



# **Kampala-Jinja Expressway PPP Project Phase 1 Environmental and Social Impact Assessment Resettlement and Livelihood Restoration Plan**

prepared for

**Uganda National Roads Authority (UNRA)**

by

**Earth Systems and Atacama Consulting**



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## ABBREVIATIONS

Acronym	Full term
<b>ACODE</b>	Advocates Coalition for Development and Environment
<b>ADT</b>	Average Daily Traffic
<b>AFD</b>	Agence Francaise de Developpement
<b>AfDB</b>	African Development Bank
<b>AHP</b>	Analytical Hierarchy Process
<b>AN</b>	Aircraft Noise
<b>AP</b>	Affected Person(s)
<b>ARI</b>	Average Recurrence Interval
<b>AU</b>	African Union
<b>AYDU</b>	Action for Youth with Disabilities Uganda
<b>BAP</b>	Biodiversity Action Plan
<b>BOD</b>	Biological Oxygen Demand
<b>CBGMC</b>	Community Based Grievances Management Committee
<b>CEMP</b>	Construction Environmental Management Plan
<b>CFR</b>	Central Forest Reserve
<b>CGV</b>	Chief Government Valuer
<b>CIP</b>	Capital Investment Planning
<b>CLO</b>	Community Liaison Officers
<b>CO</b>	Carbon monoxide
<b>COD</b>	Chemical Oxygen Demand
<b>DCP</b>	Dynamic Cone Penetration
<b>DDPs</b>	District Development Plans
<b>DfT</b>	Department for Transport
<b>DLB</b>	District Land Board
<b>DO</b>	Dissolved Oxygen
<b>DWRM</b>	Directorate of Water Resource Management
<b>EAC</b>	East African Community
<b>EC</b>	Electrical Conductivity
<b>EHS</b>	Environmental Health and Safety
<b>EIA</b>	Environmental Impact Assessment

<b>EIR</b>	Environmental Impact Review
<b>EIS</b>	Environmental Impact Statement
<b>ELU</b>	Ministry of Works and Transport, Environment Liaison Unit
<b>EMEP/EEA</b>	European Monitoring and Evaluation Program/European Environment Agency
<b>EPRP</b>	Emergency Preparedness and Response Plan
<b>ERA</b>	Electricity Regulatory Authority
<b>ERB</b>	Engineers' Registration Board
<b>ESAPs</b>	Environmental and Social Assessment Procedures
<b>ESF</b>	Environmental and Social Framework
<b>ESIA</b>	Environmental and Social Impact Assessment
<b>ESIS</b>	Environmental and Social Impact Statement
<b>ESMMP</b>	Environmental Social Management and Monitoring Plan
<b>ESMS</b>	Environment and Social Management System
<b>EU</b>	European Union
<b>FIDA</b>	Federacion Internacionnal de Abogadas
<b>GDP</b>	Gross Domestic product
<b>GHG</b>	Greenhouse gas
<b>GIIP</b>	Good International Industry Practice
<b>GIS</b>	Geographic Information System
<b>GKMA</b>	Greater Kampala Metropolitan Area
<b>GoU</b>	Government of Uganda
<b>GRI</b>	Global Reporting Initiative
<b>HIV/AIDS</b>	Human Immunodeficiency Virus/Acquired Immunodeficiency Syndrome
<b>IBA</b>	Important Bird Area
<b>ICT</b>	Information and Communications Technology
<b>IFC</b>	International Finance Corporation
<b>IFD</b>	Intensity Frequency Duration
<b>IRCU</b>	Inter Religious Council of Uganda
<b>ISO</b>	International Organization for Standardization
<b>ISS</b>	Integrated Safeguards System
<b>KCCA</b>	Kampala Capital City Authority
<b>KEE</b>	Kampala Entebbe Expressway
<b>KJE</b>	Kampala Jinja Expressway

<b>KSB</b>	Kampala Southern Bypass
<b>LAMS</b>	Land Asset Management System
<b>LEMU</b>	Land and Equity Movement of Uganda
<b>LG</b>	Local Government
<b>LO</b>	Labour Organization
<b>MDAs</b>	Ministry, Department and Agencies
<b>MEMD</b>	Ministry of Energy and Mineral Development
<b>MFPED</b>	Ministry of Finance, Planning and Economic Development
<b>MGLSD</b>	Ministry of Gender, Labour and Social Development
<b>MJCA</b>	Ministry of Justice and Constitutional Affairs
<b>MLHUD</b>	Ministry of Lands, Housing and Urban Development
<b>MoFCA</b>	Ministry of Justice and Constitutional Affairs
<b>MoH</b>	Ministry of Health
<b>MoTWA</b>	Ministry of Tourism, Wildlife and Antiquities
<b>MoWE</b>	Ministry of Water and Environment
<b>MoWT</b>	Ministry of Works and Transport
<b>MSDS</b>	Material Safety Data Sheets
<b>MTIC</b>	Ministry of Trade, Industry and Cooperatives
<b>MTTI</b>	Ministry of Tourism, Trade and Industry
<b>MTWA</b>	Ministry of Tourism, Wildlife and Antiques
<b>NAPE</b>	National Association of Professional Environmentalists
<b>NATA</b>	New Approach to Transport Appraisal
<b>NAWOU</b>	National Association of Women Organisations in Uganda
<b>NDP</b>	National Development Plan
<b>NEMA</b>	National Environment Management Authority
<b>NEMP</b>	National Environmental Management Policy
<b>NFA</b>	National Forestry Authority
<b>NGO</b>	Non-government Organization
<b>NGOs</b>	Non-Governmental Organisations
<b>NHCC</b>	National Housing and Construction Company
<b>NHCCL</b>	National Housing and Construction Company Limited
<b>NOx</b>	Nitrogen Oxides
<b>NRSC</b>	National Road Safety Council



<b>NTMP</b>	National Transport Master Plan
<b>NWSC</b>	National Water and Sewerage Corporation
<b>ODS</b>	Ozone Depleting Substances
<b>OHS</b>	Occupational Health and Safety
<b>ORP</b>	Redox Potential
<b>OS</b>	Operational Safeguards
<b>PAPs</b>	Project Affected People
<b>PCU</b>	Passenger Car Unit
<b>PM</b>	Particulate Matter
<b>PPP</b>	Public Private Partnership
<b>PPV</b>	Peak Particle Velocity
<b>RAP</b>	Resettlement Action Plan
<b>REA</b>	Rural Electrification Authority
<b>RFP</b>	Resettlement Policy Framework
<b>RLRP</b>	Resettlement and Livelihood Restoration Plan
<b>ROW</b>	Right of Way
<b>RTN</b>	Road Traffic Noise
<b>SAICM</b>	Strategic Approach to International Chemicals Management
<b>SDGs</b>	Sustainable Development Goals
<b>SDI</b>	Slum Dwellers International Federation
<b>SDSP</b>	Sector Development Sector Plan
<b>SEP</b>	Stakeholder Engagement Plan
<b>SGR</b>	Standard Gauge Railway
<b>SHS</b>	Second Hand Smoke
<b>SOP</b>	Standard Operating Procedures
<b>SOx</b>	Sulphur Oxides
<b>STDM</b>	Social Tenure Domain Model
<b>STDs</b>	Sexually Transmitted Disease
<b>TDS</b>	Total Dissolved solids
<b>TLVs</b>	Threshold Limit Values
<b>TNM</b>	Traffic Noise Model
<b>TOR</b>	Terms of Reference
<b>TP</b>	Test Pitting

<b>TSS</b>	Total Suspended Solids
<b>TWA</b>	Time Weighted Average
<b>UAIA</b>	Uganda Association for Impact Assessment
<b>UETCL</b>	Uganda Electricity Transmission Company Limited
<b>UIA</b>	Uganda Investment Authority
<b>UIRI</b>	Uganda Industrial Research Institute
<b>UK</b>	United Kingdom
<b>ULA</b>	Uganda Land Alliance
<b>ULC</b>	Uganda Land Commission
<b>UMA</b>	Uganda Manufacturers Association
<b>UNACC</b>	United Native American Culture Center
<b>UNASO</b>	Uganda AIDS Support Organisation
<b>UNCCD</b>	United Nations Convention to Combat Desertification
<b>UNDP</b>	United Nations Development Programme
<b>UNICEF</b>	United Nations International Children's Emergency Fund
<b>UNRA</b>	Uganda National Roads Authority
<b>UNYC</b>	Uganda National Youth Council
<b>UPF</b>	Uganda Police Force
<b>URSSI</b>	Uganda Road Sector Support Initiative
<b>USAID</b>	United States Agency for International Development
<b>USBM</b>	US Bureau of Mines
<b>USEPA</b>	United States Environmental Protection Agency
<b>UTL</b>	Uganda Telecom Limited
<b>UWA</b>	Uganda Wildlife Authority
<b>UWONET</b>	Uganda Women's Network
<b>VKT</b>	Vehicle Kilometres Travelled
<b>VOC</b>	Volatile Organic Compound
<b>WCS</b>	Wildlife Conservation Society
<b>WDPA</b>	World Database Protected Areas
<b>WHO</b>	World Health Organisation
<b>WMP</b>	Water Management Plan
<b>WTO</b>	World Trade Organization

# **KJE PPP Project Phase 1 RLRP**

## **CHAPTER 1**    Introduction

# 1. INTRODUCTION

Earth Systems and Atacama Consulting, together referred to as the Consultant, have been engaged to assist the Uganda National Roads Authority (UNRA) in updating the Environmental and Social Impact Assessment (ESIA) for the Kampala-Jinja Expressway (KJE) PPP Project Phase 1 (hereafter the 'Project'). This *Resettlement and Livelihood Restoration Plan* (RLRP) forms part of the ESIA documentation is an update of the original Resettlement Action Plans produced in 2015 and 2016. A separate ESIA including an RLRP have also been prepared for Phase 2.

The ESIA update has been commissioned by UNRA to reflect improvements and modifications to the Project design and route alignment, fill in gaps identified in the previous ESIA work and align the assessment with international standards including the IFC environmental and social performance standards.

The update builds on the ESIA Scoping work initially undertaken in 2011 that was approved by the National Environment Management Authority (NEMA) and the ESIA work conducted in 2015 on the KJE and KSB alignments. Further scoping work was also conducted between September 2016 and April 2017 following merging of the KJE and KSB into one PPP project. The current Phase 1 ESIA Report, supporting documentation, and management plans have been prepared in accordance with the National Environment Act Cap. 153, 1995 and take into account the other relevant government policies, laws and regulations relevant to road construction and the environment.

The proposed Project is a limited access tolled expressway in the central and eastern region of Uganda in East Africa. The overall project (including Phases 1 and 2) comprises the Kampala Jinja Expressway Mainline from the capital city of Kampala to the town of Jinja in the east and the Kampala Southern Bypass (KSB). Phase 1 consists of a 35 km section of the mainline expressway from Kampala to Namagunga as well as the 18 km KSB section.

The project proponent, UNRA, is a government agency responsible for managing, maintaining and developing the national road network across Uganda. The ESIA update identifies the likely types of environmental and social impacts associated with the construction and operation of the Project. It assesses the magnitude and likelihood of these impacts based on previous work commissioned UNRA and currently available Project information. Stand-alone management plans to address residual impacts are provided as part of the appendices to the ESIA (refer to Volume D).

## 1.1 Presentation of the Project

### 1.1.1 Project Overview

The Project assessed in this ESIA is Phase 1 of the overall Kampala-Jinja Expressway (KJE) Project. As part of this overall project, UNRA is proposing to construct a limited access 76 km tolled expressway between Kampala and Jinja to relieve the current congestion and reliance issues on the radial routes out of Kampala city and on the existing Kampala to Jinja highway to cater for future growth. This infrastructure development is part of the Northern Corridor – a vital international highway connecting the port of Mombasa in Kenya to the landlocked countries of Uganda, Rwanda, Burundi and the Democratic Republic of Congo.

The Project also includes the Kampala Southern Bypass which will provide a bypass to the capital city of Kampala, linking to the Kampala Entebbe expressway and the Northern Bypass to form a complete ring road around the city. The overall KJE Project is planned to be undertaken in two phases as follows (Figure 1-1):



- **Phase 1** – development of the first section (35 km) of the Kampala-Jinja Expressway (KJE) from Kampala to Namagunga and the Kampala Southern Bypass (KSB) (18 km) which is expected to be completed by 2023; and
- **Phase 2** - development of the second section of the Kampala-Jinja Expressway (KJE) from Namagunga to Jinja (41 km) at the New Nile Bridge. Works for the second phase are anticipated to be completed by 2030.

The overall KJE Project is currently planned for a 30-year term, inclusive of the construction period, after which Project facilities will be transferred to UNRA. The KJE Project is expected to generate up to 1,500 jobs during construction and 250 jobs during operations, most of which will be taken up by Ugandans. Once operational, the expressway is expected to save up to 70 minutes of journey time between Kampala and Jinja.

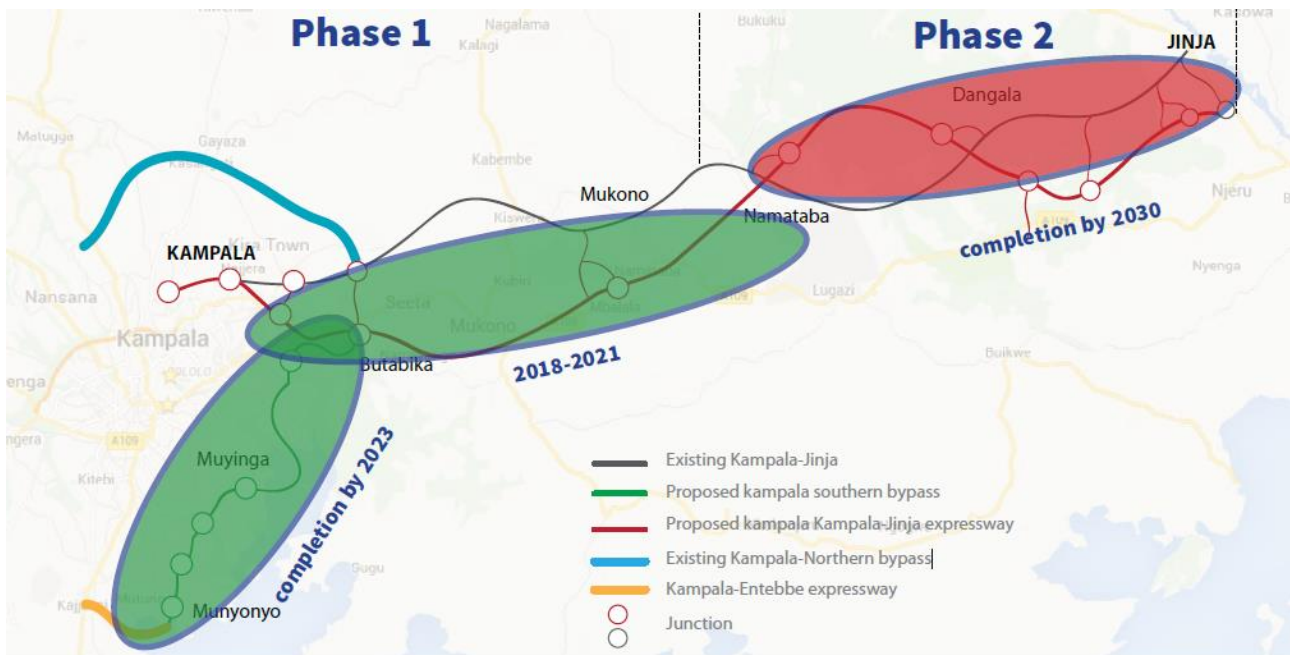


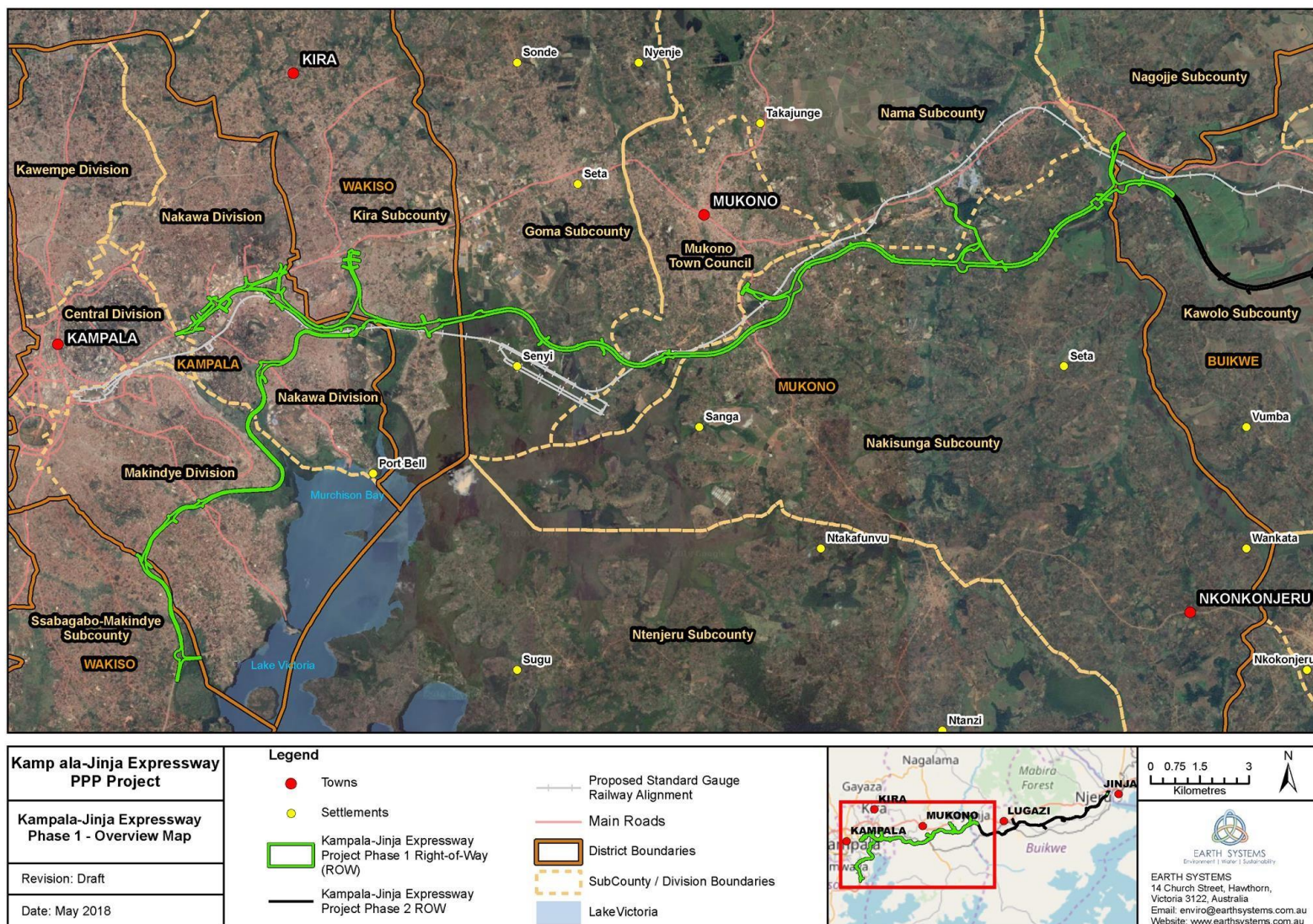
Figure 1-1: Project Phases with indicative construction schedule (UNRA, 2016c)

### 1.1.2 Phase 1 – KJE Mainline and KSB

The KJE Project is currently planned for a 30-year term, based on a Design, Build, Finance, Operate and Transfer (DBFOT) model that will form the basis of the concession agreement between the Government of Uganda and the successful private sector concessionaire. The period is inclusive of the construction period, after which Project facilities will be transferred back to UNRA. The KJE Project is expected to generate approximately 1,500 jobs during construction and 250 jobs during operations, most of which will be taken up by Ugandans. Once operational, the expressway is expected to save up to 70 minutes of journey time between Kampala and Jinja.

The KJE Project Phase 1 traverses Kampala City as well as three administrative districts of Wakiso, Mukono and Buikwe. The first section of the proposed mainline alignment is approximately 35 km with a number of interconnectors to join major towns near the expressway (Figure 1-2). The majority of the Project road, therefore, adopts a new alignment, entirely different from that of the existing main road from Kampala to Jinja.





**Figure 1-2 Overview of the Phase I of the Kampala-Jinja Expressway (KJE) Public-Private Partnership (PPP) Project**

## 1.2 Purpose of the Project

The Project's primary objective is to develop and operate a limited toll expressway to relieve traffic congestion and cater for future economic growth that will benefit Uganda through promoting socio-economic development, reducing road transport costs, reducing vehicle emissions and improving road safety.

### 1.2.1 Commercial Objectives and Commitments

The commercial objectives of the Project are to create a network of expressways linking major cities and towns within Uganda in addition to linking key economic centres within East Africa. This will support economic growth at the national and regional level through a good quality road network on major trade routes. The construction and operation of the Project will be undertaken in accordance with international environmental and social standards and the environmental and socio-economic objectives presented above.

### 1.2.2 Socio-Economic Objectives and Commitments

Socio-economic objectives of the Project are to:

- ▶ Support economic growth by enhancing economic and social development at the national level through development of a good quality road network;
- ▶ Support the local Ugandan industry through enhanced job opportunities;
- ▶ Promote socio-economic sustainability through measures to protect and enhance existing livelihoods;
- ▶ Minimise potential impacts on social infrastructure and systems; and
- ▶ Develop the project in a manner that minimises potentially negative impacts while promoting socio-economic benefits.

### 1.2.3 Environmental Objectives and Commitments

The environmental objectives of the Project are to:

- ▶ Identify and mitigate potentially negative environmental impacts associated with the Project;
- ▶ Minimise adverse environmental impacts through adherence to Ugandan and international environmental standards and regulations, and by the application of international best practice in road development;
- ▶ Align the Project with relevant international standards and guidelines as well as UNRA's policies and standards.

### 1.2.4 Strategic Objectives

The strategic objectives of the project are to:

- ▶ Enhance capacity of the northern corridor to cope with any planned or unplanned incidents;
- ▶ Improve the national road network and its performance;
- ▶ Support economic growth in the east of the country by improving accessibility; and
- ▶ Improve the local air quality particularly on the approach to Kampala from Mukono.

## 1.3 Project Background

Environmental and social studies for the Project commenced in 2011 when the initial road design was being developed. Scoping for Environment and Social Impact Assessment (ESIA) was undertaken in 2011 for the KJE and KSB as two separate projects and an ESIA Terms of Reference approved by National Environment Management Authority (NEMA) in 2012. In 2015, ESIA and RAPs were conducted for the two separate components, however before these were approved, a decision was made by UNRA to merge the two projects into one and seek finance from international firms. To facilitate environmental and social due diligence and risk management, an Environment and Social Working Group for the Kampala-Jinja Expressway PPP Project was then established to monitor the ESIA and RAP. The working group consists of UNRA, Project financiers and development partners including the International Finance Corporation (IFC), European Union (EU), Agence Française de Développement (AFD), and African Development Bank (AfDB). IFC is also assisting UNRA as their 'Transactions Advisors' for the development, structuring and tendering of the project, including advising UNRA on how to align environmental and social aspects of the Project with IFC Performance Standards (2012). A key step in securing financing for the project is to ensure the Project's resettlement/livelihood restoration plans, ESIA and environmental and social management and mitigation measures meet international standards (e.g. IFC Sustainability Framework (2012) and AfDB's Integrated Safeguards System (2013).

The feasibility studies of the KJE and KSB conducted in 2013, 2014, and 2015 assessed alignments that have since been modified during the detailed design stage in 2016-2017 when further scoping work was completed following the merging of these two projects. The latest changes were necessary to 1) optimise road design and minimise impacts through ecologically sensitive, industrial and densely populated areas, and 2) avoid impacts on the proposed Standard Gauge Railway (SGR) alignment which interacts with the Project's Right of Way in multiple locations and reduce cumulative impacts from both projects on the same receptors.

There is therefore a need to update the ESIA and RAP/RLRP for the proposed new alignment before the project is developed. A significant amount of information presented in the previous RAPs remains relevant to this document.

## 1.4 RLRP Report Objectives and Approach

### 1.4.1 RLRP Objectives

The purpose of the RLRP is to:

- ▶ Characterise the extent of land acquisition impacts on people, assets and livelihoods;
- ▶ Identify compensation and livelihood restoration measures to assist Affected Persons reinstate their livelihoods and wellbeing to at least pre-Project levels;
- ▶ Ensure all Affected Persons, including vulnerable groups are adequately consulted with and are able to participate in the RLRP planning and development process;
- ▶ Identify entitlements, implementation arrangements and monitoring requirements; and
- ▶ Ensure an effective conflict resolution and grievance redress mechanism is developed and in place.

### 1.4.2 RLRP Approach

This Resettlement and Livelihood Restoration Plan (RLRP) builds on the 2015 and 2016 Resettlement Action Plans (RAPs) prepared for the Project, and ongoing survey and valuation work conducted by UNRA. Approximately 80%



of the KSB final alignment (Option 5) assessed in this RLRP has remained the same as Option 4 previously evaluated (ICS, 2016). For the KJE Mainline, approximately 60% of the alignment has remained unchanged. This has enabled development of the RLRP to draw from the substantial amount of data about the land, assets and people affected by the Project and supplement and fill the gaps in the data with current information.

The following sources of data and activities have informed this RLRP:

A detailed desktop review of available information relevant to the land, asset and infrastructure assessment was undertaken:

- ▶ Detailed desktop review of primary and secondary literature and data relevant to the land, asset and infrastructure assessment:
  - URS (2011) and ICS (2015) feasibility and engineering studies;
  - ESIAAs and associated plans for the KJE and KSB (revisions 2011, 2013, 2014 and 2015)
  - Existing KJE and KSB RAPs and appendices (revisions June 2015, December 2016);
  - Technical reviews completed by IMC Consultants and the IFC review of the RAPs;
  - RAP methodologies and updated RAPs prepared in late 2016 and early 2017 by UNRA;
  - Policy, Legislative and Regulatory documents pertaining to land acquisition;
  - Socio-economic and census data collection tools;
  - Land Asset Management Systems (LAMS) and ROWMIS data management systems for recording and managing the process;
  - UNRA Environmental and Social Management Systems including the Environmental and Social Safeguards Policy (August 2016), and grievance mechanism (UNRA online Grievance Web Portal); and
  - GIS / CAD data pertaining to KJE Phase 1 and KSB alignments, engineering design, and environmental and social features.
- ▶ Previous ESIAAs and RAPs prepared by ICS (2015 and 2016):
  - Identification of asset owners and vulnerable Affected Persons;
  - Land tenure including fully encumbered titles, grouped Bibanja, licensees, and formal titles;
  - Strip maps and high-resolution satellite imagery showing all land and structures partially and fully within the Project footprint; and
  - Asset valuation.
- ▶ Activities undertaken by UNRA and the Consultant (2016-2018):
  - Identify land use and proportion of different land cover that will be directly impacted within the Right of Way on either side, using current high-resolution satellite imagery (resolution of 0.31 to 0.6 m);
  - Mapping of all structures and land falling 100% and partially within the Right of Way characterised by type and size of structure and land;
  - Compensation assessment of structures and land using current market value rates and relevant district compensation rates;
  - Identification and mapping of areas with accessibility and severance impacts;
  - Census activities identifying inhabitants and structures within the Right of Way; and

- Characterisation of impacts on social values as presented in the Environmental and Social Impact Assessment (Volume A, Earth Systems, 2017).

### 1.4.3 RLRP Report Structure

The structure and content of the RLRP is summarised in Table 1-1.

**Table 1-1 Overview of RLRP chapters**

Chapter	Title	Overview
Chapter 1	Introduction	Summary of the proposed project, project history, the proponent, and approach to the RLRP.
Chapter 2	Legal Framework and Policy	The legal and institutional framework, and policy governing preparation of the RLRP.
Chapter 3	Project Description	A detailed description of the project and its scope.
Chapter 4	Land Acquisition and Displacement Impacts	Overview of impacts on land, people and assets that will result from land acquisition for the project
Chapter 5	Livelihood Restoration and Resettlement Strategy	Strategy and guiding principles this RLRP will follow.
Chapter 6	Socio-economic Profile	Socio-economic characteristics of the affected population.
Chapter 7	Stakeholder Participation and Consultation	A summary of the stakeholder consultation process and public involvement that has informed this RLRP.
Chapter 8	Planning for Physical Displacement	The proposed approach for addressing physical displacement.
Chapter 9	Livelihood Restoration	The proposed approach to livelihood restoration including measures for different categories of Affected Persons.
Chapter 10	RLRP Implementation Arrangements	Outlines roles, responsibilities and schedule for implementing the RLRP.
Chapter 11	Budget and Implementation Schedule	Summarises the RLRP estimated compensation and livelihood restoration costs along with the proposed implementation schedule.
Chapter 12	Conflict resolution and grievance redress	Presents the approach and procedure for dispute resolution and grievance redress.
Chapter 13	Monitoring and reporting	Presents the monitoring roles and responsibilities, and internal reporting and auditing requirements.
Chapter 14	References	References used in the RLRP.



# **KJE PPP Project Phase 1 RLRP**

## **CHAPTER 2**      Legal Framework and Policy

## 2. LEGAL FRAMEWORK AND POLICY

### 2.1 Ugandan Legal and Regulatory Framework

The development and implementation of this RLRP will follow the laws and regulations promulgated by the Government of Uganda and requirements of international standards (Section 2.2). Key legislative instruments that define ownership, land rights and expropriation procedures are described below.

#### **Constitution of the Republic of Uganda 1995**

The Constitution of Uganda, as the supreme law, provides the legal and regulatory framework for the country:

- ▶ Article 237(1) of the Constitution vests all land in the citizens of Uganda. Such land according to the Constitution is prescribed under four tenures systems that is, Customary, Leasehold, Mailo, and Freehold.
- ▶ Article 237(2) (a) notes that the Central or Local Government can acquire land in the public interest. However, such acquisition is guided by provisions of Article 26 of the same Constitution specifically section 2 (b) (i) which calls for prompt payment to be fair and adequate if land is to be compulsorily acquired.

#### **Land Act Cap 227 and Regulations 2004**

This Act is the principal legislation on land tenure systems in Uganda. In general terms, it addresses land holding, management control and dispute resolution.

- ▶ Section 42 of this Act states that the government may acquire land in accordance with Articles 26 and 237(2) of the Constitution.
- ▶ Section 59 (e-f) empowers the District Land Boards to compile and maintain a list of rates of compensation and annually review the said rates.
- ▶ Section 76 states that the District Land Tribunal shall determine any dispute relating to the amount of compensation to be paid for land acquired under section 42.
- ▶ Section 77 makes provision for computation of compensation and land valuation. The Act outlines that in the case of a customary owner, the value of land shall be the open market value of the unimproved land; the value of the buildings on the land, which shall be taken at open market value for urban areas and depreciated replacement cost for the rural areas; the value of standing crops on the land, excluding annual crops which could be harvested during the period of notice given to the tenant.
- ▶ It should be noted that the Land Regulations (2004) restrict compensation to crops and trees that cannot be harvested within the quit notice period referred to in section 77 (2) of the Land Act CAP 227.
- ▶ The Act provides for an additional disturbance allowance of 15 percent, and if less than six-month notice has been given, 30 percent of any sum assessed under subsection (1).

The proposed Project will abide by the provisions of this Act in the land acquisition process by entering into a mutual agreement with the occupier or the owner of the affected land, ensuring that set rates of compensation are abided to, and that any disputes related to valuation of land are taken to the District Land Board. In accordance with international standards, the Project will also consider additional livelihood restoration measures to ensure individuals with no formal land tenure or assets recognised under the Act, will be included in the Project livelihood restoration and compensation measures.

**Land Amendment Act of 2010**

An Act to amend the Land Act to enhance the security of occupancy of lawful and bona fide occupants on registered land in accordance with article 237 of the Constitution, and for related matters.

- ▶ Section 32 states that a lawful or bona fide occupant shall not be evicted from registered land except upon an order of eviction issued by a court and only for non-payment of the annual nominal ground rent.
- ▶ Section 92 states it as an offense for anyone who attempts to evict, evicts, or participates in the eviction of a lawful or bona fide occupant from registered land without an order of eviction;

**Local Government Act Cap 243**

The Local Government Act Cap 243 establishes districts as the main units of administration with legislative and planning powers under Section 35. The district councils are responsible for various functions and services including land administration and surveying. It is the duty of the districts in which the projects will take place namely Wakiso, Mukono, Buikwe and Kampala Capital City Authority (KCCA) to monitor compliance with all relevant land laws and regulations for the proposed project. The Project proponent will also be required to comply with the District Development Plans (DDPs) where available.

**Land Acquisition Act Cap 226**

This is the principal legislation on compulsory land acquisition in Uganda. The Act makes provisions for the compulsory acquisition of land for public purposes.

- ▶ Section 19 of this Act compels government to acquire land by entering into an agreement with a person having an interest in land by which; (a) that person's interest in land is acquired by the Government; or (b) that person's claim to compensation for land under this Act is settled by the grant of other land or in any other way.
- ▶ "Diminution" refers to the act of decreasing or reducing the worth of something (land, in this case) caused by an action of a second party or entity. If a significant part of the house, manufactory or building is to be taken by the project, Section 9 of the Land Acquisition Act gives Affected Persons the option to compel the assessor to take the whole property.

The Project land acquisition process will ensure occupiers and owners of affected land will be compensated fairly and in due time.

**National Land Policy 2013**

The National Land Policy envisions optimal use and management of land resources for a prosperous and industrialized economy. The policy clarifies the power of compulsory acquisition found in the Constitution of Uganda. The policy provides for equitable access to land for all citizens of Uganda to hold, own, enjoy, use and develop either individually or in association with others and for optimal land use and sustainable management for economic productivity and commercial competitiveness.

The proponent will need to comply with land regulations since land will be taken and this must be done in congruence of this policy in terms of the modalities of acquiring the land.

**Roads Act (1964)**

The Roads Act governs road development projects in Uganda and has the following provisions:

- ▶ Prohibits erection of structure or permanent crops within the road reserve.
- ▶ Requires the road authority to provide written notice to all owners and occupiers of land on which prohibited activities have been carried out prior to removing the structures or crops.

- Permits the road authority to disturb or use materials from the road reserve required for road construction and maintenance as approved by the local government authority without the need to compensate any person.

## Contract Act 2010

Under Section 20 of the Contracts Act of 2010, a contract is an oral or written agreement between two or more parties. All tenants are protected under this Act. During the land acquisition phase of this project, tenants as a special group of Affected Persons will have to be considered and their tenancy rights observed; in cases where tenants do not have a written contract to prove their tenancy rights and for landlords to prove deriving an income from the tenants. The relationship between landlords and their tenants is governed by the contracts Act of Uganda, in absence of a Landlord and Tenant Act.

Other relevant laws and policies that have been considered in preparing this RLRP, includes the Uganda Gender Policy (2007) which calls for gender to be considered in transport and road sector policies, planning, resource allocation, performance monitoring and reporting, the Registration of Titles Act, Cap 230 which provides for the requirements relevant to the registration and issuance of titles to land transfer of registered land, and the Illiterates Protection Act, Cap 78, which calls for the protection of illiterate persons in relation to writing and signing of documents on behalf of such persons.

### 2.1.1 Institutional Roles

The following table summarises roles of key institutional bodies in the national resettlement process.

**Table 2-1 Institutional Framework for the RLRP**

Institutional Stakeholder	Role	Opportunity
UNRA	Project developer	Manage RLRP budget and implementation over the course of the entire resettlement and livelihood restoration program.
Local Government of Kampala, Wakiso, Mukono and Buikwe Districts from LCV to LC1s	Facilitate and enable RLRP implementation and mobilisation of Affected Persons at the local level	Community mobilisation and oversight of grievance process
District and Local Council land boards	Distribution and division of land, verification of land titles and provision of district compensation rates.	Ensure land acquisition and allocation is conducted in accordance with the national laws.
Lower LC Governments	Facilitate Project implementation, facilitate monitoring of RLRP implementation at the local level and assist with grievance redress.	Local level link between the Project and affected communities
Ministry of Lands, Housing and Urban Development	Asset valuation and compensation determination	Facilitate land transfer and compensation as required
Ministry of Water and Environment	Responsible for environmental values and natural resources	Promote environmental compliance
Ministry of Finance	Control of compensation funds and their release	Manage compensation budget
Donor agencies	Fund project development	Ensure RLRP development and implementation is in line with international standards and GIIP.
NGOs	Possible implementation partners for RLRP activities	Ensure NGOs are consulted throughout planning process.

Adapted from Kampala-Jinja Road Capacity Improvement Project, KJE RAP (ICS, 2015).



Key governance structures, systems for planning and development area described below.

### **Kampala Capital City Authority – Land Registration and Administration**

The Kampala Capital City Authority is a corporate entity tasked with governance of the city on behalf of the central government. The Land Registration and Administration Department is responsible for the management of all land title, leasing requests and disputes.

### **Kampala Capital City Authority - Planning Directorate**

The Kampala Capital City Authority Planning Directorate is responsible for planning, designing and managing physical infrastructure, including zoning, sub-divisions and demarcating areas for development. The Planning Directorate guides the Authority on the urban design, infrastructural improvement and land development in the City.

### **Buganda Land Board**

The Buganda Land Board was established to manage the land reclaimed under the 'Restitution of Assets and Properties Act of 1993'. This was based upon an agreement between the President of Uganda and the His Majesty the Kabaka. The KJE alignment transects significant sections of Buganda lands.

The Buganda Land Board provides advisory to claimants in leasing lands, extending leases, as well as performing subdivisions and land transfers.

The Consultant team met with the Buganda Land Board to discuss their involvement in the resettlement process. This is detailed in Chapter 3.

### **Ministry of Lands, Housing and Urban Development – Department of Land Registration**

The Ministry of Lands, Housing and Urban Development – Department of Land Registration is responsible for recording land titles in the country. It handles any issue related to land title change, or transfer. If a citizen f sells a plot of land, the department records the change and transfers the title to the new owner, as well as issuing certificates for land ownership.

### **UNRA Directorate of Network Planning and Engineering**

The UNRA Department of Network Planning and Engineering is responsible for the following roles:

- ▶ Design – design of roads, bridges, structures; cost estimates, tender documents, field surveys etc
- ▶ Research and Development – to ensure that innovative technologies are utilised in UNRA's projects
- ▶ Network Planning – responsible for road and bridge asset network data
- ▶ Survey and documentation – responsible for topographic and cadastral surveys
- ▶ Project formulation – preparation of scoping studies and feasibility studies
- ▶ Environmental and social safeguards – responsible for ensuring developments meet the legal permitting requirements for Uganda and other development partners

### **NGOs - Slum Dwellers International and Cities Alliance**

Slum Dwellers International (SDI) is an NGO working in Kampala to eradicate informal settlements and improve housing. The Cities Alliance is a global partnership for urban poverty reduction and the promotion of the role of cities in sustainable development. UNRA and the Consultant have engaged with Slum Dwellers International. Cities Alliance and the National Housing and Construction Company as part of the process to develop a strategy to address displacement and resettlement in the broader Kasokoso area.



## 2.2 International Standards and Guidelines

### 2.2.1 IFC Sustainability Framework

The International Finance Corporation's (IFC's) Environmental and Social Sustainability Framework encompasses eight Performance Standards (guided by notes developed in 2012). For this RLRP, of particular relevance are Performance Standards 1 and 5 described below.

#### **IFC Performance Standard 1: Assessment and management of environmental and social risks and impacts**

Performance Standard 1 highlights the importance of managing environmental and social performance throughout the project's cycle through the development of an Environmental and Social Management System (ESMS) that involves the client, its workers, and Affected Communities with the support of management.

Key objectives are:

- ▶ Identify and assess social and environmental impacts, both adverse and beneficial, in the project's area of influence;
- ▶ Avoid, or where avoidance is not possible, minimise, mitigate or compensate for adverse impacts on workers, Project Affected Communities (PACs) and the environment;
- ▶ Ensure that PACs are appropriately engaged on issues that could potentially affect them; and
- ▶ Promote improved social and environmental performance of companies through the effective use of management systems.

The project proponent will ensure that principles from the above standard are incorporated through the development of an Environmental and Social Impact Assessment (ESIA).

#### **IFC Performance Standard 5: Land acquisition and involuntary resettlement**

In summary, key objectives are:

- ▶ To avoid, and when avoidance is not possible, minimise displacement and avoid forced evictions.
- ▶ The use of negotiated settlements to avoid governmental bodies enforcing relocation even if the expropriator has the legal means to acquire the land without the seller's consent.
- ▶ Where displacement must happen, the client will offer displaced communities and persons compensation of loss of assets at full replacement cost and other assistance to help to improve living conditions.
- ▶ In case of displacement, the client will offer displaced persons choices among feasible resettlement options, including adequate replacement housing or cash compensation where appropriate and provide relocation assistance suited to the needs of each group of displaced persons.
- ▶ Transitional support must be provided as necessary to all economically displaced persons, based on a reasonable estimate of the time required to restore their income earning capacity, production levels and standards of living.
- ▶ Where land acquisition and resettlement are the responsibility of the government, the client will collaborate with the responsible government agency, to the extent permitted by the agency, to achieve outcomes that are consistent with this Performance Standard.

The proposed project will avoid and/or minimise physical and economic displacement, ensure that transitional support is offered and consult affected persons. The proponent will also collaborate with the District Councils and

government bodies responsible for land acquisition and displacement to achieve outcomes outlined in the standard above.

### Other Relevant Guidelines

A number of other IFC guidelines have been used in preparing this RLRP.

- ▶ IFC's Handbook for Preparing a Resettlement Action Plan (2002);
  - The Resettlement Action Plan is a document drafted by the sponsor or other parties responsible for resettlement (such as government agencies) outlining plans and procedures for resettlement of project affected communities. The plan must identify the full range of people by the project and justify their displacement after consideration of alternatives that would minimize or avoid displacement.
  - The Resettlement Action Plan Handbook (2002) is applicable to the KJE project since the proponent will need to displace project affected people. This handbook provides useful guidelines for resettlement and ensuring that the lives of people who are physically and economically displaced because of the project are restored, preferably improved so that they benefit from the project.
- ▶ IFC's Stakeholder Engagement: A Good Practice Handbook for Companies doing business in emerging markets (2007);
  - Stakeholder engagement is a crucial part in a project's development as it allows for the owner to reap benefits of improved risk management and better outcomes. The IFC Stakeholder Engagement is applicable to this project due to its focus on "external stakeholder groups such as affected communities, local government authorities...". The proposed KJE project will need to engage stakeholders at different stages of the project. Stakeholders include government authorities, the district council, Affected People just to name a few.
- ▶ IFC's Addressing Grievances from Project-affected Communities: Guidance for projects and companies on designing grievance mechanisms (2009).
  - Addressing grievances in project affected communities is an essential and indispensable process in any project. Due to the ongoing risks and adverse socio-economic impacts likely to arise from involuntary resettlement, the proposed KJE project will need to establish a grievance mechanism to receive and facilitate resolution of affected communities' concerns and complaints. Impacts on communities are evaluated within the social and environmental Assessment for a project. While all the issues arising from the life cycle of a project cannot be anticipated it is crucial to develop a comprehensive social and environmental assessment to reduce the likelihood and volume of grievances in the future.
- ▶ IFC's Guidance Note 5 – Land Acquisition and Involuntary Resettlement (2012);
  - Corresponds to Performance Standard 5 (2012) to address key issues associated with resettlement and displacement.

### 2.2.2 AfDB Integrated Safeguards System

The African Development Bank's Integrated Safeguards System (2013) consists of Operational Standards that outline guidelines for involuntary resettlement, land acquisition, population displacement and compensation. The Operational Safeguards mainstream resettlement considerations into bank operations. The Operational Safeguards are applicable to the KJE project and will be taken into consideration where Affected Persons must be displaced that they are treated fairly, equitably and they can benefit from the project for which they were displaced.

## **Operational Safeguard (OS) 2: Involuntary resettlement: land acquisition, population displacement and compensation**

Seeks to ensure that when people must be displaced they are treated fairly, equitably, and in a socially and culturally sensitive manner; and that they share in the benefits of the project that involves their resettlement.

- ▶ The OS 2 requires that an Identification of the people who will be displaced by the project; all the relevant characteristics of those people, including conditions of vulnerability; and the magnitude of the expected physical and economic displacement, and a Resettlement Action Plan should be carried out.
- ▶ This OS ensures that a) displaced people are consulted and given opportunities to participate in the planning and implementation of resettlement programmes, b) receive significant resettlement assistance under the project, so that their standards of living, income-earning capacity, production levels and overall means of livelihood are improved beyond pre-project levels.
- ▶ The OS 2 also provides explicit guidance on conditions to be met by borrowers to alleviate potential negative impacts of displacement and resettlement.
- ▶ The OS 2 guidelines also provides for monitoring the performance of involuntary resettlement programs to guard against poorly prepared and implemented resettlement plans.

### **Integrated Safeguards System Guidance Materials (2013)**

#### *Vulnerable Groups*

Vulnerable individuals or groups can be defined as those within a project's area of influence who are particularly marginalized or disadvantaged and who might thus be more likely than others to experience adverse impacts from a project. This vulnerable status may stem from a group's gender, economic status, ethnicity, religion, cultural behaviour, sexual orientation, language or physical and psychological health conditions. Vulnerable groups may include, among others, female-headed households, those below the poverty line, the landless, those without legal title to assets, ethnic, religious and linguistic minorities, Indigenous Peoples, those who are disabled, etc.

The objective of identifying vulnerable groups is to enable a strategic focus on the consideration of their views and specific needs during the project planning, and thereby to specifically avoid harm to them, as well as to ensure that they have the opportunity to participate in and benefit from the proposed project. Having identified the vulnerable groups, the objective becomes to define differentiated measures for them to ensure that they are protected and that suitable benefits are adequately planned and directed to them.

#### *Grievance and redress mechanism (GRMS)*

A project GRM is a systematic process for receiving, evaluating and facilitating resolution of affected people's project-related concerns, complaints and grievances about the borrower's/client's social and environmental performance on a project.

The local grievance mechanism needs to be sufficiently independent, empowered and accessible to the stakeholders at all times during project cycle and all responses to grievances shall be recorded and included in project supervision formats and reports."

The main advantages of establishing and maintaining an appropriate GRM linked to a Bank-funded project are:

- ▶ Helping maintain good development conditions in the field, conducive to harmonious sustainable development.
- ▶ Minimising the risk of violent or otherwise destructive behaviours, and their associated economic and social costs.

- ▶ Helping to protect the most vulnerable local groups and individuals.
- ▶ Alleviating the risk of dispute or conflict escalation, such as cases being brought to the Bank's Independent Review Mechanism.

#### *Physical Cultural heritage*

Physical cultural heritage is considered a unique and sometimes non-renewable resource that possesses cultural, scientific, spiritual, and/or religious value and includes moveable or immovable objects, sites, structures, groups of structures, natural features, or landscapes that have archaeological, paleontological, historical, architectural, religious, aesthetic, or other cultural value. Examples of physical cultural heritage include archaeological sites, historic structures, historic districts, historic or cultural landscapes and archaeological artefacts.

Project funded by the AfDB, must adhere to the following:

- ▶ The Project sponsor / developer will be responsible for ensuring that the siting, design, construction and operation of projects avoid significant damage to cultural heritage (both physical and intangible). Cultural heritage likely to be affected by the project must be identified, characterised and an assessment of the Project's potential impacts conducted.
- ▶ The project must not remove any physical cultural heritage unless the following conditions are met:
  - No technically or financially feasible alternatives to removal are available;
  - The overall benefits of the project substantially outweigh the anticipated cultural heritage loss from removal;
  - Any removal is conducted in accordance with relevant provisions of national and/or local laws, regulations, protected area management plans and national obligations under international laws;
  - Any disturbance or removal is not done until appropriate consultation with local communities has been carried out, taking full account of traditions, beliefs and cultural norms and;
  - Any removal employs internationally accepted best available techniques.

Potential impacts from the KJE Project on cultural heritage has been assessed in the ESIA according to the guidelines provided by this Grievance Material (2013) in consultation with relevant communities, traditional leaders, government bodies and the Inter Religious Council of Uganda, among others. Cultural heritage sites and structures that will require relocation for the expressway will be moved or compensated in accordance with Uganda laws and norms and following the principles of the AfDB ISS.

#### *Resettlement Action Plans*

AfDB defines involuntary resettlement when the affected people are not able to refuse the activities that result in their physical or economic displacement such as in cases of lawful expropriation, temporary or permanent restrictions on land use.

AfDB requires that when people must be displaced, they are treated fairly, equitably, and in a socially and culturally sensitive manner. It also requires that they receive compensation and resettlement assistance so that their standards of living, income earning capacity, production levels and overall means of livelihood are improved, and that they share in the benefits of the project that involves their resettlement. The KJE Project will conform to these guidelines in addition to:

- ▶ Avoid any project activities that result in the involuntary resettlement of people to the extent possible, through analysis of all possible alternatives.
- ▶ Where it impossible to avoid involuntary resettlement impacts, and any involuntary resettlement impacts will be minimized and will:

- Ensure that displaced people are meaningfully consulted and given opportunities to participate in the planning and implementation of involuntary resettlement programmes.
- Ensure that displaced people receive significant resettlement assistance under the project, so that their standards of living, income-earning capacity, production levels and overall means of livelihood are improved beyond pre-project levels.
- Develop appropriate measures that mitigate the negative impacts of involuntary resettlement, actively facilitate social development and establish a sustainable economy and society.

Set up a mechanism for monitoring the performance of involuntary resettlement operations and remedying problems as they arise, so as to safeguard against ill-prepared and poorly implemented resettlement plans.

### *Consultation*

AfDB emphasises the importance of consultation to build strong relationships which seek to facilitate a responsiveness to the concerns of all, prioritize equity and inclusivity, and which are essential for the successful management of a project's environmental and social risks and impacts. In particular,

- ▶ OS 1 states that the borrower or client will be responsible for conducting and providing evidence of meaningful consultation (i.e. consultation that is free, prior and informed) with communities likely to be affected by environmental and social impacts, and with other local stakeholders.
- ▶ The key focus of meaningful consultation is equity and inclusivity; namely, the approach taken needs to ensure that all groups (including those that are disadvantaged or vulnerable) are embraced within the consultation process on equal terms, and that all groups are given the capacity to express their views with the knowledge that these views will be properly considered.
- ▶ The Bank requires that consultation shall start at the project identification stage, or at least at an early stage during project preparation, that it shall continue throughout, and that it shall be based upon a stakeholder analysis. It shall also be conducted in a timely manner in the context of key project-preparation steps, in an appropriate language, and in a manner, that is accessible and fully informed as a result of prior disclosure of project information.
- ▶ Consultation also allows affected communities / other stakeholders the opportunity to share their knowledge, insights and understanding of the local context, and enables them to recommend modifications or changes to the project with an informed view.

Consultation prior to and during the development of the KJE Project will apply the principle of free, prior and informed as per AfDB's definition:

- ▶ Free: consultation shall be free of external manipulation, interference, intimidation or coercion.
- ▶ Prior: consultation shall be timely in relation to the assessment process, allowing sufficient time to access and understand the information and prepare appropriate responses.
- ▶ Informed: consultation shall be grounded in the provision of relevant, understandable and accessible information, in the appropriate language, and in advance.

In addition, consultation will be accessible, transparent, sensitive, inclusive and fair. Consultation for the KJE Project will include: affected communities, government at the national, district and local level, community leaders, NGOs and community-based organisations, and vulnerable groups.

### **Involuntary Resettlement Policy (2003)**

The policy applies when a project results in relocation or loss of shelter by the persons residing in the project area, assets being lost or livelihoods being affected. The primary goal of the involuntary resettlement policy is: a) to



ensure that when people must be displaced they are treated equitably, and b) that they share in the benefits of the project that involves their resettlement.

Key considerations include:

- ▶ The resettlement plan should be prepared and based on a development approach that addresses issues of the livelihood and living standards of the displaced person as well as compensation for loss of assets, using a participatory approach at all stages of project design and implementation.
- ▶ Compensation at the full replacement cost for loss of lands and other assets should be paid prior to projects implementation with the view to improve the former living standards, income earning capacity and production levels of the affected population.
- ▶ The improvement of the living standards should apply to host communities. In addition, the needs of disadvantaged groups (landless, female headed households, children, elderly, minority ethnic, religious and linguistic groups, etc.) must be at the centre of the development approach.

### **African Development Bank Group Policy on the Disclosure of Information (2005)**

The policy for Public Disclosure of Information was approved in December 1997, it established the procedures and the types of information for disclosure in the absence of compelling reasons for confidentiality. The Bank Group's Policy on Disclosure of Information became effective in 1998.

- ▶ The policy was based on the principle that the Bank Group should be open and transparent in its operations.
- ▶ The Policy is an important enabler toward development effectiveness and partnership goals. There is a direct relationship between the implementation of the Information Disclosure Policy and the ability and willingness of the public to be engaged in Bank activities.
- ▶ The Policy will allow interested members of the public to monitor the outcomes of specific Bank Group investments and will in part help assure that benefits reach the intended beneficiaries.

### **The Gender Policy (2001)**

The policy elaborates a set of guiding principles, which emphasise the need to apply gender analysis to all AfDB activities. The policy:

- ▶ Seeks to provide a framework for action, which will ensure equal access to women and men of all AfDB resources and opportunities.
- ▶ Elaborates the key concepts and approaches that underpin gender and development issues.
- ▶ Summarises the evolution in perspectives and practices designed to integrate gender/women into the development process that have taken place in the last thirty years.

A gender sensitivity analysis will be undertaken for the Project. Additional considerations to ensure women's needs are adequately considered in the development and implementation of this RLRP have been applied.

## **2.2.3 World Bank Involuntary Resettlement Policy (OP/BP 4.12)**

The World Bank Involuntary Resettlement policy makes provision with respect to resettlement planning, implementation and monitoring. The policy's objectives are as follows:

- a) Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs.

- b) Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits. Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.
- c) Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

Principles from the above World Bank policy will be implemented into the KJE project to ensure that displaced persons are meaningfully consulted and that they share in the benefits of the project in a sustainable manner so that their standards of living are restored or improved.

## 2.2.4 Gap Analysis for Compensation and Resettlement

In order to ensure that the socio-economic aspects of the proposed Project and RLRP meet the relevant international standards, a gap analysis was undertaken between relevant Ugandan legislation and the IFC PS and AfDB Safeguard. Key findings of the gap analysis include:

- ▶ Under the Ugandan laws, the project affected persons are compensated but they (project affected persons) are only eligible for compensation if they have legally recognised rights to the said land. However, the IFC PS 5 requires that all affected persons should be compensated, regardless of their occupancy status;
- ▶ IFC PS 5 provides for alternative land where compensation is on a land for land basis, compensation in kind, and goes beyond monetary compensation by specifying that income must be restored at full replacement cost; however, Ugandan laws do not specify the kind of compensation required to be provided, and the most common approach for large development projects in the country is to pay cash compensation rather than prioritise in-kind provisions;
- ▶ Under Ugandan laws, there is no requirement for the provision of supplementary assistance for vulnerable individuals and groups;
- ▶ Under Ugandan laws, there is no requirement for livelihood restoration/improvement and managing resettlement as a development initiative; and
- ▶ In addition, perennial crops must be compensated for in cash at an established rate and annual crops shall be compensated in accordance to IFC PS 5.

Table 2-2 provides an analysis of relevant Ugandan policies and regulations with IFC Performance Standard 5 and African Development Bank Operational Safeguard 2, and how the gaps have been addressed during the socio-economic surveys and in the ESIA and Resettlement and Livelihood Restoration Plan. Since these requirements stipulate adoption of the more beneficial measures for the PAPs, the proposed Project will deploy these to ensure all needs are included. The IFC requirements are more favourable to PAPs than the Ugandan Laws. Where there is discrepancy, the IFC requirements will take precedence. To bridge the gap, uplift will be used to ensure compensation complies with the IFC requirements.

**Table 2-2 An analysis between Ugandan Laws, International Finance Corporation (IFC), Performance Standard 5 and African Development Bank Operational Safeguard 2**

Aspect/Type of Affected Persons/Lost Assets	Ugandan law	AfDB requirement	IFC requirements	Project Mitigation Measures
Project Design	Under Ugandan law, the Constitution (1995) and the Land Act (1998) gives the government and local authorities the power to compulsorily acquire land, but only if the taking of land is necessary for public use or interest. Ugandan legislation does not mention the need to avoid or minimise displacement by exploring alternative project designs.	The project should consider feasible alternative project designs, including re-siting and re-routing, to avoid or minimise physical or economic displacement, while balancing environmental, social, and financial costs and benefits. When the resettlement implications of a project would appear to be particularly severe, the Project should consider either downsizing the project to reduce resettlement or finding other alternatives that can reasonably replace the project.	Feasible alternative project designs to avoid or minimise physical and economic displacement while balancing environmental, social and financial costs and benefits will be considered. Where this is not feasible, PAPs who are to be resettled must be assisted to improve or at least restore their livelihoods compared to conditions that existed before a project is implemented.	In order to follow international guidelines, alternative project designs must be considered to try and minimise the need for displacement.
Census and Asset Inventory	Ugandan legislation does not mention the need for a census of PAPs or an asset inventory.	Census (baseline survey includes gender- and age-disaggregated information pertaining to the economic, social and cultural conditions of the affected population) will be carried out to determine the eligible and ineligible persons.	A census and asset inventory will be carried out in order to collect appropriate socio-economic baseline information, to identify the persons who will be displaced by the project, determine who will be eligible for compensation and assistance, and prevent ineligible persons such as opportunistic settlers from claiming benefits.	International guidelines require that a full census of PAPs is carried out. This will allow the development of a detailed socio-economic baseline, help determine impacts of the Project and provide a baseline level to monitor against.  PAP census and asset inventory should consider all PAP's affected economically or physically, including those that do not reside or have assets directly within the Right of

Aspect/Type of Affected Persons/Lost Assets	Ugandan law	AfDB requirement	IFC requirements	Project Mitigation Measures
				Way, but which will nevertheless experience displacement.
Land Owners	Under the constitution of Uganda (1995) every person in Uganda has the right to own property. Ugandan law recognises 4 land tenure systems: customary tenure, freehold tenure, leasehold tenure, and mailo tenure. Compensation is an entitlement to customary land holders based on the market value of their unimproved land.	The policy recommends payment for compensation be land for-land or at replacement cost	Compensation must be based on full replacement costs	Under national Uganda law, the right to resettlement is only valid to those with a proprietary interest in land affected by a project. Property and ownership is provided by customary land.  Compensation payments will be based on Ugandan law on legal user/occupancy rights and right of ownership.
Tenants/Licenses (occupation or use rights)	Licensees are granted authority to use land for agricultural production (usually limited to annual crops). They have no legal security of tenure or any propriety right in the land. The Land Act, section 29(5) clearly states that for the avoidance of doubt, a licensee shall not be taken to be a lawful or bonafide occupant.	The policy recommends payment for compensation be land-for-land or at replacement cost	Identify and address impacts also if they result from other activities that are: (a) directly and significantly related to the proposed project, (b) necessary to achieve its objectives, and (c) carried out or planned to be carried out contemporaneously with the project.	This RLRP stipulates compensation for rights that the Tenant/Licensee holds such as improvement on the land, and up to 6 months' rent-free period from date of payment of the landlord by UNRA.

Aspect/Type of Affected Persons/Lost Assets	Ugandan law	AfDB requirement	IFC requirements	Project Mitigation Measures
	The value of standing crops on the land, excluding annual crops which could be harvested during the period of notice given to the tenant will be compensated.			
Squatters	No accommodation is made concerning the resettlement and compensation measures for squatters and illegal settlers under Ugandan National Law. Compensation is based on legal occupancy of land.	Provides for compensation (at replacement cost)/assistance	<p>PAPs to be displaced cannot be denied assistance with resettlement and compensation as a result of their lack of legal titles to the land. This will be of particular importance to the Project in wetland areas in the Project Area that have been heavily encroached on by squatters.</p> <p>A project must provide assistance in lieu of compensation for land to such people (e.g. income restoration, crop loss, building loss). The aim is to at least restore or better, improve livelihoods of these people.</p>	<p>Under Ugandan Law, those without formal land titles are not entitled to compensation as compensation measures are based entirely on the legal occupancy of land.</p> <p>In order to follow international requirements, a project must provide compensation measures for those PAPs displaced without formal legal occupancy of the land.</p> <p>This RLRP provides for assessment of the land improvement value and any equitable rights that may be attached to the land. Compensation does not include land. However, additional compensation or livelihood restoration must be considered for squatters without</p>



Aspect/Type of Affected Persons/Lost Assets	Ugandan law	AfDB requirement	IFC requirements	Project Mitigation Measures
				equitable rights beyond permission to salvage their belongings.
Vulnerable Groups	Ugandan legislation does not specifically identify vulnerable groups and therefore does not have provisions for targeted assistance for vulnerable groups.	The Project will be responsible for protecting the physical, social and economic integrity of vulnerable groups and for paying particular attention to health needs, particularly for women, including access to female health care providers and to such services as reproductive health care and appropriate counselling for sexual and other abuses.	International guidelines set out that particular attention should be paid to the needs of vulnerable groups among those displaced, especially those below the poverty line, the landless, the elderly, women and children, indigenous people, ethnic minorities, or other displaced persons who may not be protected through national land compensation legislation.	International guidelines set out that vulnerable groups should be considered at all stages of the resettlement process.  This RLRP allows for identification and customisation of assistance specific to vulnerable PAPs.
Owners of non-permanent buildings	Under Ugandan law, owners of non-permanent buildings are entitled to compensation with rates set by District land boards.  Under the Uganda agreement of 1900, Mailo land tenure was established which permits the separation of land ownership from the development of structures on the land (by a lawful occupant).	Provides for compensation (at replacement cost) /assistance	PAPs to be displaced cannot be denied assistance with resettlement and compensation as a result of their lack of legal titles to the land or assets. This will be of particular importance to the project in wetland areas in the Project Area.	Under Ugandan Law, those without formal legal rights or claims to land/semi-permanent structures are not entitled to compensation or resettlement assistance.  In order to follow international requirements, a project must provide compensation measures for those PAPs displaced without formal legal ownership of structures.
Owners of permanent buildings	Under Ugandan law, valuation of buildings in urban areas is based	Provides for compensation (at replacement cost)/assistance	Under international guidelines, PAPs are entitled to compensation (in-kind or cash)	Under Ugandan law, some valuation is based on depreciated

Aspect/Type of Affected Persons/Lost Assets	Ugandan law	AfDB requirement	IFC requirements	Project Mitigation Measures
	on open market value. In rural areas, it is based on depreciated replacement costs.		at full replacement costs including labour and relocation expenses incurred prior to displacement.	replacement costs. This may not reflect full replacement costs and values.
Timing of Compensation Payments	<p>According to the land acquisition act, after the assessment office takes possession of land it immediately becomes property of the land commission. However, the Land Act Cap 227 outlines that compulsory land acquisition must be in line with the constitution.</p> <p>If the PAPs are given less than six months to vacate the land, they receive a disturbance allowance of 30 percent of total compensation value and if they are given more than six months to vacate the land receive a disturbance allowance of 15 percent.</p>	Affected people are compensated for all their losses at full replacement costs before their actual move; before land and related assets are taken; and, if the project is implemented in phases, before project activities begin for each particular phase.	All resettlement plans should be implemented before project completion. Resettlement entitlements should be provided before displacement occurs or restriction of access.	Under international guidelines resettlement entitlements must be given before displacement or the restriction of access occurs.
Calculation of compensation and valuation	According to the Land Act, Cap 227 (section 77), and the value of customary land shall be the current market value of the unimproved	The operational safeguard requires prompt compensation at replacement cost including transport assistance to move locations	Bank policy requires: (a) prompt compensation at full replacement cost for loss of assets attributable to the project; (b) if there is relocation, assistance during	Under international guidelines compensation must consider full replacements costs which includes improvements made on the land.

Aspect/Type of Affected Persons/Lost Assets	Ugandan law	AfDB requirement	IFC requirements	Project Mitigation Measures
	land. Value of the buildings shall be at open market value for urban areas and depreciated replacement cost for rural areas. The crops and buildings of a nonpermanent nature are compensated at rates set by District Land Boards.		relocation, and residential housing, or housing sites, or agricultural sites of equivalent productive potential, as required; (c) transitional support and development assistance, such as land preparation, credit facilities, training or job opportunities as required, in addition to compensation measures; (d) cash compensation for land when the impact of land acquisition on livelihoods is minor; and (e) provision of civic infrastructure and community services as required.	Under Ugandan law, no compensation is provided to squatters, tenants or licensees.  This RLRP stipulates that a special supplementary report will be prepared. This document must outline how PAPs will be compensated for improvements on the land and those who sustain losses across all tenure categories.
Completion of Resettlement and Compensation	The value of privately owned land must be negotiated between the owner and the developer. In rural areas, land is valued at open market value and buildings at replacement costs.  If the PAPs are given less than six months to vacate the land, they receive a disturbance allowance of 30 percent of total compensation value and if they are given more than six months to vacate the land	Affected people are compensated for all their losses at full replacement costs before their actual move; before land and related assets are taken; and, if the project is implemented in phases, before project activities begin for each particular phase.	Guidelines outline that all plans regarding resettlement and livelihoods should be implemented before project completion. Resettlement entitlements should be provided before displacement occurs.  For projects involving restrictions of access, impose the restrictions in accordance with the timetable in the plan of actions.	International guidelines outline that all resettlement plans should be implemented before project completion. Compensation and resettlement entitlements must be provided before displacement.  Under Ugandan law, amount of notice given to displaced persons will determine compensation value.  This RLRP allows PAPs for up to 6 months to restore their livelihood through measures such as the

Aspect/Type of Affected Persons/Lost Assets	Ugandan law	AfDB requirement	IFC requirements	Project Mitigation Measures
	receive a disturbance allowance of 15 percent.			disturbance allowance and salvage of materials (e.g. crops, trees, fixtures, fittings and installations from the affected land)
Livelihood Restoration and Assistance	In Ugandan law, there are no explicit provisions regarding resettlement or relocation livelihood assistance.	The Project will provide a detailed and rigorous set of commitments and requirements involving Population displacement, relocation, compensation and restoration of living standards.	Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of Project implementation.	Under international guidelines a RAP should be developed detailing extensive Livelihood Restoration measures that aim to restore or improve the livelihoods of PAPs. This RLRP includes UNRA's commitments to considering approaches such as disturbance payments, adaptive training, assistance exploring new income sources to improve the livelihoods of PAPs.
Consultation and Disclosure	Ugandan legislation does not mention the need for stakeholder consultation and participation in the resettlement process.	Appropriate notice to all potentially affected persons that resettlement is being considered and that there will be public hearings on the proposed plans and alternatives.	International guidelines aim to ensure that resettlement activities are implemented with appropriate disclosure of information, consultation and informed participation of the affected persons.	Under international guidelines, PAPs should be properly consulted as part of the resettlement process and all appropriate information should be shared.
Grievance mechanism and dispute mechanisms	In line with Ugandan legislation, all grievances and disputes should be reported to the Local Council	Appropriate and accessible grievance mechanisms should be in place and fully	Appropriate and accessible grievance mechanisms should be established. Some displaced persons will have	Under international guidelines appropriate grievance mechanisms should be developed and followed

Aspect/Type of Affected Persons/Lost Assets	Ugandan law	AfDB requirement	IFC requirements	Project Mitigation Measures
	before engaging with other responsible authorities.	documented to settle any disputes before commencement of any resettlement.	complaints about aspects of their change in circumstances. Prior to the initiation of displacement, procedures should be in place for recording and processing grievances.	on the receipt of complaints. Any complaints should be well recorded and processed. This may well include involvement of the local council, as required under Ugandan law.
Resettlement Assistance and Transitional Allowances	Ugandan legislation does not identify any need for resettlement assistance and transition allowances.  Although a disturbance allowance is provided (described above).	The project will consult with the affected people about their preferences pertaining to resettlement and give them genuine choices among technically, economically, and socially feasible resettlement options. In particular, they are given the opportunity to participate in the negotiation of compensation packages, and in decisions on resettlement assistance and how standards of living, income-earning capacity, production levels and overall means of livelihood might be improved through the Resettlement Action Plan.	Provide appropriate resettlement assistance and transitional support based on reasonable estimates of the time required to restore income earning capacity, productivity levels and associated livelihoods and standards of living.	International guidelines require that assistance and transitional support be given with resettlement procedures.  See above "Livelihood Restoration and Assistance"
Cut-Off Date	Ugandan legislation does not identify any need for a cut-off date.	A cut-off date for eligibility that is acceptable to the Bank should be established. The proponent will document the cut-off date(s) and disseminates information about it (them) throughout the project area of influence in a culturally appropriate and accessible manner,	A cut-off date for eligibility should be established. Information regarding the cut-off date will be well documented and disseminated throughout the Project area. The Project is not required to compensate or assist those who encroach on the Project area after the cut-off date for	Under international guidelines a cut-off date must be established.  UNRA's approach in the updated RAP methodology (January 2017) stipulates that the Project will adopt IFC recommendations. The project



Aspect/Type of Affected Persons/Lost Assets	Ugandan law	AfDB requirement	IFC requirements	Project Mitigation Measures
		before taking any action on clearing land or restricting local community access to land.	eligibility, provided the cut-off date has been clearly established and made public.	to date has considered the cut-off date as the date compensation is made.
Monitoring and Evaluation	Ugandan legislation does not identify any need for monitoring and evaluation.	The Project will be responsible for the implementation, monitoring and evaluation of the activities set out in the Resettlement Action Plan.	The Project will be responsible for adequate monitoring and evaluation of the activities set forth in the Resettlement Action Plan/Livelihood Restoration Plan. Upon completion of the Project, the Project will be required to undertake an assessment to determine whether the objectives of the Resettlement Action Plan/Livelihood Restoration Plan have been achieved. The assessment should take into account the baseline conditions and the results of resettlement operation. If the assessment reveals that the objectives of the Resettlement Action Plan/Livelihood Restoration Plan have not been realised, the Project should propose follow-up measures.	Under international guidelines effective monitoring and evaluation of resettlement actions will be required after the implementation of the RAP.  This RLRP indicates that the Project will establish a RAP monitoring and Evaluation Committee with key performance indicators to ensure compliance is achieved as per IFC PS 5.

## 2.3 Organisational Policies, Standards and Guidelines

### 2.3.1 UNRA Guide to Land Acquisition and Compensation

UNRA has a guidance booklet entitled “Guide to Land Acquisition and Compensation”. This booklet covers various aspects of the land acquisition and compensation process including:

- Institutional and legal framework;
- Compensation methodology;
- Process of land acquisition and compensation;
- Time periods;
- Grievances and disputes.

### 2.3.2 UNRA Environmental and Social Management System and Policies

The Ugandan National Road Authority has adopted the Environment and Social Safeguards Policy (2016) that covers the eleven themes of environmental and social safeguards including standards for land acquisition and involuntary resettlement. UNRA commits to minimization of the need for involuntary resettlement whenever possible. In the event that involuntary resettlement is unavoidable, UNRA commits to ensuring that losses are compensated, and that livelihoods are restored to at least pre-project levels as required by applicable laws and standards. The Authority also commits to putting in place special measures to address involuntary resettlement requirements for the poor and vulnerable.

AECOM was engaged by the European Union in 2016 to prepare a capacity building program on environmental and social safeguards. The final report, entitled ‘Enhancing E&S Management Capacity in UNRA for Kampala-Jinja Expressway and Kampala Southern Bypass’ was delivered in October 2017, summarising gap analysis works and training provided under the program.

Key areas of focus under the program included:

- IFC Performance Standards and AfDB Operational Safeguards;
- Stakeholder Engagement;
- Gender Policy in ESIA and RAP;
- Land Acquisition and Involuntary Resettlement;
- RAP Monitoring Systems.

The document further outlined proposed training across additional aspects of RAP and ESIA implementation, with specific references to grievance management, biodiversity and use of Geographic Information Systems to be conducted during the continuing phases of Project development.

### 2.3.3 Land Acquisition Management System (LAMS)

The Land Acquisition Management System (LAMS) highlights compensation actions and where possible project added value or enhancement. The LAMS is critical in consulting and identifying Affected Persons as well as surveying, inventorying land-take and ownership and designing compensation packages. The Resettlement and Livelihood Restoration Plan supplements the formal Land Acquisition (LA) plans. The LAMS is implemented under the responsibility by the UNRA Safeguards Unit Land Acquisition section, and their supervisory consultants, with and under the approval and oversight of the Chief Government Valuer (CGV).

## 2.4 Project Resettlement and Livelihood Restoration Policy

At its core, the Project Resettlement and Livelihood Restoration Policy promotes where feasible, for displacement to be avoided or minimized by exploring alternative Project designs in consultation with local authorities and Affected Persons. Where displacement is unavoidable, UNRA and the Government of Uganda will provide compensation and extended livelihood restoration options to enable Affected Persons to relocate and reinstate their livelihoods. Displaced people will be meaningfully consulted with particular attention to vulnerable people and given opportunities to participate in planning and implementation of the RLRP.

# **KJE PPP Project Phase 1 RLRP**

## **CHAPTER 3**    Project Description



### 3. PROJECT DESCRIPTION

#### 3.1 Project Overview

The Project assessed in this ESIA is Phase 1 of the overall Kampala-Jinja Expressway (KJE) Project. As part of this overall project, UNRA is proposing to construct a limited access 76 km tolled expressway between Kampala and Jinja to relieve the current congestion and reliance issues on the radial routes out of Kampala city and on the existing Kampala to Jinja highway to cater for future growth. This infrastructure development is part of the Northern Corridor – a vital international highway connecting the port of Mombasa in Kenya to the landlocked countries of Uganda, Rwanda, Burundi and the Democratic Republic of Congo.

The Project also includes the Kampala Southern Bypass which will provide a bypass to the capital city of Kampala, linking to the Kampala Entebbe expressway and the Northern Bypass to form a complete ring road around the city. The overall KJE Project is planned to be undertaken in two phases as follows (Figure 3-1):

- ▶ **Phase 1** – development of the first section (35 km) of the Kampala-Jinja Expressway (KJE) from Kampala to Namagunga and the Kampala Southern Bypass (KSB) (18 km) which is expected to be completed by 2023; and
- ▶ **Phase 2** - development of the second section of the Kampala-Jinja Expressway (KJE) from Namagunga to Njeru (41 km) at the new Nile bridge. Works for the second phase are anticipated to be completed by 2030.

The overall KJE Project is currently planned for a 30-year term, inclusive of the construction period, after which Project facilities will be transferred to UNRA. The KJE Project is expected to generate up to 1,500 jobs during construction and 250 jobs during operations, most of which will be taken up by Ugandans. Once operational, the expressway is expected to save up to 70 minutes of journey time between Kampala and Jinja.

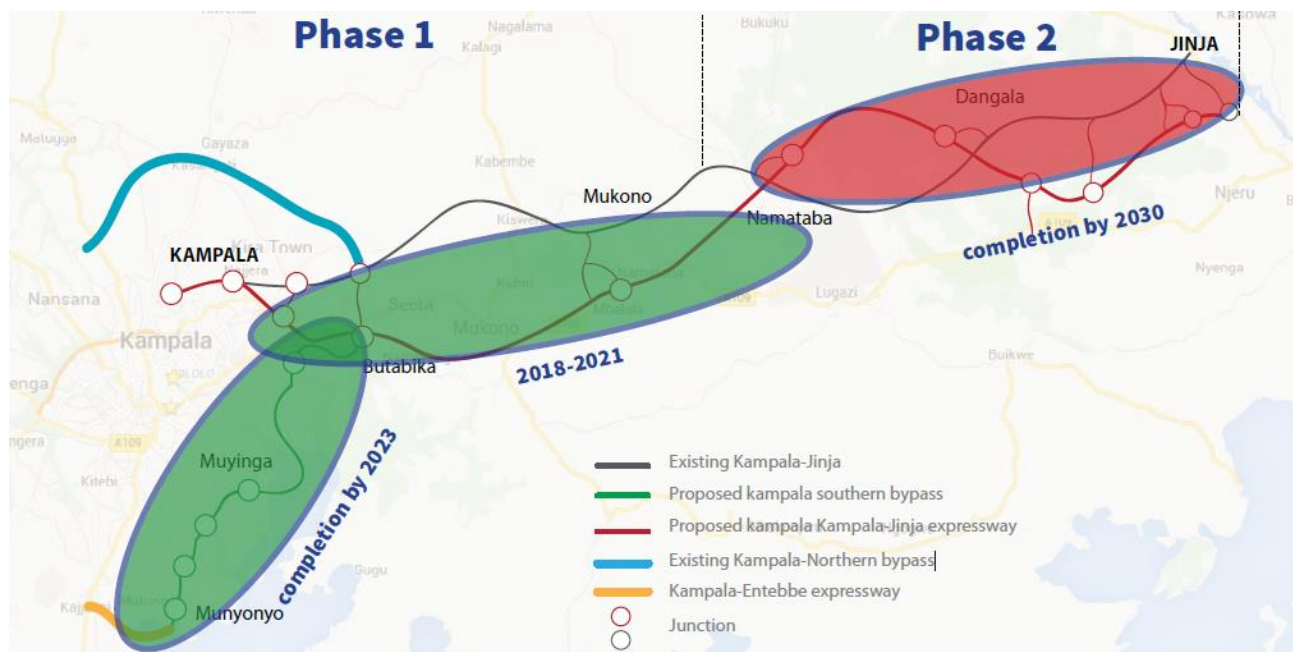


Figure 3-1: Project Phases with indicative construction schedule (UNRA, 2016c)

### 3.1.1 Phase 1 – KJE Mainline and KSB

The KJE Project is currently planned for a 30-year term, based on a Design, Build, Finance, Operate and Transfer (DBFOT) model that will form the basis of the concession agreement between the Government of Uganda and the successful private sector concessionaire. The period is inclusive of the construction period, after which Project facilities will be transferred back to UNRA. The KJE Project is expected to generate approximately 1,500 jobs during construction and 250 jobs during operations, most of which will be taken up by Ugandans. Once operational, the expressway is expected to save up to 70 minutes of journey time between Kampala and Jinja.

The KJE Project Phase 1 traverses Kampala City as well as three administrative districts of Wakiso, Mukono and Buikwe. The first section of the proposed mainline alignment is approximately 35 km with a number of interconnectors to join major towns near the expressway (Figure 1-2). The majority of the Project road, therefore, adopts a new alignment, entirely different from that of the existing main road from Kampala to Jinja.

However, the first section of the road corridor does follow the route of the existing main road, commencing at the location of the junction with the Lugogo Bypass, and passing along the existing road as far as Kyambogo (Km 2.5). It then diverges to the south side of the existing main road via an existing drainage reserve in a gap between the rear sides of two rows of factories. It emerges from the gap (Km 3.0) into a swampy area which it traverses, then crosses the existing Ugandan Railway line and Kinawataka Road (Km 3.6).

From the Kinawataka Road the corridor continues in a generally south-easterly direction passing along the valley between the Mbuya and Kireka hills to Butabika Interchange (Km 6.5), where it connects to the route of the Kampala Southern Bypass (KSB) section of the Project. East of Butabika Interchange the corridor traverses the fringe of an extensive swamp area then strikes through the Bukasa peninsula, passing through the ridge at a point north of the town of Bukasa (Km 8.6).

The part of the KJE mainline corridor thus far described is the only element of the Project that passes through densely urbanised areas. Having crossed the Bukasa ridge, the alignment, travelling generally easterly, crosses another extensive zone of swamp. The new road in this section will be carried by a viaduct of approximately 2 km in length, circumventing the southern extent of the future Namanve business park and dry port located to the south side of the existing main road between Bweyogerere and Seeta. After leaving the city boundaries, the route crosses mainly greenfield land comprising a mix of agricultural land, plantations, wetlands and other areas of natural habitat, with Phase 1 ending at Namagunga. During Phase 2, the road is then planned to continue to Jinja where it will join with the new bridge being constructed across the River Nile.

The KSB section of the Project connects with the Kampala Northern Bypass at Nambole Junction, the KJE mainline alignment at Butabika and with the new Kampala-Entebbe highway in Munyonyo currently under construction. After joining the KJE, it runs south for approximately 1.8 km through Wakiso District, then passes mostly through the Kampala City administrative area covering the divisions of Nakawa and Makindye.

The Project alignment has been selected based on detailed engineering design, feasibility and environmental and social studies conducted thus far which date back to 2011. After all the proposed road infrastructure projects in and around Kampala have been completed it is hoped that Kampala will have a robust, interconnected, road network allowing for easy and quick transport around Kampala, and between Entebbe, Kampala and Jinja.

Key design features of the Project are shown in Table 3-1.



**Table 3-1: Key design features of the Project, including the KJE mainline alignment (Phase 1) and Kampala Southern Bypass**

Design features	KJE Mainline to Namagunga (Phase 1)	Kampala Southern Bypass
Total length	35 km - Greenfield (3km brownfield)	18 km - Greenfield
Design speed (urban)	85 km/hr (first 10 km)	100 km/hr
Design speed (rural)	120 km/hr	Not applicable
Lanes	4+4(3km); 3+3 (32km);	2+2 (18km)
Lane width	3.5 m (main line – urban), 3.7 m (main line – rural) and 3.65 m for link/connector roads	3.5 m (main line)
Median	2-5m with 0.5 m hard strip	2-5 m with 0.5 m hard strip
Shoulder width	3.5 m	3.0 m
Grade separated junctions	9	5
Potential length of viaducts	Approx. 2000 m at km 9+100 – km 10+640	Approx. 2700 m mainly over swamps
Nominal Right of Way width	90 m	60 m
Minimum vertical clearance	5.2 m	5.2 m
Maximum vertical gradient	6% (urban) and 4% (rural)	6 (urban) and 4% (rural)
Vehicular under/overpasses	23(+16 underpasses)	4 (+12 underpasses)
Tunnels	None	None
Pavement type	Asphalt	Asphalt

Source: UNRA, KJE 2017 Feasibility Study Report.

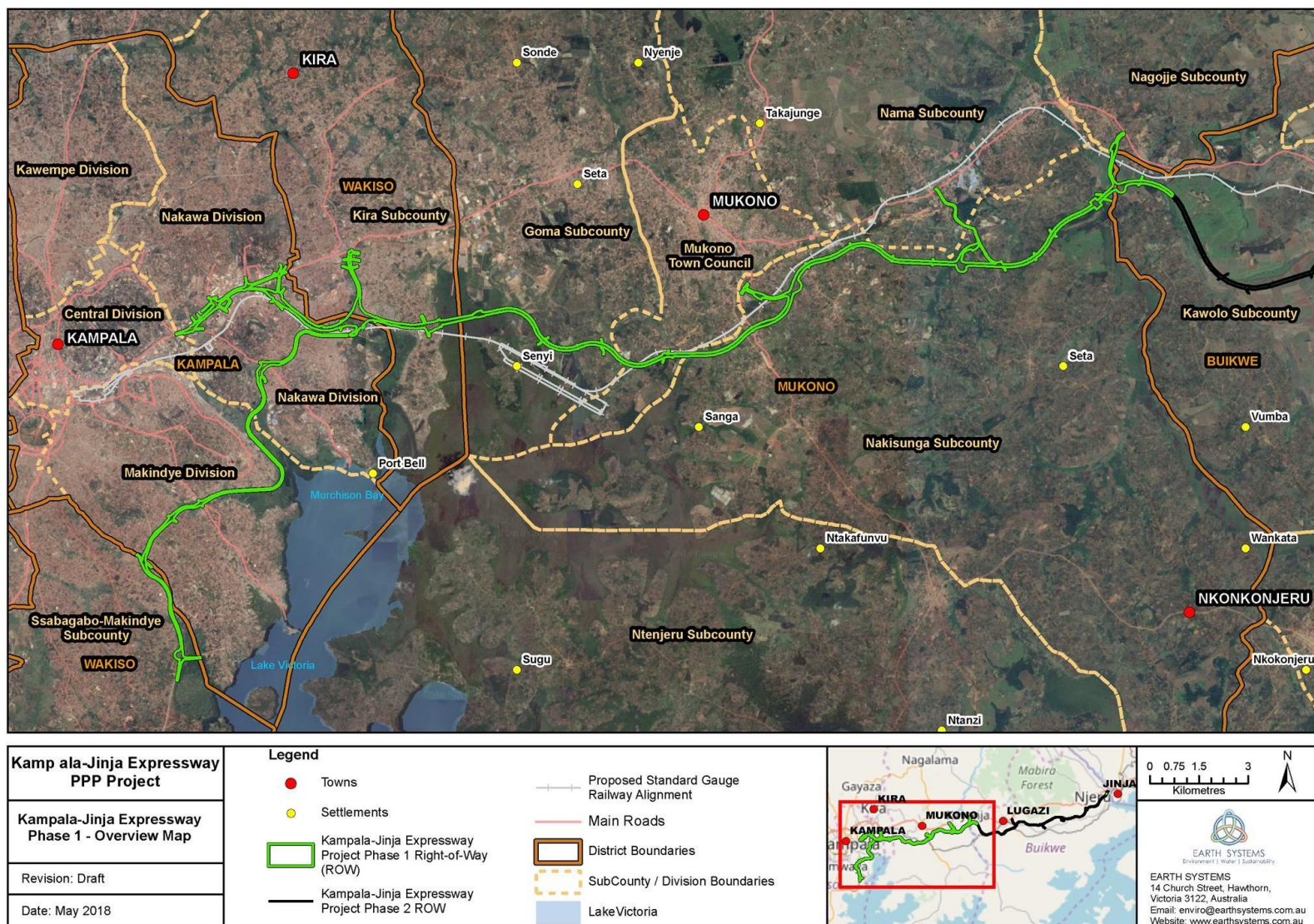


Figure 3-2: Project ROW

## 3.2 Project Justification

The Project's primary objective is to develop and operate a limited toll expressway to relieve traffic congestion and cater for future economic growth that will benefit Uganda through promoting socio-economic development, reducing road transport costs, reducing vehicle emissions and improving road safety.

As a result of progressive economic growth over the last few decades, increased population and associated traffic in the region has led to capacity constraints on the existing Kampala-Jinja road, particularly between Kampala and Mukono. This has led to delays and unreliability issues not only on the existing highway but also on the surrounding local road network and the Kampala Northern Bypass. Congestion in these areas affects trade, commuting, the environment and vehicle operating costs. The capacity issues on the road network are such that if improvements are not implemented, the reliability of the transport network is forecasted to be severely affected by 2037 (UNRA, 2017).

As a regional and international transport corridor, the KJE Project will contribute to key strategic transport priorities for the region and help meet the objectives of regional integration, socio-economic development and investment in transportation infrastructure outlined in key national policies such as the Uganda Vision 2040, the National Development Plan II (2015/16 – 2019/20) and National Transport Master Plan (refer to Chapter 2 – Policy and Legislative Framework).

The proposed KJE Project forms part of a series of major infrastructure investments within Uganda and the city of Kampala. Transport infrastructure development is a critical element in the economic development policy of Uganda. The KJE Project (Phase 1 and 2) is expected to provide a range of direct and indirect benefits at the national, regional and local levels. Benefits of the KJE Project (Phase 1 and 2) include:

- ▶ Investment of approximately \$1.1 billion in capital expenditure for the KJE Project. This expenditure will likely result in flow on effects to the Ugandan national economy, resulting in an increased GDP and Foreign Direct Investments of at least \$300million (UNRA, 2017);
- ▶ Tax revenue of at least \$300m over the concession term (UNRA, 2017) and increased revenue through toll payments;
- ▶ Significant increase in regional and local employment opportunities with approximately 1,500 jobs created during construction and 250 jobs during operations (UNRA, 2017);
- ▶ Increased overall efficiency of the road network with a consequent improvement of the national/international road freight traffic through improving the reliability of transportation (UNRA, 2016);
- ▶ Improved conditions for road users through reduced vehicle-operating costs, time travel savings and fuel savings as a result of a more efficient road network. Road users will experience greater time savings of 70mins between Kampala and Jinja;
- ▶ Improved road safety through a high standard expressway with dual carriageway, improved alignment, improved road geometry, more overtaking opportunities and limited access;
- ▶ Increased operations and maintenance efficiency along the road network;
- ▶ Skills development and capacity building in the field of motorway infrastructure management by involving prospective international concessionaires; and
- ▶ Reduction in cost of doing business in the region through an improved road network and more reliable journey times.



### 3.3 Project Area

#### 3.3.1 Phase 1 Project Area

The Project Right of Way (ROW) consists of the main road body (mainline) alignment from one embankment to another as well as associated infrastructure, including: flyovers, junctions, tunnels, viaducts, accessory/connector roads, and vehicular bridges/underpasses. Other expressway infrastructure such as pedestrian crossings, service stations/rest areas and workers accommodation camps have not yet been finalised but are discussed in the ESIA (refer Chapter 3 and 8 – Volume B).

The width of the ROW generally varies from 45-90m along the alignment and will require full clearance of all structures and vegetation within these boundaries. The ROW will include a road reserve area adjacent to the expressway. However, the width of this will vary at different chainage locations.

Along some sections, the road corridor will reach up to 90m in width (inclusive of toll gates, slip-roads, embankments etc.) and at interchanges the ROW will exceed 100m in multiple locations. From KJE Chainage 0 + 000 to KJE Chainage 2 + 500 the ROW has been reduced to 3m from the earthworks extent to reduce impacts on businesses, settlements and structures surrounding the Project ROW.

##### 3.3.1.1 Phase 1 - Kampala Jinja Expressway Mainline

General descriptions of each section of the alignment are provided below.

##### *KJE 0 + 000 → 2 + 400 Lugogo to Nakawa/Kyambogo*

The first section of the road from KJE Chainage 0+000 to KJE Chainage 2+500 will be an expansion of the existing Kampala-Jinja Road (Plate 3-2; Plate 3-3). The road here will consist of three lanes in each direction. There will also be two access lanes in each direction which will serve the junctions also planned along the section. Junctions are planned to allow for easy access from the New Port Bell Road, Naguru Road, Ntinda Road and Kinawataka Road to the expressway but also to allow vehicle users to bypass the expressway if required. The expansion of the road in this location will pass over businesses and settlements surrounding the current Kampala-Jinja road (e.g. Plate 3-1).



**Plate 3-1: Shell Fuel station along the existing Kampala-Jinja Road near Nakawa.**



**Plate 3-2: Nakawa markets, pedestrian access and signage along the existing Kampala-Jinja Rd**



**Plate 3-3: Traffic and drainage infrastructure on the existing Kampala-Jinja Road.**

### ***KJE 2 + 400 → 4 + 500 Nakawa/Kyambogo to Kinawataka***

At KJE Chainage 2 + 400 the road veers south from the existing Kampala-Jinja road to cross the industrial area in Kinawataka. The Project then crosses an area of degraded wetland (Plate 3-5), the Uganda railways corporation metre gauge line (Plate 3-5) and enters into Kinawataka informal housing area (Plate 3-4). The Project Footprint at this location will consist of three lanes of traffic flowing in each direction. This area was previously wetland habitat but in recent years, urbanisation and encroachment of settlement areas means some of the Project Footprint in this location is heavily settled. A large junction has also been planned in this area allowing links to Kireka Rd, Kinawataka Rd and a link to the existing Kampala-Jinja road. At this location, the Project also plans to upgrade a small section of the existing Kampala-Jinja road, adding a new junction to enter the expressway near the current turn-off for Kyambogo road.

### ***KJE 4 + 500 → 9 + 200 Kasokoso & Butabika***

The alignment then follows the topography of the landscape intersecting some areas of the informal settlement at Kasokoso. At approximately chainage KJE 6 + 400, the Butabika interchange is planned which will link the KJE mainline to the KSB development that will run towards Munyonyo. This interchange will also link to the existing Namboole interchange (connecting to the Northern Bypass) and the National Stadium. The expressway in this location will be approximately 60 m wide and there will be three lanes of traffic flowing in each direction. The alignment then continues across settlement areas near Butabika before entering the Namanve wetland (Plate 3-6) at approximately KJE Chainage 9 + 200. A junction is also planned at this location to link the expressway to Kirinya-Bukasa Road and to accommodate future linkages that may be required to the Kampala Industrial Business Park at Namanve, SGR station and Bukasa port development.



**Plate 3-4: Kinawataka Informal Housing area**



**Plate 3-5: Ugandan National Railway line to be passed by the Project surrounded by settlements and degraded wetland.**



**Plate 3-6: Smallholder agriculture near a settlement area with Namanve wetland in the background.**

### ***KJE 9 + 200 → 11+ 000 Namanve wetland and industrial park***

At KJE Chainage 9 + 200, the road enters Namanve wetland running approximately 1-2 km south of the Namanve Industrial Park which borders the existing Kampala-Jinja road. The Project footprint and buffer is still 60 m in width and consists of three lanes of traffic in each direction. The alignment section passing over the wetland will be constructed on a viaduct raised approximately 2 m above the water level.

### ***KJE 11 + 000 → 33 + 500 Namanve to Namagunga***

From KJE Chainage 11 + 000, the alignment exits the wetland area and crosses areas of degraded forest habitat, subsistence agriculture, wetlands and small settlement areas. At KJE Chainage 14 + 700, the alignment crosses the existing Namilyango-Kitale road and heads east towards Lofumwe. At approximately KJE Chainage 19 + 700 the road crosses the existing road linking Mukuno and Nakisunga. A junction is also planned in this section linking the expressway to Mukuno town. After this junction, the Project footprint and buffer will maintain a clearance of 60 m but the road will reduce to two lanes of traffic flowing in each direction.

The road then continues eastwards, south of the existing Kampala-Jinja road, crossing mainly agricultural land and degraded habitat (Plate 3-8) until KJE Chainage 33+600. At this location a junction is planned to link the KJE to the existing Kampala-Jinja road and to provide access to and from Namataba and Namagunga. A few other small roads and developments are within the Project footprint and buffer area (Plate 3-7; Plate 3-9).

The road then continues in an easterly direction towards Jinja. The remaining section of the KJE mainline comprises **Phase 2** of the Project which is considered in a separate ESIA and RLRP process.



**Plate 3-7: Large greenhouse development to be affected by the aglinment.**



**Plate 3-8: Degraded forest / grassland habitat near the Project Area.**



**Plate 3-9: Dirt track near the Project Area**

### **3.3.1.2 Phase 1 - Kampala Southern Bypass**

Detailed maps showing the alignment with chainages are provided in Section 7.2. General descriptions of each section of the alignment are provided below.

#### ***KSB 0 + 000 → 4 + 000 Butabika to Mutungo Hill***

The Kampala Southern Bypass (KSB) starts at its most northerly point at the Butabika interchange where the KSB will join the KJE Mainline alignment. The alignment crosses settled areas near Mutungo Hill and runs parallel to the KJE alignment until approximately KSB Chainage 2 + 300 where the alignment veers south and passes over Old Butabika Road at KSB Chainage 3 + 200. The Project footprint and buffer of the KSB is 60 m in width and will accommodate two lanes of traffic flowing in each direction.

The road then continues in a south-westerly direction crossing Kitintale Road at KSB Chainage 3 + 800 and crosses heavily settled areas and businesses surrounding this road.



### ***KSB 4 + 000 → 5 + 500 Bugolobi and Kitintale***

The alignment then enters land between Bugolobi and Kitintale and crosses Port Bell Road at KSB Chainage 4 + 300. An interchange is planned at this location to connect Port Bell Road and surrounding residential areas to the KSB alignment.

### ***KSB 5 + 500 → 11 + 100 Nakivubo Channel, Katongole, Kyeitabya and Ggaba Road***

The alignment then crosses a low-lying wetland area (Nakivubo wetland) and intersects the Nakivubo channel. At KSB Chainage 6 +700, the alignment crosses the existing railway line running to Kampala city centre and has been designed to follow the base of Kyeitabya hill (Plate 3-12) before the alignment passes over settlement areas near chainage KSB 10 +300. The alignment then crosses the Ggaba Road at KSB Chainage 11 + 100. A junction will be developed here to link Ggaba Road to the expressway.

### ***KSB 11 + 100 → 13 + 800 Ggaba Road to Salama Road***

Between KSB Chainage 11 + 100 and 12 + 200, the road passes settlement areas surrounding Lukuli road. Here the alignment is still approximately 60 m wide and two lanes of traffic are flowing in each direction. At KSB Chainage 12 + 200, a junction will link Lukuli Road to the expressway allowing access to the expressway for people in the southern suburbs of Kampala. The alignment then continues in a westerly direction around Konge Hill, over a heavily settled area, towards Salama Road at KSB Chainage 13 + 800. A large interchange is planned as part of the development to link Salama Road to the KSB and to allow vehicles to bypass the expressway if desired.

### ***KSB 13 + 800 → 17 + 787 Salama Road to Munyonyo***

The alignment then runs in a southerly direction parallel to the existing Salama Road until approximately KSB Chainage 15 + 500. The alignment then crosses an area of degraded low-lying land (Mayanja wetland) and crosses Kibira A Salama (Plate 3-10) and surrounding settled areas (Plate 3-11) before coming to an end near Munyonyo. A large junction is planned for this final section of the alignment to link the KSB to the Kampala-Entebbe Expressway which is currently under construction and to provide access to Munyonyo.



**Plate 3-10: Wetland area along the Kibira A to Salama Rd.**



**Plate 3-11: Settlement area near the southern end of the KSB.**



**Plate 3-12: View of an area crossed by the alignment from Kyeitabya Hill**

### 3.4 Project Alternatives

A detailed analysis of Project alternative alignments considered during the Project design and pre-construction phase are provided in *UNRA (2017) Design, Build, Finance, Operate and Transfer of The Kampala-Jinja Expressway PPP Project (KJE) Draft Final Feasibility Study Report*. At the early stages of both the Kampala – Jinja mainline expressway and Kampala Southern Bypass (KSB) alignment design, several alternatives were outlined for both road alignments. These alternatives were assessed in detail with regards to their economic, environmental and social feasibility and changes were made to the alignment to avoid unnecessary costs and impacts. The assessment of alternatives for the Kampala – Jinja mainline expressway included:

- ▶ A 'Business as Usual' option was considered and compared to the scenario of developing the road
- ▶ An initial assessment of suitable corridor options, including:
  - **Option 1:** Upgrading of the Existing Road
  - **Option 2:** New Northern Corridor
  - **Option 3:** New Southern Corridor (Southern Variant)
  - **Option 4:** New Southern Corridor (Northern variant)
  - **Option 5:** Bypasses and Existing Road Upgrade.

Following the multi-criteria assessment including consideration of social impacts and resettlement requirements, Option 4 was taken as the most feasible of the three options with regards to economic viability, strategic transport objectives, commercial viability, sustainability criteria and construction and buildability (UNRA, 2017). Resettlement was not able to be avoided due to the dense urban areas in the vicinity of the Project alignment. Option 4 was thus taken to be the finalised design for the alignment. However, recent changes have been made to the alignment which are outlined in Chapter 4 of the ESIA report.

Various alternative alignments and options were also considered for the Kampala Southern Bypass (KSB) including (URS, 2013):

- ▶ **Alternative A (Open Cut)** – Every section being open cut and embankment or viaduct. There would be no tunnels associated with this alternative.
- ▶ **Alternative B (Tunnelled)** – Section 1, Section 2 and Section 3 would be tunnelled through the ridges.
- ▶ **Alternative C (Open Cut with small alignment change)** – Every section being open and cut as in Alternative 1. A small change to alignment was proposed around Muyenga hill to move the alignment away from permanently inundated wetland.
- ▶ **Alternative D (Business as Usual)** – No new route is developed and the existing road is not upgraded.

Further review of route options concluded that tunnel options were not viable for the Project and recommendations were made for an alignment avoiding the use of tunnels. This is partly due to the large economic costs of developing tunnelling infrastructure in Uganda.

The finalised alignments of the KSB and KJE Mainline were assessed again in 2017 after a review of the alignments in the context of newly available information, reviews of ESIA and RAP documentation and discussions with potential project donors. Changes were made to both the KSB and KJE Mainline alignments with the following objectives:

- ▶ To avoid conflict of the alignment with the Standard Gauge Railway Project which is being planned to follow a similar alignment to the KJE mainline between Kampala and Jinja;
- ▶ To avoid impacts on businesses along the ROW (e.g. Kampala Cement, Global Paper); and

- To avoid impacts on critical habitat wherever possible, focussing particularly on the Kasenge and Mabira Forests.

Figure 3-3 shows the alignment options assessed in 2017 to avoid impacts on Mabira forest. Further detail on Project alternatives considered is provided in Chapter 4 of the ESIA Report (Volume B).

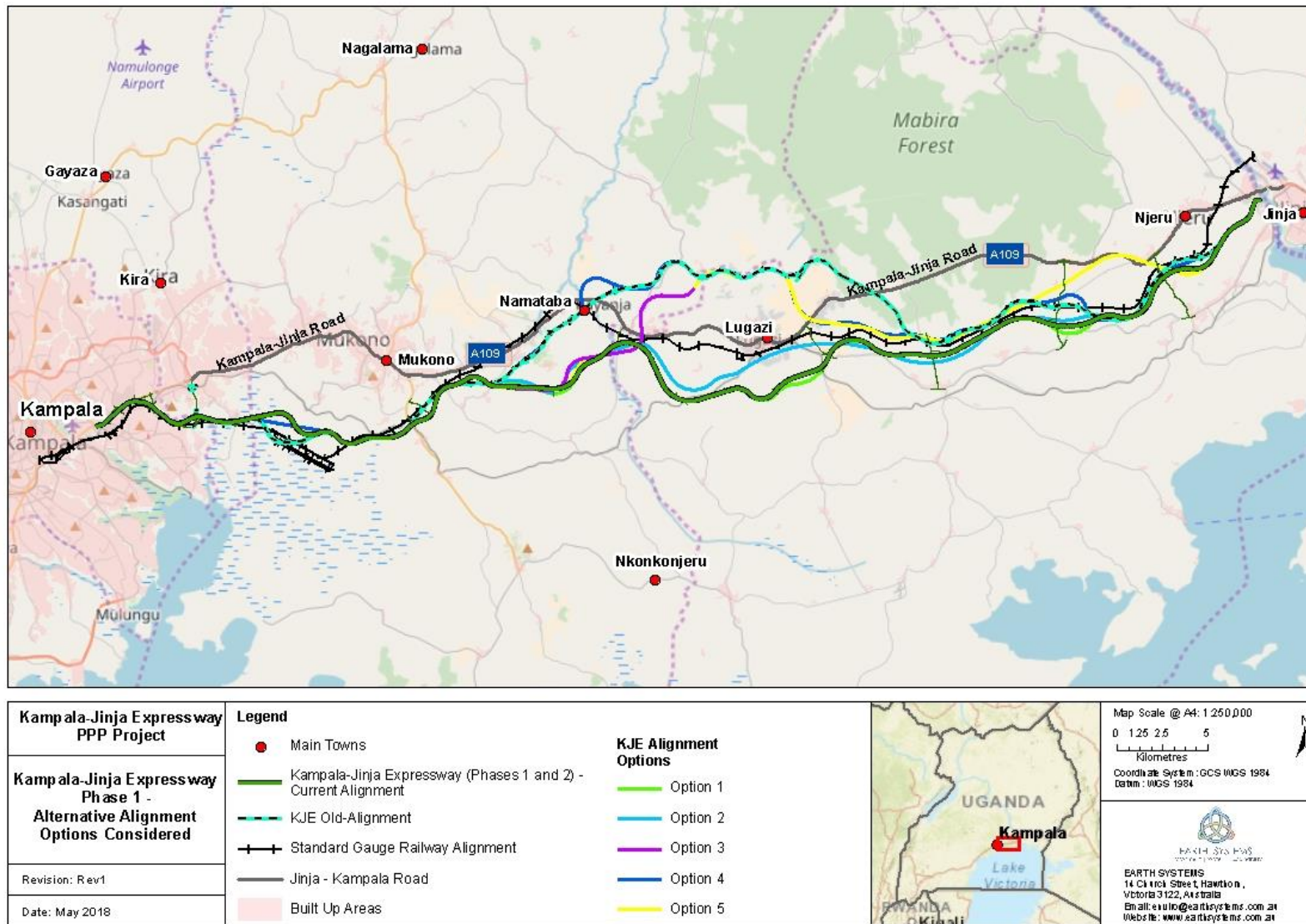


Figure 3-3: Alignment alternatives assessed in 2017 for the KJE Project (Phases 1 and 2).

An analysis of multiple alternatives for the KSB alignment was also conducted. This included a range of different options including: i) a business as usual option where no new road was envisaged, ii) a new road alignment with tunnelled sections passing through ridges within the Project footprint and iii) a new road alignment with no tunnelled sections and the alignment passing around the hilled areas through areas of wetland. Options analysing combinations of open and tunnelled sections were also analysed in the feasibility studies.

The open road option (with no tunnelled sections) was confirmed as the final design based on the feasibility studies. Wetland crossings were adopted as these comprise open areas in Kampala city and allow the Project to impact upon less property. Small further changes were made to the alignment in March/April 2017 to avoid conflict of the most northerly part of the KSB alignment with the SGR railway alignment.

Further detail regarding the alternative alignments considered is provided in Chapter 4 of the **ESIA** (Project Alternatives).

## 3.5 Project Phases

The Project is split into several phases which are described in more detail below. These phases are the:

- ▶ Pre-construction phase
- ▶ Construction phase
- ▶ Operations phase

### 3.5.1 Pre-construction Phase

The preconstruction phase will involve numerous activities involved in the design, permitting and preparation of the Project. These will include:

#### *Design and Feasibility Studies*

A detailed Project design has been developed from a combination of desk-based research and on the ground feasibility studies. A finalised design has now been produced by UNRA as a result of these studies which takes into account engineering, economic, environmental and social considerations. Studies conducted included: traffic modelling, geotechnical reports, detailed design drawings, environmental surveys, topographical surveys and hydrology and drainage studies. This ESIA documentation is produced as part of these studies during the Pre-Construction phase.

#### *Construction material investigations*

Material investigations involve field visits and collection of intended construction material samples for laboratory tests. During the investigations, sub-grade soils, base material and sub-base materials under the Existing Road as well as along the two alternative new alignments are tested.

The investigations also involve identification and collection of material samples from laterite gravel borrow pits and quarry sites, excavation and collection of materials from test pits along the three road alignments, collection and testing of materials in swamps, among other activities.

In the investigations of construction materials and their sources, the primary project objective was to aid the implementation of technically and financially feasible and cost-effective measures for improving efficiency in its consumption of energy, water, as well as other resources and material inputs, with a focus on areas that are considered core business activities.



Such measures were tasked with integrating the principles of cleaner production into product design and production processes with the objective of conserving raw materials, energy, and water. This has been done and was the basis of selecting potential source areas for the construction materials.

### ***Inventory of Loss***

An Inventory of Loss (IOL) has been conducted documenting all land, assets, crops and people affected by the Project's development. This included a full census of people affected by the Project. The Inventory of Loss for Phase 1 of the Project is outlined in more detail in the *Resettlement and Livelihood Restoration Plan (RLRP, Volume D)*. The IOL informed the calculation of compensation and resettlement costs required for the Project in line with the conditions set under IFC Performance Standard 5.

### ***Traffic and other data collection***

This activity involves collection of all traffic data, patterns, loads and movements on the existing road(s) that would directly impact on the traffic along the proposed road. It also includes cross sectional traffic count (CSC), junction counts (TJC), origin - destination studies (O&D) and axle load surveys.

### ***Resettlement Action Plan***

This Project will displace a sizeable number of people justifying the importance of the development of a full Resettlement Action Plan as is mandatory under national law and international guidelines. The current *Resettlement and Livelihood Restoration Plan* (this document) has been prepared outlining procedures and methodologies to follow in order to ensure the Project meets requirements set by the IFC Performance standards and AfDB Operational Safeguards. The plan outlines the necessary resettlement and compensation measures, the size of the affected population, implementation timetable, consultations conducted and stakeholder opinions, and an estimate of the expected financial costs for resettlement and compensation.

### ***Land acquisition***

The land to be acquired includes all land within the ROW. This will include land required for the widening of the existing road between Lugogo and Kyambogo junction and the land required for the new ROW development represented by the rest of the Project. The amount of land acquisition will vary depending on location along the ROW. For example, at interchanges much larger areas of land will have to be acquired. Additional land will be required to accommodate borrow areas, quarry and blasting sites, access roads and storage sites.

This activity can only be conducted once the IOL work and relevant resettlement activities have been completed.

### ***Resettlement***

Where resettlement has been deemed necessary, the Project will assist the displaced persons throughout the resettlement process ensuring that there is no loss of livelihood as a result of the Project in accordance with IFC Performance Standards and AFDB Operational Safeguards. Resettlement measures to be implemented are outlined in the current RLRP document.

### ***Recruitment of labour force***

Before the start of the Construction phase, the contractors and workforce will need to be recruited to carry out the construction works. At the peak of the works it is expected that up to 1500 people will be employed by the Project. Staffing for the Construction phase is outlined in Section 4.5.2.1.

Project employment will be consistent with UNRA employment policies and relevant international standards including:

- ▶ IFC Performance Standard 2: Labour and working conditions; and



- ▶ AfDB Operational Safeguard 5: Labour conditions, health and safety.

### 3.5.2 Construction Phase

The construction phase will involve the preparation of the site, staffing and the construction of the road infrastructure. Activities will include:

- ▶ Land Clearance (removal of trees, structures, vegetation)
- ▶ Topsoil removal
- ▶ Quarry and borrow pit operations
- ▶ Blasting operations (if required along the alignment)
- ▶ Staff mobilisation
- ▶ Accommodation camp set up, operation and maintenance
- ▶ Asphalt plant set up and operation
- ▶ Establishment of material and equipment stockpile areas
- ▶ Construction of access roads
- ▶ Construction of bridges, junctions, underpasses
- ▶ Drainage works
- ▶ Earthworks (including excavating the road formation, spoil material and drains, filling in of low areas, scarifying and compacting existing material)
- ▶ Surfacing
- ▶ Ancillary works (e.g. construction of fencing, gantries, signage, lighting, tolling stations)
- ▶ Restoration of disturbed sites (e.g. revegetation, removal of access roads into wetlands)
- ▶ Waste management

### 3.5.3 Operations Phase

Following the completion of Project construction, the road will enter the operation's phase where vehicular traffic will be able to use the expressway. The activities involved in this Phase will include:

- ▶ Construction decommissioning
- ▶ Road operation and maintenance
  - Pothole patching
  - Cleaning of drainage facilities
  - Repairs of broken road items
  - Resurfacing
  - Revegetation activities
  - Maintenance of street lights and signs
  - Installation of additional signs

- Collection of toll charges and repairs to the tolling system where required
- Response to road accidents in collaboration with the emergency services
- ▶ Enforcement of traffic rules
- ▶ Waste management
- ▶ Staffing
- ▶ Environmental and social monitoring.

### ***Enforcement of Traffic Rules***

The operations phase will also require the enforcement of local traffic laws on the expressway including:

- ▶ Enforcement of speed limits
- ▶ Enforcement of pedestrian access
- ▶ Enforcement of cleared areas surrounding the alignment.

## **3.6 PPP Scheme**

The Project is expected to be achieved through the use of a public-private partnership. Under this scheme a private contractor will be brought in to build, finance and operate the Project which they will run for 30 years following the Project's construction. The private contractor will earn back the initial costs of construction through the road tolling scheme proposed as part of the expressway. After 30 years, the Project will return to the ownership of the Government of Uganda.

## **3.7 Related Projects**

Several other projects are located in the Project footprint and surrounding environment which will interact with the KJE PPP and have potential cumulative social impacts. These projects include:

- ▶ Malaba-Kampala Standard Gauge Railway (SGR)
- ▶ Bukasa Port Development
- ▶ Namanve Business Park expansion
- ▶ Greater Kampala metropolitan area light rail mass transit
- ▶ Second Kampala Institutional and Infrastructure Development Project
- ▶ Transport Sector Development Project for Uganda
- ▶ Kampala Drainage masterplan
- ▶ A Sewage treatment plant being built near Kinawataka
- ▶ Katosi – Kampala Pipeline Project
- ▶ Other Road transport projects including the Kampala-Northern bypass expansion, the Kampala-Entebbe expressway and the Kampala Outer Beltway Project. The Kampala flyover project is also near the Project Area as is the bridge being built over the river Nile to link to Phase 2 of the KJE road.

Of particular relevance for the Kampala-Jinja Project RLRP is the SGR railway which has been planned to run roughly parallel to the KJE alignment for much of its length. The Ugandan section of the line will run from Kampala to Malaba (on the Eastern border of Uganda) via Tororo, Iganga and Jinja. The section running from Kampala to

Jinja via Mukuno and Lugazi is of relevance to the Project as it follows a similar alignment to both Phase 1 and 2 of the KJE mainline meaning it will affect the same communities and businesses along some of the Project Area. The Kampala-Malaba line will form part of the Mombasa-Kampala railway planned to boost trade and transport links throughout East Africa. It is hoped that this upgrade will mean increasing the amount of goods flowing in and out of Kampala by rail from the current 7.5% to >30% (SGR, 2014).

# **KJE PPP Project Phase 1 RLRP**

## **CHAPTER 4**    Land Acquisition and Displacement Impacts

## 4. LAND ACQUISITION AND DISPLACEMENT

### 4.1 Methodology

A detailed desktop review of available information relevant to the land, acquisition and displacement impacts assessment was undertaken including past feasibility studies, ESIA's and RLRPs, and other relevant documentation.

High resolution satellite imagery from September 2017 was used to complement socio-economic field studies, including: 2018 Census Surveys (conducted by Earth Systems and Atacama in partnership with UNRA); and 2017 / 2018 UNRA compensation and socio-economic assessment data. Spatial data and socio-economic data were used to identify and map Affected Persons and assets likely to be directly impacted by the Project and requiring relocation. The land, asset and infrastructure assessment also drew on the results of current and previous consultations conducted for the ESIA and RLRP to identify potentially impacted assets and people.

A census of the population and assets within the current KSB and KJE alignments has been undertaken, supported by asset and infrastructure mapping of the alignment based on satellite imagery. Settlement areas within Project ROW were identified using a combination of satellite imagery, topographic maps, previous studies and field surveys. Where households or assets were partially located within an impact zone, the entire settlement area, household, business, other structure or asset was classified as being part of this zone, and displacement of the entire household, structure or asset would potentially be required.

Land use and cover used within the ROW was digitised in 2018 based on visual interpretations of recent high-resolution imagery and data available in the ICS 2015 documents. Further information on land and displacement impacts can be found in the KJE PPP Phase 1 ESIA.

### 4.2 Measures to Reduce Displacement

A number of measures to minimise the area impacted by the project have been implemented. Since the initial engineering and design studies have been conducted, a number of alignment options were considered. Chapter 4 of the ESIA (Volume B) describes in detail the different alignment options. Following the Resettlement Action Plans conducted in 2015 of the KSB and KJE components, further definition and realignment was carried out to reduce the severity of land acquisition impacts. When selecting the alignment during the detailed design stages, the following principles were applied:

- ▶ Avoiding densely populated residential areas to the extent possible;
- ▶ Reducing land acquisition and demolition of residential property allowing Affected Persons and businesses to retain and use remaining unaffected land where safe to do so;
- ▶ Considering location of other planned infrastructure projects and reducing potential for cumulative impacts or accessibility impacts;
- ▶ Avoiding areas with cultural, land use or ecosystem services values;
- ▶ Enhancing economic benefits through improved accessibility for existing or planned commercial and industrial areas; and
- ▶ Designing a narrow road reserve without compromising safety of road users or options for features to control runoff, erosion and noise.

### 4.2.1 Reducing the Impact of Project Construction

Construction will mainly involve land clearance, topsoil removal, quarry operations, blasting, construction of access roads and other temporary supporting infrastructure and drainage works. A number of measures will be implemented to reduce the impacts of Project construction:

- ▶ Optimising construction design, reducing construction timeframe and conducting detailed planning and consultation prior to land acquisition;
- ▶ Require construction contractor to develop a Construction Environmental Management Plan;
- ▶ Introducing temporary alternative access routes to reduce impacts on accessibility and traffic (vehicle and pedestrian);
- ▶ Using local sources of construction materials to reduce extent of disturbance in other areas;
- ▶ Reduce contamination of unaffected land through road runoff capture and treatment, and strict waste management procedures;
- ▶ Implementing dust suppression measures during land clearance to reduce impacts on air quality and aesthetic impacts on surrounding land; and
- ▶ Restoration of disturbed sites such as revegetation along embankments, removal of waste rock and other building materials and the removal of excess sediment from watercourses, wetlands and drains.

### 4.2.2 Related Projects

The Project has potential to lead to cumulative adverse impacts when considered alongside other development projects in the region. At present, there are at least 10 known planned projects that will potentially impact the same settlement areas as those of the proposed KJE Project. These are:

- ▶ Malaba-Kampala Standard Gauge Railway (SGR)
- ▶ Greater Kampala metropolitan area light rail mass transit
- ▶ Second Kampala Institutional and Infrastructure Development Project
- ▶ Transport Sector Development Project for Uganda
- ▶ Kampala Flyover Project
- ▶ Kampala Outer Beltway Project
- ▶ Kampala-Entebbe Expressway
- ▶ Mukono—Katosi Road
- ▶ Bukasa Inland Dry Port
- ▶ Katosi – Kampala Pipeline
- ▶ Luzira Industrial Park Project

These projects are at different stages of development. For example, the current SGR alignment is expected to cross over with the KJE alignment at several points. The SGR has gone through the environmental permitting process and is in the process of land acquisition. As a result, cumulative impacts on social values and existing commercial properties can be expected if not properly managed. For example, there is a risk of greater levels of displacement and severance issues due to the proximity of the two projects, including in the high density Kasokoso/Kinawataka area. However, there may also be positive cumulative impacts such as increased



employment opportunities and accessibility. At this stage it is expected that the Metre Gauge Rail will be revitalised prior to the SGR.

Projects such as the Kampala-Entebbe Expressway (KEE) Project also undertaken by UNRA have completed their land expropriation process and will therefore serve as a precedent for mitigation, resettlement and livelihood restoration measures.

### 4.3 Loss of Land and Assets

Affected land and structures include the following categories:

- ▶ Land including agricultural land (subsistence and commercial);
- ▶ Wetlands;
- ▶ Housing;
- ▶ Crops and trees;
- ▶ Infrastructure and utilities;
- ▶ Businesses including formal and informal; and
- ▶ Community property including schools, places of worship, cultural sites.

Land acquisition for the Project ROW will result in a land loss of approximately 593.5 ha of land, including 476.9 ha as a result of the KJE alignment from Kampala to Namagunga, and 116.6 ha as a result of the KSB alignment. The main type of land affected by the Project is agro-pastoral land (138 ha; 29%), all of which is located along the KJE alignment, largely within Mukono District (128.3 ha), and to a lesser extent, in Buikwe and Wakiso Districts. Loss of agro-pastoral land is likely to have associated impacts on local livelihoods through the loss of land for subsistence agriculture and livestock grazing.

The most significant impacts of land loss are expected to occur as a result of the loss of settlement land during Project land acquisition. Approximately 120.2 ha (20%) of land cover is settlement land which will be impacted as a result of the Project ROW; 68.9 ha in KJE, and 51.4 ha in KSB.

**Table 4-1 Land cover potentially impacted by the KSB and KJE alignments**

Habitat Classifications	KJE Area (ha)	% of KJE	KSB Area (ha)	% of KSB	Total Area (ha)	% of Total
Agro-pastoral Land	138.0	29%			138.0	23%
Cleared Land / Minor Agriculture	34.2	7%	14.9	13%	49.1	8%
Degraded Wetland	25.7	5%			25.7	4%
Drainage	2.2	<1%	1.4	1%	3.6	1%
Fallow Land	17.9	4%			17.9	3%
Industrial Area	28.8	6%	2.4	2%	31.2	5%
Open Semi-Evergreen Forest	15.7	3%			15.7	3%
Tree Plantation	10.0	2%			10.0	2%
Recreational Area	0.7	<1%	0.4	<1%	1.1	0%
Road	25.3	5%	8.8	8%	34.1	6%
Scrubland	26.4	6%			26.4	4%
Semi-Evergreen Forest	4.6	1%			4.6	1%
Settlement Area	68.9	14%	51.4	44%	120.2	20%
Tea Plantation	28.9	6%			28.9	5%
Urban Forest	0.6	<1%	5.4	5%	6.0	1%

Habitat Classifications	KJE Area (ha)	% of KJE	KSB Area (ha)	% of KSB	Total Area (ha)	% of Total
Wetland - Cultivated	17.6	4%	29.8	26%	47.4	8%
Wetland - Papyrus	31.4	7%	2.1	2%	33.5	6%
<b>Total:</b>	<b>476.9</b>	<b>100%</b>	<b>116.6</b>	<b>100%</b>	<b>593.5</b>	<b>100%</b>

Phase 1 of the KJE Mainline will result in a loss of approximately 4,488 structures within the ROW (Table 4-2). The vast majority of structures are within the first 10 kilometres of the KJE, located in the Nakawa Division and Kira Municipality of the Kampala and Wakiso districts respectively. These built-up areas consist of housing, shops and industrial facilities. A total of 3505 of these assets are considered to be houses with the majority, 60.3 per cent, listed as small residences (Table 4-2). Along the KSB alignment, approximately 3617 structures were identified using recent September 2017 satellite imagery, the majority of which were small and small-medium sized structures sized <0.08 ha. 344 Large industrial structures (area >0.016 ha) were additionally identified.

**Table 4-2 Number of structures along the alignment**

Total number of structures	KJE	KSB	Total
Small (<0.004 ha)	2706	1472	4178
Small-medium (0.004 - 0.008 ha)	1131	1160	2291
Medium (0.008 - 0.012 ha)	367	560	927
Medium-large (0.012-0.016)	132	233	365
Large/industrial (>0.016 ha)	152	192	344
<b>Total</b>	<b>4,488</b>	<b>3,617</b>	<b>8,105</b>

Source: 2018 Census Survey (Earth Systems) and inspection of 2018 Satellite Imagery.

Land types and assets along the KJE and KSB alignments are presented visually in the following sections.

### 4.3.1 Land Types within the Phase 1 KJE Alignment

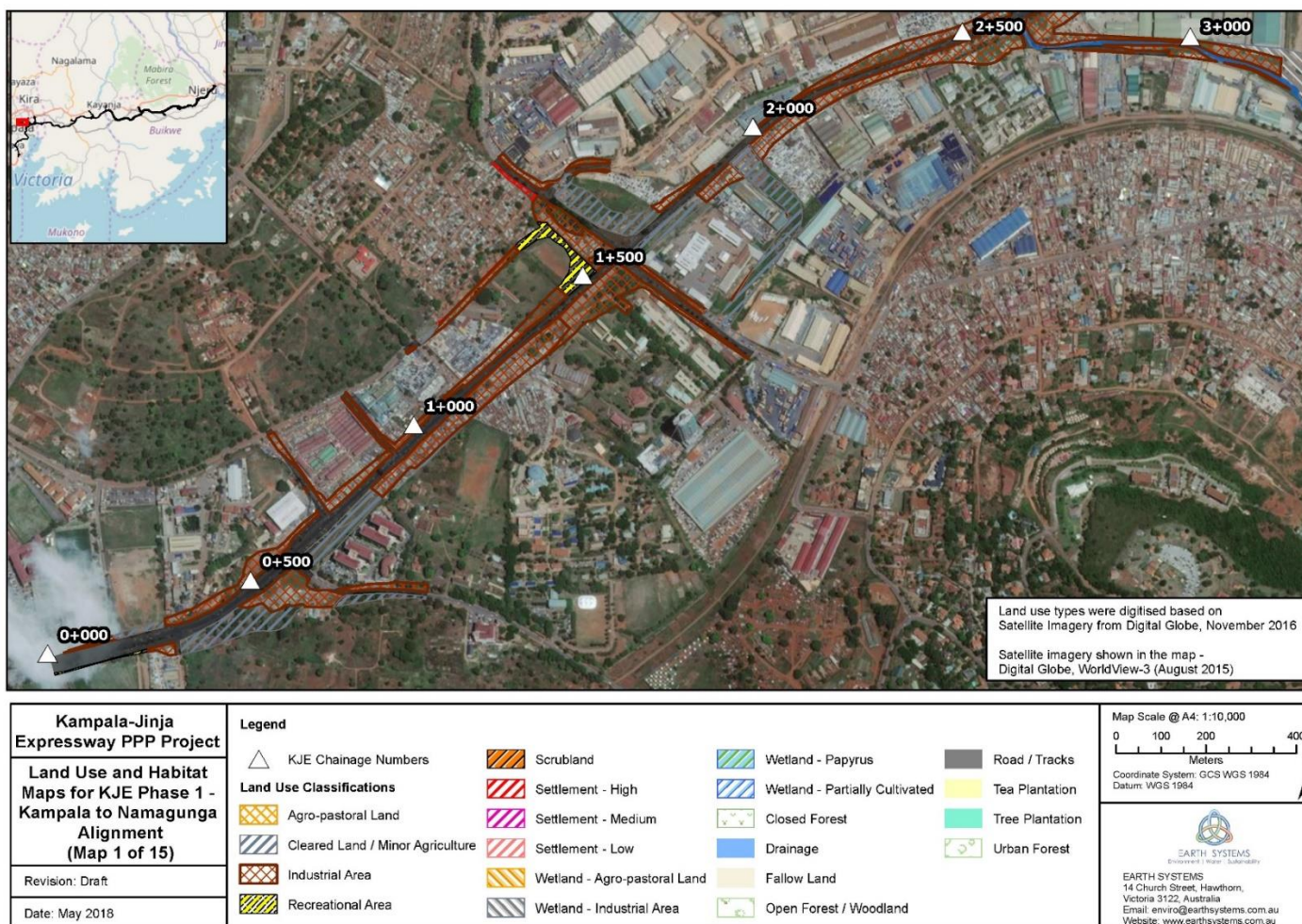


Figure 4-1 Land and habitat types within the KJE alignment – Chainage 0+000 to 3+000 (Map 1 of 15)



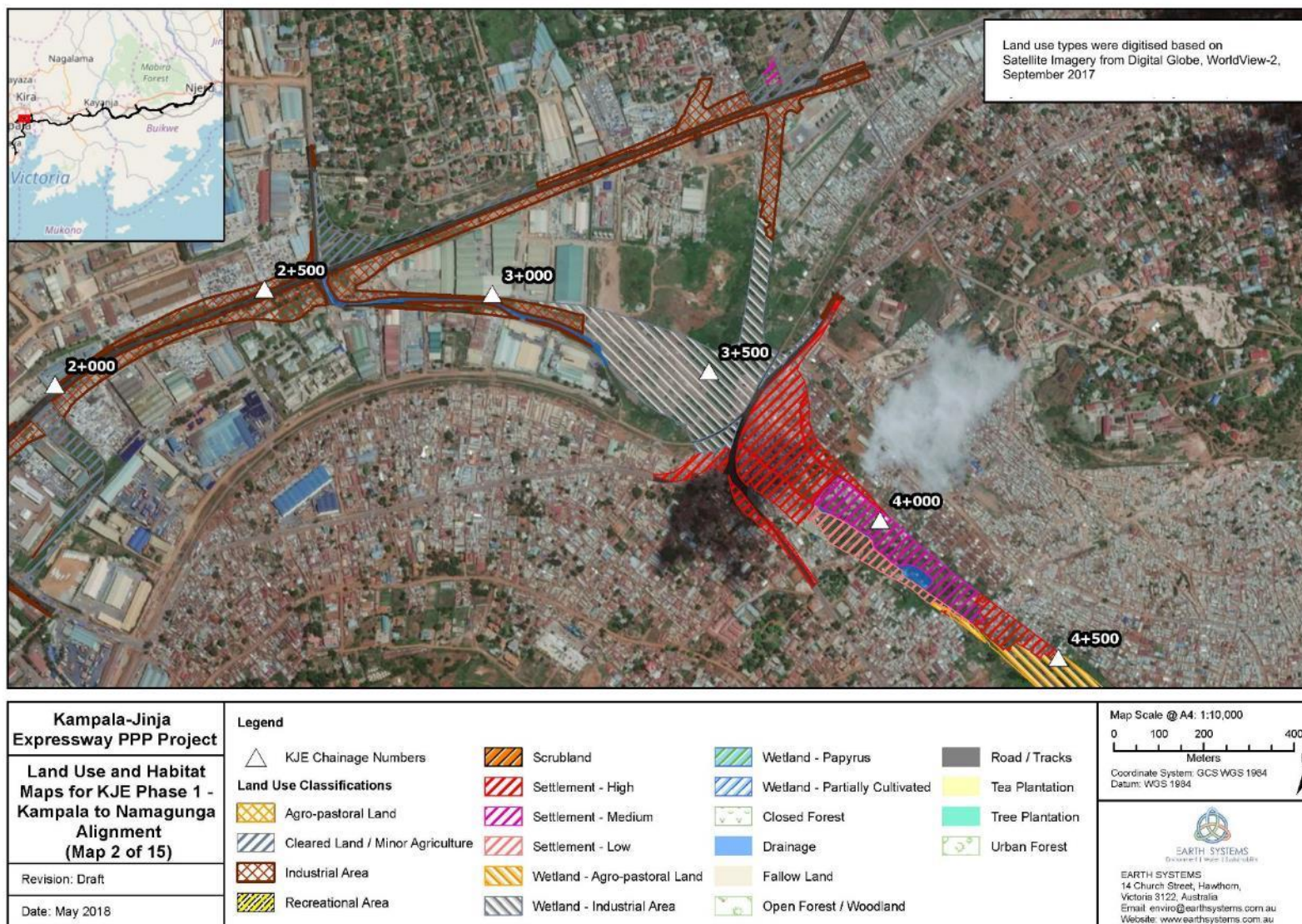


Figure 4-2 Land types and habitat within the KJE alignment – Chainage 2+000 to 4+500 (Map 2 of 15)



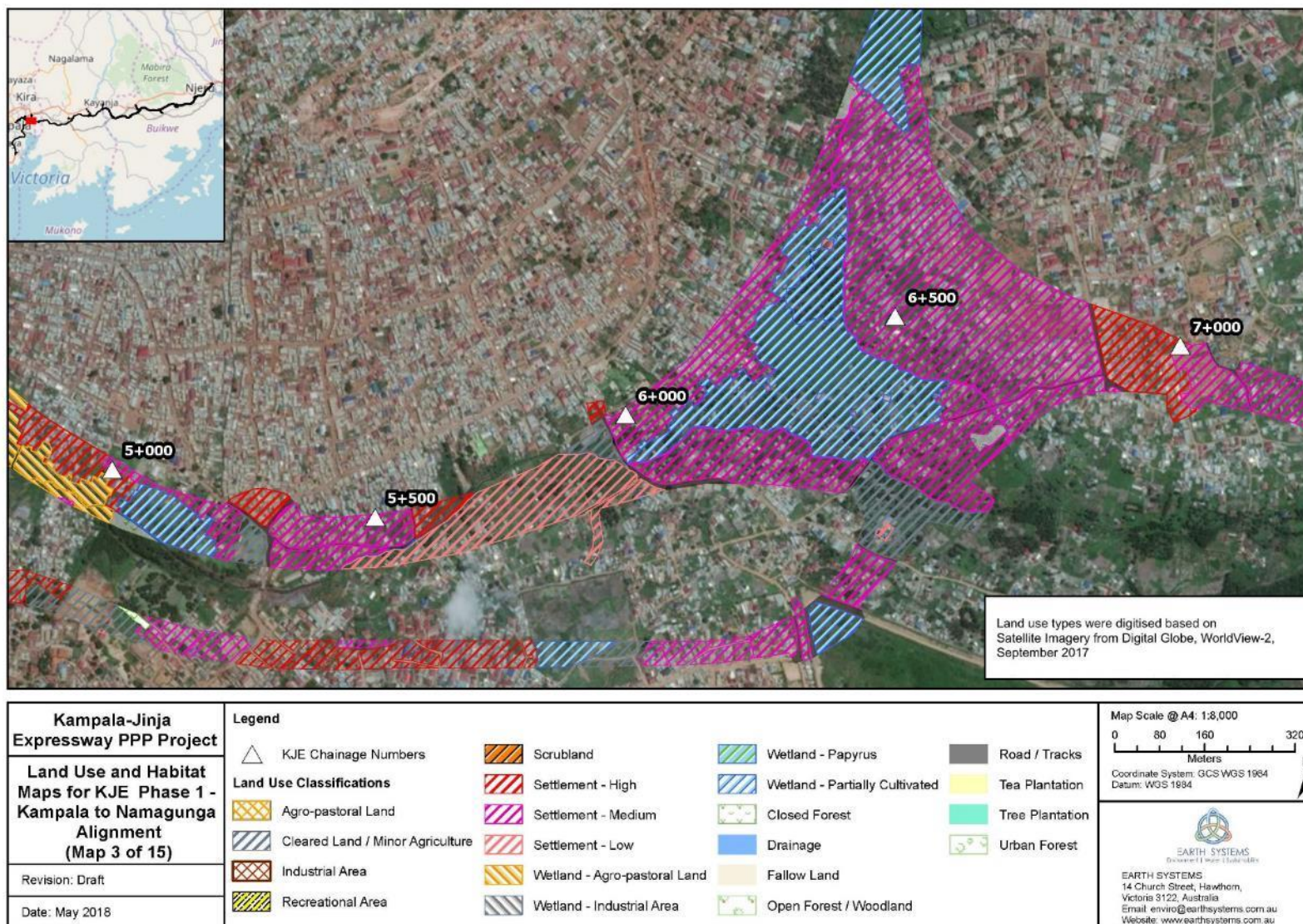


Figure 4-3 Land types and habitat within the KJE alignment – Chainage 4+500 to 7+000 (Map 3 of 15)



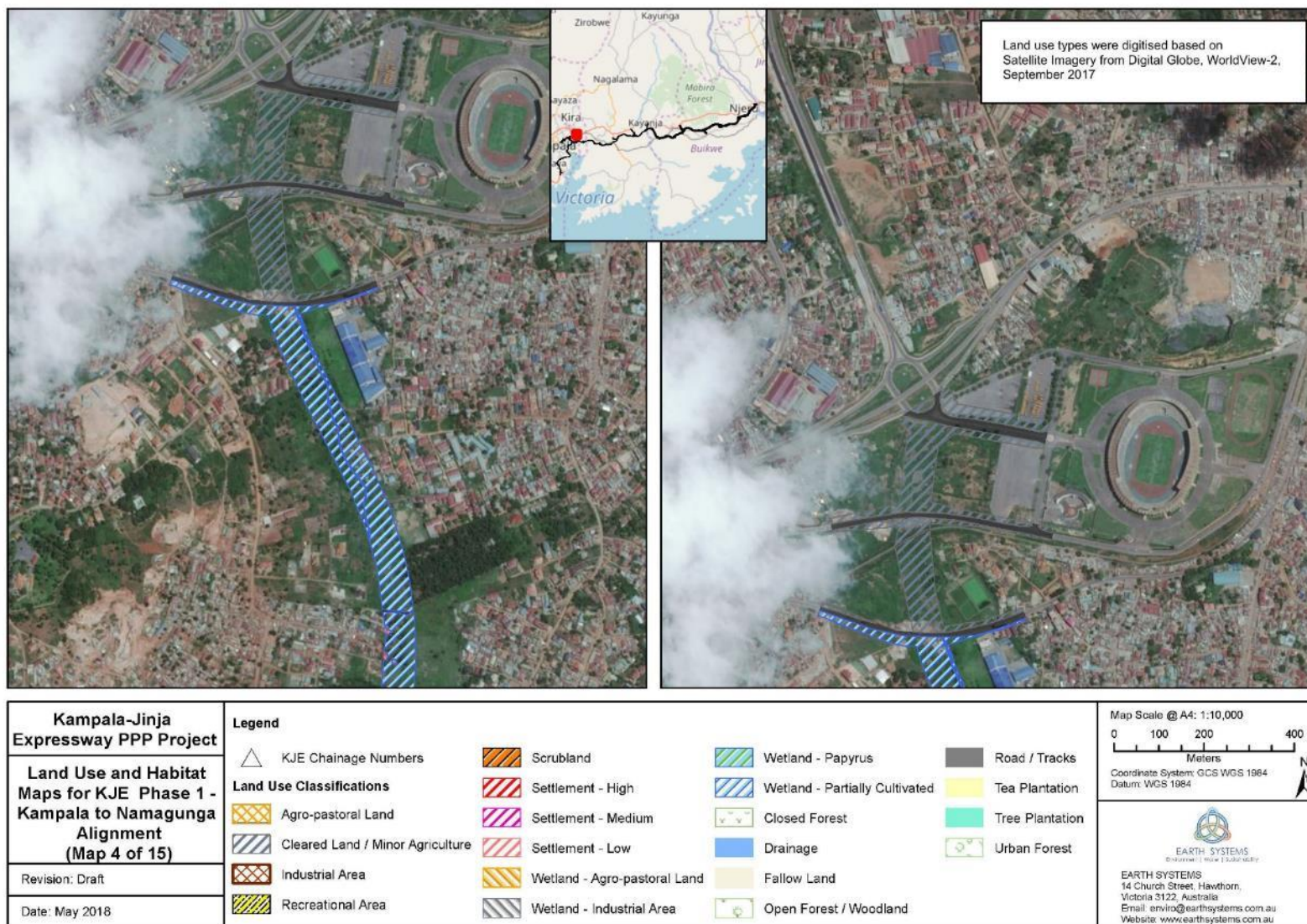


Figure 4-4 Land types and habitat within the KJE alignment – Chainage 6+500 to 6+600 (Map 4 of 15)



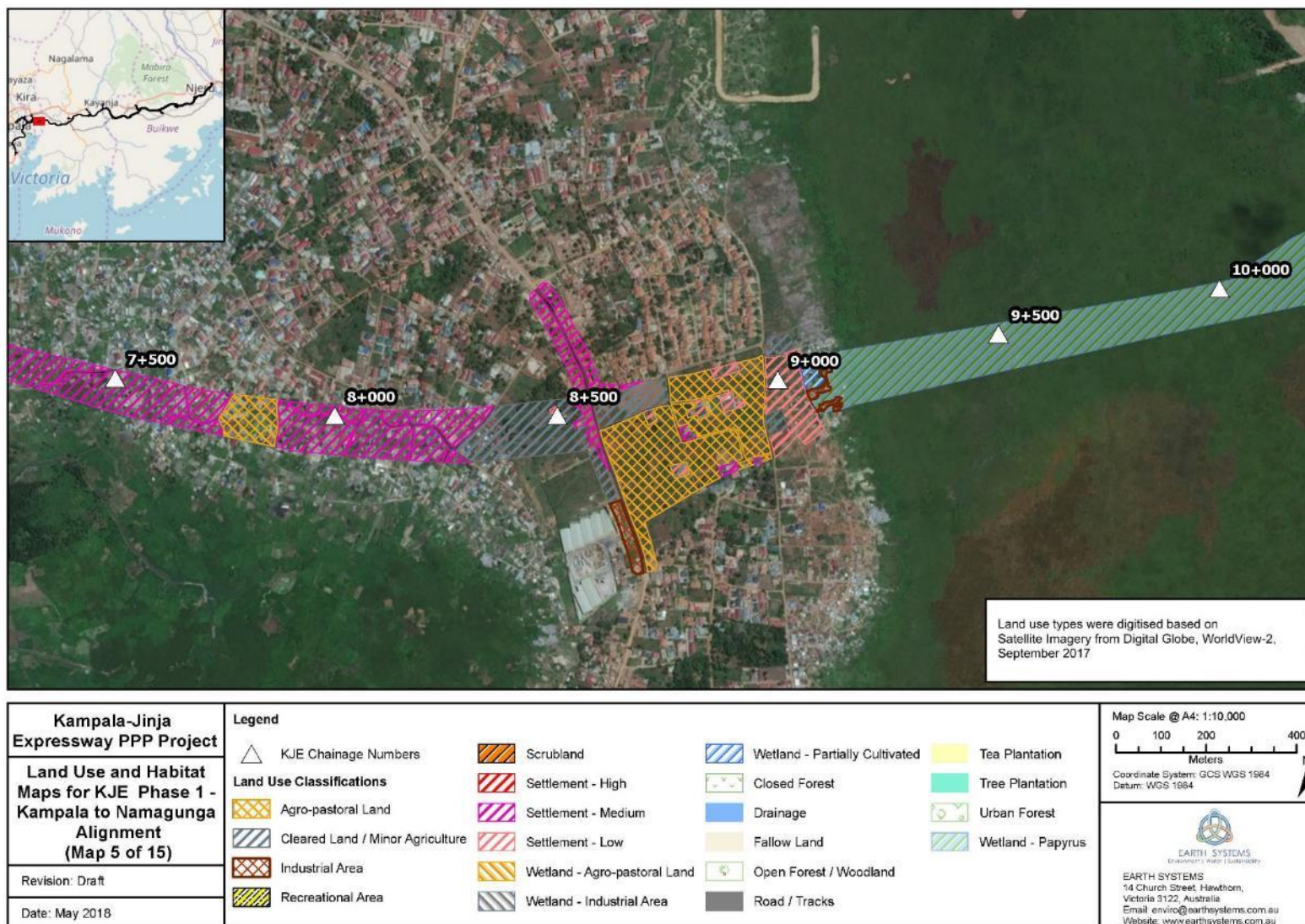


Figure 4-5 Land types and habitat within the KJE alignment – Chainage 7+500 to 10+000 (Map 5 of 15)

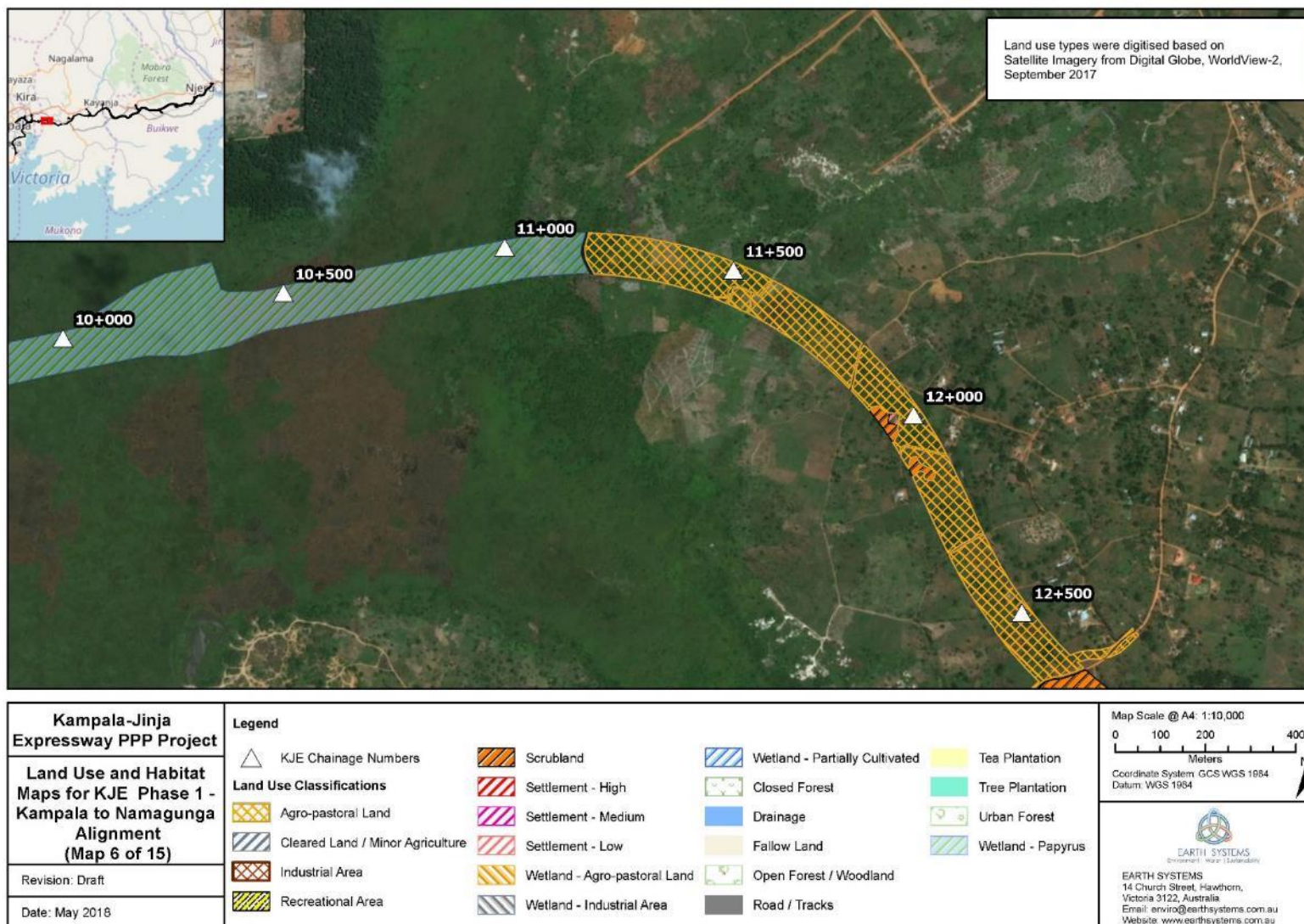


Figure 4-6 Land types and habitat within the KJE alignment – Chainage 10+000 to 12+500 (Map 6 of 15)



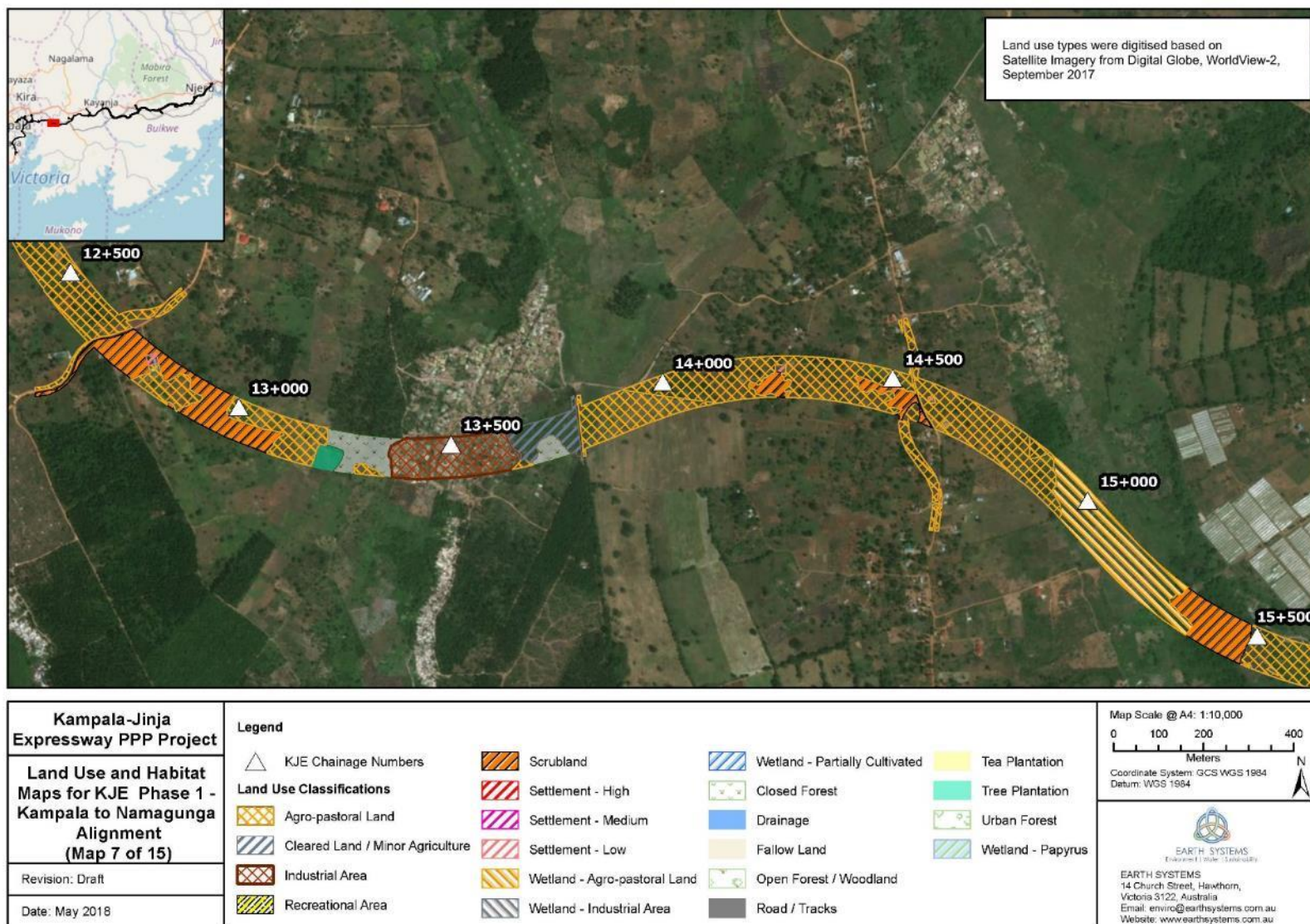


Figure 4-7 Land types and habitat within the KJE alignment – Chainage 12+500 to 15+500 (Map 7 of 15)



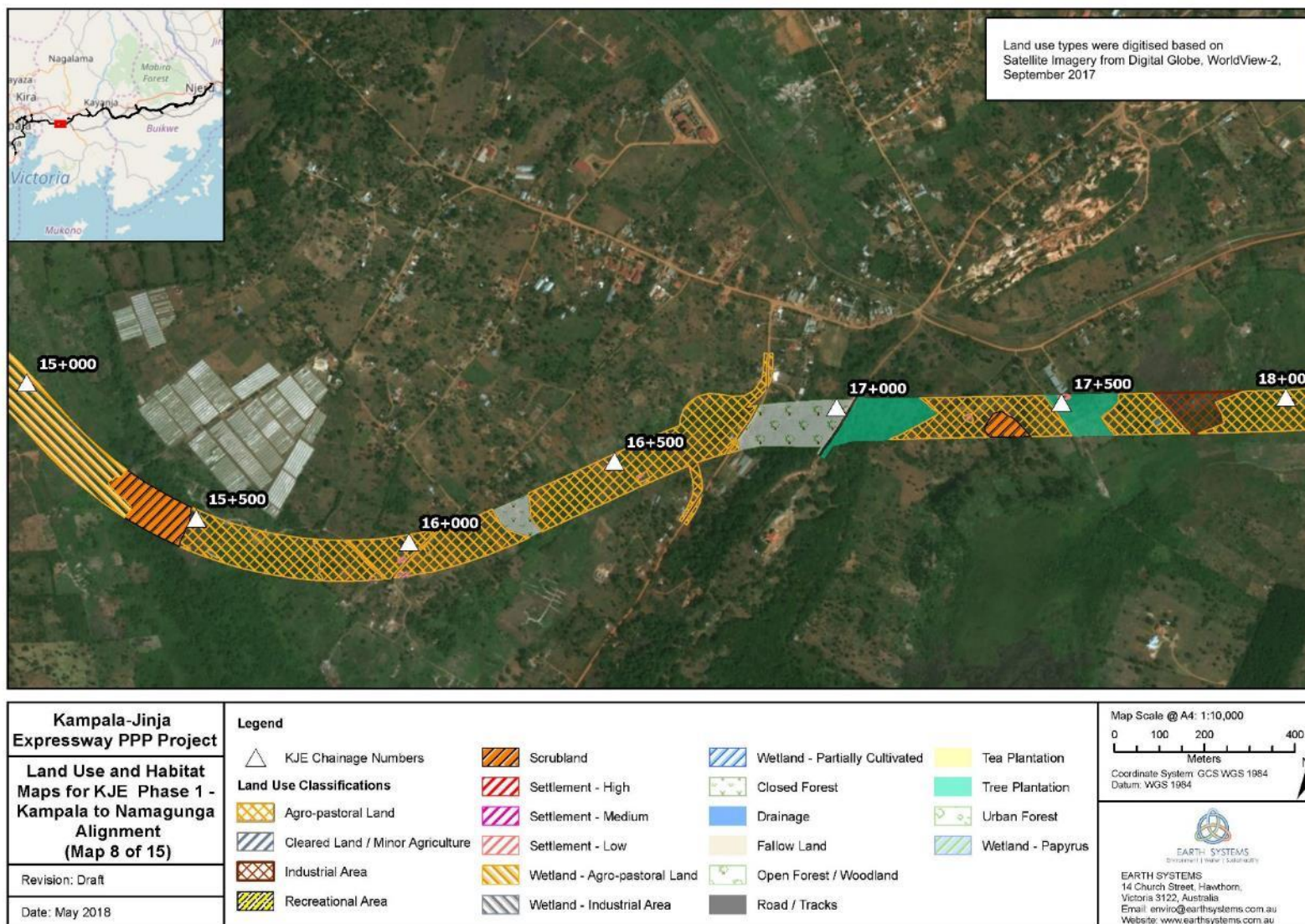


Figure 4-8 Land types and habitat within the KJE alignment – Chainage 15+000 to 18+000 (Map 8 of 15)



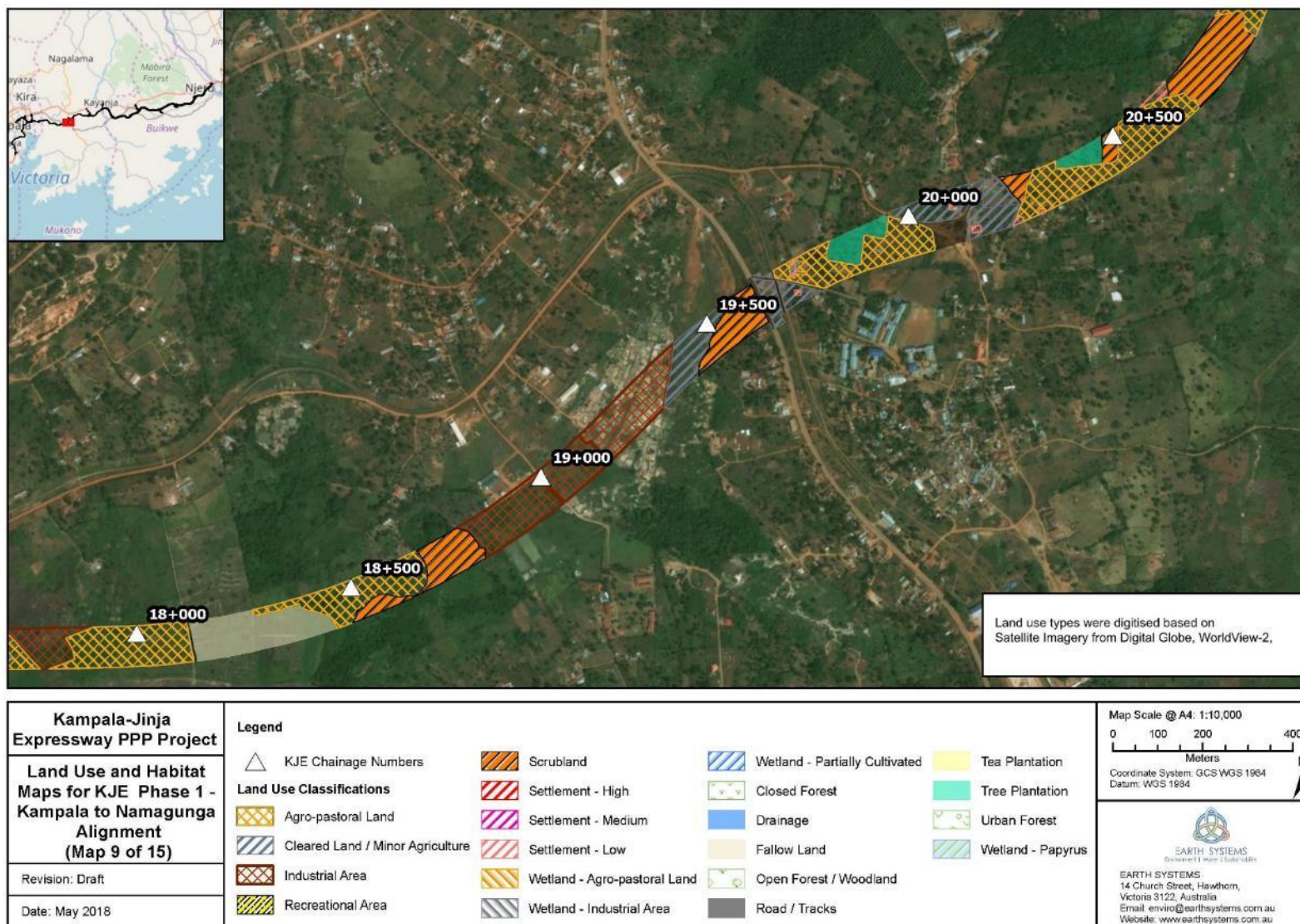


Figure 4-9 Land types and habitat within the KJE alignment – Chainage 18+000 to 20+500 (Map 9 of 15)



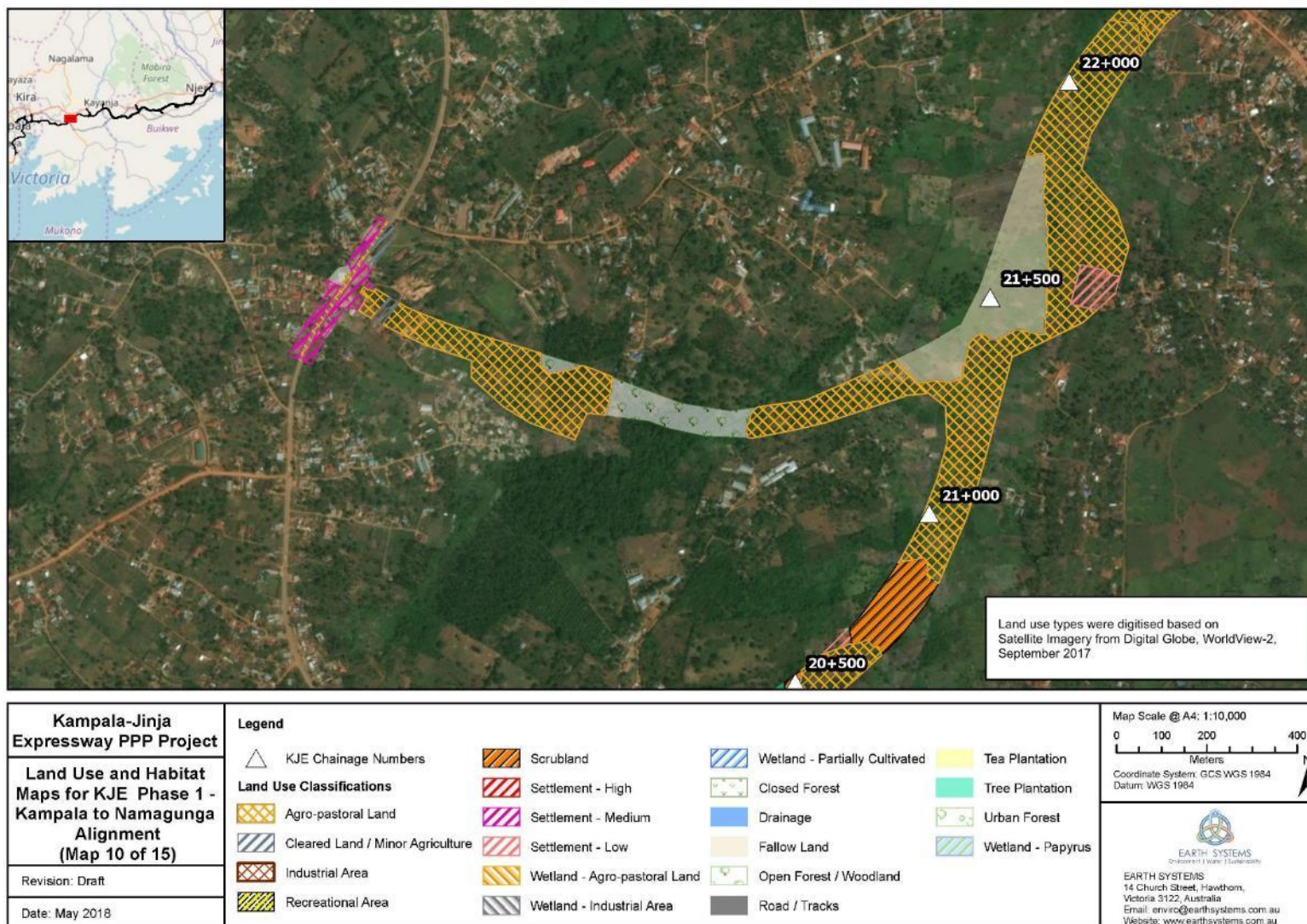


Figure 4-10 Land types and habitat within the KJE alignment – Chainage 20+000 to 22+000 (Map 10 of 15)



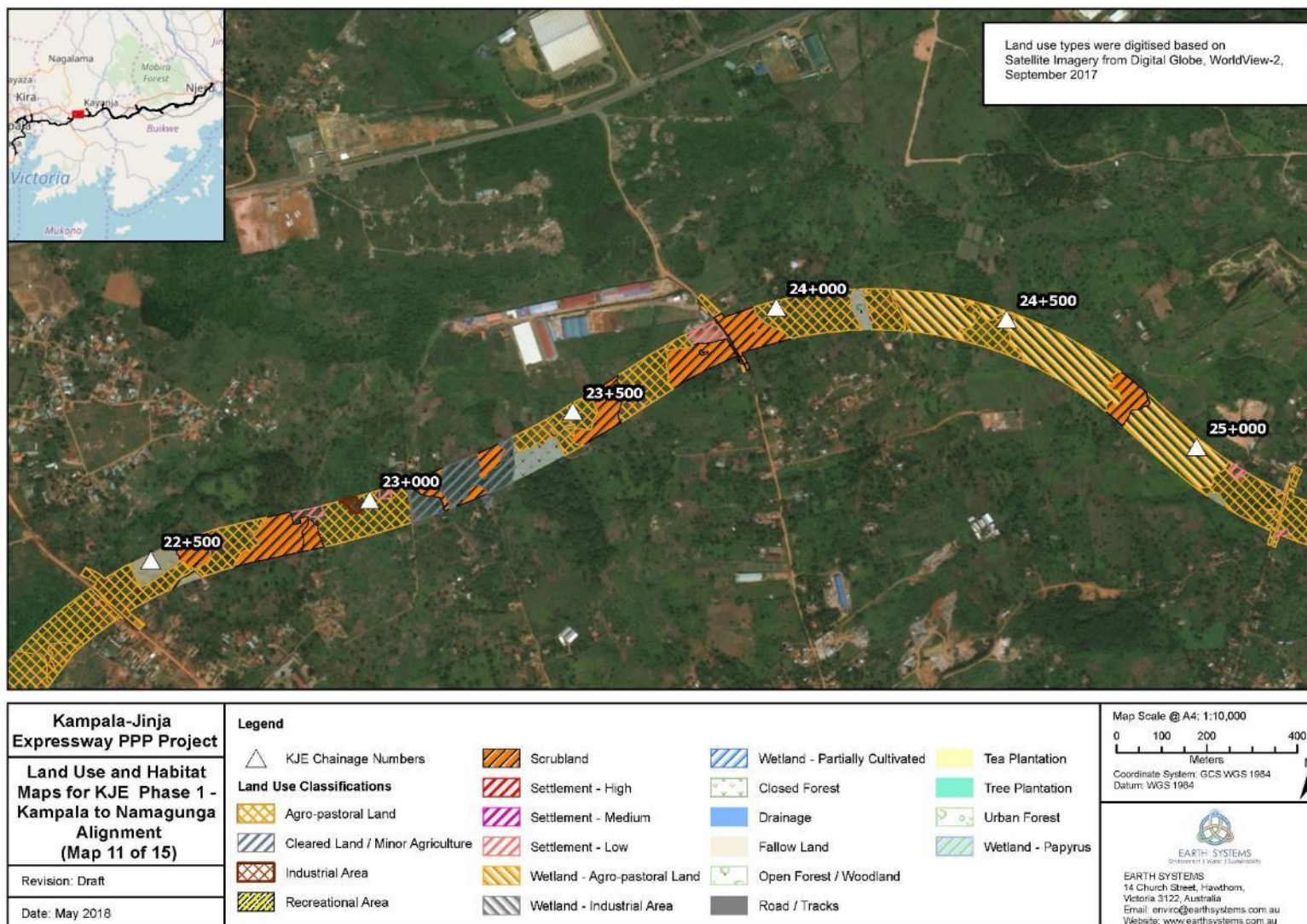


Figure 4-11 Land types and habitat within the KJE alignment – Chainage 22+000 to 25+000 (Map 11 of 15)



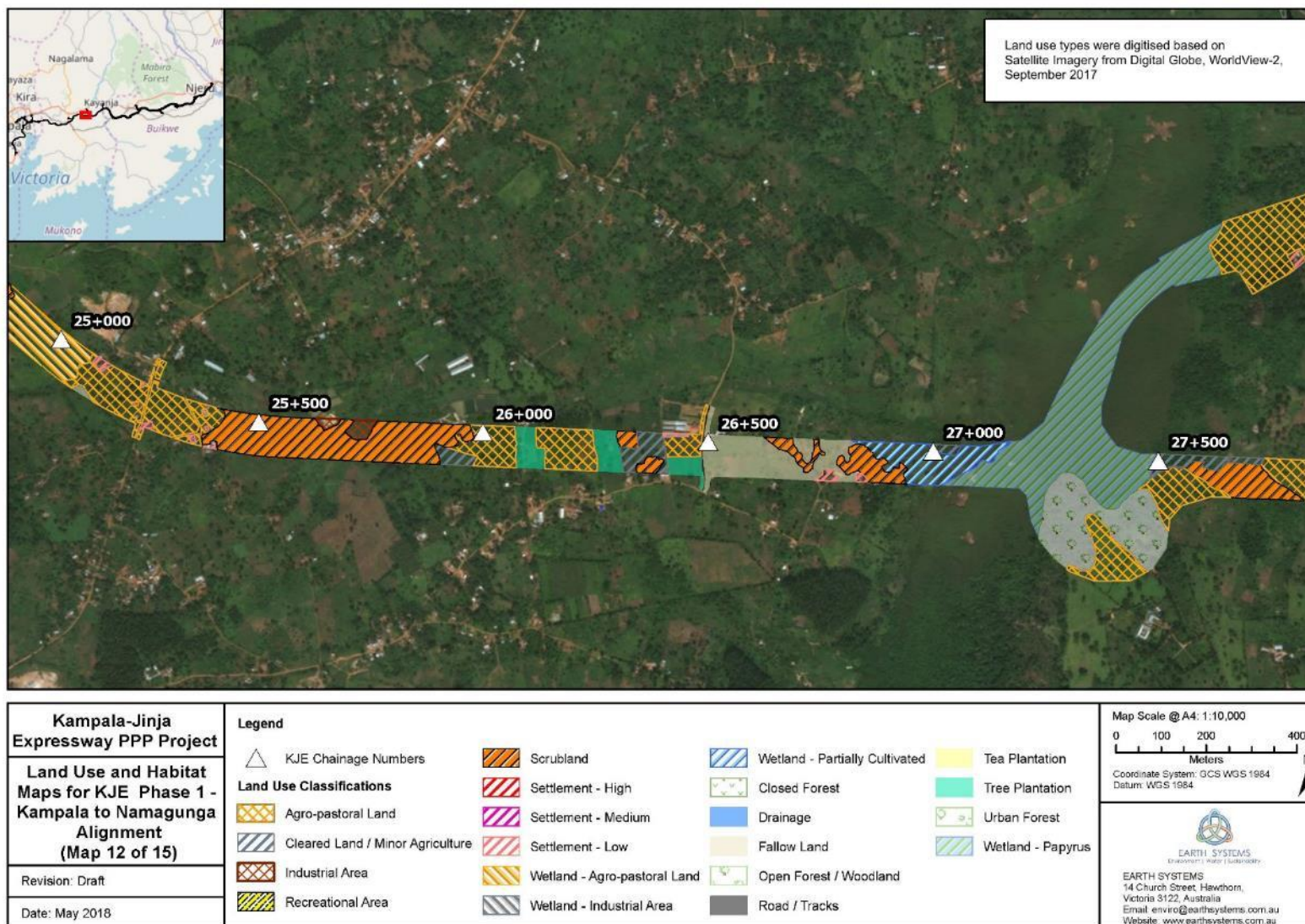


Figure 4-12 Land types and habitat within the KJE alignment – Chainage 25+000 to 27+500 (Map 12 of 15)



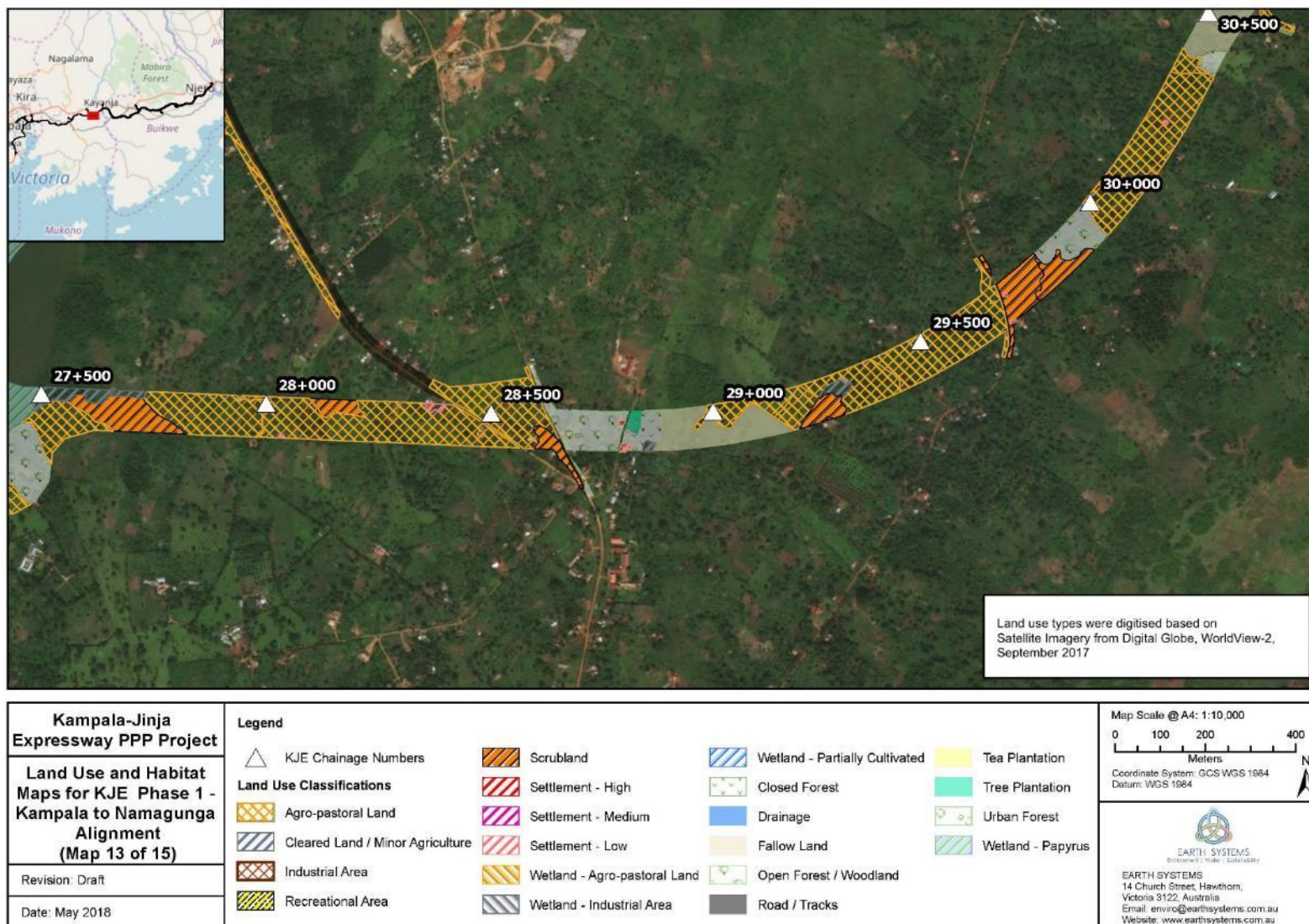


Figure 4-13 Land types and habitat within the KJE alignment – Chainage 27+000 to 30+500 (Map 13 of 15)

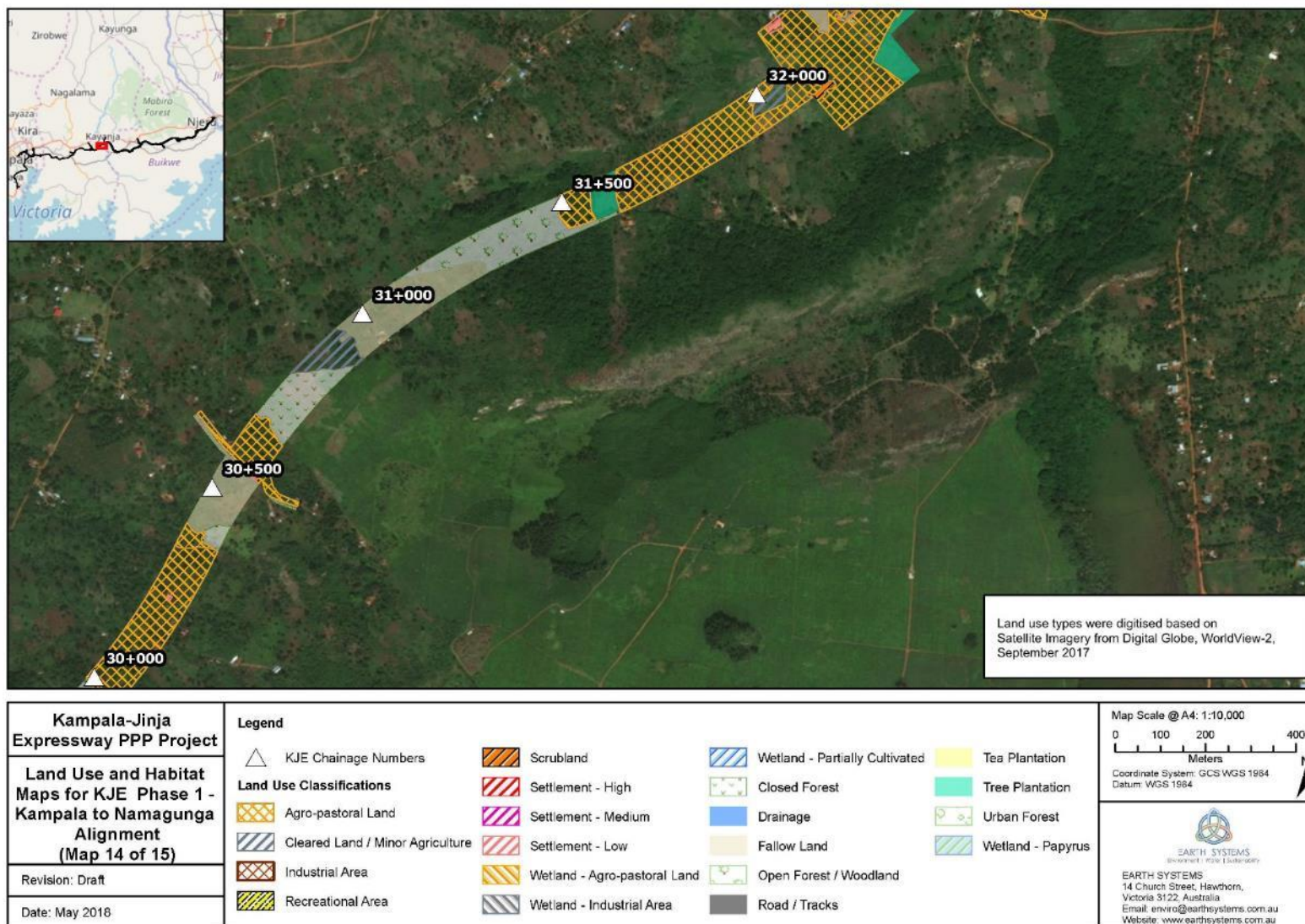


Figure 4-14 Land types and habitat within the KJE alignment – Chainage 30+000 to 32+000 (Map 14 of 15)



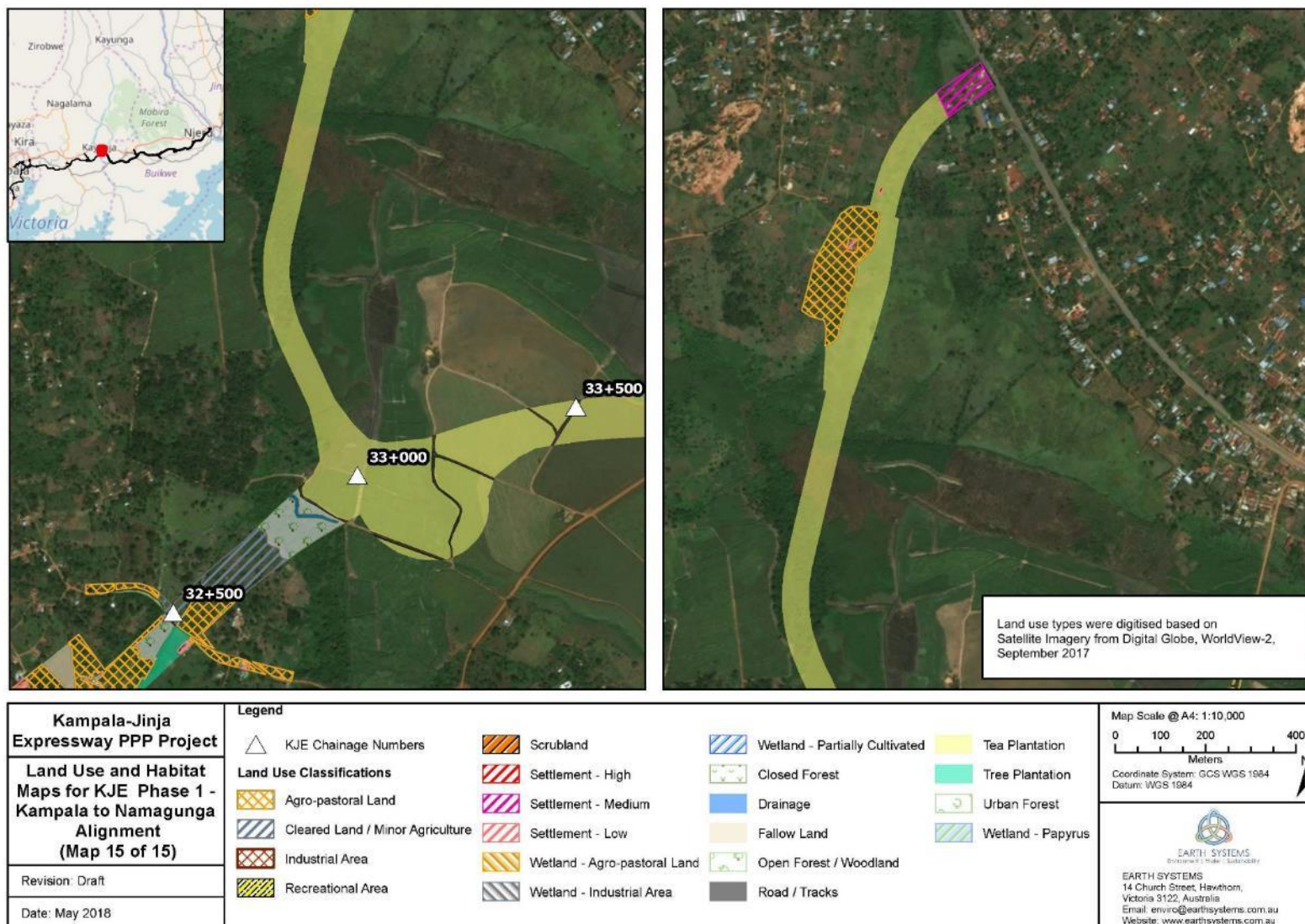


Figure 4-15 Land types and habitat within the KJE alignment – Chainage 32+500 to 33+500 (Map 15 of 15)



### 4.3.2 Land Types within the KSB Alignment

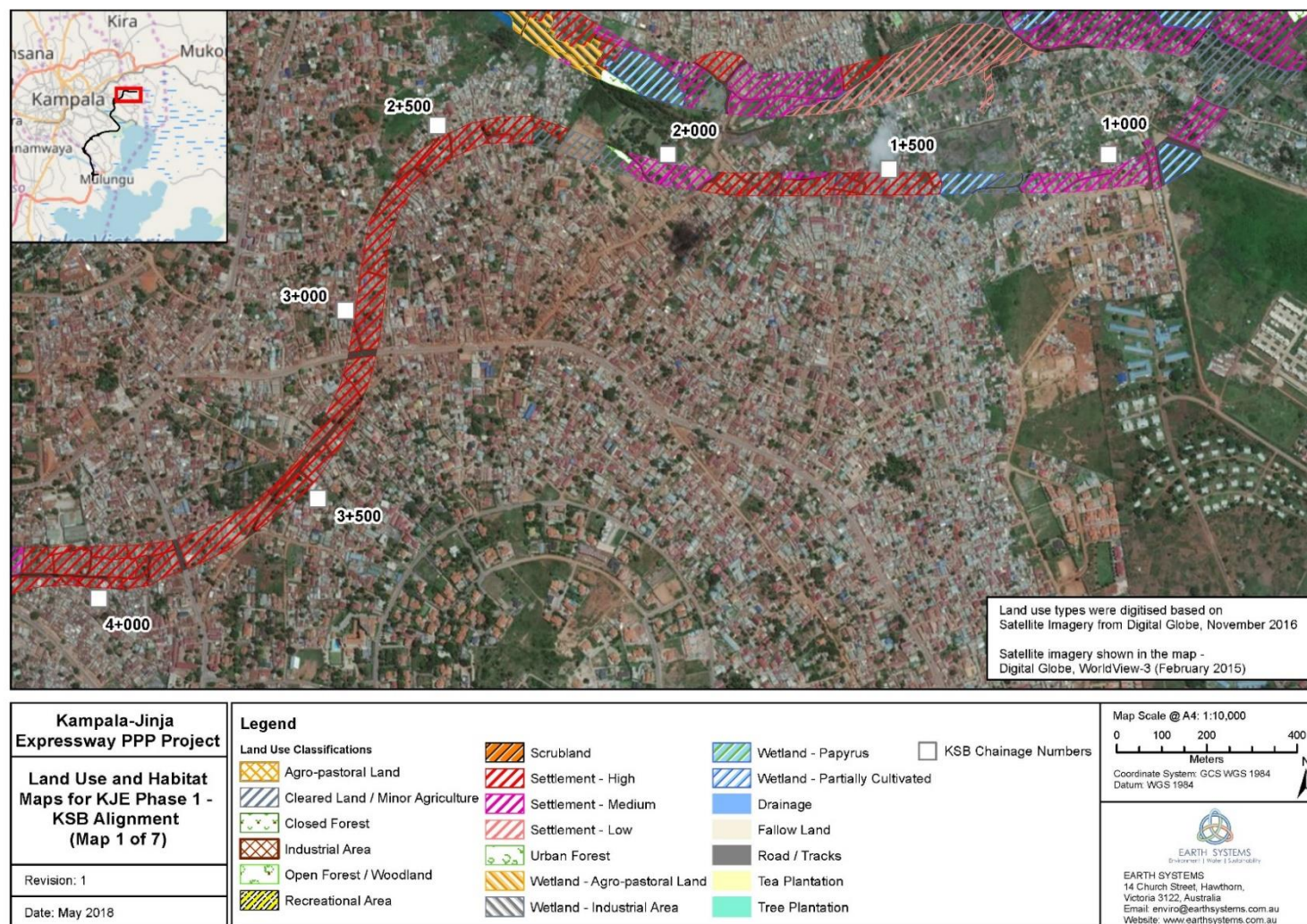


Figure 4-16 Land use and habitat types within the KSB alignment – Chainage 1+000 to 4+000 (Map 1 of 7)



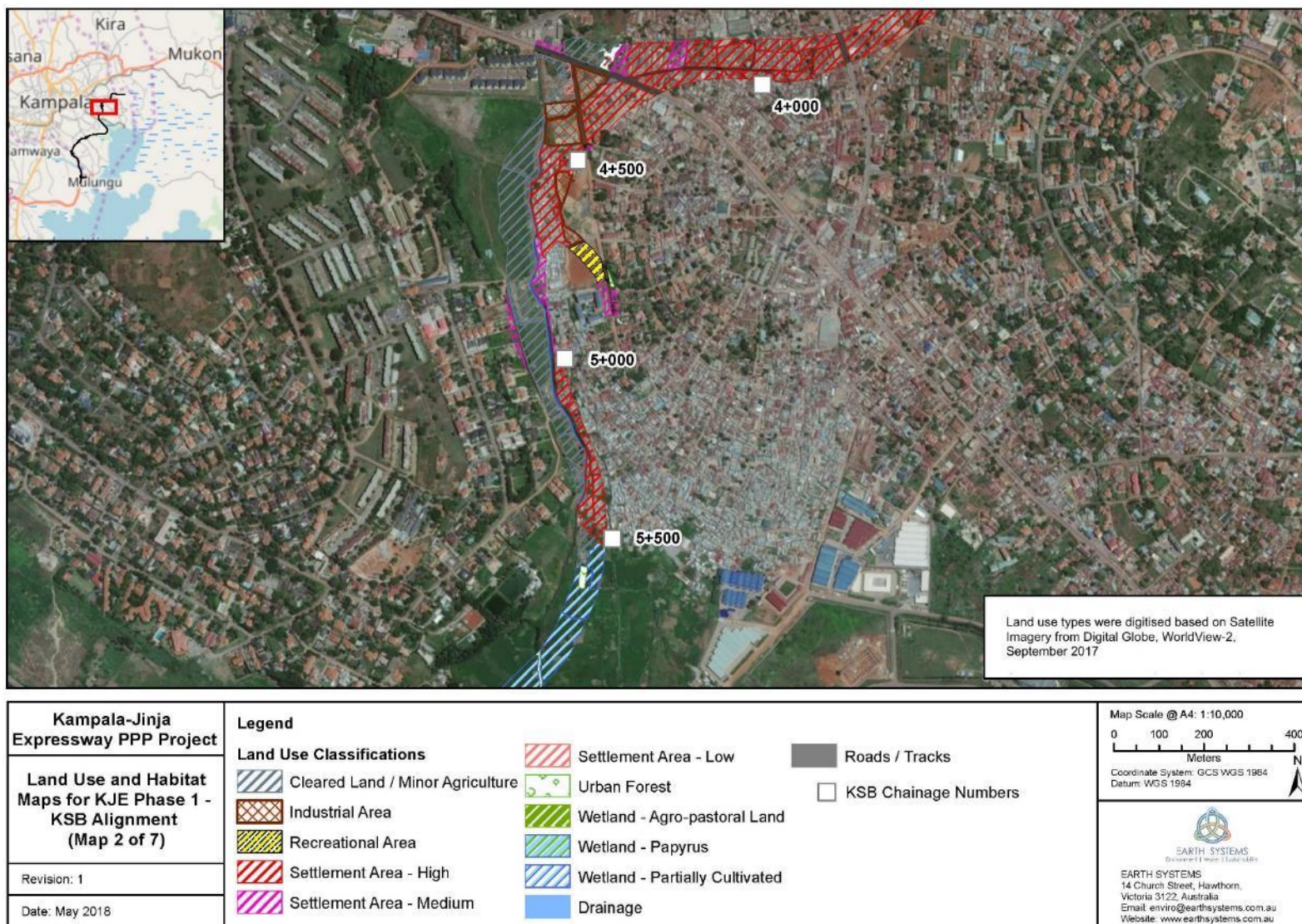


Figure 4-17 Land use and habitat types within the KSB alignment – Chainage 4+000 to 5+500 (Map 2 of 7)



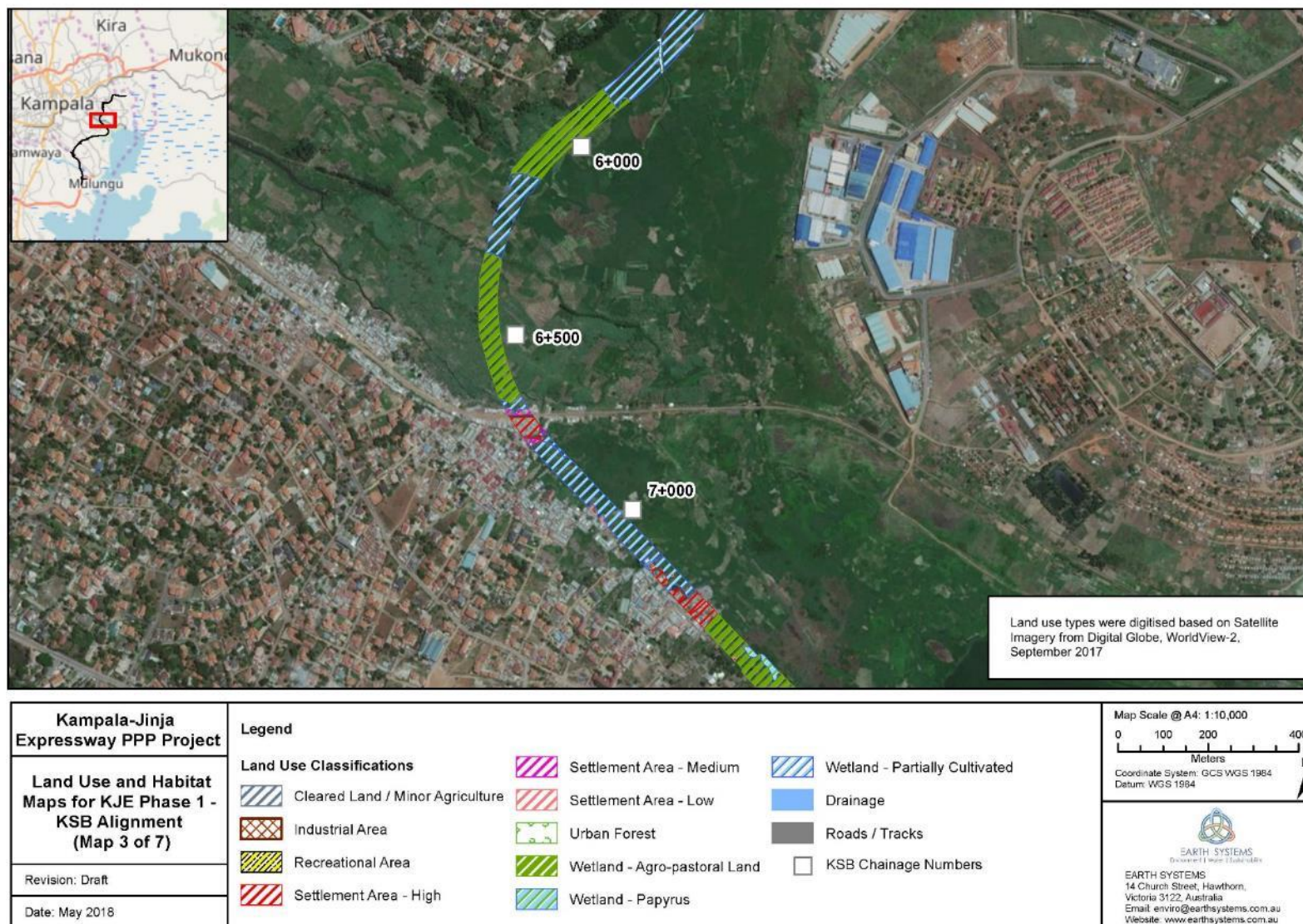


Figure 4-18 Land use and habitat types within the KSB alignment – Chainage 6+000 to 7+000 (Map 3 of 7)



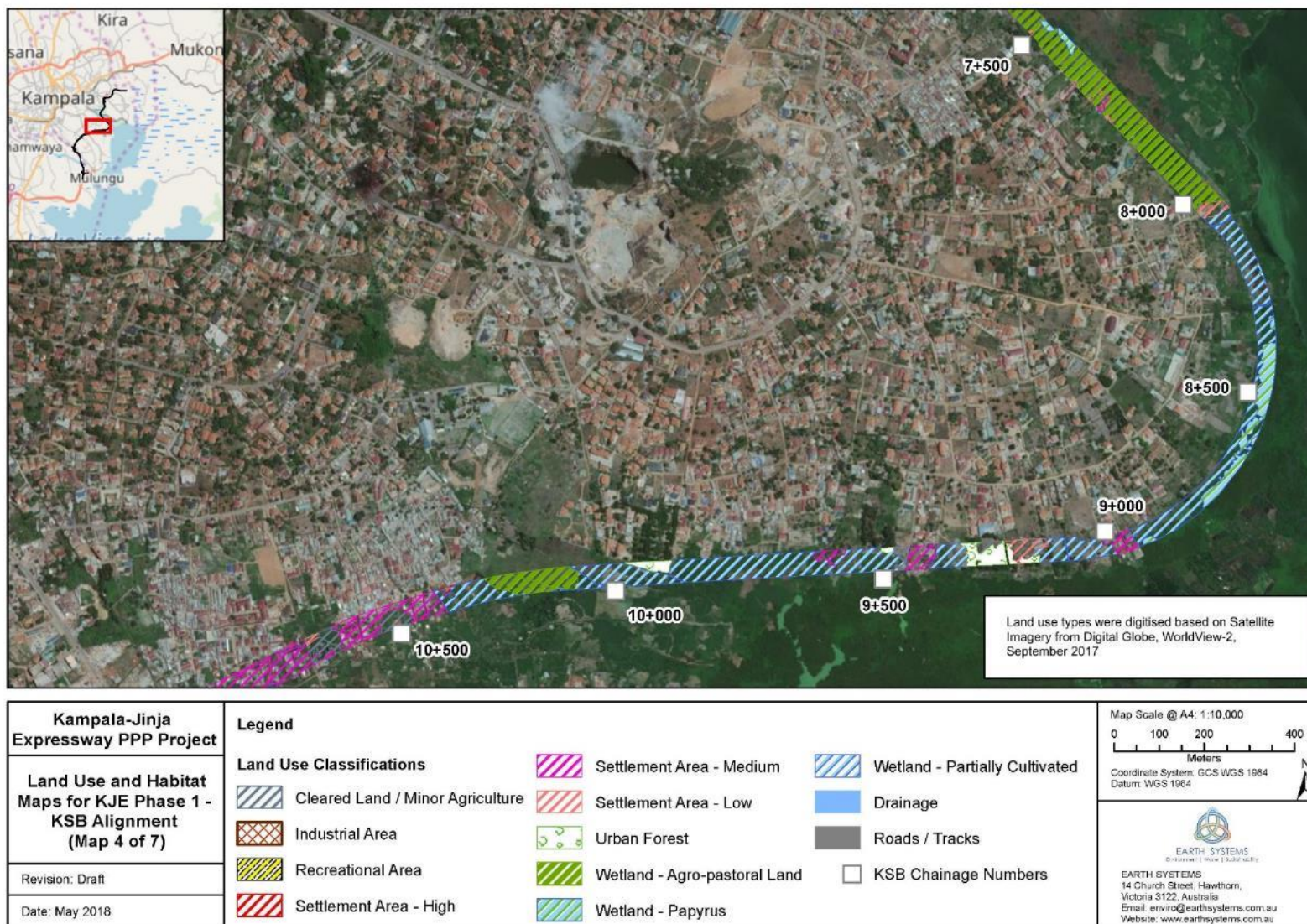


Figure 4-19 Land use and habitat types within the KSB alignment – Chainage 7+500 to 10+500 (Map 4 of 7)



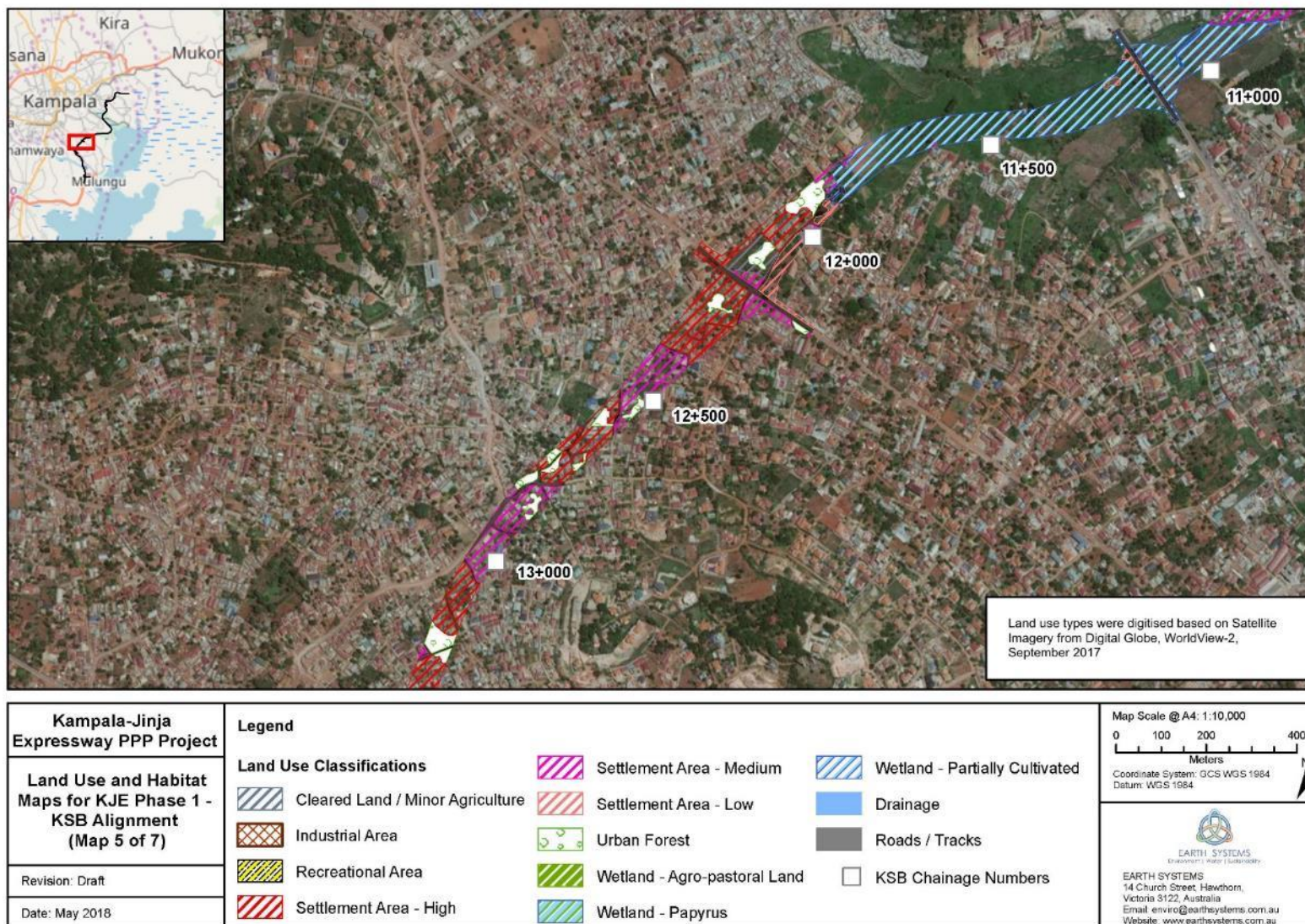


Figure 4-20 Land use and habitat types within the KSB alignment – Chainage 11+000 to 13+000 (Map 5 of 7)



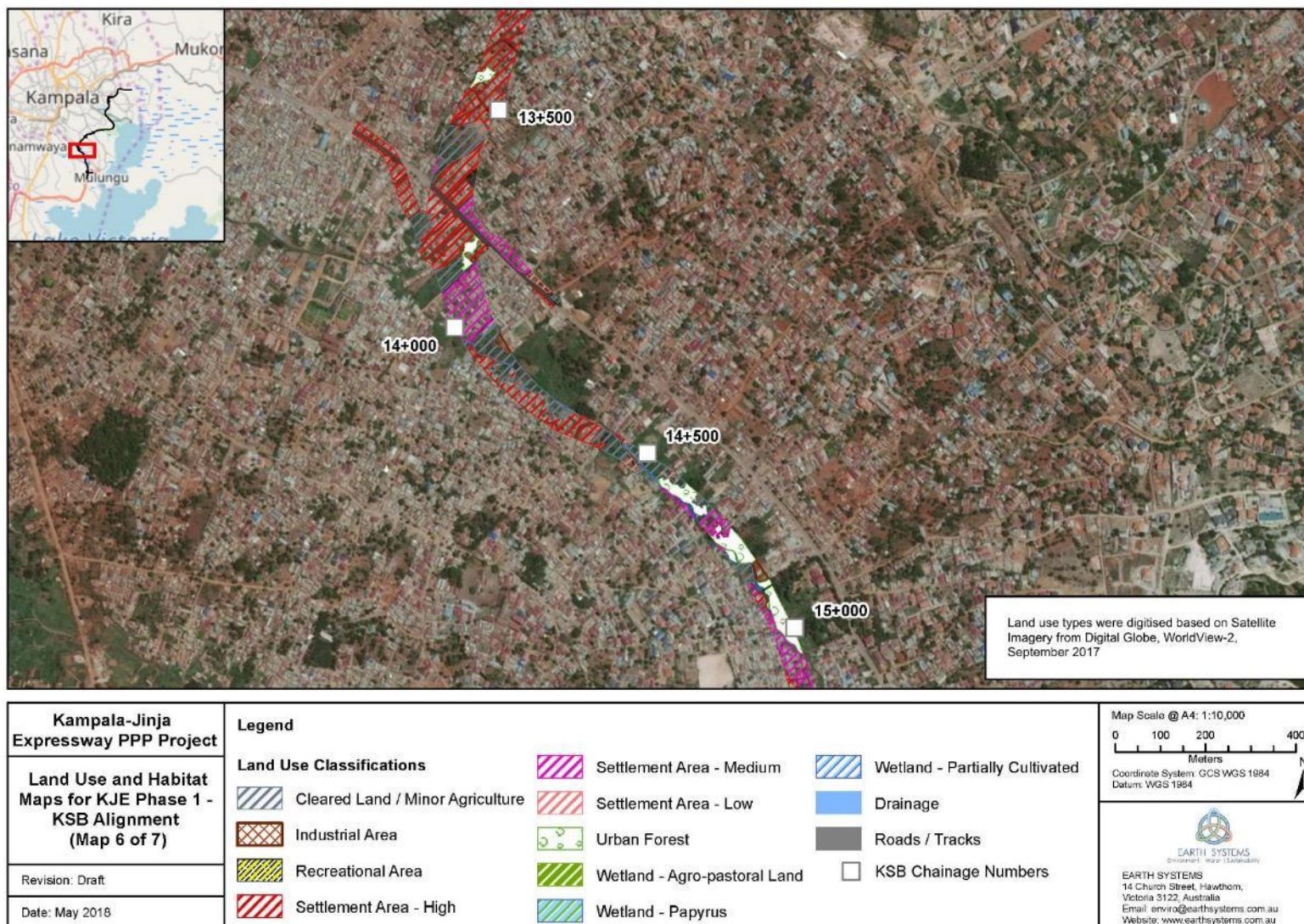


Figure 4-21 Land use and habitat types within the KSB alignment – Chainage 13+500 to 15+000 (Map 6 of 7)



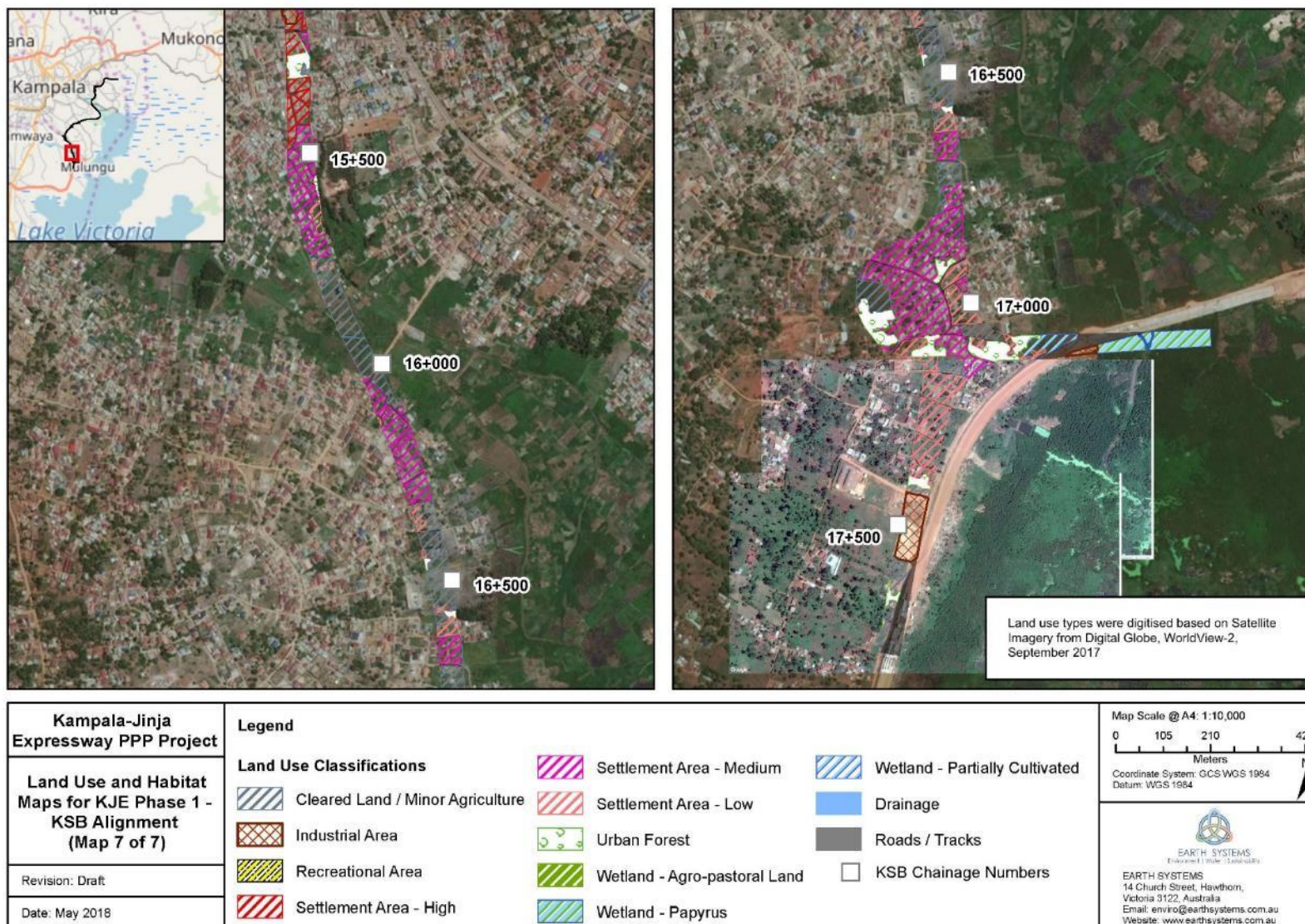


Figure 4-22 Land use and habitat types within the KSB alignment – Chainage 15+500 to 17+800 (Map 7 of 7)

### 4.3.3 Assets within the Phase 1 KJE Alignment

2018 Census data and spatial analysis indicates that approximately 80% (3,505) of all non-industrial sized structures (with areas <0.016 ha) within the KJE alignment are estimated to be residential (Table 7 4). 74% these residential structures are situated between KJE Chainage 3+000-6+300 in Nakawa Division, and KJE Chainage 6+400-8+300 in Kira Municipality. The residential structures within these areas are predominantly small to small-medium sized residences. Within Nakawa Division, the alignment traverses densely-populated informal residential areas of Kinawataka and Kasokoso, in which small permanent and semi-permanent structures are built on marginal land including wetlands. Within Kira Municipality between Chainage 6+400-8+300, the alignment intersects predominantly formal legal settlement areas of Bweyogerere.

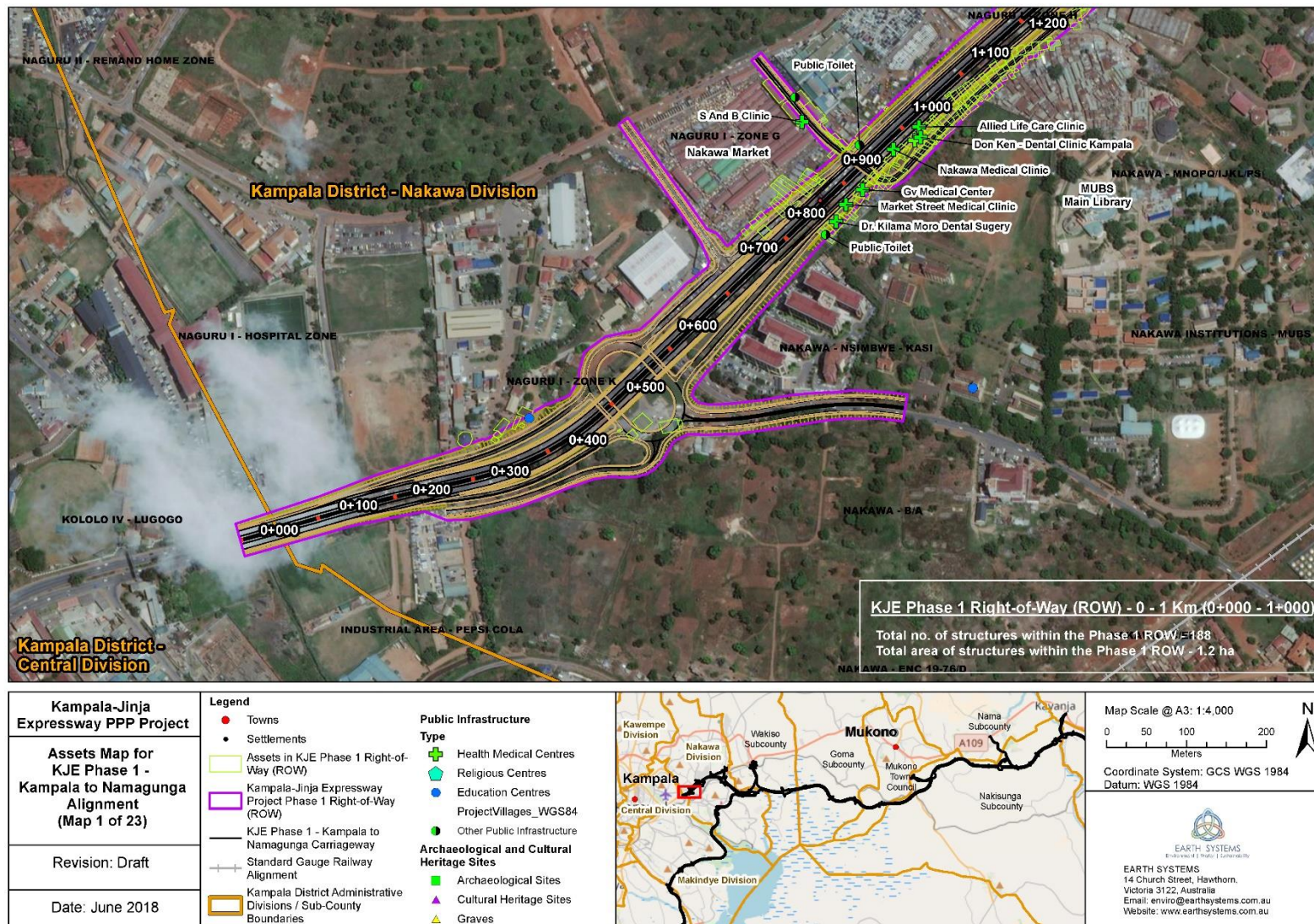
Following this section of the alignment, the ROW from Mukono District to Namagunga intersects mainly areas of subsistence agriculture and forested areas, where fewer structures and assets are located amongst smaller dispersed settlements.

**Table 4-3 Structures identified within the KJE alignment**

Km	Small (<0.004 ha)		Small-medium (0.004-0.-008 ha)		Medium (0.008-0.-012 ha)		Medium-large (0.012-0.-016 ha)		Large (>0.016 ha)		Total structures		Residences
	No.	Area	No.	Area	No.	Area	No.	Area	No.	Area	No.	Area	No.
0-1	85	0.2	59	0.3	22	0.2	8	0.1	14	0.3	188	1.2	66
1-2	78	0.1	43	0.2	21	0.2	10	0.1	11	0.7	163	1.4	74
2-3	8	<0.1	5	<0.1	4	<0.1	4	0.1	8	0.2	29	0.4	0
3-4	911	1.6	282	1.6	66	0.6	20	0.3	18	0.4	1,297	4.4	1,054
4-5	234	0.5	70	0.4	11	0.1	2	<0.1	5	0.1	322	1.1	305
5-6	278	0.5	140	0.8	36	0.4	11	0.2	11	0.3	476	2.1	326
6-7	771	1.5	322	1.8	99	1.0	35	0.5	20	0.4	1,247	5.2	1,111
7-8	129	0.3	62	0.4	24	0.2	14	0.2	5	0.1	234	1.1	216
8-9	105	0.2	59	0.3	30	0.3	14	0.2	36	0.8	244	1.9	139
9-10	37	0.1	1	<0.1	0		0		0		38	0.1	34
10-11	0		0		0		0		0		0		0
11-12	5	<0.1	3	<0.1	0		0		0		8	<0.1	0
12-13	1	<0.1	3	<0.1	4	<0.1	1	<0.1	1	<0.1	10	0.1	0
13-14	0		0		0		0		0		0		0
14-15	4	<0.1	4	<0.1	2	<0.1	1	<0.1	0		11	0.1	7
15-16	0		1	<0.1	2	<0.1	0		0		3	<0.1	0
16-17	3	<0.1	5	<0.1	1	<0.1	0		1	<0.1	10	0.1	7
17-18	2	<0.1	1	<0.1	1	<0.1	0		1	<0.1	5	<0.1	0
18-19	2	<0.1	0		0		0		0		2	<0.1	0
19-20	3	<0.1	2	<0.1	5	<0.1	1	<0.1	0		11	0.1	6
20-21	3	<0.1	1	<0.1	3	<0.1	0		3	0.1	10	0.1	8
21-22	4	<0.1	2	<0.1	2	<0.1	1	<0.1	0		9	0.1	22
22-23	3	<0.1	4	<0.1	1	<0.1	0		1	<0.1	9	0.1	9
23-24	5	<0.1	2	<0.1	3	<0.1	0		0		10	0.1	10
24-25	0		2	<0.1	0		0		0		2	<0.1	2
25-26	3	<0.1	6	<0.1	2	<0.1	2	<0.1	0		13	0.1	5
26-27	1	<0.1	5	<0.1	0		0		3	0.1	9	0.1	9



Km	Small (<0.004 ha)		Small-medium (0.004-0.-008 ha)		Medium (0.008-0.-012 ha)		Medium-large (0.012-0.-016 ha)		Large (>0.016 ha)		Total structures		Residences
27-28	2	<0.1	0		0		0		0		2	<0.1	1
28-29	14	<0.1	31	0.2	17	0.2	5	0.1	9	0.2	76	0.7	65
29-30	1	<0.1	3	<0.1	2	<0.1	0		1	<0.1	7	0.1	4
30-31	6	<0.1	4	<0.1	0		0		0		10	<0.1	10
31-32	3	<0.1	0		0		0		0		3	<0.1	1
32-33	0		2	<0.1	1	<0.1	1	<0.1	2	0.1	6	0.1	1
33-34	2	<0.1	6	<0.1	8	0.1	2	<0.1	2	<0.1	20	0.2	13
34-34.8	3	<0.1	1	<0.1	0		0		0		4	<0.1	0
<b>Total KJE</b>	<b>2,706</b>	<b>5.2</b>	<b>1,131</b>	<b>6.4</b>	<b>367</b>	<b>3.5</b>	<b>132</b>	<b>1.8</b>	<b>152</b>	<b>4.0</b>	<b>4,488</b>	<b>20.9</b>	<b>3,505</b>



**Figure 4-23 Assets and infrastructure in the KJE ROW, Chainage 0+000 - 1+000 (Map 1 of 23)**



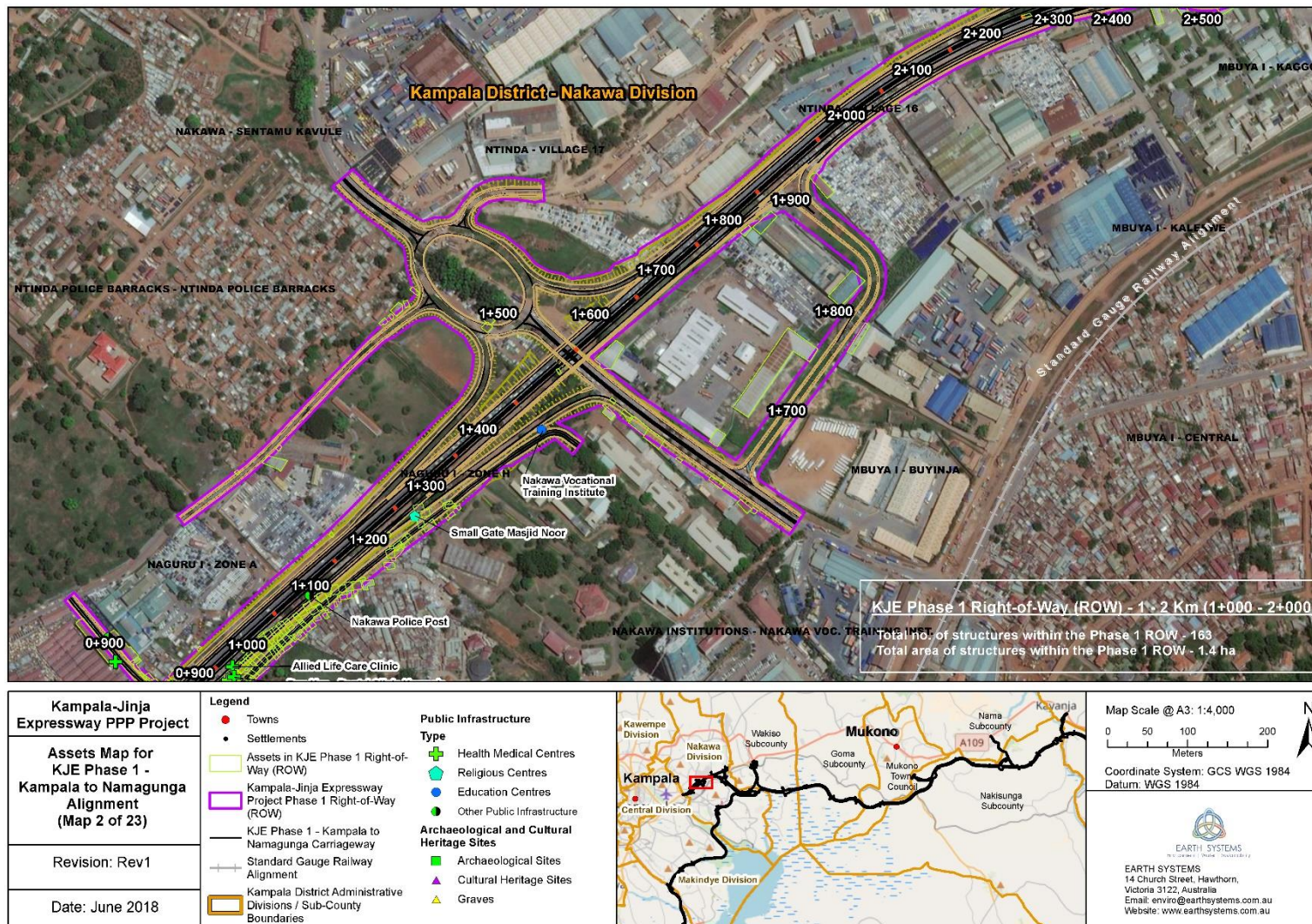


Figure 4-24 Assets and infrastructure in the KJE ROW, Chainage 1+000 - 2+000 (Map 2 of 23)



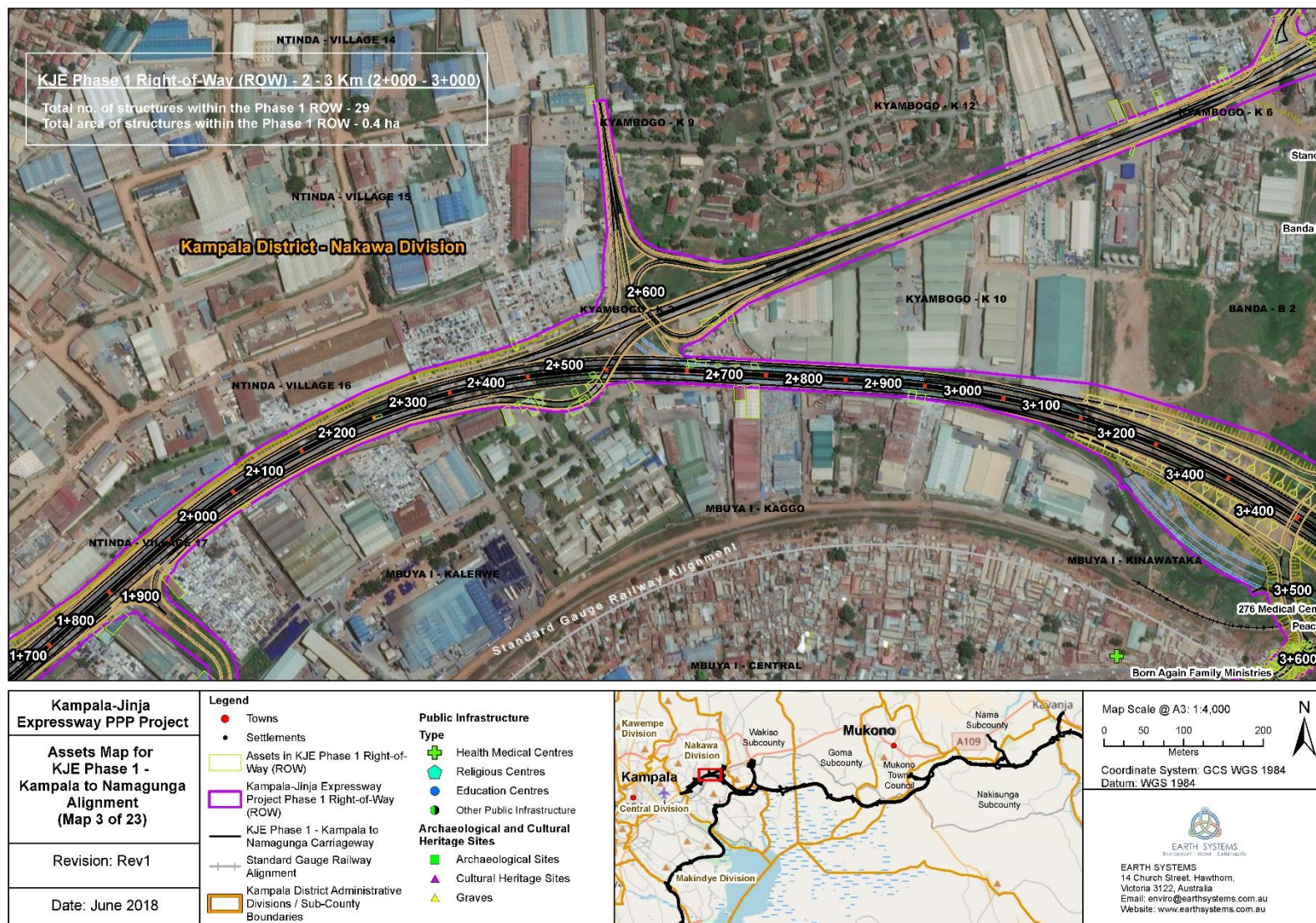


Figure 4-25 Assets and infrastructure in the KJE ROW, Chainage 2+000 - 3+000 (Map 3 of 23)



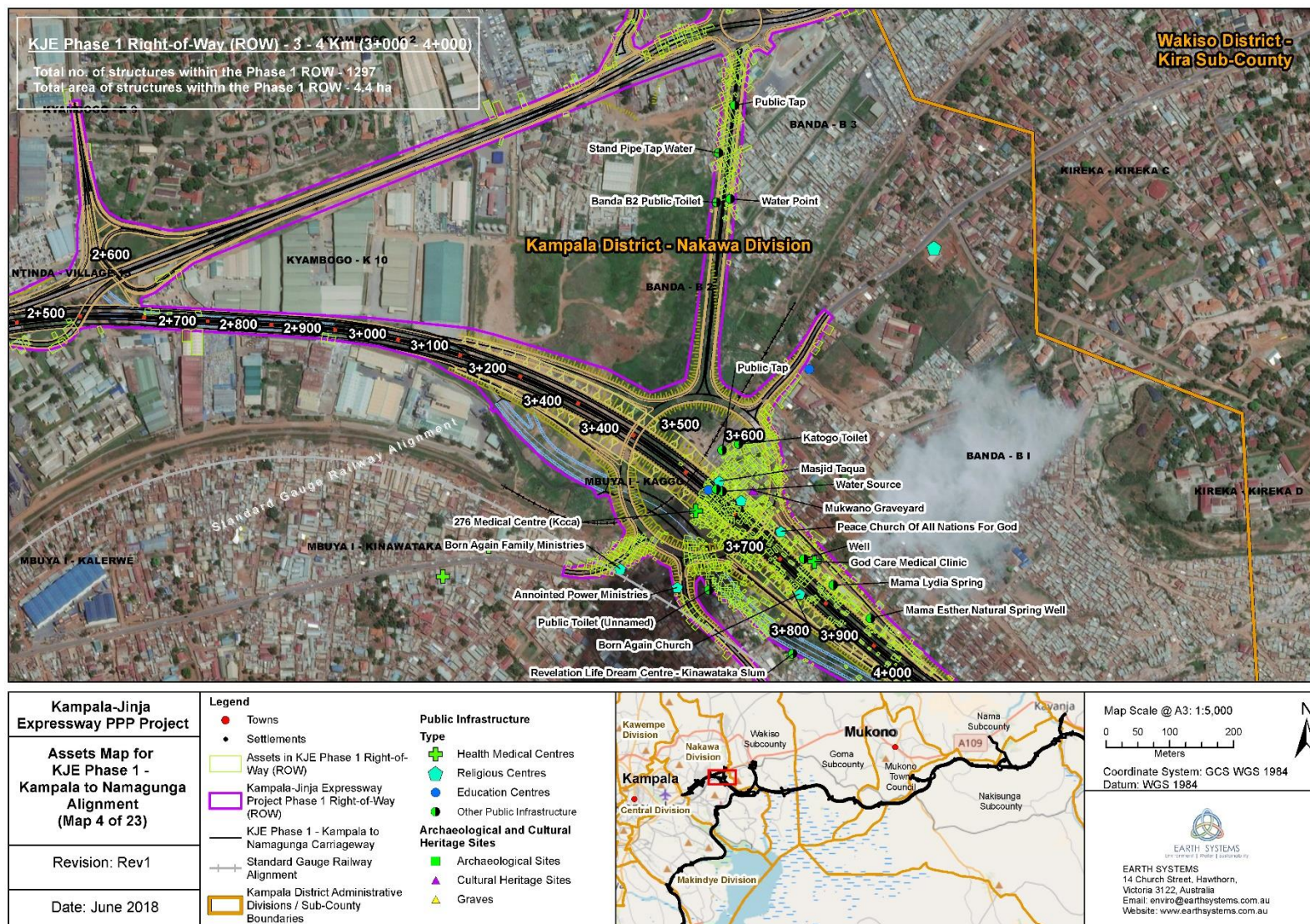


Figure 4-26 Assets and infrastructure in the KJE ROW, Chainage 3+000 - 4+000 (Map 4 of 23)





Figure 4-27 Assets and infrastructure in the KJE ROW, Chainage 4+000 - 5+000 (Map 5 of 23)



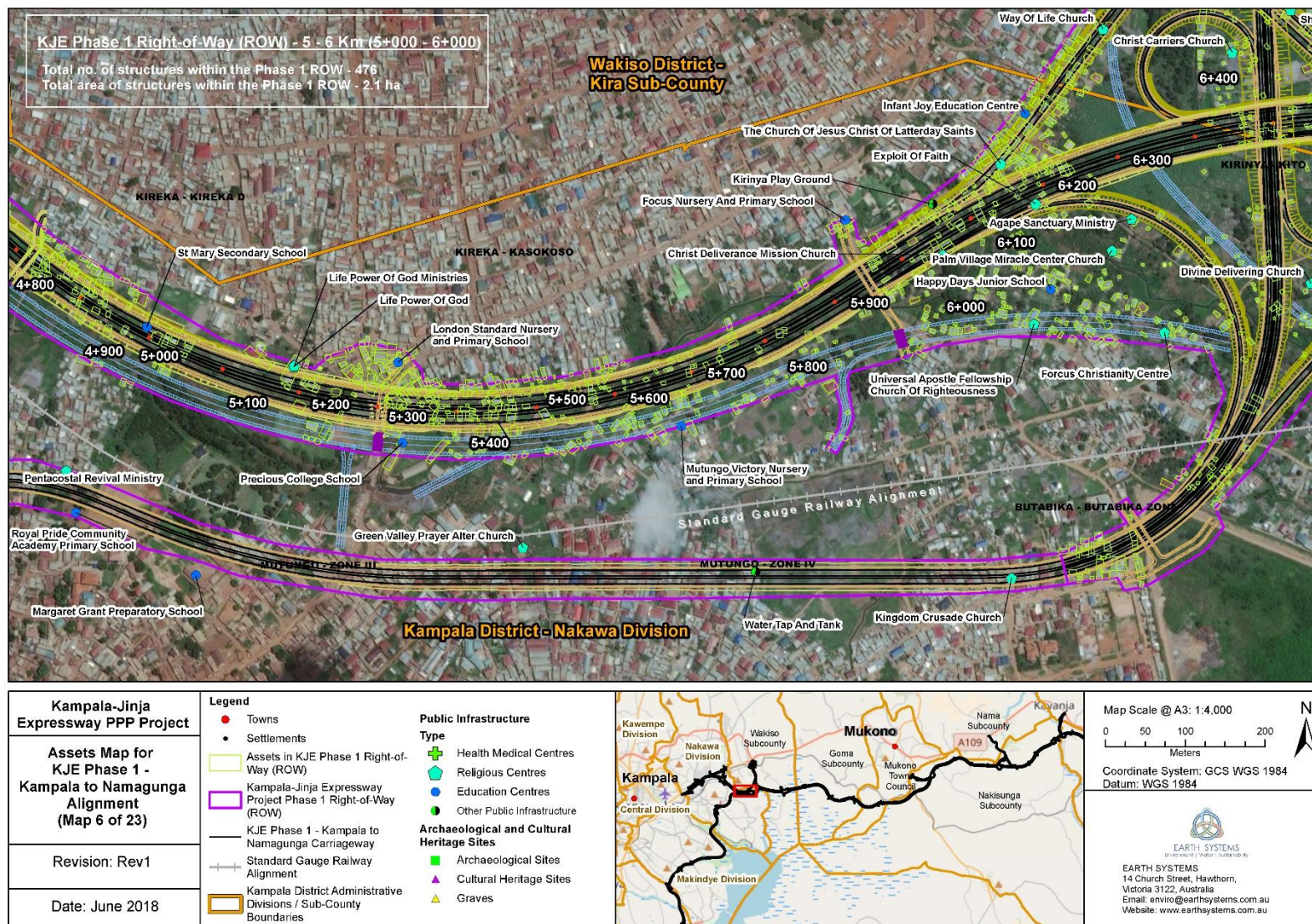


Figure 4-28 Assets and infrastructure in the KJE ROW, Chainage 5+000 - 6+000 (Map 6 of 23)



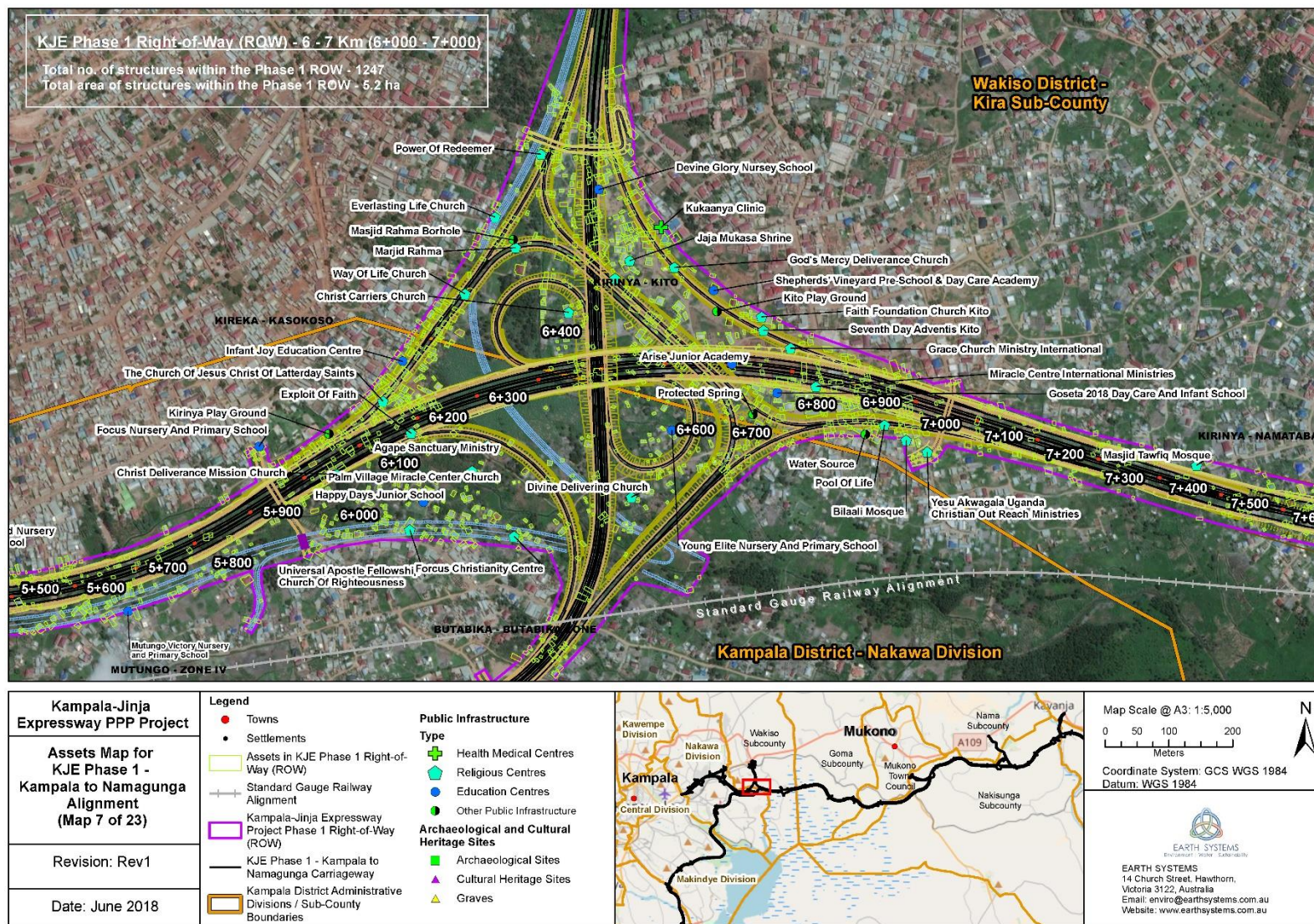


Figure 4-29 Assets and infrastructure in the KJE ROW, Chainage 6+000 - 7+000 (Map 7 of 23)



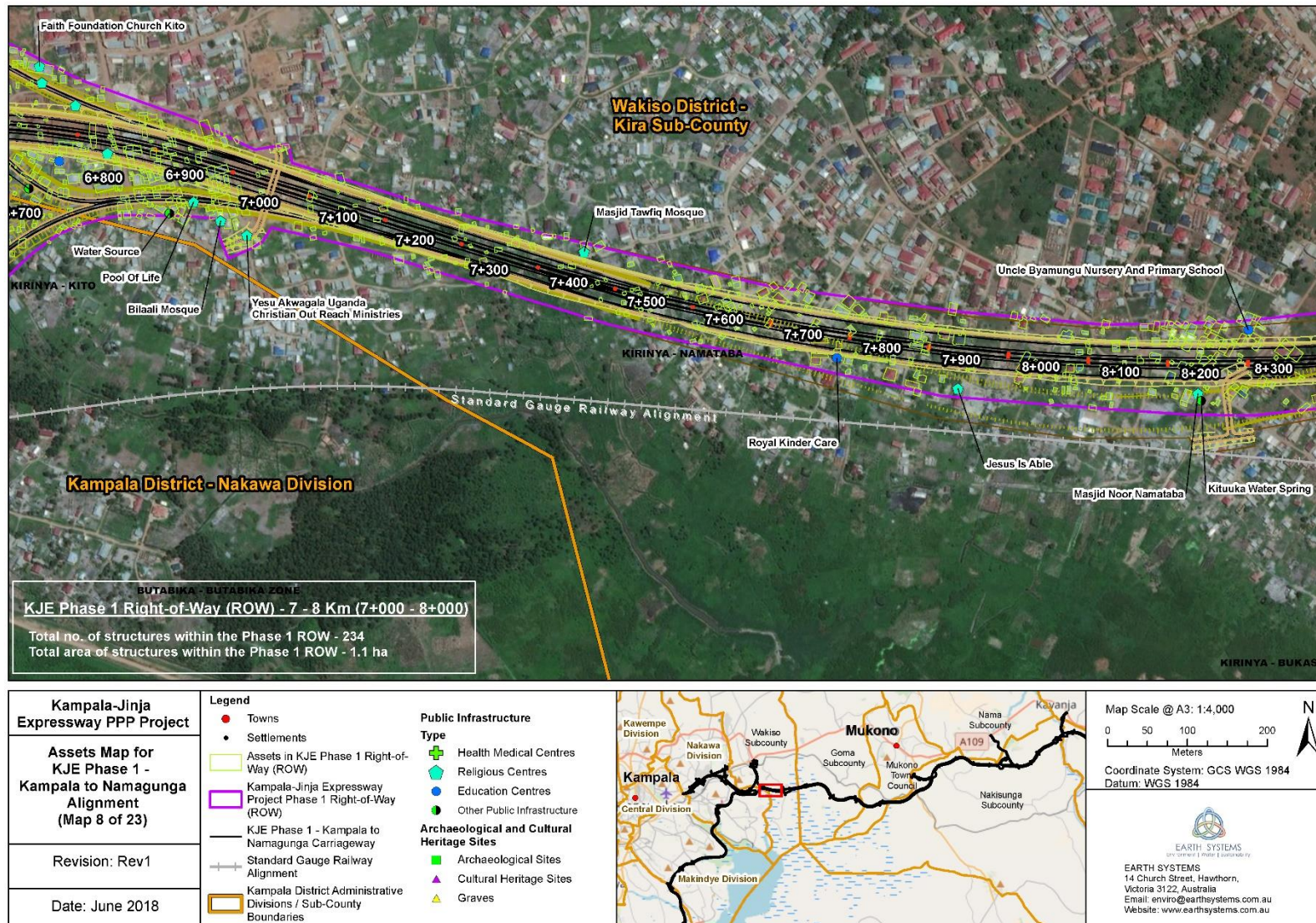


Figure 4-30 Assets and infrastructure in the KJE ROW, Chainage 7+000 - 8+000 (Map 8 of 23)



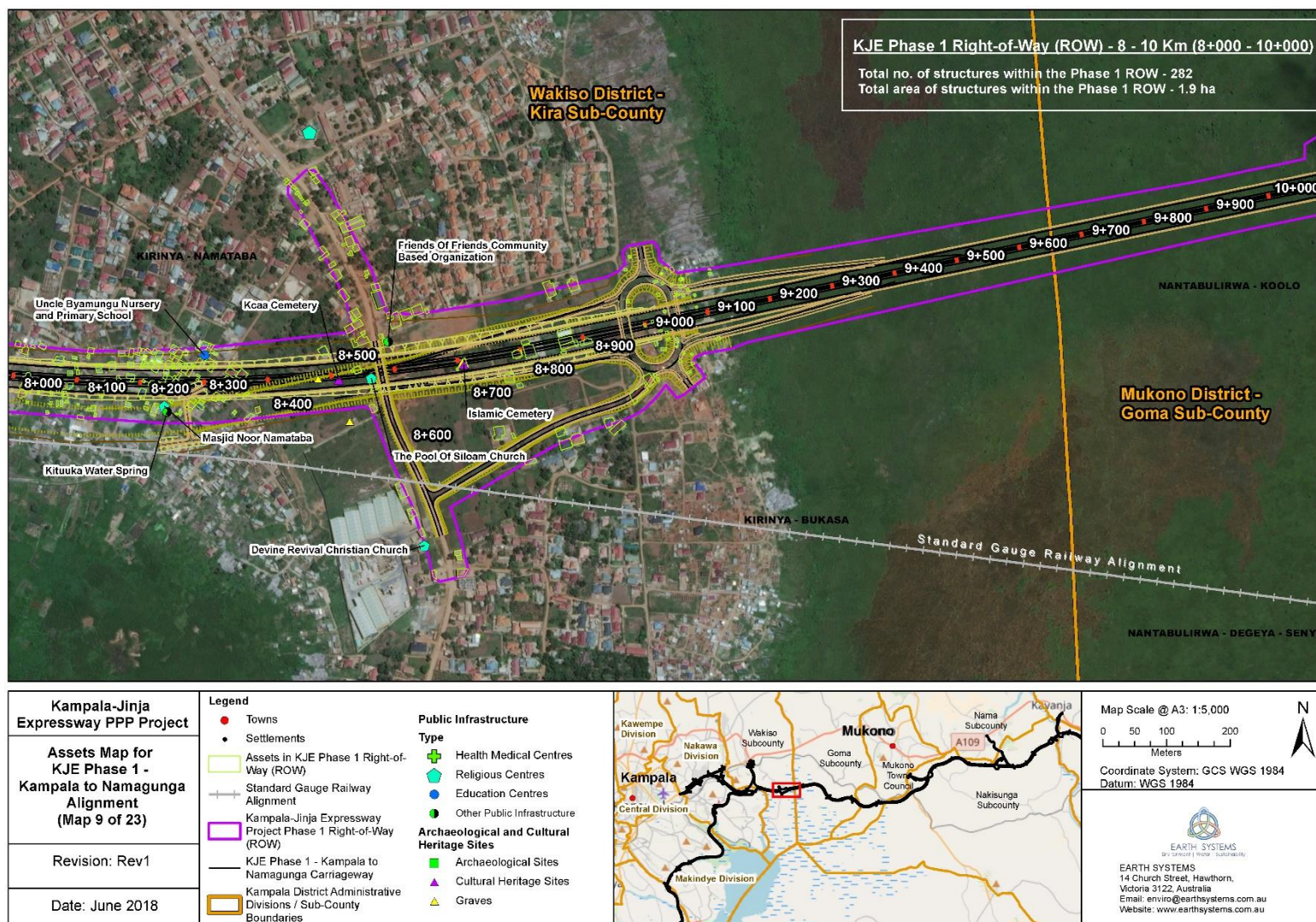


Figure 4-31 Assets and infrastructure in the KJE ROW, Chainage 8+000 - 10+000 (Map 9 of 23)



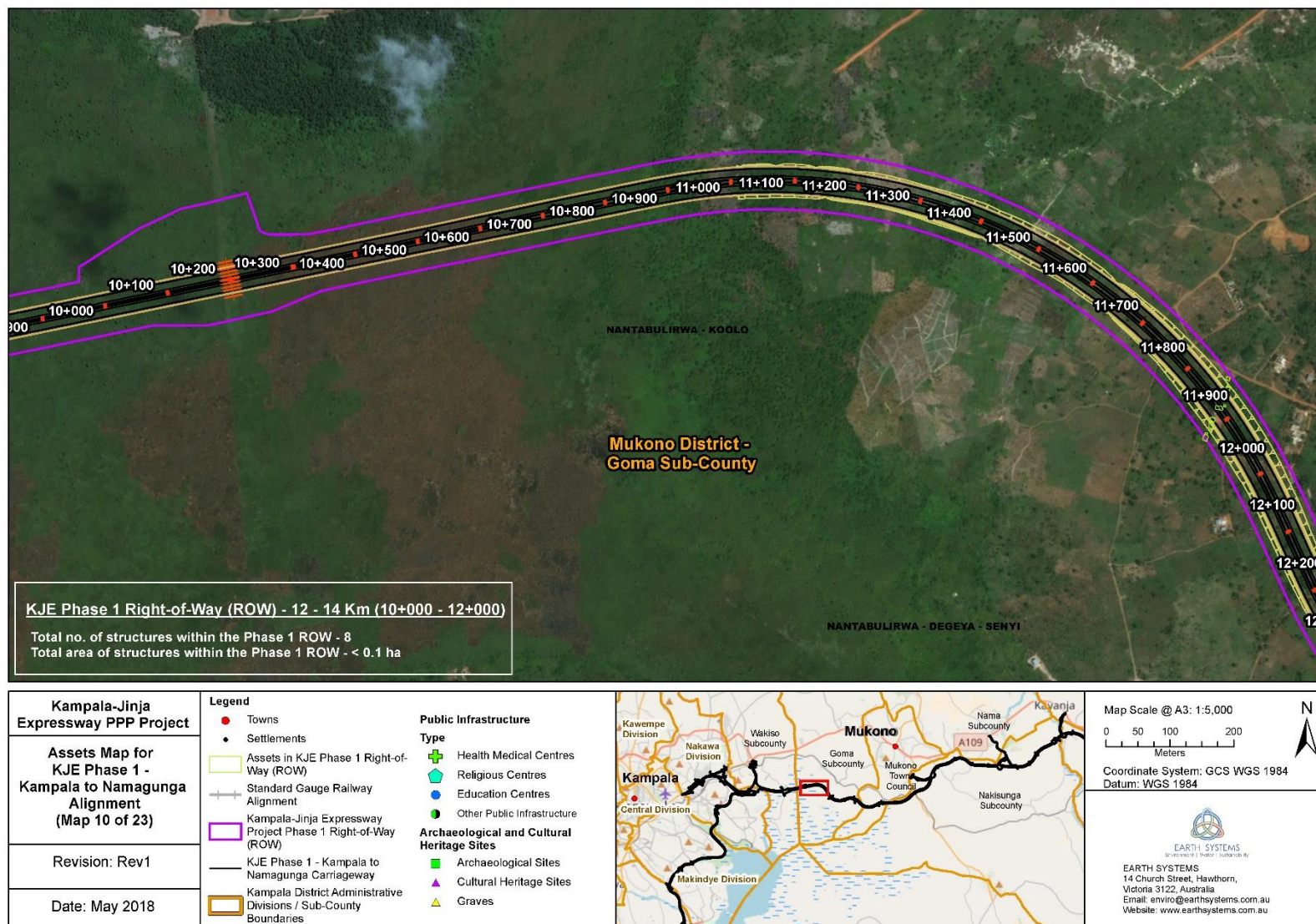


Figure 4-32 Assets and infrastructure in the KJE ROW, Chainage 10+000 - 12+000 (Map 10 of 23)



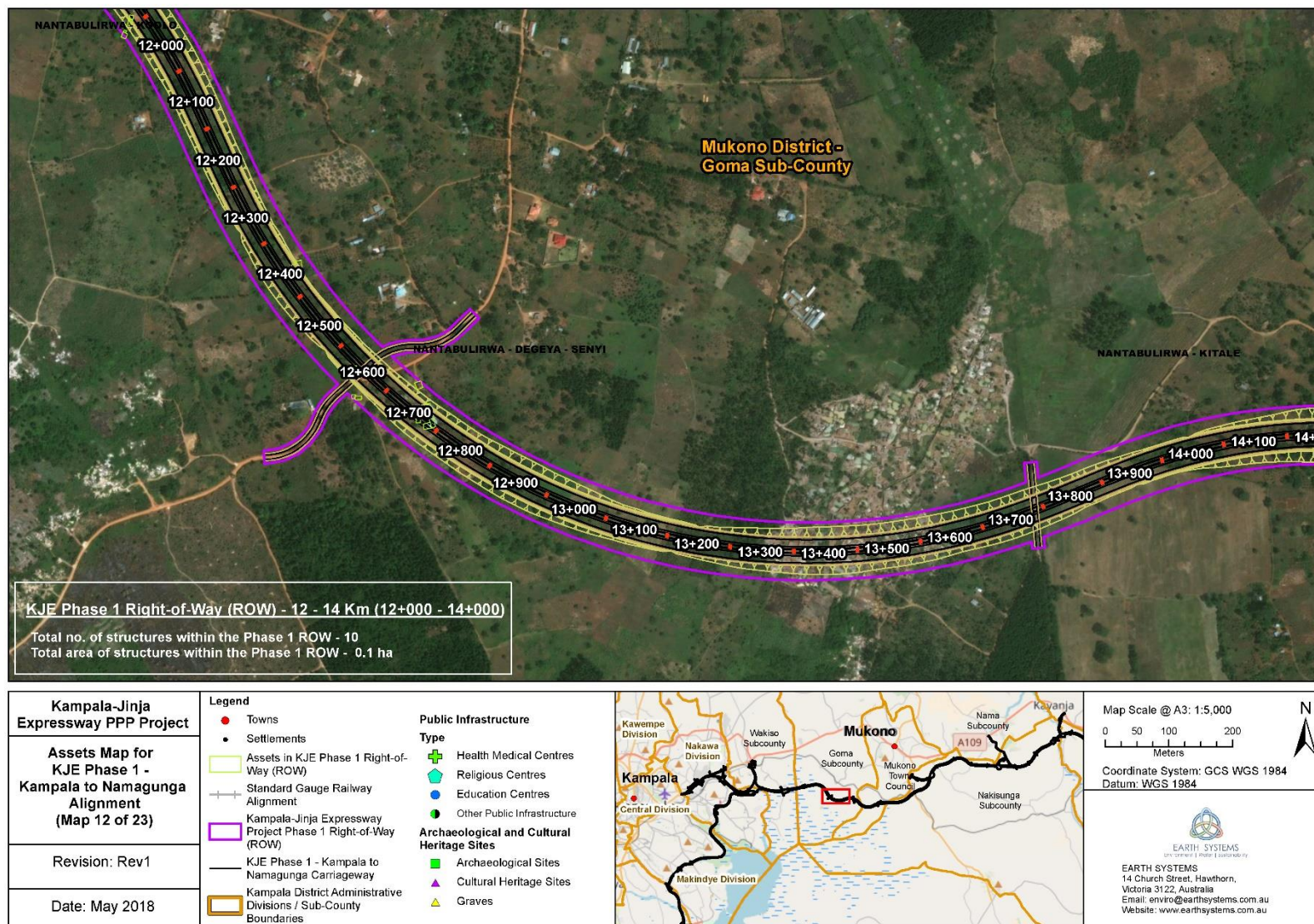


Figure 4-33 Assets and infrastructure in the KJE ROW, Chainage 12+000 - 14+000 (Map 11 of 23)



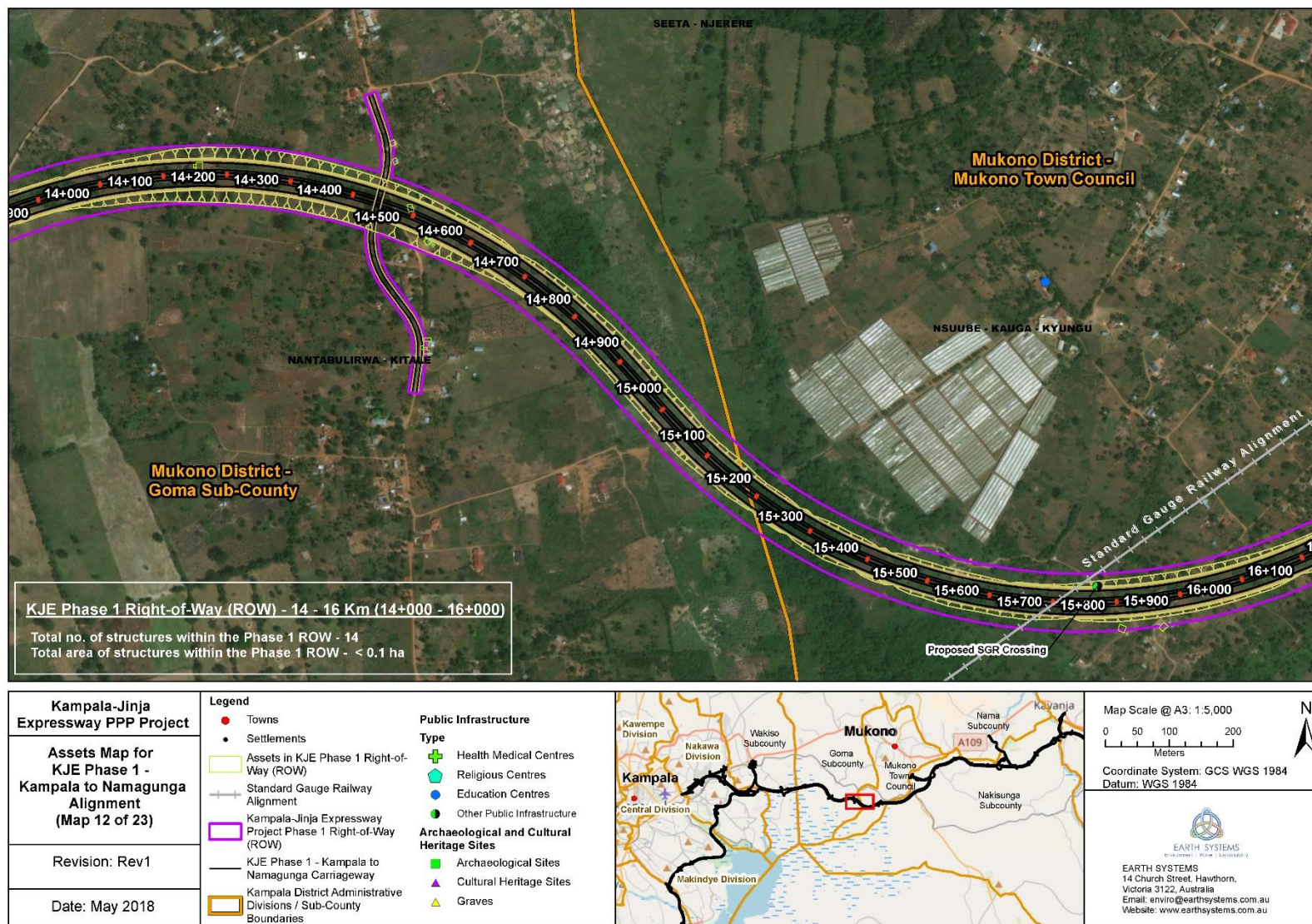


Figure 4-34 Assets and infrastructure in the KJE ROW, Chainage 14+000 - 16+000 (Map 12 of 23)



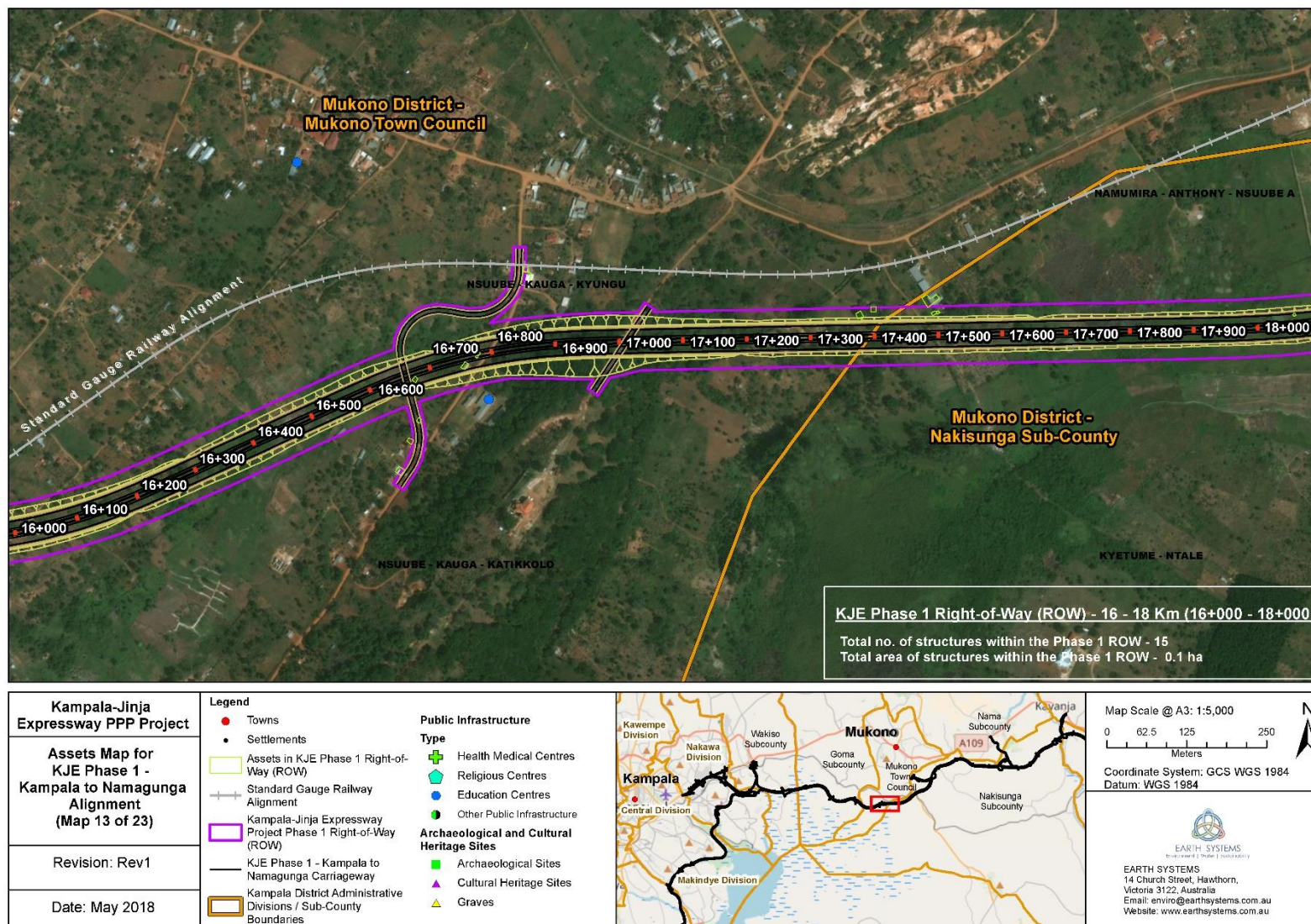


Figure 4-35 Assets and infrastructure in the KJE ROW, Chainage 16+000 - 18+000 (Map 13 of 23)



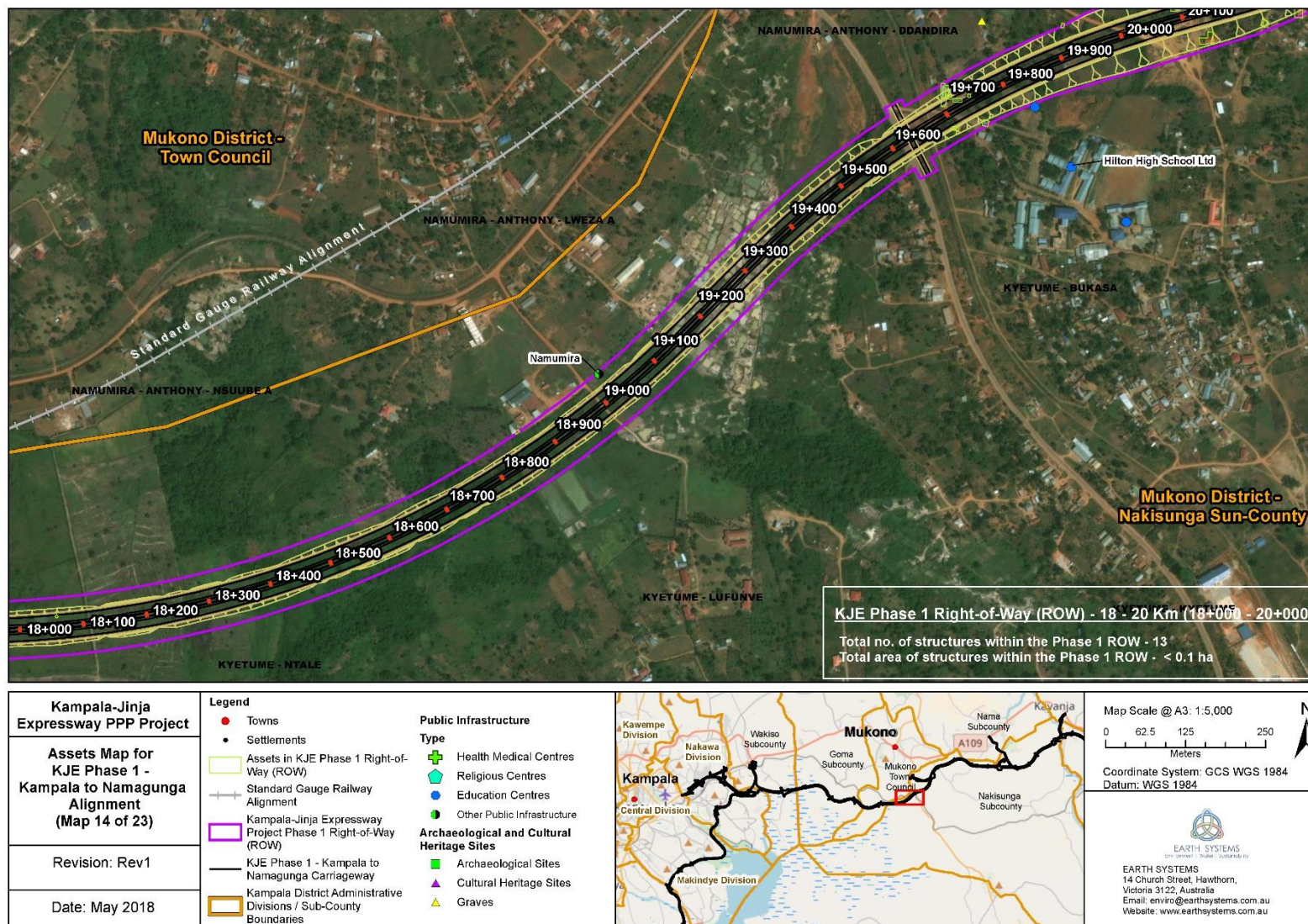


Figure 4-36 Assets and infrastructure in the KJE ROW, Chainage 18+000 - 20+000 (Map 14 of 23)



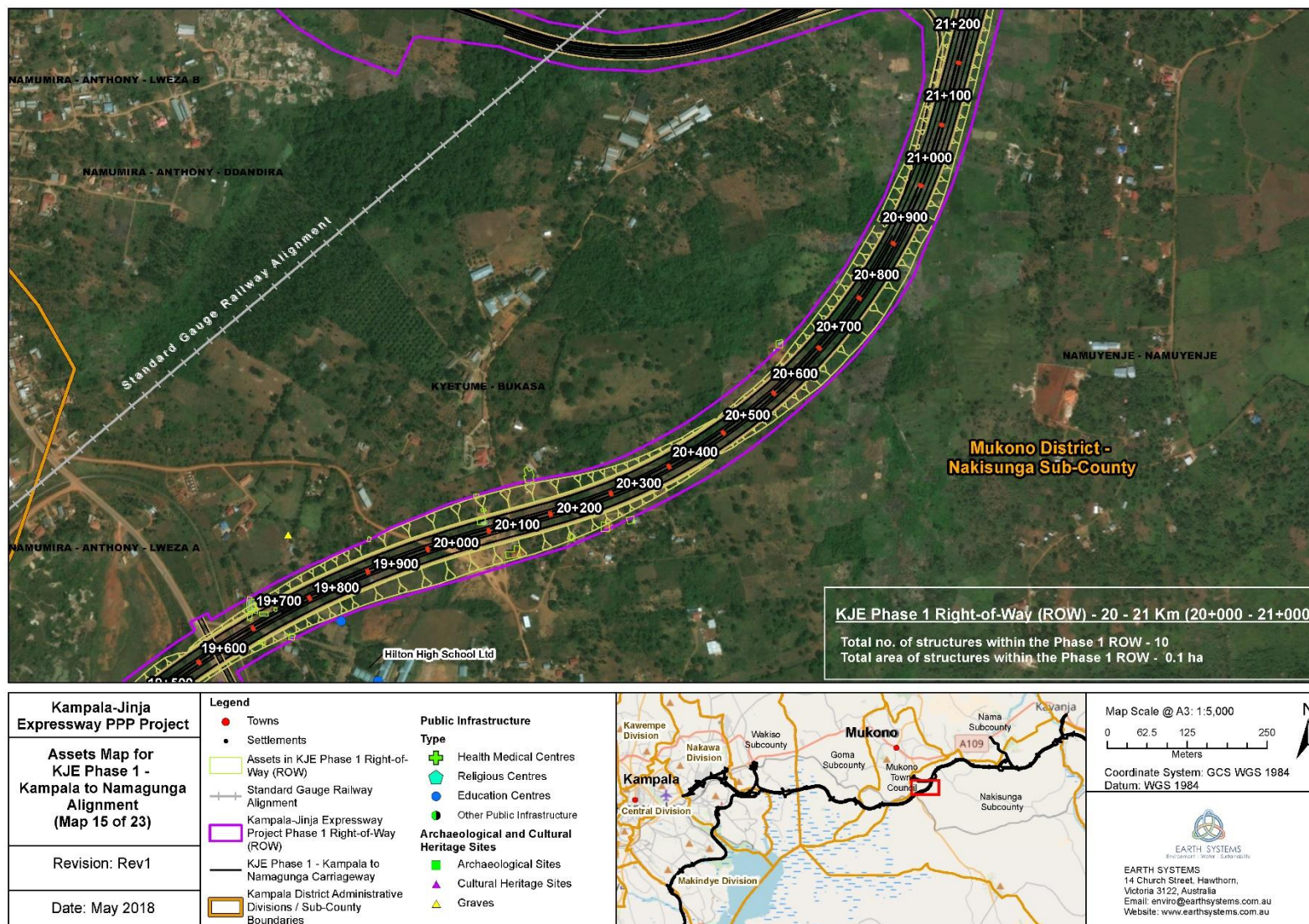


Figure 4-37 Assets and infrastructure in the KJE ROW, Chainage 20+000 - 21+000 (Map 15 of 23)



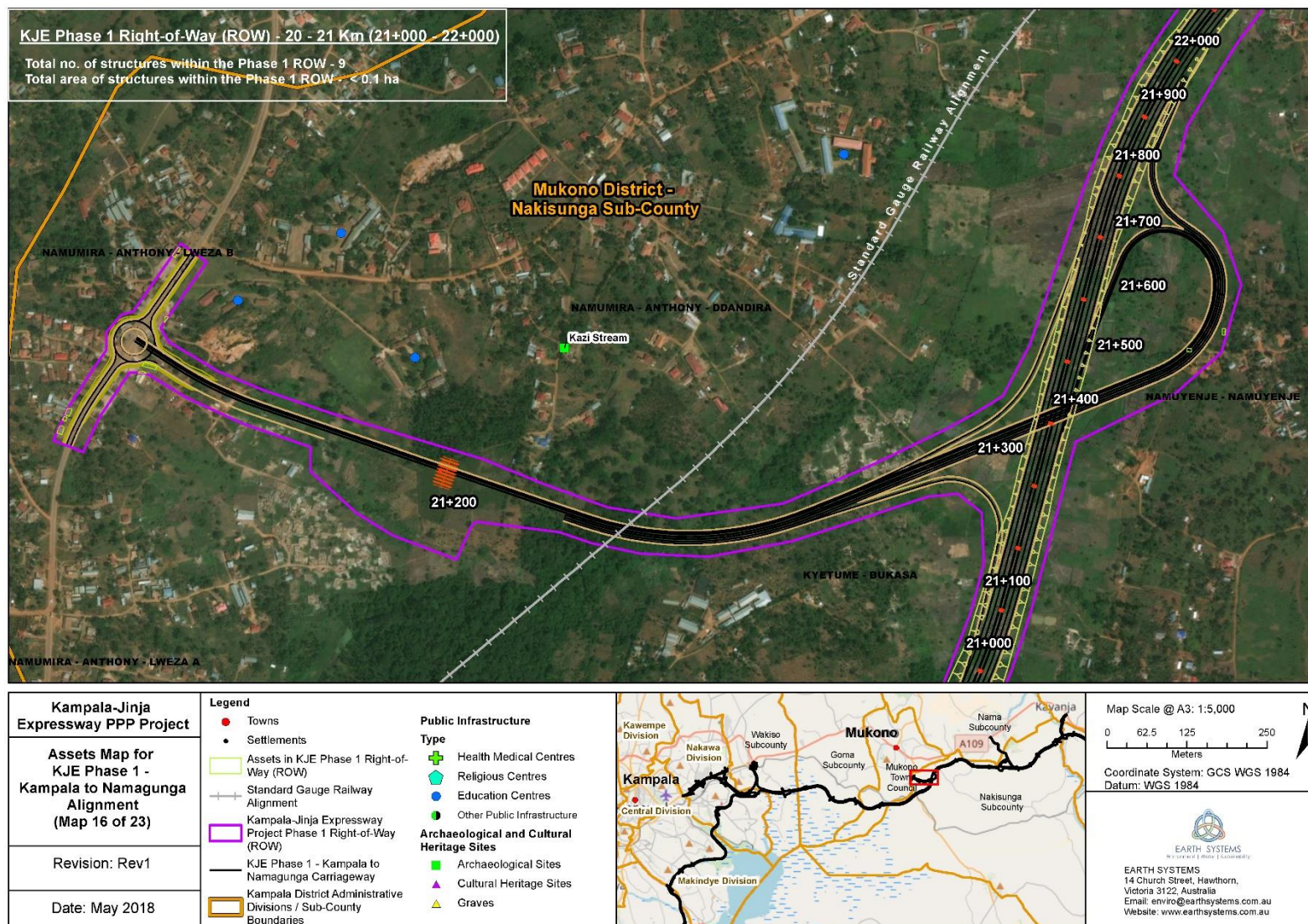


Figure 4-38 Assets and infrastructure in the KJE ROW, Chainage 21+000 - 22+000 (Map 16 of 23)



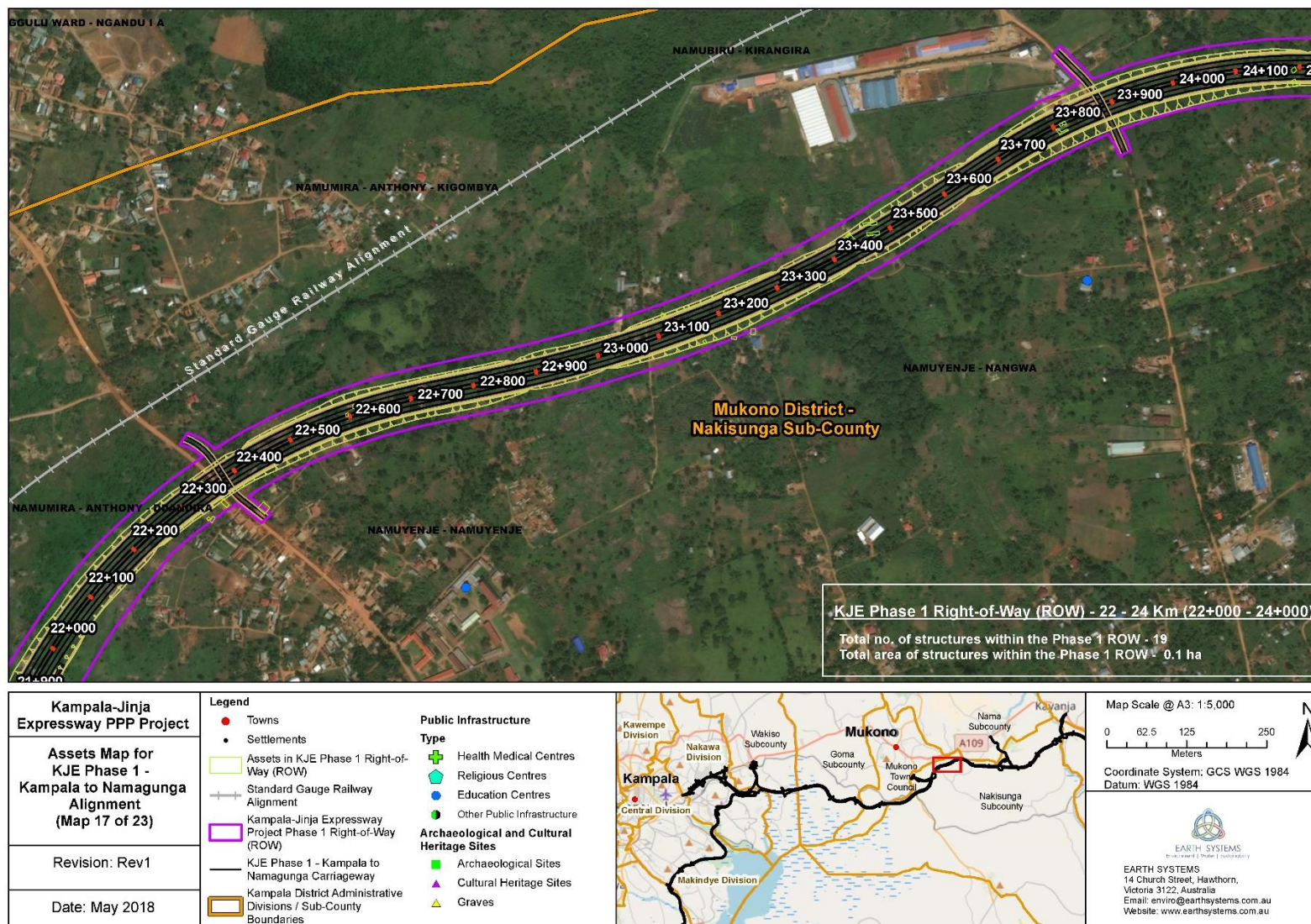


Figure 4-39 Assets and infrastructure in the KJE ROW, Chainage 22+000 - 24+000 (Map 17 of 23)



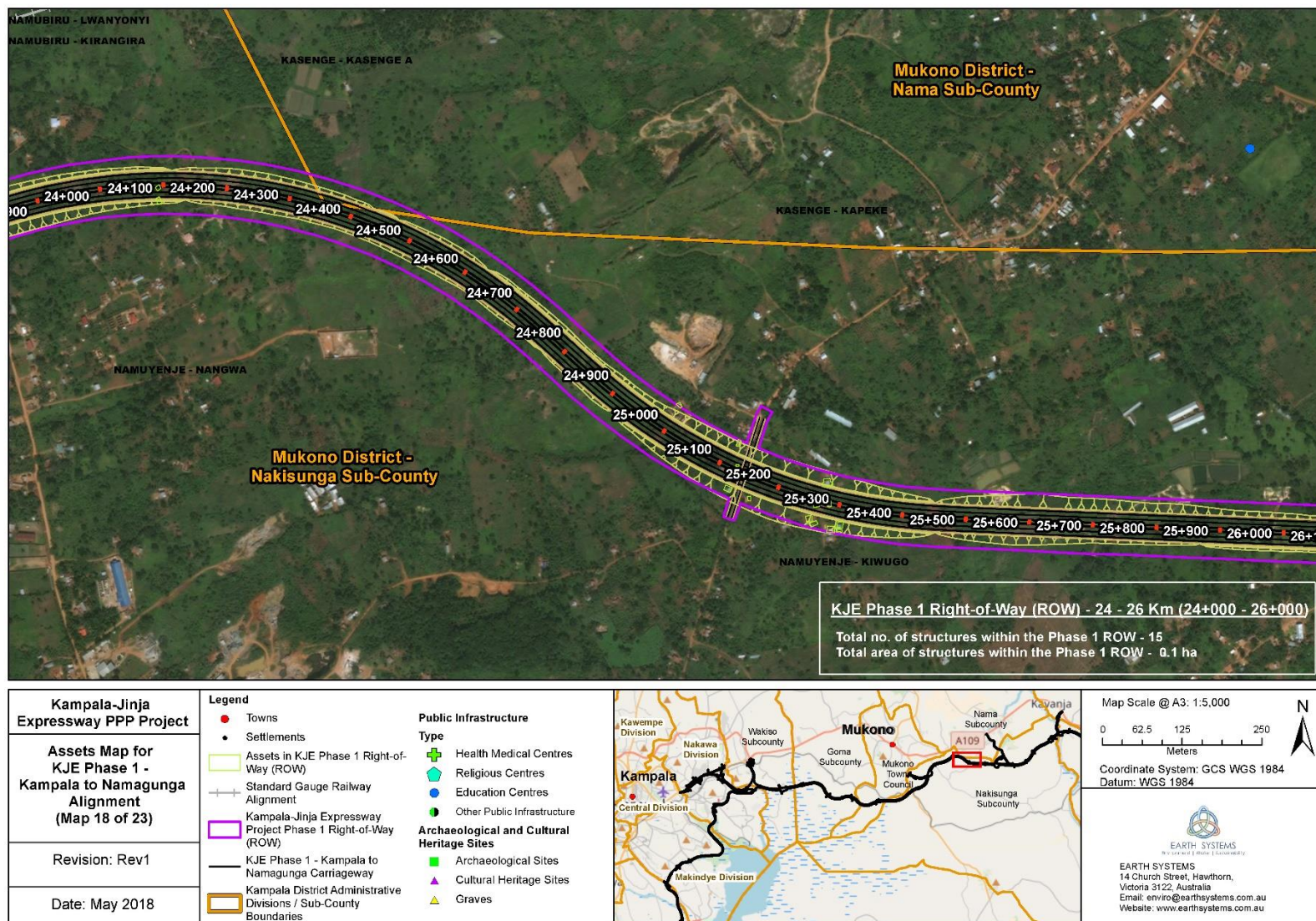


Figure 4-40 Assets and infrastructure in the KJE ROW, Chainage 24+000 - 26+000 (Map 18 of 23)



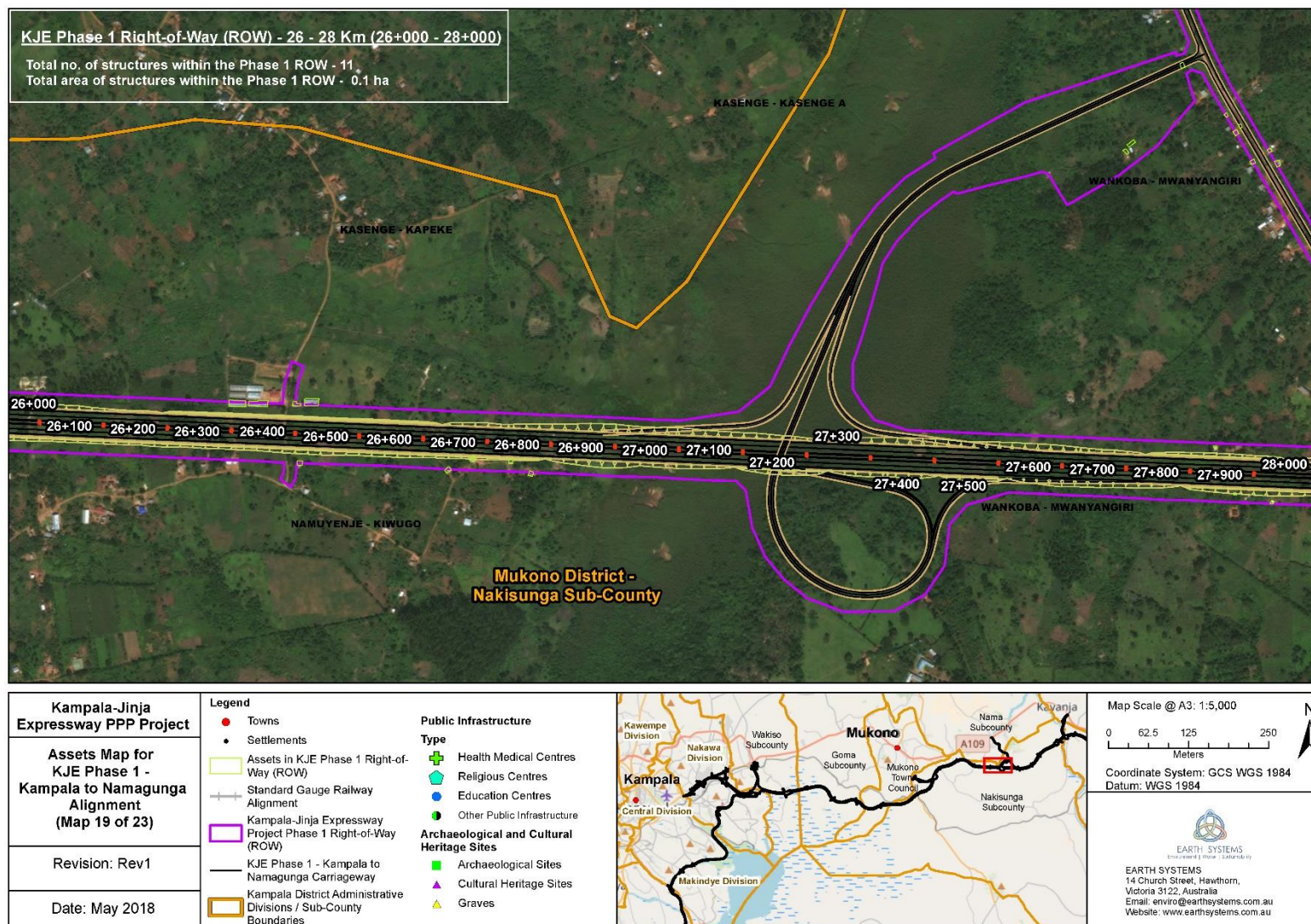


Figure 4-41 Assets and infrastructure in the KJE ROW, Chainage 26+000 - 28+000 (Map 19 of 23)



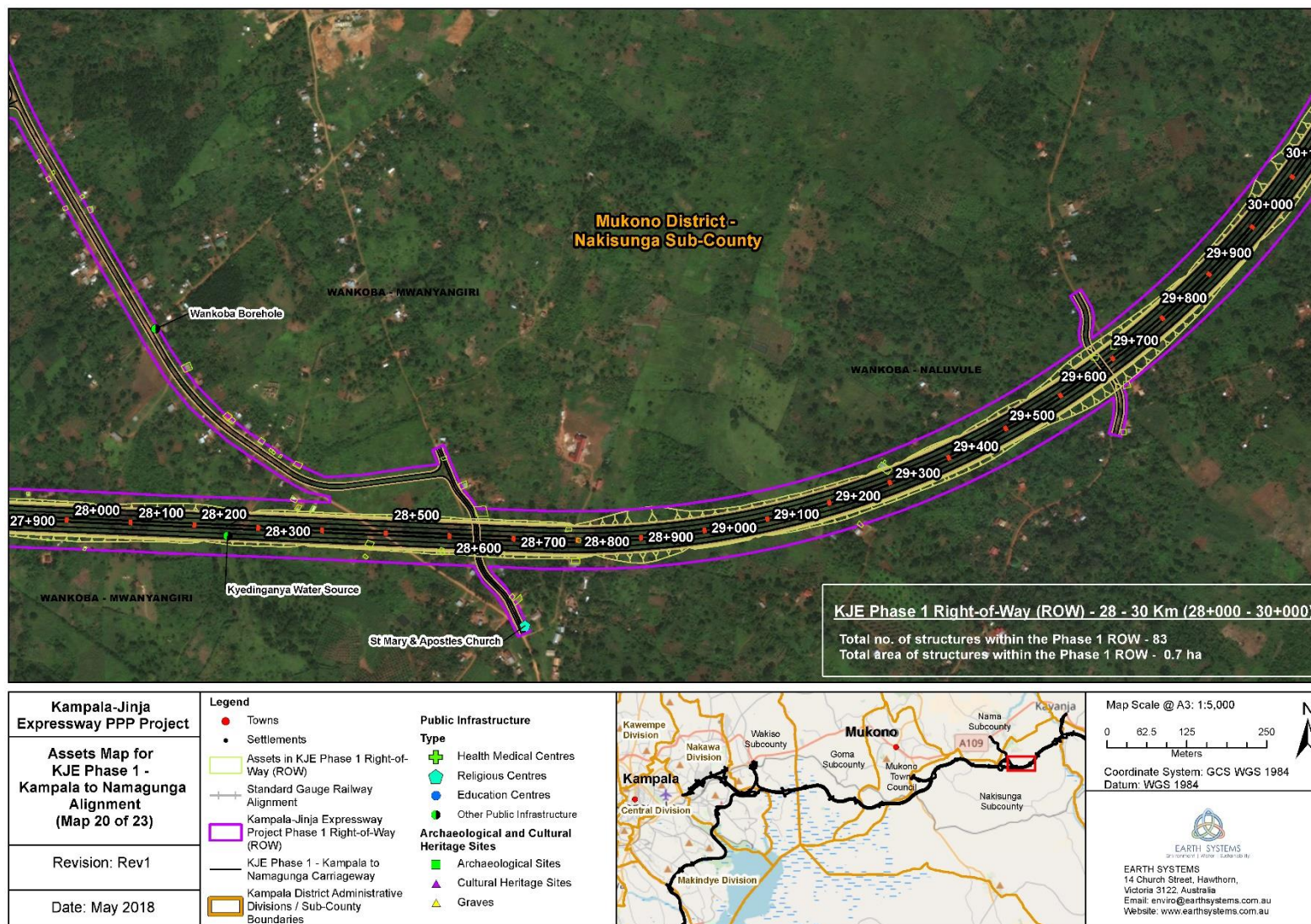


Figure 4-42 Assets and infrastructure in the KJE ROW, Chainage 28+000 - 30+000 (Map 20 of 23)



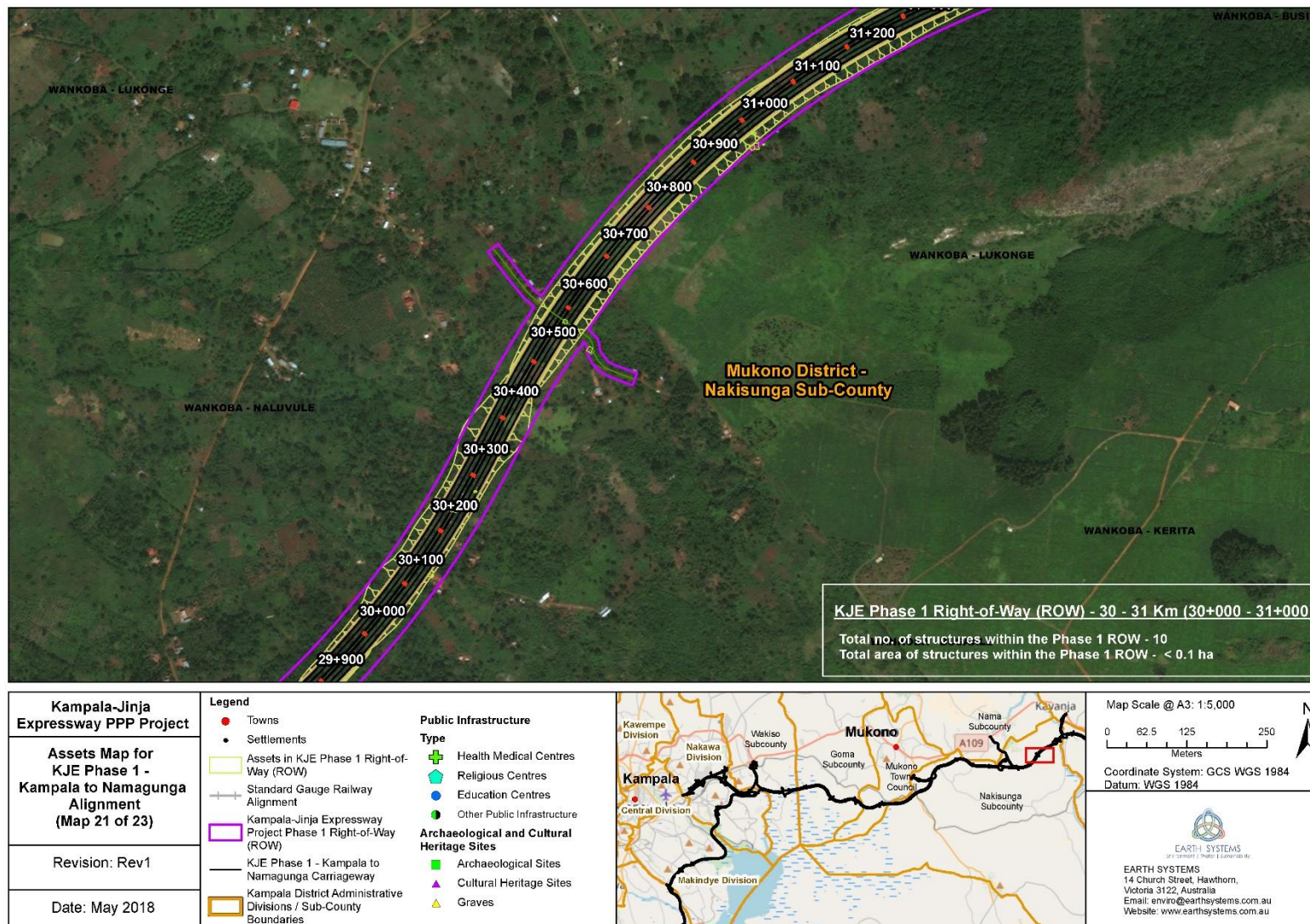


Figure 4-43 Assets and infrastructure in the KJE ROW, Chainage 30+000 - 31+000 (Map 21 of 23)



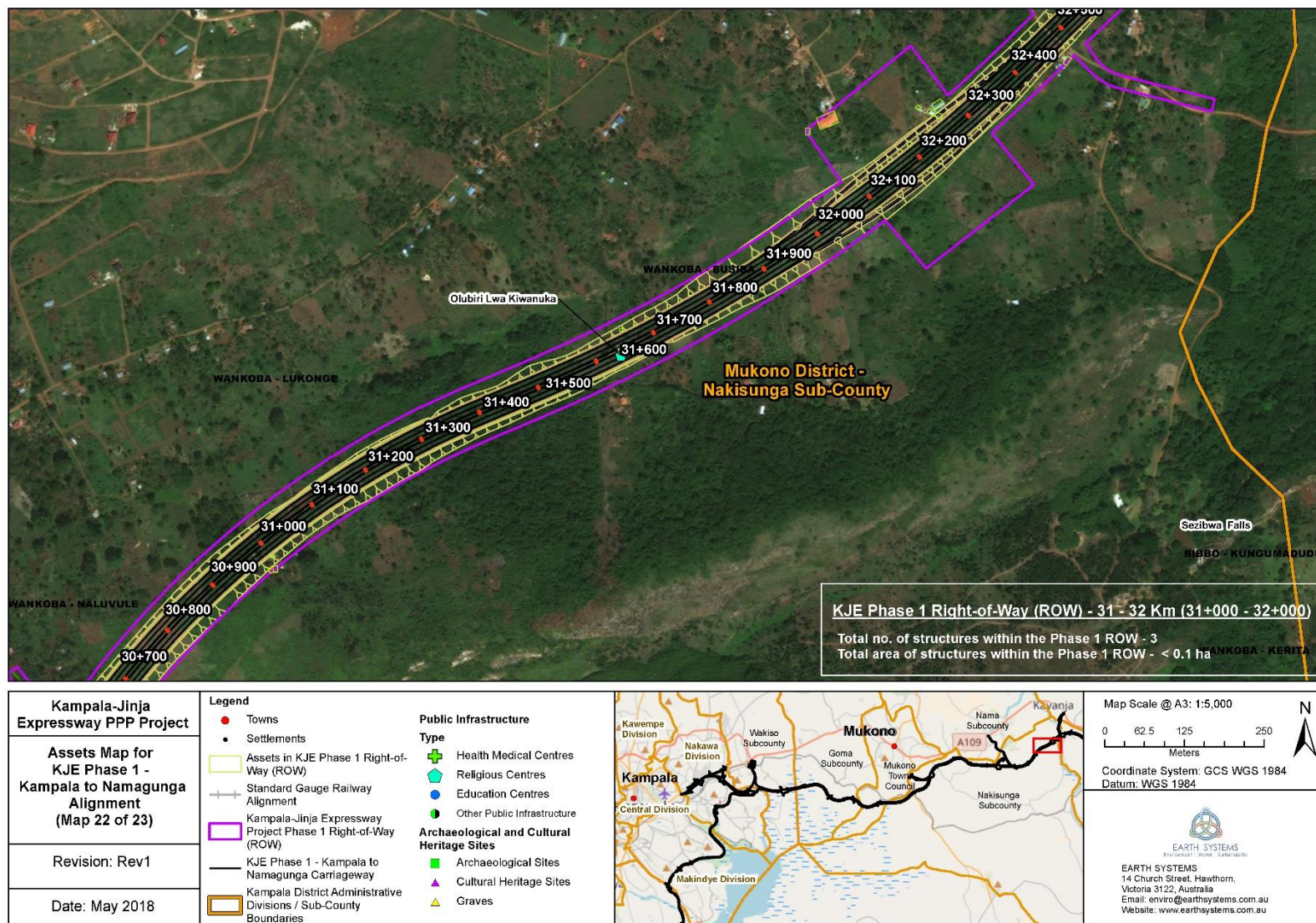


Figure 4-44 Assets and infrastructure in the KJE ROW, Chainage 31+000 - 32+000 (Map 22 of 23)



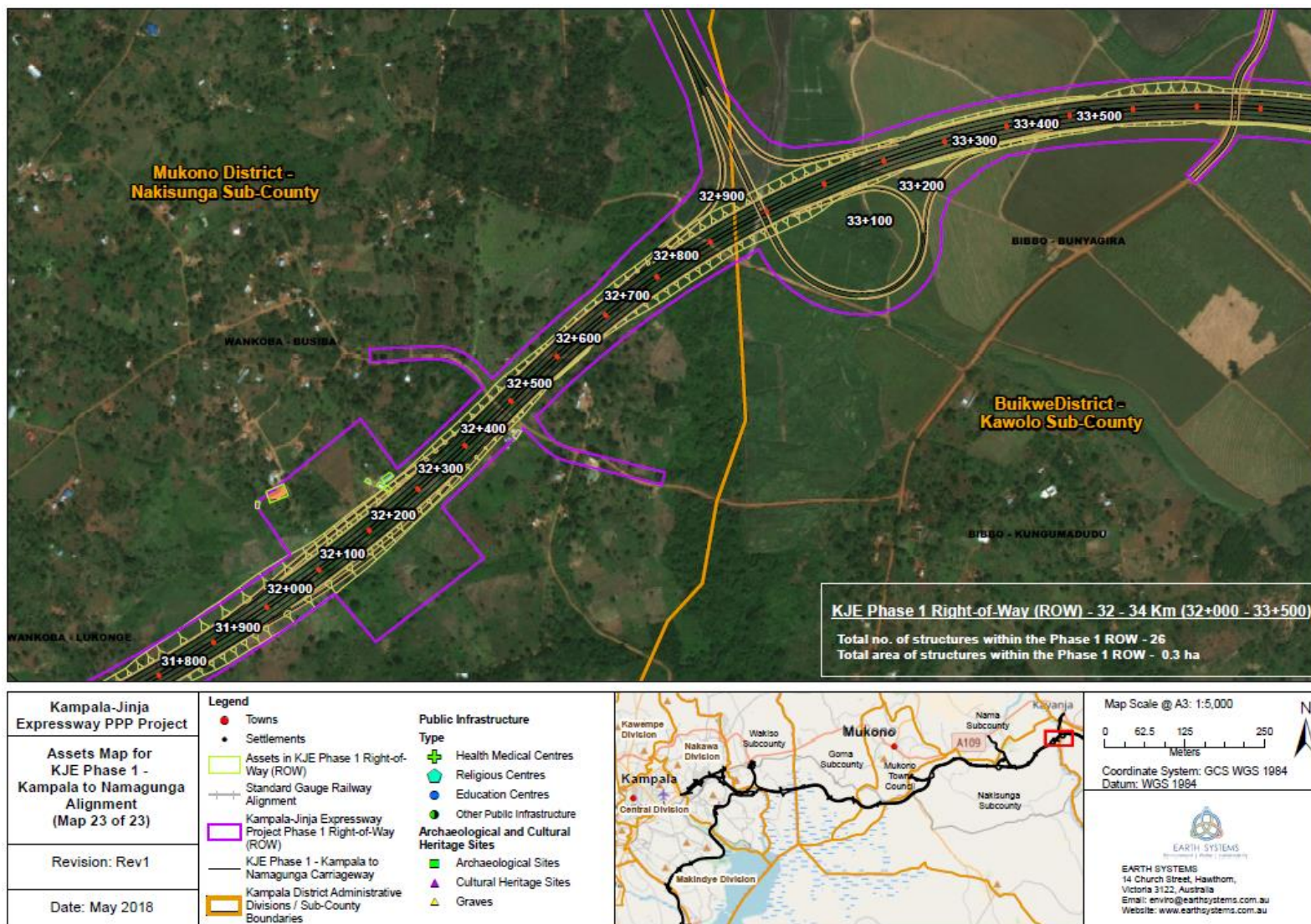


Figure 4-45 Assets and infrastructure in the KJE ROW, Chainage 32+000 - 33+500 (Map 23 of 23)

## 4.4 Displacement of People

2018 Census Survey data incorporated with spatial analysis of recent high-resolution satellite imagery indicates that the total population estimated to be displaced by the Project and requiring relocation is 29,983 belonging to 6,177 households.

Various residential zones are located along the alignment, including owner-occupied houses with legitimate land title, tenanted houses and rooms, and informal settlements that are not legally owned and do not qualify for compensation under Ugandan Law. It is difficult to categorically identify all legally occupied households within the alignment as Census responses are not always accurate. However, Census data indicates that 54% of households within the alignment are not owner-occupied or do not possess legitimate land title, and therefore are not eligible to receive compensation for their land or assets. A significant proportion of these people are likely to be from informal settlement areas and thus may require special consideration to ensure appropriate compensation and resettlement.

**Table 4-4 Number of potentially impacted people**

Alignment	Population	Households	Owner-occupied w Title	Owner-occupied - No Title	Non-owner-occupied	Est. pop with Payable land and Structural assets	Est. pop with Payable Structural assets	Est. Pop. With no payable assets
KJE	17,137	3,505	1,682	175	1,648	8,224	856	8,058
KSB	12,846	2,672	1,283	134	1,255	6,168	644	6,034
<b>Total</b>	<b>29,983</b>	<b>6,177</b>	<b>2,965</b>	<b>309</b>	<b>2,903</b>	<b>14,392</b>	<b>1,500</b>	<b>14,091</b>



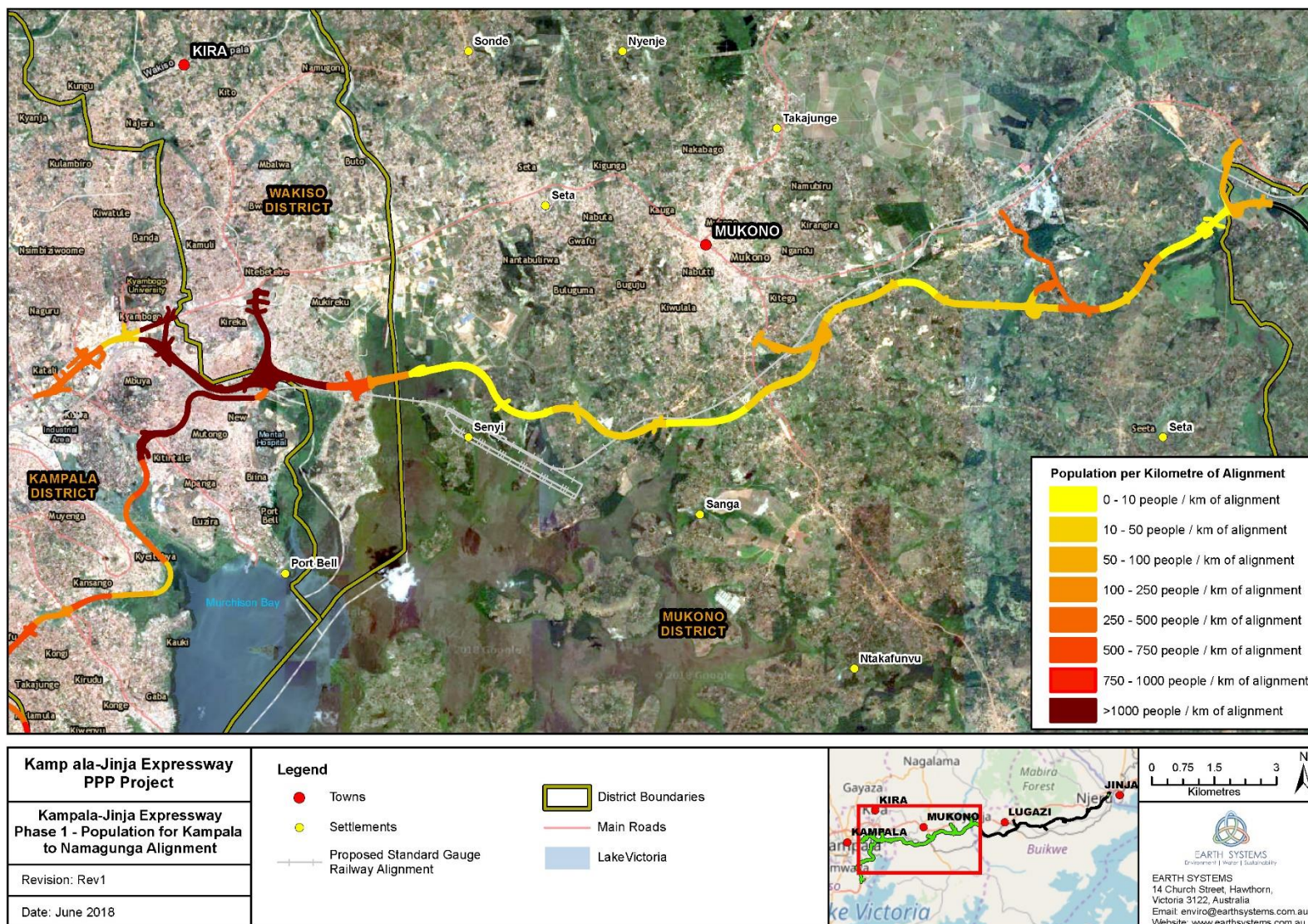
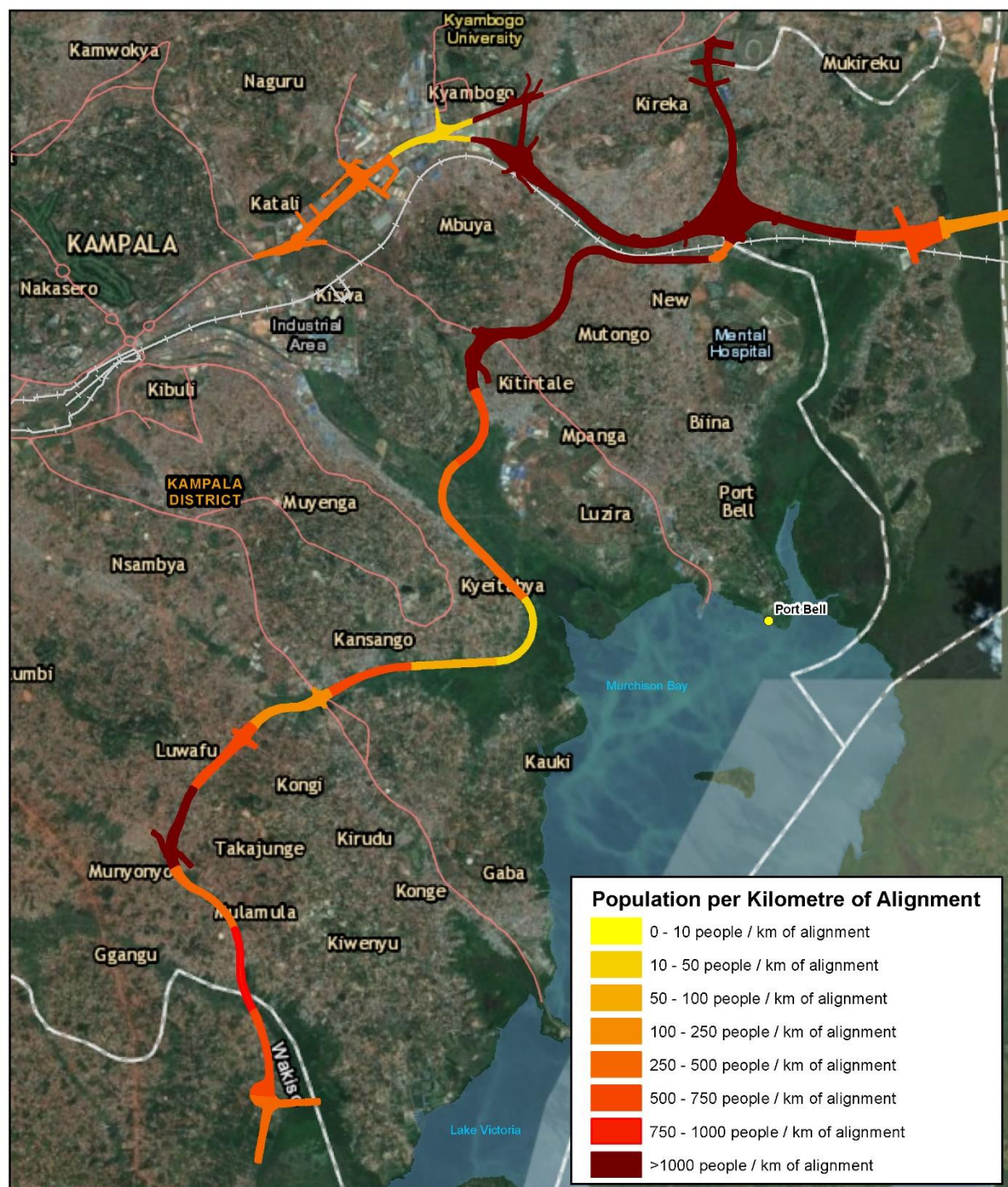


Figure 4-46 Density of population affected by the KJE Project Footprint and buffer area along the alignment





<b>Kampala-Jinja Expressway PPP Project</b>	<b>Legend</b> <ul style="list-style-type: none"> <li>Towns</li> <li>Settlements</li> <li>Kampala-Jinja Expressway Project Phase 2 ROW</li> <li>Proposed Standard Gauge Railway Alignment</li> <li>Main Roads</li> <li>Lake Victoria</li> </ul>	Revision: Draft
<b>Kampala-Jinja Expressway Phase 1 - Population for Kampala Southern Bypass Alignment</b>		Date: June 2018
0 0.5 1 2 Kilometres Coordinate System: GCS WGS 1984 Datum: WGS 1984		Author : Earth Systems   EARTH SYSTEMS Environment   Water   Sustainability 14 Church Street, Hawthorn, Victoria 3122, Australia Email: enviro@earthsystems.com.au Website: www.earthsystems.com.au

**Figure 4-47 Density of population affected by the KSB ROW along the alignment**

## 4.5 Affected Business

Based on spatial analysis and 2018 Census Survey data, 5,378 businesses are estimated to within the Project ROW. 65% of these businesses are informal sole-traders and small enterprises employing 1-2 people, the majority of which deal in residential rentals, and ready-made and raw foods. 344 large industrial-sized buildings (with footprint areas >0.016 ha) covering a total area of 8.2 ha were identified within the ROW, with 152 (4.0 ha) within the KJE alignment, and 192 (4.2 ha) within the KSB alignment. A summary of affected businesses by Division (LC3) is provided below:

**Table 4-5 Affected Business by Registration Status**

LC3	Sole-trader (0)	Small (1-2)	Sml-Med (3-5)	Med (6-10)	Med-Lge (11-20)	Large (>20)	Other	Total
Central	0	0	0	0	0	0	0	0
Goma	1	3	1	0	0	0	0	5
Kawolo	0	0	1	0	0	0	1	2
Kira	456	145	47	16	5	2	0	671
Makindye	317	76	22	11	5	3	0	434
Mukono	1	0	0	0	0	0	0	1
Nagojje	5	1	0	0	1	0	0	7
Nakawa	2,301	827	284	83	80	18	1	3,594
Nakisunga	48	36	34	27	9	1	2	157
Nama	62	31	9	3	0	1	0	106
Ssabagabo-M.	291	71	21	11	4	3	0	401
<b>Total</b>	<b>3,482</b>	<b>1,190</b>	<b>419</b>	<b>151</b>	<b>104</b>	<b>28</b>	<b>4</b>	<b>5,378</b>
<b>Registered businesses</b>	<b>207</b>	<b>188</b>	<b>123</b>	<b>42</b>	<b>67</b>	<b>21</b>	<b>0</b>	<b>648</b>

### Key areas of focus include:

#### Nakawa Market

2018 Census Survey data indicated that at least 1,261 regular stallholders will be affected within Nakawa Market. These stallholders were primarily engaged in the sale of ready-made and raw foods, clothing, to a lesser extent general household items and electronics. Stallholders are predominantly small-sole-traders but also small family businesses.

#### Major Businesses

2018 Census Surveys, ground-level reconnaissance and inspection of recent high-resolution satellite imagery indicated that 86 major businesses along the KJE ROW and 17 major businesses along the KSB ROW would be affected. These major businesses are expected to have either a structure intersected by the ROW, have major access restrictions (refer to Table 7-7 and 7-13 of Chapter 7 for the full list of major businesses).

## 4.6 Affected Public Assets

A number of public assets are anticipated to be affected by the KJE and KSB alignments. A Public Asset can be defined under the following categories:

- ▶ Health Centre (Medical Clinics, Dentists etc.);
- ▶ Places of Worship (Churches, Mosques, Shrines);
- ▶ Water Points/Sources (Taps, Wells, Springs, Bores, Pumps etc.);
- ▶ Education Centres (Schools, Nurseries and Higher Education);
- ▶ Gravesites;
- ▶ Utilities (Transmission lines, Drainage);
- ▶ Community Centres;
- ▶ Recreational Centres (Soccer fields, Netball Courts, Playgrounds etc.);
- ▶ Police Posts/Stations;
- ▶ Pedestrian Overpasses; and
- ▶ Public Toilets.

Public Assets within the ROW were evaluated during the 2018 Census Surveys, which found a number of Public Assets that had a structure, access or grounds directly situated within the ROW. Findings are presented in Table 4-7.

**Table 4-6: Summary of Affected Infrastructure and Utilities with the primary impact to the Asset indicated, including the loss of a structure/s, access restriction or encroachment of grounds.**

Type of Asset	KJE			KSB			Total
	Structure	Access	Grounds	Structure	Access	Grounds	
Health Centres	9	1	0	3	0	0	13
Places of Worship	39	2	2	14	0	0	57
Education Centres	14	3	0	15	0	0	32
Utilities	0	0	0	9	0	0	9
Public Water Points	17	0	0	8	0	0	25
Public Toilets	4	0	0	1	0	0	5
Pedestrian Overpasses	1	0	0	1	0	0	2
Community Centres	3	0	0	0	0	0	3
Police Post	1	0	0	0	0	0	1
Recreation Centres	0	0	2	0	0	0	2
Gravesites	2	0	1	3	0	0	6
<b>Total</b>	<b>90</b>	<b>6</b>	<b>5</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>155</b>





**Plate 4-1: Nursery and Primary School in Kasokoso**



**Plate 4-2: Church hall in Kireka B**



**Plate 4-3: Playground in Kito Zone B**



**Plate 4-4: Community water source in Buyangira**

# **KJE PPP Project Phase 1 RLRP**

## **CHAPTER 5**      Livelihood Restoration and Resettlement Strategy



## 5. LIVELIHOOD RESTORATION AND RESETTLEMENT STRATEGY

This section provides the compensation, resettlement and livelihood restoration strategy that will be applied for different categories of impacts and Affected Persons associated with land acquisition for the Project Phase 1. The strategy considers national laws and regulations, and international standards for formal and informal land tenure.

### 5.1 Principles of this RLRP

The key approach adopted in this strategy is to conduct cash compensation for losses of physical assets incurred by Affected Persons based on the standard compensation methodology adopted by UNRA for road projects in Uganda (including a disturbance allowance), with additional livelihood restoration initiatives implemented depending on the particular circumstances of the Affected Persons to ensure that the international standard requirements are achieved for the Project. These initiatives will assist in ensuring that the necessary financial and human resources are available to address the impacts and risks to livelihoods affected by the Project. Vulnerable groups are also specifically considered in the approach to providing livelihood restoration.

#### 5.1.1 Cash Compensation

The densely populated, urban context of the Project combined with its linear nature and limited availability of vacant land of reasonable proximity and / or quality to the land that will be acquired for the Project, means that cash compensation is an appropriate approach for the setting. This has also been supported by the majority of Affected Persons surveyed to date over compensation in kind. Key reasons reported include:

- ▶ Freedom to choose a preferred new location, size and quality of the land;
- ▶ Valuation of land along the road will be based on open market value for comparable land in the subject locations. Having cash compensation enables Affected Persons to buy larger and cheaper pieces of land, and build a better house elsewhere than having physical replacement of land equivalent to the advantage of the previous one;
- ▶ Cash compensation creates opportunity to bargain for the same piece of land and invest the savings in enterprise-based livelihoods; and
- ▶ A perception that the amount of time required for the physical resettlement process starting with identification and preparation of new suitable land and accommodation will be lengthy and less efficient for the Affected Person and for development of the expressway.

The cash compensation approach is consistent with the UNRA policy and approach to compensation and livelihood restoration implemented for other similar projects in Uganda.

#### 5.1.2 Additional Livelihood Restoration Measures

The detailed approach to livelihood restoration is outlined in Chapter 9. The key principles of the approach of providing additional livelihood restoration measures in addition to cash compensation are:

- ▶ Eligible Affected Persons will receive compensation and livelihood rehabilitation measures sufficient to assist them to improve or at least maintain their pre-project living standards, income earning capacity and production levels. In some circumstances this will require additional measures beyond cash compensation;

- ▶ As the Project will have differing socio-economic impacts in different areas of the alignment depending on land utilisation and land titling, livelihood restoration approaches will be adapted to the different circumstances of the Affected Persons.
- ▶ Affected Persons who stand to lose part of their productive land will not be left without a means to sustain their current standard of living, for example through provision of compensation and other livelihood restoration measures;
- ▶ Particular attention will be paid to the needs of the poorest Affected Persons, and socially and economically vulnerable groups. This may include those without legal title to the land or other assets, households headed by females, the elderly or disabled, and other vulnerable groups, such as people living in extreme hardship (refer Section 6.2.13); and
- ▶ For severely affected people sustainable livelihood restoration measures will be identified in consultation with Affected Persons.

As above, the approach to livelihood restoration will be adapted for different areas of the alignment depending on land utilisation and land titling arrangements. The differing socio-economic categories for implementation of additional livelihood restoration measures will be separated into eight broad zones as follows:

1. **Formal and titled settlement areas** - Characterised by suburban housing.
2. **Informal settlements** - Settlement areas where occupants have no legal title.
3. **Non-wetland agricultural areas** - Characterised by farming land that has legal title.
4. **Wetland agricultural areas** - Intensive agricultural areas within wetlands.
5. **Industrial zones and large businesses** - Characterised by urban industrial land and large businesses.
6. **Small and informal business areas** - Characterised by small businesses that may or may not have a legal structure. It includes market areas such as the Nakawa Market.
7. **Public land and public facilities** - This is predominantly roads and some minor public infrastructure.
8. **Wetland areas with little or no infrastructure or economic activity** - These are wetland areas that are owned by the Government of Uganda. Settlements on this land is illegal and activities are restricted.

The approach to livelihood restoration for each of these eight zones is further detailed in Chapter 9.

The principles and measures to avoid or minimise physical displacement and measures to assist those Affected Persons requiring relocation are outlined below.

### 5.1.3 General Principles

The resettlement and livelihood restoration program will apply the following principles:

- ▶ Involuntary relocation of existing residences and associated structures will be avoided wherever possible;
- ▶ Although minimization of physical displacement is preferred, the program will take into account planned projects (e.g. Standard Gauge Railway) or possibilities for future projects that will interact with the expressway and / or cumulatively impact the same social and environmental values;
- ▶ Affected Persons will need to vacate their land and structures where they directly occupy land essential to Project construction and operations, or occupy locations that are puts them in physical danger from Project activities throughout the life of the Project;
- ▶ Displacement may be necessary where inhabitants or land users, whilst not in direct physical danger, may be significantly inconvenienced or lose access or amenity that cannot otherwise be adequately compensated;



- ▶ Where displacement is necessary, it will only be enforced after full consultation, negotiation and disbursement of compensation to the Affected Persons;
- ▶ Special measures will be identified and included in this RLRP for vulnerable Affected Persons to assist them through the process and foster self-reliance;
- ▶ The Project will replace or pay compensation for assets lost as a result of displacement and in addition will:
  - Provide disturbance allowances to assist Affected Persons with their relocation;
  - Pay an allowance for loss of income incurred because of relocation (if appropriate/required).
- ▶ Affected Persons will be provided up to 6 months following receipt of compensation to vacate their property and salvage materials;
- ▶ The resettlement and livelihood restoration program will encourage, and aid Affected Persons obtain recognised land tenure or rights;
- ▶ The socio-cultural composition of affected settlement areas will be recognized in the RLRP and its implementation; and
- ▶ Transparency in all negotiations will be observed.

#### 5.1.4 Compensation

Compensation for Affected Persons will be based on the following principles:

- ▶ Affected Persons who will experience impacts and losses under the Project will be entitled to adequate and prompt compensation for land and assets lost;
- ▶ Cash compensation for loss of land will be based on open market value;
- ▶ All community assets destroyed or whose land is acquired for the expressway will be compensated and assistance provide for re-establishment of the assets;
- ▶ For affected business. lost income will be compensated by way of a disturbance allowance, taking into account the nature of the business and transition period, and that access to similar opportunities will be facilitated through the livelihood restoration program;
- ▶ Where there is loss of income due to destruction of community assets, additional compensation will be considered for damages and destruction to property;
- ▶ Household with crops and gardens within the Project footprint and buffer will be compensated for the loss of land and / or derived livelihood;
- ▶ Lack of formal legal rights to assets lost will not deprive any Affected Person from receiving compensation and entitlements. Distinctions will not be made between Affected Persons “with” and “without” formal legal land titles; and
- ▶ For cultural sites, including cemeteries, compensation and / or relocation will be done in accordance with cultural norms and regulatory requirements with adequate compensation allocated to facilitate the process.

#### 5.1.5 Physical Displacement for Vulnerable Persons

For vulnerable persons who have indicated a preference for resettlement or compensation in kind, the following principles will be applied:

- ▶ Affected Persons will be further consulted with to agree on the resettlement option that is suitable for them;
- ▶ For loss of residential property, compensation in kind will entail re-establishment of residential property of similar or better quality;
- ▶ Land titles (formal or customary as appropriate) will be provided by the GoU;
- ▶ The planning and design of any construction or upgrade of infrastructure required will be facilitated by the Resettlement Advisory Committee and the Livelihood Restoration and Resettlement Implementation Unit, and in consultation with Affected Persons, local authorities and host community.
- ▶ Any host community materially affected by the program will be compensated according to the degree of the impact on a case-by-case basis.

### 5.1.6 Gender Sensitivities and Vulnerable Groups

In settlement areas where the most dominant land tenure is “Bibanja” holding on mailo land and land belonging to the Kingdom of Buganda, eligibility criteria should not be restricted to ownership of legal titles over land and property as women are likely to be excluded. Women may not have ownership of property and land even though they may be the principal users of the resources. These are envisaged from the patriarchal cultural structure of asset ownership in Uganda which mainly entitles men as the sole owners of property. 2018 Census survey data indicated that most households (4,262; 69%) were male headed. Upon disbursement of compensation, women will be allowed to assume co-ownership by witnessing the compensation forms / agreements as well as where applicable, being signatories to their husband’s Bank Accounts.

Vulnerable households in Uganda are considered in the following categories:

- ▶ Indigenous people,
- ▶ Child headed households,
- ▶ Households headed by the elderly people (above 65 years),
- ▶ Households headed by people with disability, and
- ▶ Purely illiterate people, among others.

Vulnerable groups as identified by the AfDB’s Integrated Safeguards System (2013) include:

- ▶ Female headed households,
- ▶ Those below the poverty line,
- ▶ The landless,
- ▶ Disadvantaged children (e.g. orphans, homeless),
- ▶ Marginalised social groups,
- ▶ Ethnic, religious and linguistic minorities,
- ▶ Those without legal title to assets; and
- ▶ Physically handicapped.

This RLRP considers all of the above vulnerable groups. Measures designed specifically to assist women and vulnerable groups will be developed and are presented in Chapter 10. It should be noted that vulnerability is not static and can change during the land acquisition process. Therefore, vulnerability should be monitored and addressed on a case-by-case basis during the RLRP implementation.



## 5.2 Eligibility Criteria

The following eligibility criteria have been established in accordance with Uganda's Laws:

- ▶ People who have formal and informal occupancy rights within or partially within the Project Right-of-Way (ROW) by cut-off date;
- ▶ Land owners under Bibanja or Mailo within the ROW by cut-off date;
- ▶ People who do not have recognised ownership or occupancy rights (e.g. squatters and the landless) within the ROW by cut-off date;
- ▶ People whose houses, structures and livelihoods will be affected by the development of the expressway by cut-off date;
- ▶ People who have allocated land (through the communally acceptable ways) for activities such as cultivation (e.g. share croppers) and their crops or trees, that will be removed or damaged due to land acquisition activities by cut-off date;
- ▶ Any other group of persons that have not been mentioned but are entitled to compensation according to Ugandan laws.

## 5.3 Identifying the Eligible

Acceptable proof of eligibility will include:

- ▶ Land title;
- ▶ Written evidence of ownership (e.g. certificate, of land title, land sale agreement, donation / succession / customary agreement);
- ▶ Letters of Administration in case of death of owner;
- ▶ Guardian Order in the case of a minor;
- ▶ Witness by local authority; and
- ▶ Agreement on occupation through community and targeted stakeholder engagement and confirmation at the time of the census and valuation (to be distinguished from opportunistic squatting in advance of the Project compensation and development process).

## 5.4 Eligibility Cut-Off

The approach to the eligibility cut-off dates for compensation for the Project is required to follow standard UNRA legislation and procedures for consistency with all major projects in Uganda. Consistent with the *UNRA Guide to Land Acquisition and Compensation*, following the completion of the inventory of loss and census, a valuation report of the affected land and assets will be prepared by UNRA and submitted to the Chief Government Valuer for approval. The valuation report includes all the details of the affected land parcels (titled and untitled land), PAPs, current infrastructure and administrative setting (block boundaries, villages, counties, sub-counties and parishes along the alignment). Once approved, UNRA will carry out a verification and inform the affected persons of the valuation awarded. 'Verification' is the process through which UNRA confirms who is eligible for compensation payment. This will be conducted on site at each affected land parcel along the alignment by members of the KJE Livelihood and Resettlement Implementation Unit (LRIU). The cut-off date for eligibility for each land parcel will effectively be the date of verification. The cut-off date will thus vary for each part of the

alignment depending on when verification and agreement is made between the LRIU and the affected persons through this process.

An individual or enterprise who occupies the land or presents his / her claim after the completion of the inventory of loss and census of Affected Persons will not be eligible for compensation for loss of assets, resettlement or livelihood restoration. As mentioned in the methodology, the objective of the census is to capture 100% of the affected population. Where households were not captured in the census, it is anticipated that their socio-economic circumstances would be addressed through grievance procedures in place, for example a household with vulnerable persons who were not previously identified.

## 5.5 Rates for Compensation

To provide compensation, relocation, and livelihood restoration, a range of rates have been developed based on:

- ▶ Approved District Compensation Rates for Kampala Districts 2016/17;
- ▶ Recent available sales comparable from Local Councils, Chief Government Valuer's Office, Buganda Land Board, KCCA, among others;
- ▶ Recently applied rates for other comparable projects in Uganda requiring land acquisition (e.g. Kampala Entebbe Expressway, Standard Gauge Railway (SGR) 2016);
- ▶ UNRA in-house building replacement cost indices (October 2016);
- ▶ Land market value and construction market rates as of day of assessment; and
- ▶ Criteria set out in IFC Performance Standard 5.

Proposed compensation rates and their determination are presented in Table 5-1 for categories of land, crops and trees, residential and commercial structures and community infrastructure. An entitlement matrix has also been prepared and is presented in Section 5.8.

**Table 5-1 Determination of compensation rates for the Project**

Category	Criteria / Source	Rate description	Reference
Buildings, structures and improvements - permanent	Rates were harmonized with those used for the Standard Gauge Railway (SGR) (June 2016) UNRA in-house building Replacement Cost indices for KSB and KJE (October 2016) Construction market rates as of assessment day	Full replacement cost as governed by location in relation to urban centers, type and quality of materials used, workmanship and design, location of building in relation to sources of materials and labor, terrain of the building site, age and condition of structure. Note: Full Replacement Cost is inclusive of any transaction fees incurred.	Ugandan law
Buildings and improvements – semi-permanent	Approved District Compensation Rates for Kampala Districts 2016/17	Valuation based on District Land Board rates.	Ugandan law
Buildings and improvements – other (latrines, shrines or “sabo”)		Valuation based on District Land Board rates with consideration for type of materials, condition and age.	Ugandan law
Buildings and improvements – cultural sites, cemeteries	n/a	Compensation to facilitate relocation process in accordance with cultural norms	Ugandan law
Land <sup>a</sup>	Recent available sales comparable from Local Councils	Open market value and dependent on location in relation to urban centers, local economic activity,	Ugandan law, IFC Performance



Category	Criteria / Source	Rate description	Reference
	/ Land brokers, Chief Government Valuer's office, Buganda Land Board, KCCA, recent precedents, etc.	population density, vicinity of utilities, cultural attributes to land transactions, tenure and planning restrictions.	Standard 5, AfDB Operational Safeguard 2
Land – agriculture	IFC Performance Standard 5 AfDB Operational Safeguard 2	Market value of land of equal productive use or potential located near the affected land, plus the cost of preparation to levels similar to or better than those of the affected land, and transaction costs such as registration and transfer taxes	IFC Performance Standard 5, AfDB Operational Safeguard 2
Land - Bibanja	Kampala Entebbe Expressway	Assessed at prevailing bibanja land rates in the locality. Where no bianja land sale comparable was obtained, bibanja land interest is valued at 70% of unencumbered land value of a freehold interest in the mailo (70%:30% share between bibanja land owner and registered owner).	Ugandan law
Land – protected areas (e.g. forests, lakes, rivers, wetlands, archeological sites, etc.).	Guidance provided by NEMA to CGV on how compensation claimants in Wetlands should be handled (2015)	Affected persons in wetlands will be compensated based on traditional land use or title.	Ugandan law
Licensees and Squatters	IFC Performance Standard 5 AfDB Operational Safeguard 2	Compensation for lost assets other than land including improvement to the land at full replacement cost.	IFC Performance Standard 5, AfDB Operational Safeguard 2
Trees and crops	Approved District Compensation Rates for Kampala Districts 2016/17	Full compensation for crops and trees that serve as main source of livelihood, Rates distinguish types of crops and their maturation; and Crops and trees that cannot be harvested within the quit notice period referred to in section 77 (2) of the Land Act CAP 227	Ugandan law
Partial loss – land, structure, livelihood	Diminution / Severance under Section 9 of the Land Acquisition Act	Diminution for small orphaned plots less than standard plot sizes will be 10% - 40%, dependent on the extent the owner can use the remaining portion in accordance with new planning restrictions.  Where planning restriction affects complete use of land / property, diminution value is 100%.  Value attributed based on type of land / property as per the above categories.	Ugandan law
Loss of business – legal or recognizable rights / claims	IFC Performance Standard 5 AfDB Operational Safeguard 2	Cost for reestablishing commercial activities elsewhere, lost net income during transition period, cost for transfer and reinstallation of the structure / equipment. Replacement property (e.g. agriculture, commercial sites, etc.) of equal or greater value, OR cash compensation at full replacement cost.	IFC Performance Standard 5, AfDB Operational Safeguard 2
Loss of business – no legal or recognizable rights / claims	IFC Performance Standard 5 AfDB Operational Safeguard 2	Compensation for lost assets other than land (e.g. crops, irrigation infrastructure and other improvements to the land) at full replacement costs.  Excludes opportunistic settlers / encroachers after the eligibility cut-off date.	IFC Performance Standard 5, AfDB Operational Safeguard 2
Tenants – buildings, residential	Contracts Act 2010	Compensation as stipulated by Contracts Act (2010) or Landlord and Tenants Act. Minimum 3 months' rent-free period from date landlord received his/her full compensation for the premises.	Ugandan law

Category	Criteria / Source	Rate description	Reference
		Tenants are obliged to pay all taxes, utility bills and dues where applicable. Cases where vulnerability has been identified will be addressed on a case by case.	
Utility Providers	n/a	Compensation for facility relocation costs where applicable.	Ugandan law
Disturbance allowance	n/a	15% of the compensation amount to all Affected Persons.	Ugandan law
Salvage rights	n/a	Salvage of materials such as crops, tress, fixtures, fittings and installation in houses from affected land to enable livelihood restoration.	Uganda – cultural norm <sup>b</sup>
Buganda Land Board interest / Traditional Land Use	n/a	30% of the unencumbered market value of the land following confirmation of Affected Persons and land falling under the jurisdiction of the Buganda Land Board.	Ugandan law

<sup>a</sup> In determining land value, consideration is also made to the type of ownership e.g. mailo, freehold, lease hold, customary land tenure, informal (e.g. Bibanja and bona fide claimants).

<sup>b</sup> As described in the Draft KSB Resettlement Action Plan (UNRA, 2017).

## 5.6 Validation of Affected Assets

Validation of affected assets will be conducted by the Chief Government Valuer (CGV) with assistance from land surveyors and in the presence of the Affected Person(s), Local Council chairpersons and neighbours. Extensive consultations have been conducted with affected stakeholders regarding compensation and entitlement arrangements for the Project. The complete stakeholder engagement and RLRP disclosure process is presented in Chapter 8.

## 5.7 Distribution of Entitlements

All compensation payments will be made through designated bank accounts of Affected Persons. The majority of Affected Persons indicated they have existing bank accounts. Those without bank accounts will be asked to open accounts. UNRA will develop a financial literacy program to inform Affected Persons on the benefits of using formal banking institutions. Where necessary, training will include the use of banking systems, advantages / disadvantages of keeping cash in a bank account versus at home, and financial record keeping. Additional assistance will be provided to vulnerable people in opening and use of a bank account.

Following the verification and public disclosure of entitlements, Affected Persons will be notified about payment prerequisites and schedules. Communication will be made through the Affected Person's preferred communication mechanisms. The payment notification procedure will entail:

- ▶ The amount of compensation approved by the Chief Government Valuer;
- ▶ The methods of valuation used;
- ▶ Other resettlement measures to be paid to the Affected Persons;
- ▶ Total payments available to the Affected Persons;
- ▶ Payment prerequisites or requirements that the Affected Persons must fulfill before payment is affected;
- ▶ Provision for acceptance (through signing on the first notification) or rejection and redress options available to the Affected Persons;
- ▶ Payment date for the Affected Persons;



- ▶ Payments locations for the Affected Persons and alternatives if Affected Person is unable to attend the designated locations or not available on the payment date;
- ▶ Requirements to present during the actual payments, such as identification documents;
- ▶ Requirements to fulfil upon payment, e.g. signing acknowledgements for receipt and mutation forms; and
- ▶ Encouragements or advice to come with spousal and/or children's consent for payment or obtain written consent from spouse or children where it applies.

Compensation will only be paid directly to the affected household or individual. Exceptional circumstances such as the examples provided below, will be dealt on a case-by-case basis through the Grievance Redress Procedure or legal system if agreement is not reached otherwise.

Where bank accounts are required, UNRA will compensate for any fees incurred in the opening of an account. Payments will also be made promptly to ensure that bank accounts are not closed due to lack of funds.

In addition, it will be very important to ensure that the compensation beneficiaries are informed of the right documentation that is required for UNRA to process the payments in order to avoid loss of time due to submission of incorrect documentation.

In the case of community assets, compensation will be distributed through local government structures or owners (e.g. for private schools) and administrative structures for places of worship. In kind compensation is preferred in this situation, to ensure that lost assets are restored effectively. The use of funds provided will be evaluated in the post-compensation monitoring process to ensure funds are used transparently.

Additional notification and communications will be made, such as:

**Death of Affected Person:** The notification will make clear what documentation is required about the late estate and current administrator(s) of the said estate from the office of the Administrator General or his/her representative(s).

**Joint ownership:** Consent of all parties will be required physically or through writing for powers of attorney.

**Disputed property:** Proof of dispute resolution or judgment from a competent court of law and an order for execution of judgment.

## 5.8 Entitlement Matrix

The basic principle is that the Affected Persons will need to be compensated so that they can restore their land, assets and livelihood. For Phase 1 of the Project where the majority of Affected Persons are found in densely populated areas, cash compensation and livelihood restoration assistance will be the primary measures to assist them in relocating and establishing their welfare anew in a location of their choosing. Where specifically requested by the Affected Person or where it is feasible, in-kind compensation (i.e. replacement of assets for assets or land for land) will be offered.

Based on Ugandan Law and international standards, the following Entitlement Matrix will be applied to the Project (see Table 5-2 overleaf). Note in addition to the measures in the Entitlement Matrix, additional livelihood restoration initiatives for selected socioeconomic zones will be implemented as outlined in Chapter 9.

## 5.8.1 Compensation collection transport allowance

The Project will provide cash compensation in advance for transport to entitlement collection offices. This will be approximately 20,000 UGX per household or business, based on average transport costs in KCCA and approximately 30,000 UGX for affected districts outside the KCCA.

**Table 5-2 Proposed Entitlement Matrix. Note additional livelihood restoration initiatives for different socioeconomic zones are also outlined in Chapter 9.**

Type	Affected Persons	Potential rights	Entitlement Recipient	Eligible Criteria	Proposed Entitlements
<b>Impacted Asset</b>					
Residential property	Property owner (including temporary or seasonal dwellings)	<ul style="list-style-type: none"> <li>- Legal rights (Freehold and Mailo)</li> <li>- Bibanja traditional ownership</li> <li>- Gender ownership rights</li> </ul>	<ul style="list-style-type: none"> <li>- Individuals</li> <li>- Households</li> </ul>	<ul style="list-style-type: none"> <li>- Included in the census prior to cut-off date;</li> <li>- Evidence of legal title;</li> <li>- Written evidence of ownership;</li> <li>- Evidence or community agreement that the Affected Person owns the residential property</li> </ul>	<p>Compensation at full replacement cost.</p> <p>Where resettlement is preferred indicated option by Affected Persons, further consultation to determine options including:</p> <ul style="list-style-type: none"> <li>- Assistance finding new property;</li> <li>- Cost of acquiring residential property of similar or better quality;</li> <li>- Livelihood restoration.</li> </ul> <p>15% disturbance allowance of Affected Person's compensation amount.</p>
	Tenants	<ul style="list-style-type: none"> <li>- Bibanja owner</li> <li>- Registered land owner</li> <li>- Occupation rights</li> <li>- Gender ownership rights</li> </ul>	<ul style="list-style-type: none"> <li>- Bibanja owner</li> <li>- Registered land owner</li> <li>- Tenant</li> </ul>	<ul style="list-style-type: none"> <li>- Included in the census prior to cut-off date;</li> <li>- Contracts Act (2010) or Landlord and Tenants Act</li> </ul>	<p>Minimum 6 months' rent-free period from date landlord receives compensation for his/her premises.</p> <p>15% disturbance allowance of Affected Person's compensation amount.</p> <p>Assistance in finding new accommodation.</p> <p>Livelihood restoration where appropriate.</p>
	Squatters	<ul style="list-style-type: none"> <li>- Occupation and livelihood use</li> <li>- Gender ownership rights</li> </ul>	<ul style="list-style-type: none"> <li>- Occupant (illegal)</li> </ul>	<ul style="list-style-type: none"> <li>- Included in the census prior to cut-off date;</li> <li>- Agreement on occupation rights for livelihood purposes (to be distinguished from opportunistic squatting in advance of the project)</li> </ul>	<p>Full replacement cost of structures and improvements to the land.</p> <p>Assistance finding new accommodation.</p> <p>15% disturbance allowance of Affected Person's</p>



Type	Affected Persons	Potential rights	Entitlement Recipient	Eligible Criteria	Proposed Entitlements
				compensation or development process).	compensation amount. Livelihood restoration support.
Non-residential property	Individual or household	<ul style="list-style-type: none"> <li>- Legal rights (Freehold and Mailo)</li> <li>- Bibanja traditional ownership</li> <li>- Gender ownership rights</li> </ul>	<ul style="list-style-type: none"> <li>- Individual or household</li> </ul>	<ul style="list-style-type: none"> <li>- Included in the census prior to cut-off date;</li> <li>- Agreement on occupation rights for livelihood purposes (to be distinguished from opportunistic squatting in advance of the project compensation or development process).</li> </ul>	Compensation based on District Land Board rates with consideration for type of materials, condition and age and negotiated by Chief Government Valuer and Affected Person. 15% disturbance allowance of Affected Person's compensation amount. Livelihood restoration support.
Community assets and infrastructure	Community	<ul style="list-style-type: none"> <li>- Legal rights</li> <li>- Customary ownership</li> </ul>	<ul style="list-style-type: none"> <li>- Chief or representative selected by affected community, and surrounding community</li> </ul>	<ul style="list-style-type: none"> <li>- Agreement that infrastructure or asset is within community land or under the control / management of the community</li> </ul>	Compensation to facilitate relocation process in accordance with cultural norms Restoration or replacement of infrastructure and community facilities (e.g. water wells, schools, health)
Commercial property	Business owners	<ul style="list-style-type: none"> <li>- Business owner (individual, households, groups, informal and formal market stall owners, companies, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>- Business owner (Individual, households, groups)</li> </ul>	<ul style="list-style-type: none"> <li>- Included in the census prior to cut-off date;</li> <li>- Legal registration as a business in government system</li> <li>- Community agreement of usage rights of business structure (including for informal businesses)</li> </ul>	Compensation for re-establishing commercial activities elsewhere, lost net income during transition period, cost for transfer and reinstallation of the structure / equipment. Replacement property (e.g. agriculture, commercial sites, etc.) of equal or greater value, OR cash compensation at full replacement cost. 15% disturbance allowance of Affected Person's compensation amount.
Crops	Individual or household	<ul style="list-style-type: none"> <li>- Ownership rights</li> </ul>	<ul style="list-style-type: none"> <li>- Individual or household</li> </ul>	<ul style="list-style-type: none"> <li>- Included in the census prior to cut-off date;</li> <li>- Community confirmation of individual's ownership</li> </ul>	Compensation for crops as estimated by Chief Government Valuer (using current market value) for

Type	Affected Persons	Potential rights	Entitlement Recipient	Eligible Criteria	Proposed Entitlements
					livelihood dependent crops. Crops and trees that cannot be harvested within the quit notice period. If applicable, agricultural improvement training / assistance.
	Sharecroppers	- Bibanja rights	- Individual or household	- Included in the census prior to cut-off date; - Community confirmation of sharecropping	Compensation for crops as estimated by Chief Government Valuer (using current market value) for livelihood dependent crops. Crops and trees that cannot be harvested within the quit notice period. If applicable, agricultural improvement training / assistance. 15% disturbance allowance of Affected Person's compensation amount.
Cultural heritage sites	Individual, household, community	- Customary rights	- Individual, household or community leader / representative	- Agreement that site falls within the land of individual, household or community	Avoid or minimise impact on cultural heritage sites Compensation and / or relocation in accordance with cultural norms and regulatory requirements (the latter in the case of exhumation)
Public infrastructure and utilities	Government of Uganda, utility/infrastructure owners and suppliers	- Legal owner - Legal operator	- Individual or group	- Included in cadastral survey; - Included in the census prior to cut-off date; - Legal ownership title or documentation / agreement of operation	Compensation for facility relocation costs where applicable.
<b>Impacted Land and Livelihoods</b>					
General - permanent land acquisition	Individual, household, community, business	- Legal rights - Bibanja rights - Usage rights	- Individual, household, community, business owner	- Legal title or agreement (freehold or Bibanja); - Community agreement of usage rights for that land	Compensation at open market value. For Bibanja agreements, compensation: 70% to Bibanja owner and 30% to the registered land lord of established market value. For Affected Persons preferring



Type	Affected Persons	Potential rights	Entitlement Recipient	Eligible Criteria	Proposed Entitlements
					replacement land or equal or better potential and secure land tenure. Support in identifying and securing such land. Livelihood restoration assistance. 15% disturbance allowance of Affected Person's compensation amount.
General - temporary land acquisition	Individual, household, community, business	<ul style="list-style-type: none"> <li>- Legal rights</li> <li>- Bibanja rights</li> <li>- Usage rights</li> </ul>	<ul style="list-style-type: none"> <li>- Individual, household, community, business owner</li> </ul>	<ul style="list-style-type: none"> <li>- Legal title or agreement (freehold or Bibanja);</li> <li>- Community agreement that the head of household has usage rights for that residential land</li> </ul>	Restoration and rehabilitation of the temporary acquired land after project construction, where possible progressive rehabilitation of temporarily acquired land should be conducted. 15% disturbance allowance of Affected Person's compensation amount. Alternative livelihood support.
Agricultural Land (cultivated, recent fallow land))	Individual or household	<ul style="list-style-type: none"> <li>- Legal rights</li> <li>- Bibanja rights</li> </ul>	<ul style="list-style-type: none"> <li>- Head of household or family)</li> </ul>	<ul style="list-style-type: none"> <li>- Legal title or agreement (freehold or Bibanja);</li> <li>- Cultivation of land in the past recent years</li> </ul>	Cash compensation at market value of land of equal productive use or potential located near the affected land, plus the cost of preparation to levels similar to or better than those of the affected land, and transaction costs such as registration and transfer taxes Compensation for improvements on the land including irrigation structures, etc. Secure land tenure where replacement land is preferred and possible. Salvage of all crops on land, prior to expropriation. Livelihood restoration (e.g. training) with special consideration of vulnerable groups

Type	Affected Persons	Potential rights	Entitlement Recipient	Eligible Criteria	Proposed Entitlements
					15% disturbance allowance of Affected Person's compensation amount.
	Village or community ownership	- Customary or legal community ownership	- Chief or community leader	- Agreement that the affected land is within the land of the affected village - Confirmation by Government Surveyor / Valuer	Compensation based on: equal potential of land or value with consideration for maintaining pre-acquisition quality of life.
	Host community	- Customary or legal community ownership	- Chief or community leader	- Land in the host community used for resettlement/replacement land	Preferred compensation determined by the affected community and negotiated with the Chief Government Valuer; Quality of life of host community cannot be negatively impacted; Community development programs for host community to assist with increased pressure on natural resources and social infrastructure (e.g. health facilities, schools, water wells, road improvements, etc.).
Forest land and forest products	Individual or household	- Rights under community usage	- Individuals and households	- Agreement on individual or household's use of forest and forest products	Included in community compensation process (see below) 15% disturbance allowance of Affected Person's compensation amount.
	Community	- Customary community ownership	- Chief or community leader	- Agreement that the forest land is within the land the affected village	Community compensation negotiated with the Chief Government Valuer, quality of life cannot be negatively impacted. Compensation to consider loss of income and livelihood derived from timber and non-timber forest products.
	Government of Uganda	- Legal ownership	- Not applicable	- Not applicable	Not applicable

Type	Affected Persons	Potential rights	Entitlement Recipient	Eligible Criteria	Proposed Entitlements
Fishing resources (natural and assets)	Individual, household, community	- Rights under community usage	- Individual, household or community leader / representative	- Included in the census prior to cut-off date; - Community agreement that the individual / household has the right to undertake fishing activity - Agreement that fishing site(s) is within community land / area	Compensation as determined through community consultation and Chief Government Valuer. Livelihood restoration support (e.g. aquaculture). 15% disturbance allowance of Affected Person's compensation amount.
	Business owner	- Legal rights	- Business owner	- Included in the census prior to cut-off date; - Community confirmation of individual's ownership - Legal registration as a fishing business	Access to alternative area with similar potential provided by GoU. Compensation for temporary loss of profit. 15% disturbance allowance of Affected Person's compensation amount. Livelihood restoration support.
<b>Vulnerable Groups</b>					
Assets and livelihoods of vulnerable people	Individual, household, groups	- Ownership, occupancy or use rights	- Vulnerable groups (e.g. women, women headed households, child headed households, elderly, disabled or otherwise disadvantaged or marginalised groups)	- Included in the census prior to cut-off date; - Vulnerability criteria determined by socio-economic baseline and confirmation from community	All entitlements described in this matrix with additional support and assistance (e.g. longer transition period, etc.) Training, capacity building and livelihood restoration modified to the need and type of vulnerability. This may include additional training and support. Resettlement offices in each location to recruit at least one female worker to deal with women's affairs in the resettlement process.





## **CHAPTER 6**    Socio-economic Profile of the Project

## 6. SOCIO-ECONOMIC PROFILE OF THE PROJECT

### 6.1 The Project Area

The existing Kampala-Jinja Road is the only major road link between the two cities and the most prominent access route for goods and other vehicles travelling between Nairobi (Kenya) and Kampala (Uganda). As a consequence, the road is heavily congested at many locations between the two cities including in central Kampala, Namanve, Seeta, Mukuno and in Jinja.

The KJE Project will form part of a major investment in transport infrastructure across Kampala and in Uganda as a whole and is being planned in combination with other transportation projects including the Standard Gauge Railway (SGR) and the development of a new port at Bukasa.

The Project Area for the socio-economic assessment considers local communities traversed by the expressway, in the Kampala Capital City Authority, Wakiso District, Mukono District and Buikwe District.

The Project Right of Way (ROW) consists of the main road body from one embankment to another as well as associated infrastructure including junctions, slip roads and bridges. For the majority of the road's length, the Project ROW will be approximately 60 m in width requiring full clearance of all structures and vegetation within these boundaries.

### 6.2 Socio-Economic Profile

#### 6.2.1 Governance and Systems for Planning and Development

#### 6.2.2 District and Lower Government Structure

District governments are lead agencies under the National Environment Act and will be involved in the development of the Project as described in Chapter 2 of the Phase 1- KJE PPP ESIA. Each district has lower local government councils, whose primary role is to monitor the general administration of the area under their jurisdiction. The lower local government councils also comprise of sub-county and municipality councils (LC III) that incorporate representatives from parishes (LC II), and youth, women and people with disabilities. Lower Local Government areas that will be affected by the Project include:

- ▶ Kampala Central Division;
- ▶ Goma Sub-county;
- ▶ Kawolo Sub-county;
- ▶ Kira Municipality;
- ▶ Makindye Division;
- ▶ Mukono (TC) Sub-county;
- ▶ Nagojje Sub-county;
- ▶ Nakawa Division;
- ▶ Nakisunga Sub-county;
- ▶ Nama Sub-county, and
- ▶ Ssabagabo-Makindye Sub-county.

Lower Local Government councils will play a key role in supporting mobilization of communities during the land acquisition process for the expressway and monitoring the resettlement and livelihood restoration program (see Resettlement and Livelihood Restoration Plan, Volume D).

### **6.2.3 Land Administration**

At the national level, the following bodies play a key role in land planning and development aspects of the Project.

#### ***Kampala Capital City Authority – Land Registration and Administration***

The Kampala Capital City Authority (KCCA) was created in 2010 as a corporate entity tasked with governance of the city on behalf of the central Government. The Land Registration and Administration Department is responsible for the management of all land title, leasing requests and disputes.

#### ***Kampala Capital City Authority - Planning Directorate***

The KCCA Planning Directorate is responsible for planning, designing and managing physical infrastructure, including zoning, sub-divisions and demarcating areas for development. The Planning Directorate guides the Authority on the urban design, infrastructural improvement and land development in the City.

#### ***Buganda Land Board***

The Buganda Land Board was established to manage the land reclaimed under the 'Restitution of Assets and Properties Act of 1993'. This was based upon an agreement between the President of Uganda and the His Majesty the Kabaka. The KJE alignment transects significant sections of Buganda lands.

The Buganda Land Board provides advisory to claimants in leasing lands, extending leases, as well as performing subdivisions and land transfers. The Buganda Land Board is expected to be involved in the land acquisition process for the Buganda Kingdom land within the ROW.

#### ***Ministry of Lands, Housing and Urban Development – Department of Land Registration***

The Ministry of Lands, Housing and Urban Development – Department of Land Registration is responsible for recording land titles in the country. It handles any issue related to land title change, or transfer. If a citizen f sells a plot of land, the department records the change and transfers the title to the new owner, as well as issuing certificates for land ownership.

#### ***Second National Development Plan (NDPII) 2015/16 – 2019/20***

The Second National Development Plan (NDPII) is part of the country's 'Uganda Vision 2040' with the aim of achieving middle income status by 2020 by:

- ▶ Reducing the poverty rate from 19.7% to 14.2%;
- ▶ Reducing the inequality co-efficient from 0.443 to 0.452;
- ▶ Reducing the number of young people not in education, employment or training by at least 20%;
- ▶ Increasing the number of students transitioning from primary to secondary school and the number completing secondary school;
- ▶ Increasing access to electricity from 14% to 30%;
- ▶ Increasing access to potable water from 65% to 70% in rural areas, and from 77% to 100% in urban areas;
- ▶ Increasing paved road infrastructure; and



- ▶ Reducing infant and maternal mortality rates.

The NDPII emphasises the importance of land reform to enable faster acquisition of land for urbanization, infrastructure development and agricultural production (GoU, 2015; UN Habitat, 2016). The Government will ensure that land acquisition is driven by the market within the urban development framework and respects zoning laws.

The NDPII endeavours to conduct a nationwide systematic land demarcation and survey program to formally title the remaining 80% of land of that is not registered by the end of the Vision period. The majority of the titling will fall under customary tenure system. This exercise hopes to encourage urban growth through investment in land and property, freeing up local government resources for improving infrastructure and services. The land demarcation and survey program addresses implementation of the National Land Policy (2013).

### ***Social Development Sector Plan (SDSP) 2015/16 -2019/20***

The SDSP outlines the government's commitment to address the concerns of the vulnerable and marginalised groups in line with the National Development Plan. The theme of the Plan is "Empowering communities particularly the vulnerable and marginalized groups for wealth creation and inclusive development". In particular, the SDSP seeks to address gaps and challenges of high and increasing number of vulnerable and marginalised groups, inadequate human and financial resources, weak coordination and monitoring and evaluation as well as management Information Systems. The Plan prioritizes five thematic programme areas:

- ▶ Labour, Productivity and Employment;
- ▶ Community Mobilization and Empowerment;
- ▶ Social Protection for Vulnerable and Marginalized Groups;
- ▶ Gender Equality and Women's Empowerment; and
- ▶ Institutional Capacity Development.

In relation to road developments, a key planned outcome of the SDSP is to improve health and safety in workplaces and projects. Planned activities associated with this include promotion of workplace registrations and inspections and strengthening of social safeguards.

### ***Sustainable Development Goals***

Uganda has adopted the 2015 Sustainable Development Goals aimed at improving the social and economic conditions of people, including:

- ▶ Access for all to adequate, safe and affordable housing and basic services, and the upgrading of slums;
- ▶ Access to safe, affordable, accessible and sustainable transport systems for all, improving road safety, notably by expanding public transport, with special attention to the needs of those in vulnerable situations, such as women, children, persons with disabilities and older persons;
- ▶ Inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries;
- ▶ Reduction of the adverse per capita environmental impact of cities, including paying special attention to air quality and municipal and other waste management;
- ▶ Universal access to safe, inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities;
- ▶ Positive economic, social and environmental links between urban, peri-urban and rural areas by strengthening national and regional development planning;

- ▶ Increasing the number of cities and human settlements adopting and implementing integrated policies and plans towards inclusion, resource efficiency, mitigation and adaptation to climate change, resilience to disasters, and developing and implementing, in line with the Sendai Framework for Disaster Risk Reduction 2015- 2030, holistic disaster risk management at all levels; and
- ▶ Supporting least developed countries, including through financial and technical assistance, in building sustainable and resilient buildings utilizing local materials” (UN Habitat 2016).

### ***Development Programs for Informal Settlements***

A number of development programs are in place focused on improving the living standards and tenure challenges in Uganda’s informal settlements in KCCA, Mukono and Wakiso districts. UN Habitat (2016) has been at the forefront of a number of initiatives including:

- ▶ Supporting the ACTogether / Slum Dwellers International Federation (SDI) to deliver the Tenure Security for Urban Poor through Implementation of the Social Tenure Domain Model (STDM), a land management system that is based on participatory approaches, is pro-poor and gender responsive. The tool has been implemented in informal settlements in 14 municipalities including Kampala. To date, a total of 89 settlements have been profiled, four STDM Data Management and Learning Centres have been established in Masaka, Mbale, Entebbe, and Tororo. The initiative also includes capacity building of Municipal Councils on the use of STDM for settlements profiling, mapping, enumerations and data processing;
- ▶ Housing and Slum Upgrading/Re-development Program targeting interventions to improve living conditions of poor communities through provision of housing, basic infrastructure and services, and improvement of livelihood opportunities. The program will result in a National Housing Policy incorporating reforms in the housing sector to increase supply of affordable housing. Support to local government will be provided to ensure it has the capacity to record land and property rights in informal settlements;
- ▶ The program will fund housing and informal settlement upgrading through up-scaling of the ongoing Participatory Slum Upgrading Program funded by the European Union; and
- ▶ National Slum Upgrading Strategy aims to ensure that upgrading/redevelopment of informal settlements efforts are integrated into national policies and legislation to enable their implementation.

## **6.2.4 Population, Demographics and Migration**

### ***Population and demographics***

The Project is located in southeast Uganda, situated mainly to the east of the capital city of Kampala and to the north of Lake Victoria, which is the largest lake in Africa by area. The Project area stretches across two of the four main administrative regions in Uganda; the Central and Eastern Regions. Within these two Regions, the Project ROW intersects four administrative districts, including Kampala City District.

Table 6-1 summarises the administrative districts, and associated divisions and sub-counties (LC3) within each that are intersected by the Project ROW.



**Table 6-1 Summary of administrative areas traversed by the Project ROW**

District	Divisions/Sub-counties (LC3)
Buikwe District	Kawolo Sub-county
Kampala City	Central Division, Makindye Division, Nakawa Division
Mukono District	Goma Sub-county; Nagojje Sub-county; Mukono TC Sub-county; Nakisunga Sub-county; Nama Sub-county
Wakiso District	Kira Municipality; Ssabagabo-Makindye Sub-county

Data from 2018 Census Surveys of households within the Project ROW, indicated that an estimated of 29,983 occupants belonging to 6,177 households were living within the ROW. 51% of occupants were female, 15,291 14,392 (48%) were male, and 299 (1%) recorded no gender information (this was due to information omitted by the respondent representing the household). The details data of occupants per LC3 is shown in Table 6-2 below.

**Table 6-2 Summary of gender within the Project ROW**

LC3	Female	Male	Other	Total population	Households
KJE	8,740	8,226	171	17,137	3,505
KSB	6,551	6,166	128	12,846	2,672
Total	15,291	14,392	299	29,983	6,177
Total (%)	51%	48%	1%	100%	-

Source: 2018 Census Survey, Earth Systems. \*Other indicates where gender was undisclosed

Table 6-3 provides a summary of occupants by age group per LC3 administrative. Occupants aged 18-60 were the largest group by age, comprising 14,992 (50%) of occupants. Occupants aged less than 18 years were accounted for 14,092 (47%) of occupants. Occupants aged greater than 60 years comprised only 299 (1%), and 600 (2%) recorded no age information.

**Table 6-3 Summary of occupants per age group within the Project ROW**

LC3	<18 years	18-60 years	>60 years	Other	Total
KJE	8,054	8,569	171	343	17,137
KSB	6,038	6,423	128	257	12,846
Total	14,092	14,992	299	600	29,983
Total (%)	47%	50%	1%	2%	100%

Source: 2018 Census Survey, Earth Systems. \*Other indicates where age was undisclosed

### Household Size

The most common household size was 5-7 members (34% of households), which is higher than the national average of 4.7 (UBOS 2014). The remainder of households surveyed were:

- ▶ 19% of households had 1-2 members;
- ▶ 29% of households had 3-4 members;
- ▶ 14% of households had 8-10 members; and

- 4% of households had more than 10 members.

### ***Population Density***

2018 Census Survey data indicated that the population density within the urban and peri-urban areas of Nakawa Division and to a lesser extent, Kira Municipality and Ssabagabo-Makindye Sub-County, greatly exceeded the national average population density of 173 persons per square kilometre km<sup>2</sup> (UBOS 2014). In these areas, population density exceeded 1,000 occupants per km<sup>2</sup> (Figure 6-1 and Figure 6-2). This accounts for more than 80% of the population situated in the ROW, concentrated within the Nakawa Division and Kira Municipality. High population density is particularly observed within informal settlement areas such as Kinawataka and Kasokoso in Nakawa Division, and Bweyogerere in Kira Municipality. Residences within these settlements, comprise a large number of small dwellings and permanent and temporary structures.

### ***Household Heads***

2018 Census survey data indicate that 75% of households were headed by a male, living within a conjugal within a conjugal relationship, either monogamous (89%) or polygamous (11%). Female headed households were less common, most of which were headed by women living as a single, either never married, separated or widowed. 97% of household heads were aged 18-60 years, however 6 households were identified in which all members including the household head were aged below 18 years.

Within the ROW, 314 single adult (aged 18-60) headed households were identified, i.e. households that contain only one member of working age, with all other members aged less than 18 years. 283 of these single-headed households were low-income (average householder income was less than 216,000UGX per month), 177 of which were headed by females.

9 single elderly-headed households were identified, i.e. households that contain only one adult member, over the age of 60, with all other members aged less than 18 years. 8 households that contained only persons above the age of 60 years were also identified, four of which were low income.

### ***Migration***

Census data indicated that 92% of household heads were not born within their residing community and had migrated to the area, most of which were from rural Uganda or smaller cities, such as Jinja.

Of all households surveyed within the Project ROW, 34% of households reported to own additional property at a different location, however additional house ownership was lower in areas further from Metropolitan areas, such as Ssabagbo-Makindye and Mukono Sub-counties, which saw rates of secondary home ownership averaging 16%. It is likely that those with wage-based livelihoods in the city also have family practicing agriculture in their home village or town from which they migrated.

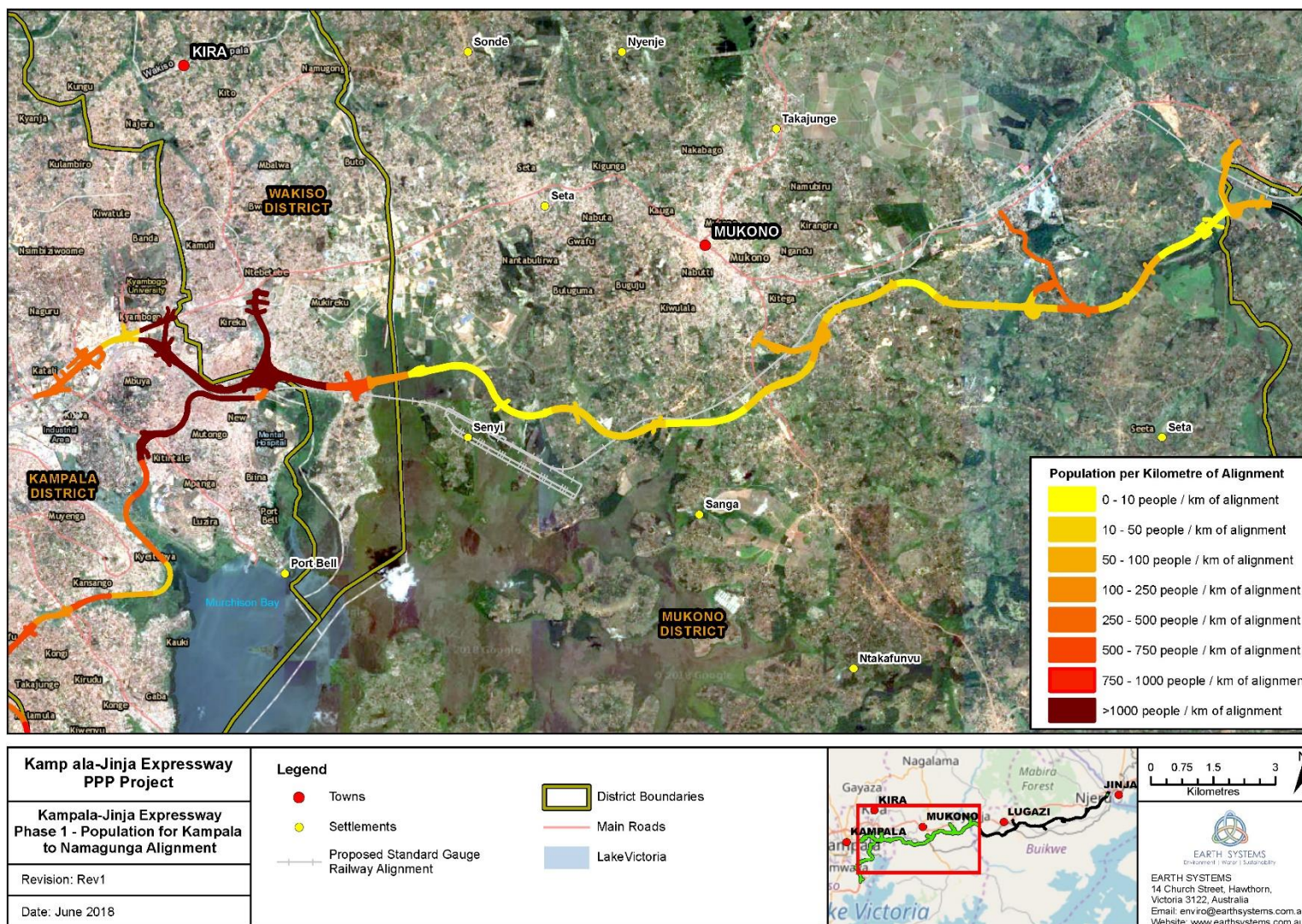


Figure 6-1 Population distribution along the KJE alignment



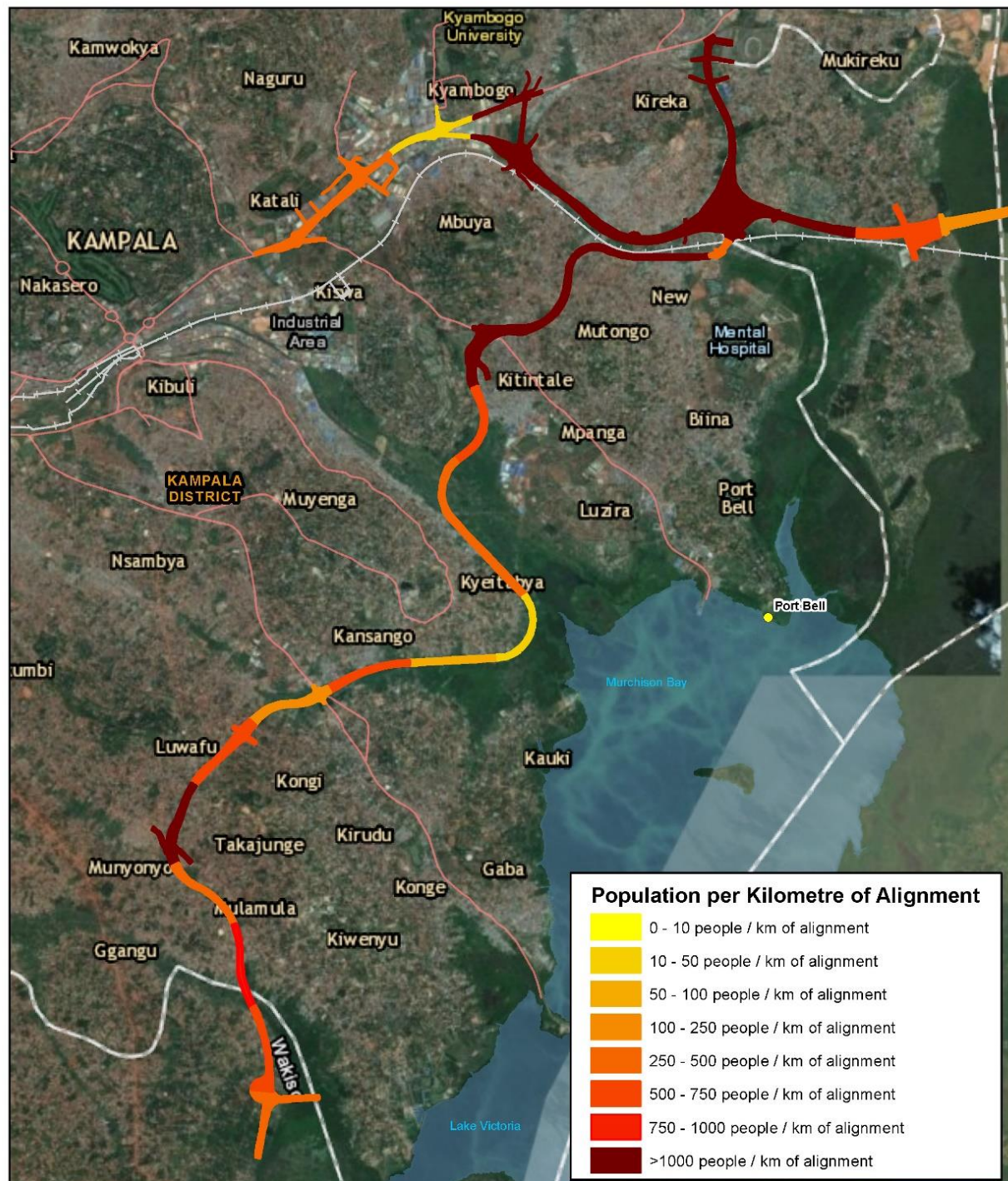


Figure 6-2 Population distribution along the KSB alignment

## 6.2.5 Ethnicity, Language and Religion

Socio-economic data (UNRA, 2017d) indicates that Buganda is to be the most common ethnic group within the ROW. Other ethnic groups present within the ROW are the Banyankole, Bakinga, Japadhola, Basoga and Banyarwanda among others. Along the Project alignment, Luganda the is most commonly spoken language, however other languages are present, and their use varies regionally. 2018 Census Survey data indicates that Christianity is the main practiced religion, with a number of Christian places of worship and educational facilities identified along the alignment. Islam, is also practiced, and several mosques and gravesites have been identified within the ROW. The prevalence of each of these religions is indicated to vary regionally also.

## 6.2.6 Education

2018 Census Survey data indicated that 96% of surveyed household heads had some form of education (Table 6-4). Households along the KSB ROW tended to have higher rates of higher-education, i.e. Secondary (Advanced Level) and Tertiary Level. Secondary (Ordinary Level) education accounted for the largest proportion of household heads, followed by those that had completed Primary School. Secondary and tertiary education rates were overall higher among male respondents; this is discussed further in section 6.2.13 – Gender inequality and vulnerability of females.

**Table 6-4 Education levels of household heads within the Project ROW**

Education Level	KSB (%)	KJE (%)
No education	3%	4%
Functional Literacy	1%	<1%
Primary School (incomplete)	18%	19%
Primary School (complete)	23%	18%
Secondary (Ordinary Level)	25%	34%
Secondary (Advanced Level)	12%	9%
Tertiary (University, Vocational)	18%	16%
<b>Total</b>	<b>100%</b>	<b>100%</b>

Source: 2018 Census Survey, Earth Systems.

## 6.2.7 Income and Livelihoods

### *Income*

2018 Census Survey data indicated that 20,190 (67%) of occupants belonging to 3,975 households had an average income less than 216,000 UGX per month (Table 6-5), which is equivalent to the International Poverty Line of USD\$1.90 per day. 12,921 (43%) of the population reported an average income of less than half of this amount, living on less than 101,000 UGX per month. The remainder of the population surveyed were:

- ▶ 5,021 (17%) earned between UGX 216,000 and 500,000 per month (approximately USD\$27 - US\$135 per month);
- ▶ 1,524 (5%) earned between UGX 501,000 and ,1000,000 per month (approximately USD\$139 - US\$275 per month);
- ▶ 1,025 (3%) earned more than UGX 1,000,000 per month (approximately USD\$278 per month); and
- ▶ 15 (<1%) occupants earned more than 10,000,000 per month (approximately >USD\$2,650 per month).

The relative proportions of income did not vary significantly along the alignment.

**Table 6-5 Education levels of household heads within the Project ROW**

Income	KJE			KSB			Totals		
	Pop.	Pop. (%)	HH	Pop.	Pop. (%)	HH	Pop.	Pop. (%)	HH
0-100k	8,038	47%	1,489	4,883	38%	980	12,921	43%	2,469
101-215k	4,308	25%	907	2,961	23%	599	7,269	24%	1,506
216-500k	2,837	17%	676	2,184	17%	490	5,021	17%	1,166
501-1,000k	643	4%	154	881	7%	175	1,524	5%	329
1,001-10,000k	511	3%	107	514	4%	95	1,025	3%	202
>10M	14	<1%	2	1	<1%	2	15	<1%	4
Other	786	5%	170	1,422	11%	331	2,208	7%	501
Total	17,137	100%	3,505	12,846	100%	2,672	29,983	100%	6,177

Source: 2018 Census Survey, Earth Systems.

### Livelihoods

Census data indicated that approximately half of households (49%) relied on more than one source of income, the predominant sources being: self-employment, wage and salary-based employment, rental income, and subsistence agriculture. The proportion of both subsistence and commercial agriculture as income sources was higher in households in non-metropolitan areas, such as Goma, Mukono and Nakisunga Sub-counties, whereas salary and wage-based employment and rental income was higher in metropolitan areas, namely, Nakawa and Makindye Divisions. Table 6-6 summarizes the sources of income as a percentage per LC3.

**Table 6-6 Percentage of income sources of residences within ROW by LC3 administrative unit**

Income Source	Central	Goma	Kawolo	Kira	Makindye	Mukono	Nagoije	Nakawa	Nakisunga	Nama	Ssabagabo -Makindye
Subsistence	-	23%	-	2%	8%	25%	19%	3%	26%	8%	8%
Commercial	-	15%	-	3%	4%	0%	12%	2%	17%	-	6%
Fish-farming	-	-	-	-	-	-	-	-	1%	-	1%
Self-employment	-	23%	-	47%	29%	13%	15%	35%	17%	29%	30%
Wage-based	-	15%	-	13%	7%	25%	4%	14%	12%	13%	11%
Salary	-	8%	-	18%	17%	25%	15%	23%	5%	17%	10%
Rental	-	8%	-	7%	16%	13%	12%	10%	10%	13%	1%
Interest/Dividend	-	-	-	-	1%	-	4%	-	-	2%	-
Remittance	-	8%	-	1%	1%	-	0%	2%	3%	0%	3%
Eating place	-	-	-	1%	0%	-	0%	1%	1%	6%	1%
Trade Jobs	-	-	-	1%	10%	-	0%	1%	1%	2%	21%
Retail/Kiosk	-	-	-	3%	1%	-	4%	2%	4%	8%	-
Spousal support	-	-	-	5%	1%	-	15%	5%	3%	2%	-
Pension	-	-	-	1%	4%	-	-	1%	2%	-	8%
Total	-	100%	-	100%	100%	100%	100%	100%	100%	100%	100%

Source: 2018 Census Survey, Earth Systems.



## ***Agriculture***

Subsistence agriculture is the main livelihood activity practiced by people living in the Mukono and Buikwe Districts, and to a lesser extent in Kampala and Wakiso Districts. Along the KSB and KJE, informal agriculture is commonly practiced in wetlands areas on relatively small, smallholder plots. 2018 Census Survey data and other ground-level reconnaissance in Wakiso and Nakawa Districts found that the most commonly grown subsistence food crops are banana, sweet potatoes, rice, maize, cassava, yams and beans.

Formal and informal cultivation of cash crops is also practiced within the alignment ROW, including tea plantations (28.9 ha of total land use), timber plantations (10 ha), as well as coffee, sugar cane, fruits (mangoes, oranges and pineapples) and vanilla. Plantation areas form a relatively small proportion of land use along the KJE alignment in Mukono District and in the vicinity of Namagunga.

## ***Pastoralism***

Livestock raising is generally not permitted in the more densely populated urban centres such as the Kampala District. However, raising of cattle, pigs, sheep, goats and poultry are common in Mukono and Buikwe districts, where there is a larger availability of grazing pastures. Livestock raising is particularly common where the alignment passes through agro-pastoral areas in Mukono districts between the 14 km and 18 km mark (see Chapter 7 of the Phase 1 - KJE PPP ESIA). 2018 Census Surveys indicated that a significant portion of respondents along the KJE alignment kept or sold livestock.

## ***Aquaculture***

216 households within the ROW reported that aquaculture was a primary activity. These households were concentrated within Mukono and Buikwe Districts where aquaculture ponds are not uncommon. No aquaculture ponds were identified by 2018 Census Surveys or via inspection of satellite imagery as within the alignment ROW.

## ***Informal Residential Rentals***

Informal rental businesses were identified as a significant livelihood activity of households, particularly within urban and peri-urban areas of Nakawa Division, with approximately 39% of businesses activities along the KJE reporting that they are informal residential agents. In most cases, other livelihood activities are also practiced such as trade or agriculture.

## ***Trade***

Trade is a common livelihood activity among the population living within the ROW, particularly within urban areas of Kampala. 2018 Census Survey data indicated that 25% of business activities are primarily focussed on trade, the vast majority of which is conducted by sole-traders and small family businesses dealing in ready-made and raw foods. Clothing and homewares is also a common trade activity, and to a lesser extent electronics and hardware. More than 1,000 small traders (approximately 25% of all recorded businesses within the ROW) have been identified centred on the Nakawa Market. Here, stallholders sell food, clothing and homewares, servicing a large surrounding community.

A number of small scale commercial operations focused around food provision, including small markets for fruit and groceries, fast food stalls, small bars and hair salons, petrol stations and vehicular services are found along the alignment, particularly in around markets Nakawa Division

Brick manufacturing has also been observed within wetlands in Mukono District, between chainages 19+000 and 19+500.

Boda boda (taxi) drivers operate throughout the alignment, particularly along main roads in urban areas. A large stage from which boda boda drivers operate was identified within the Project ROW, next to Nakawa Market along the existing Jinja Road in Nakawa Division.

### Employment and Business Activities

Based on 2018 Census Survey and ground-level reconnaissance, it is estimated that 5,378 businesses are present within the ROW. 65% of these businesses operate as sole-traders and 22% operate as small businesses employing between 1 to 2 staff. The majority of these businesses are situated in Nakawa Division, within high density settlement areas such as Kinawataka and Kasokoso, and industrial areas, such as along the existing Jinja Road. Due to sole-trader businesses accounting for the vast majority of businesses, self-employment is a major contributor to employment within these businesses, however 283 medium to large businesses, employing between 10 to more than 20 staff have been identified and are estimated to contribute significantly to employment within the ROW.

Only 2% of households surveyed within the 2018 Census reported cases of unemployment. However, this finding is likely not indicative of the level of access to formal employment within the communities of the ROW, with most employment being informal self-employment.

**Table 6-7 Summary of businesses activities within the KJE and KSB alignments**

Business Activities	KJE	KSB	Total	Total (%)
Retail	652	297	949	18%
Rental (Residential and Commercial)	1,459	654	2,113	39%
Hotels, Eating Places, Bars and Entertainment Venues	248	113	361	7%
Petrol station/garage/parking/auto-repairs	70	32	102	2%
Car yard	17	8	25	0%
School	2	15	17	0%
Health facility	10	3	13	0%
Drugstore, Healers	16	7	23	0%
Agricultural Produce and Livestock	277	127	404	8%
Community Centres	3	0	3	0%
Furniture	38	18	56	1%
Electronics (sales and repairs) and Stationery	148	67	215	4%
Banking and Financial Services	16	7	23	0%
Hardware and construction	288	131	419	8%
Industrial Manufacturing	14	6	20	0%
Wholesalers	12	5	17	0%
Ready-Made Food, Drinks, Groceries and Charcoal	247	113	360	7%
Beauty Salon	71	33	104	2%
Business Services	8	4	12	0%
Other (not disclosed)	98	45	143	3%
<b>Total</b>	<b>3,693</b>	<b>1,685</b>	<b>5,378</b>	<b>100%</b>

Source: 2018 Census Survey, Earth Systems.

**Table 6-8 Summary of businesses by size within the KJE and KSB alignments**

Business Size (No. Staff)	KJE	KSB	Total	Total (%)
<b>Sole-trader (0)</b>	2,255	1,227	3,482	65%
<b>Small (1-2)</b>	893	297	1,190	22%
<b>Small-Medium (3-5)</b>	332	87	419	8%

Business Size (No. Staff)	KJE	KSB	Total	Total (%)
Medium (6-10)	107	44	151	3%
Medium-Large (11-20)	86	18	104	2%
Large (>20)	16	12	28	1%
Other (undisclosed)	4	0	4	0%
<b>Total</b>	<b>3,693</b>	<b>1,685</b>	<b>5,378</b>	<b>100%</b>

Source: 2018 Census Survey, Earth Systems.

## 6.2.8 Land Tenure Ownership

### 6.2.8.1 Land tenure systems

Uganda recognises formal and informal land ownership rights. Land tenure systems included Mailo, freehold, leasehold, customary and public land as defined in Uganda's 1995 Constitution and governed under the Land Act (1998). These are described below.

#### *Freehold Tenure*

Freehold land tenure refers to the holding of registered land in perpetuity with full powers of ownership, subject to statutory and common law requirements. It enables the holder to use and develop the land, including selling, leasing or subdividing the land. Freehold tenure also allows giving away the land to any person by will.

#### *Mailo Tenure*

Mailo land tenure refers to the holding of registered land in perpetuity and allows for separation of ownership of the land from ownership of developments on the land made by a lawful or a bona fide occupant. It also enables the holder to pass down his/ her title to successors with the same ownership rights, subject to the customary and statutory rights of those persons at the time the tenure was created.

Under Mailo ownership, informal rights are also recognised through kibanja / bibanja rights; tenants who settled on 'mailo' land with either full knowledge of the mailo owner, or succession or purchase from the former bibanja holders.

The 1995 Constitution protects tenure rights of lawful and bonafide occupants on Mailo land, freehold or leasehold land.

#### *Leasehold Tenure*

Leasehold tenure is created by contract or by operation of law. It enables holding of land for a given period from a specified date of commencement, on such terms and conditions as may be agreed upon by the lessor and lessee. This type of tenure arrangement is usually, but not necessarily, provided in return for a rental payment.

#### *Customary Tenure*

Customary Tenure refers to a system of land tenure regulated by customary rules and not governed by law. It applies local customary rules to ownership, use and occupation of, and transactions on land. It also provides for communal ownership of land. A certificate of customary ownership may be acquired by any individual, household or community holding land under customary tenure on former public land.



## 6.2.9 Land ownership and Housing

Census data indicated that an estimated 2,965 households reported to be owner-occupied with legitimate land title, 309 claimed to be owner-occupied with no title, and 2903 claimed to be non-owner-occupied, either renting or caretaking a residence. It is likely though that questions pertaining to land rights are not always accurate within the census as the rate of informal, illegal settlement is indicated to be higher based on 2017 UNRA compensation data and spatial analyses.

**Table 6-9 Population and residences identified within Project ROW**

Alignment	Population	Households	Owner-occupied with Title	Owner-occupied - No Title	Non-owner-occupied
KJE	17,137	3,505	1,682	175	1,647
KSB	12,846	2,672	1,283	134	1,256
<b>Total</b>	<b>29,985</b>	<b>6,177</b>	<b>2,965</b>	<b>309</b>	<b>2,903</b>

Source: 2018 Census Survey, Earth Systems.

The majority of residences identified within the ROW are small (with areas <0.004 ha), permanent structures roofed with iron sheets (UBOS, 2014). Informal settlements and wetland areas are dominated by semi-permanent and temporary structures. Within informal settlements, overcrowding is also a major concern due to lack of development regulations or enforcement of these. For informal settlements that have developed on wetlands, flash floods during the rainy seasons is common, which can result in destruction of property and disruption of businesses, but also in the outflow of contaminated water leading to health issues (e.g. cholera outbreaks) (UN Habitat, 2016).

## 6.2.10 Land Use

As discussed in Chapter 7 of the Phase 1 - KJE PPP ESIA – *Land Assets and Infrastructure*, the dominant land use within the alignment is agro-pastoral land (138 ha) followed by settlement areas (120 ha), minor agricultural land (49 ha) and roads and tracks (34 ha). Other land uses are summarised in Table 6-10.

**Table 6-10 Land use and habitats within the Project alignment**

Land Use / Habitat Type	Area within ROW (Hectares)					
	Phase 1 Mainline	% Phase 1 Mainline	KSB Section	% KSB	Total Phase 1	
Urban Forest	0.6	0.1%	5.4	4.7%	6.0	1.0%
Recreational Area	0.7	0.2%	0.4	0.4%	1.1	0.2%
Sugar Cane	0.0	0.0%	0.0	0.0%	0.0	0.0%
Plantation	10.0	2.1%	0.0	0.0%	10.0	1.7%
Fallow Land	17.9	3.8%	0.0	0.0%	17.9	3.0%
Road / Tracks	25.3	5.3%	8.7	7.5%	34.0	5.7%
Tea Plantation	28.9	6.1%	0.0	0.0%	28.9	4.9%
Industrial Land	28.8	6.0%	2.3	2.0%	31.1	5.2%
Settlement Area (Total)	68.9	14.4%	51.1	44.1%	120.0	20.2%
Cleared Land / Minor Agriculture	34.2	7.2%	14.9	12.8%	49.0	8.3%
Agro-pastoral Land	138.0	28.9%	0.0	0.0%	138.0	23.3%

Land Use / Habitat Type	Area within ROW (Hectares)					
	Phase 1 Mainline	% Phase 1 Mainline	KSB Section	% KSB	Total Phase 1	
Scrubland	26.4	5.5%	0.0	0.0%	26.4	4.5%
Grassland	0.0	0.0%	0.0	0.0%	0.0	0.0%
Drainage	2.2	0.5%	1.4	1.2%	3.6	0.6%
Closed Forest	4.6	1.0%	0.0	0.0%	4.6	0.8%
Open Forest / Woodland	15.7	3.3%	0.0	0.0%	15.7	2.6%
Degraded Wetland	25.7	5.4%	7.6	6.6%	33.3	5.6%
Wetland - Partially Cultivated	17.6	3.7%	22.0	19.0%	39.5	6.7%
Wetland - Papyrus	31.4	6.6%	2.0	1.7%	33.4	5.6%
<b>Total</b>	<b>476.9</b>	<b>100%</b>	<b>115.9</b>	<b>100%</b>	<b>592.7</b>	<b>100%</b>

Source: 2018 Census Survey, Earth Systems.

## 6.2.11 Access to Water, Sanitation and Electricity

### Water

Access to improved water supply (i.e. piped, infrastructure-based water) across the country is estimated to be 71% and 67% in urban and rural areas, respectively, and up to 86% have access to protected sources. Of these, only 26% of the urban population is estimated to have piped water on premises, and less so within informal settlements (MWE, 2016). 2018 Census Survey data indicated that 16% of households had water piped or collected at their homes, with the majority of households relying on community water points for drinking, cooking, cleaning and agriculture. Several community water points such as wells and taps were identified within the ROW that serviced a significant number of homes in surrounding communities. See Chapter 7 of the Phase 1 - KJE PPP ESIA – *Land, Assets and Infrastructure*—for more detail on community water points.

Rural populations use mostly boreholes, shallow wells, piped water, protected springs and rainwater. Those with access to springs and streams use these for domestic purposes (Mutongo Hill), of which some are found in protected areas. However, a number of initiatives by the National Water and Sewerage Cooperation are aiming to improve access to clean water through installation of public stand posts with subsidized and affordable tariffs (MWE, 2016).

### Sanitation

Sewerage connection to residences within the ROW is still underdeveloped, with only 3% of households having sewage connections. Households within the ROW rely on public pit latrines and to a lesser extent, flush toilets within their community. A number of public toilet facilities were identified as within the ROW, servicing a significant population from surrounding communities. See Chapter 7 of the Phase 1 - KJE PPP ESIA – *Land, Assets and Infrastructure* —for more detail on community toilet facilities.



**Plate 6-1: Ventilated Improved Pit (VIP) Latrine**

### Electricity

Electricity was the most common utility connected to residences, with 76% of households within the ROW having electricity connected to their homes (Table 6-11). These connections are typically low capacity and are used primarily to power lights and charge mobile devices.

**Table 6-11 Access to basic infrastructure along KJE and KSB alignments. E = Electricity; W = Water; S = Sewerage.**

LC 3	Services connected								
	No services	E	W	S	E&W	E&S	W&S	E&W&S	Total
KJE	806	2,103	35	0	456	35	0	70	3,505
KSB	615	1,603	27	0	347	27	0	53	2,672
<b>Total</b>	<b>1,421</b>	<b>3,706</b>	<b>62</b>	<b>0</b>	<b>803</b>	<b>62</b>	<b>0</b>	<b>124</b>	<b>6,177</b>

Source: 2018 Census Survey, Earth Systems.

### 6.2.12 Socio-economic zones

Within the Project Area, socio-economic zones were defined based on an integrated analysis of geographical and sociological data sources, including 2018 Census Survey data, UNRA compensation assessments, designated wetland area data, and satellite and ground-level reconnaissance. These socio-economic zones represent areas where a particular land use (e.g. settlement area, agricultural area, industrial area etc.), socio-economic demographic, and land-title status predominate. These socio-economic zones are linked to livelihood restoration zones that are described in Chapter 9 of the RLRP (refer section 9.3) and together can be used to:

- identify the type and extent of Project Affected Peoples/Communities within a given area, and
- guide restoration strategies most suitable to a particular area or demographic based on a common socio-economic status and entitlement under Ugandan law to compensation from land acquisition.

The following sections outline the socio-economic zones that were defined, their extent within the Project Area and how they are characterised. A summary of each zone area, population and key assets are presented below in Table 6-12 and Table 6-13.



### ***Formal and titled settlement areas***

These areas account for 54 ha (KJE: 10 ha; KSB: 44 ha) of the total area within the Phase 1 ROW and comprise normal residential areas in Kampala city in which property is obtained legally. Within these areas, residences are typically permanent and owned with title, or rented. Land that is legally obtained in these areas is eligible for compensation due to acquisition under Ugandan law.

783 businesses and 37 public/community facilities also operate within this zone either formally or informally, as a secondary land use. 2018 Census Survey data indicated that a large proportion of small businesses was accounted for by residential rentals and small roadside vendors of food, charcoal and other household goods. Most public facilities within these areas are churches and schools.

Occupants within this socio-economic zone accounts for approximately 23% of the ROW population, the large majority of which are situated along the KSB alignment.

2018 Census Surveys indicated that households within formal and title settlement areas had a substantially higher average monthly income per occupant (489,000 UGX) than that of occupants living within informal settlement areas (284,000 UGX). Average population densities of formal settlements were less than a quarter of densities calculated for informal settlement areas.

### ***Informal settlement areas***

These areas account for 78 ha (KJE: 66 ha; KSB: 12 ha) of total land area and comprise residential areas in which residences are not legally owned and lack legitimate title. These areas develop illegally on marginal public land including wetland areas.

2,583 businesses and 63 public/community facilities also informally operate within these areas as a secondary activity. Similar to formal settlement areas, the majority of businesses in these areas are small informal rentals and sole- vendors with most public/community facilities being places of worship.

Occupants within this socio-economic zone accounts for approximately 65% (19,622 occupants) of the within ROW population, with approximately 50% of which are situated along the KJE alignment in the Kampala urban slums of Kinawataka and Kasokoso.

2018 Census Surveys indicated that households within this zone are predominantly cash-poor (approximately 75% live below the international poverty line), and lack formal title and other assets for which they can be compensated under Ugandan law. Compensation for any improvements or structures made to land can be sought, however, many dwellings within informal settlements are semi-permanent and of low-quality for which valuation is expected to be low.

Due to lower average household incomes, relatively high population densities, lack of formal infrastructure and an absence of legitimate property assets, households within informal settlement areas are expected to be more vulnerable to displacement than their formal settlement counterparts. Thus, households residing within these areas should be considered as a distinct socio-economic category that require special consideration to ensure that livelihoods are adequately restored following displacement and that conditions that give rise to poverty within surrounding communities are not exacerbated by the Project.

### ***Non-wetland agricultural areas***

These areas account for the largest proportion of land within the Phase 1 ROW; 233 ha (KJE: 232 ha; KSB: 1 ha) most of which is situated in rural areas, east of Kampala city. These are areas in which formal and informal agriculture is practiced on tenured land.

This land is legally obtained and thus land as well as its structures, improvements and crops are eligible for compensation from acquisition under Ugandan law.

Relatively fewer residences are present in these areas (1% of the ROW population) compared to formal and informal settlement areas and are typically occupied by the associated smallholders' and agropastoralist families.

Average monthly income of occupants within these areas was approximately equivalent to that of formal settlement areas (466,000 UGX) with livelihood activities predominantly being commercial agriculture, which was commonly bolstered by subsistence agriculture.

### ***Wetland agricultural areas***

These areas account for 26 ha (KJE: 14 ha; KSB: 12 ha) of total land area and comprise areas in which intensive commercial and subsistence agriculture is practiced illegally on designated wetlands. The majority of these areas are situated within urban and peri-urban areas of Kampala. Regular inundation of these wetlands limits widespread settlement, and so only a relatively small number of residences are settled in these areas, typically residing within semi-permanent, low-quality dwellings.

Census data indicates that of the 847 occupants residing within these areas, most had little to no reportable income and relied heavily subsistence wetland agriculture as a primary livelihood means. It is expected that communities adjacent to these wetlands outside of the ROW also utilise these areas for subsistence activities.

As designated wetlands can not be legally owned, residences and livelihood activities associated with these areas are only eligible for approved structures, improvements and crops under Ugandan law. It is expected that the loss of this agricultural land will displace livelihood sources from those settled in these areas as well as from surrounding communities.

### ***Industrial zones and large businesses***

These areas account for 13 ha (KJE: 13 ha; KSB: 0 ha) of total land area and comprise urban and peri-urban industrial areas and business estates, where larger and formalised businesses typically operate. These areas are situated along the KJE alignment, particularly along the existing Kampala-Jinja Road in Kampala city.

91 businesses, 11 of which were large businesses (employing more than 20 regular staff) were identified within these areas. Most businesses were small to medium sized selling non-food items such as electronics, hardware, and furniture.

The larger businesses most commonly included manufacturers, petrol stations, car-yards and larger suppliers of construction and electronic goods.

This land is legally obtained and the businesses operating in these areas are typically eligible for commensurate compensation under Ugandan law to restore capacity and mitigate any losses to business productivity.

### ***Small and informal business areas***

These areas account for 10 ha (KJE: 5 ha; KSB: 5 ha) of total land area and comprise areas in which small businesses such as road-side and market vendors operate.

2018 Census Survey data indicated that 1,433 small and informal businesses operated within these areas, the vast majority of which are situated within the vicinity of the Nakawa Market. These businesses operate informally, commonly from semi-permanent stalls selling food, clothing, and household items.

These businesses generally operate on legally obtained land either formally or informally and are eligible for compensation for impacted structures under Ugandan law. It is expected however that as these businesses are typically clustered and operate as marketplaces that service the local and extended surrounding communities, special considerations should be made to ensure that similar areas can be established so that communities can still access these marketplaces.

### ***Public land and public facilities***

These areas comprise predominantly roads and some minor public infrastructure and account for 29 ha (KJE: 28 ha; KSB: 1 ha) of total land area. 2018 Census Survey data indicated that 265 small road-side vendor businesses and marginal informal settlement of 184 occupants are situated within these areas as a secondary land use.

Settlement/squatting of public land is illegal and occupants residing on public land will only be compensated for any structure or improvements, which are typically of low-quality.

Small road-side vendors in these areas typically operate from semi-permanent stalls selling food, charcoal and other household items. Similarly, these businesses are eligible for compensation under Ugandan law for any impact to structures but not land. It is expected that displacement will mean that these businesses will re-establish in other areas along road-sides.

### ***Wetland and forested areas with little or no infrastructure or economic activity***

These wetland and forested areas account for 149 ha (KJE: 107 ha; KSB: 42 ha) of total within ROW land area and are owned by the Government of Uganda. This land is restricted from use and any activity, including agriculture, settlement or business conducted on this land is illegal. Only minor settlement and agricultural activity occurs on these lands due to its restricted use or because the land is unsuitable for intensive cropping.

2018 Census Survey data indicated that a relatively sparse population of 517 occupants reside within these areas and are predominantly cash and asset poor and mainly practice subsistence agriculture as a primary livelihood activity.

As these designated wetlands and forested areas cannot be legally owned, residences and livelihood activities associated with these areas are only eligible for approved structures, improvements and crops under Ugandan law. It is expected that the loss of this settlement and agricultural will push these settlements and activities into adjacent wetland and forested areas. Special considerations should be made for these displaced residents so that their livelihoods are adequately restored and so land pressure on wetlands and forested areas is not further exacerbated.

**Table 6-12 Summary of socio-economic zones within the Phase 1 ROW – KJE alignment.**

Socio-economic zone	Area (ha)	Population	Households	Pop. density / ha	Total businesses	Large businesses	Public facilities
Formal and titled settlement	10	524	108	52	50	3	9
Informal settlement	66	14,812	3,032	224	2048	1	59
Non-wetland agricultural	232	431	90	2	153	0	3
Wetland agricultural	14	847	158	61	70	0	3
Industrial/large businesses	13	0	-	-	91	11	1
Small informal businesses	5	110	23	22	1058	1	3
Public land/roads	28	184	47	7	222	0	3
Wetland/forests with no infrastructure/economic activity	107	228	47	2	0	0	2
Total	447	17,137	3,505	-	3,693	16	80

\*Large businesses include those that employ more than 20 regular staff.



**Table 6-13 Summary of socio-economic zones within the Phase 1 ROW – KSB alignment.**

Socio-economic zone	Area (ha)	Population	Households	Pop. density / ha	Total businesses	Large businesses	Public facilities
Formal and titled settlement	44	6,238	1,332	142	733	11	28
Informal settlement	12	4,810	973	401	535	1	4
Non-wetland agricultural	1	0	0	0	0	0	0
Wetland agricultural	12	2	2	0	0	0	0
Industrial/large businesses	0	0	-	-	0	0	0
Small informal businesses	5	1,507	323	301	375	0	1
Public land/roads	1	0	0	0	43	0	0
Wetland/forests with no infrastructure/economic activity	42	289	41	7	0	0	3
Total	117	12,846	2,672	-	1,685	12	35

\*Large businesses include those that employ more than 20 regular staff.

### 6.2.13 Poverty and Vulnerable Populations

Vulnerable groups are people who by virtue of gender, ethnicity, age, physical or mental disability, economic disadvantage, or social status may be limited in their ability to claim or take advantage of development benefits. Vulnerable households may include:

- ▶ Households with persons falling under the generally accepted indicator for poverty, or the landless;
- ▶ Divorced or widowed female headed households with dependents and low income;
- ▶ Households with physical or mental disabled persons;
- ▶ Elderly households with no means of support;
- ▶ No source of cash income; and
- ▶ Ethnic minorities that are socially stigmatised and/or economically marginalised.

In the context of this Project, it was found that more than two thirds of the affected population fall under at least one category of vulnerability, with varying levels of compounded vulnerability in terms of social standing, disability, or historical context.

#### **Poor households**

Uganda boasts the second fastest reduction in extreme poverty per year in sub-Saharan Africa. Reduction in the poverty rate has been primarily attributed to income growth in the agricultural sector, which has been reported to benefit poor households. However, more than third of the country's population lives below the international extreme poverty line of US\$1.90 per day, which is approximately 215,000UGX per month. Vulnerability has also remained high, with estimates that for every three Ugandans that have moved out of poverty, two have fallen into poverty.

The poor lack savings or assets that can assist in coping through hardships, and therefore, are particularly vulnerable to changes such as loss of land or livelihoods. The poor tend to be more severely affected by these changes and take longer to recover. Poor households lack the financial buffer to carry their families through difficult periods and are therefore more likely to resort to marginal activities, sell vital assets, or incur debt. Lower income households also tend to be large, have a greater number of dependents, and lack access to education.

Total income per household was obtained from 2018 Census Surveys, from which an average householder income per month was calculated. Census Survey data indicated 67% of surveyed households situated within the ROW were living on an income below the international extreme poverty line of US\$1.90 per day (\$216,000UGX per month). Further to this, 43% were living on of half this (0-100,000UGX per month). Table 6-14 shows number of occupants per Project alignment.

**Table 6-14 Average monthly income (UGX) per occupant within the KJE and KSB alignment ROW**

Av. monthly Income (UGX)/occupant	KJE			KSB		
	Population	Population (%)	Residences	Population	Population (%)	Residences
0-100k	8,038	47%	1,489	4,883	38%	980
101-215k	4,308	25%	907	2,961	23%	599
216-500k	2,837	17%	676	2,184	17%	490
501-1,000k	643	4%	154	881	7%	175
1,001-10,000k	511	3%	107	514	4%	95
>10M	14	0%	2	1	0%	2
Other	786	5%	170	1,422	11%	331
<b>Total</b>	<b>17,137</b>	<b>100%</b>	<b>3,505</b>	<b>12,846</b>	<b>100%</b>	<b>2,672</b>

Source: 2018 Census Survey, Earth Systems.

### ***Household with no ownership and the landless***

It is estimated that 60% of Kampala's residents live in informal settlements, with low access to the formal land market due to the high costs associated with entry into the formal land market (UN Habitat, 2016).

A large proportion of the population within the Project ROW lives in informal settlements of Kasokoso, Kinawataka and Kintendale, among others, with no recognised land ownership. Within the ROW it is estimated that there is a total of 78 ha of informal settlements, with a total of 4,684 buildings/structures recorded in these areas. Most of these are on the KJE Mainline alignment with only 961 buildings/structures recorded in informal settlements on the KSB alignment.

### ***Gender inequality and vulnerability of females***

Although gender mainstreaming has been a key focus of the National Development Plans with gender policies and mainstreaming emphasises across sectors, Uganda remains a customarily and institutionally a patriarchal society (Asiimwe 2010). Females are typically afforded less rights, access and support than males with respect to education, employment opportunities, land ownership, social status and other resources that are necessary to improve their standard of living for themselves and their families. As a result, female and female-headed households are typically more vulnerable to livelihood changes and displacement than male equivalents.

51% of the ROW population comprise females, and same as the general ROW population, the largest proportion (10,007) are living within informal settlement economic zones, where conditions that lead to increased

vulnerability among the population are more prominent compared to formal and titled settlement zones. Factors of vulnerability relating to females and female headed households are expected to be exacerbated for those situated within informal settlement zones, particularly regarding land and land-based livelihood displacement given the limitations posed to women in negotiating land rights (Asiimwe 2010).

**Table 6-15 Summary of estimated female population per socio-economic zone within the KJE and KSB alignments.**

Socio-economic zone	KJE – Total Females	KSB - Total Females
Formal and titled settlement	267	3,181
Informal settlement	7,554	2,453
Non-wetland agricultural	220	0
Wetland agricultural	432	1
Industrial/large businesses	0	0
Small informal businesses	56	769
Public land/roads	94	0
Wetland/forests with no infrastructure/economic activity	116	147
Total	8,740	6,551

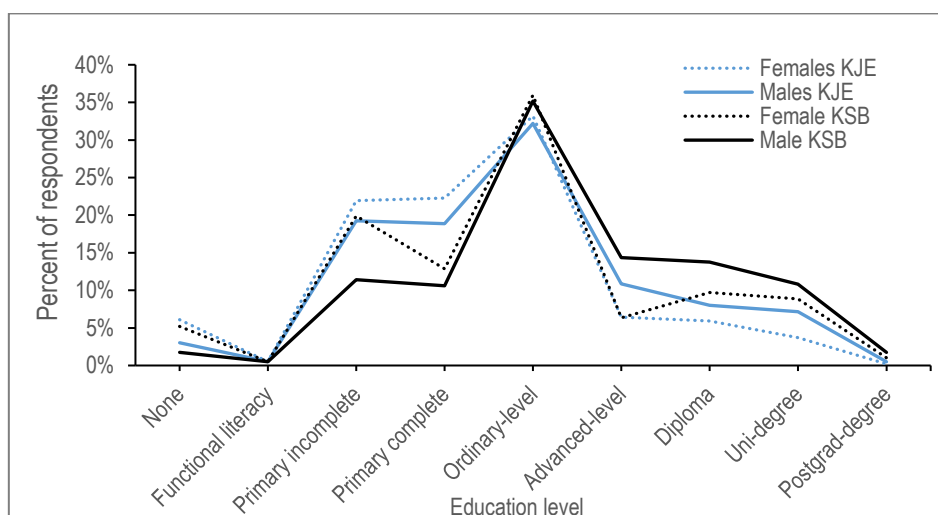
Source: 2018 Census Survey, Earth Systems.

2018 Census Survey data indicated that unemployment among women (of working age) was low with women commonly operating as informal residential rental sole-traders, small stall vendors (of food and homewares) and within informal (subsistence and commercial) agriculture. Despite this, women overall tend to be employed in less lucrative economic sectors and have substantially less access to inputs such as land, agricultural advice, seed and credit compared to men. In Uganda, the main burden of biomass collection and use is by women who are the major domestic caretakers and employees in the informal food industry (GoU, 2015).

2018 Census Survey data indicated that female headed households on average had incomes at 69% of male headed households. Female headed households were also more likely to report higher incidence of other vulnerable groups within their households (40% of female headed households compared to 14% of male headed households). These vulnerable groups most commonly included household members with chronic illness (respiratory disease, diabetes, kidney disease/high-blood pressure etc.), physical disabilities (mainly sustained injuries), mental disabilities, and elderly members. These findings suggest that females and female headed households within the Project Area are more likely to face both systemic inequality (e.g. lower incomes and rates of land/asset ownership) and be burdened by other vulnerability factors.

2018 Census Surveys indicated that higher education levels, particularly advanced-level and tertiary education (university and diploma level) were lower for females compared to males among survey respondents of working age. Overall, respondents situated within the KSB alignment ROW had higher levels of education compared to KJE respondents and males recorded the highest rate of advanced tertiary education and the lowest rate of incomplete primary school education. KJE females recorded the highest rate of incomplete primary school education. As women are the predominant domestic caretakers in Uganda, it is expected that many women do not continue onto secondary or higher education due to competition from domestic duties.





**Figure 6-3. Percent of female and male respondents (of working age) per education level within KJE and KSB alignments. Data source: 2018 Household Census Survey, Earth Systems.**

### Gender Based Violence

Gender-based violence (GBV) is acknowledged as a key social issue within Uganda. Women in Uganda experience more than twice the rate of GBV than men, with 22% of women (8% of men) reporting to have experienced GBV at some time. Rates of GBV are lower in women educated above a secondary level (14%), belonging to higher income groups (18%), and living within urban areas (19%) compared to women less educated, of lower income, and living within rural areas (UBOS & ICF, 2017).

Instances of gender-based violence have been recorded at other major infrastructure projects in Uganda (IDRD, 2017)", which has been linked to:

- Modifications to existing community structures from the displacement of peoples, community infrastructure and livelihoods; and
- Introducing project personnel, subcontractors and peoples from outside the community, brought in during the construction phase.

The potential for instances of GBV to increase due to the Project will need to be actively managed for the Project to minimise risks.

### Other vulnerable groups

Initial surveys conducted along the KSB alignment (UNRA, 2017) estimated that approximately 13% of the vulnerable groups surveyed were households with elderly or physically disabled residents. National statistics report 14% of the population 5 years of age and above to live with physical disability. Disability was also found to be higher among women than men, and higher in rural areas compared to urban areas (UOS, 2014).

A case study of War Veterans in Bukasa, Kasokoso and Kinawataka is provided in Chapter 9.

# **KJE PPP Project Phase 1 RLRP**

## **CHAPTER 7**   Stakeholder Participation and Consultation

## 7. STAKEHOLDER PARTICIPATION AND CONSULTATION

### 7.1 Objectives

Comprehensive stakeholder engagement with Affected Persons is a key element of the land acquisition and process and to ensure that UNRA, Government authorities, the private sector, civil society organisations and the affected population interact during all stages of the project implementation. The main objective of stakeholder participation is to inform Affected Persons about the Project, its impacts and mitigation, and the compensation, resettlement and livelihood restoration process in addition to seeking their feedback on the following:

- ▶ Entitlement matrix;
- ▶ Valuation and rates of assets and property;
- ▶ Proposed dates for compensation and resettlement;
- ▶ Approach to compensation; and
- ▶ Other assistance available to maintain or improve their standard of living, including re-establishing or starting new livelihood restoration activities.

Consultations and disclosure have been conducted during socio-economic surveys, baseline census and inventory of loss, and will continue during RLRP disclosure, implementation, monitoring and evaluation, and into operations once the expressway is commissioned. All stakeholder consultations follow the principle of free, prior and informed consent to achieve bottom-up participation and support of affected communities.

### 7.2 Identification of Project Stakeholders

Identifying key stakeholders and understanding their specific needs and expectations of the Project is critical for an effective consultation and engagement strategy. This information can be used to tailor engagement to each type of stakeholder. As part of this, it is important to identify individuals and groups who may find it more difficult to participate, as well as those who may be differentially or disproportionately affected by the Project because of their marginalised or vulnerable status.

For this RLRP, primary stakeholders have been identified to include:

- ▶ Individuals and groups that are directly affected by the Project due to partial or complete loss of assets, land and livelihood activities;
- ▶ Community and public institutions affected by land acquisition;
- ▶ All settlement areas traversed by the alignment;
- ▶ Parties that have “interests” in the Project; and
- ▶ Have the potential to influence project outcomes or company operations.

A number of secondary stakeholders have also been identified and include indirect beneficiaries such as firms and companies which will benefit from the procurement process (e.g. services and materials suppliers). Table 7-1 outlines the stakeholder categories and groups identified for this RLRP.

**Table 7-1: Categories of key stakeholders**

Category	Group	Type of Stakeholders
Communities	<b>Affected communities / persons</b>	<i>Affected communities:</i> Defined as towns, villages, and wards affected by loss of land/assets (or access to land/assets), noise and dust impacts; surrounding villages; host communities for Project resettlement.



Category	Group	Type of Stakeholders
		<p><i>Affected Persons:</i> Consists of persons who would be affected by loss of land/assets/livelihoods (or access to land/assets/livelihoods) due to the Project. This includes displaced residents that will need to be relocated.</p> <p><i>Villages or groups of households losing joint / community assets:</i> This consists of groups or individuals in villages with communal land affected by the Project. Examples of community assets expected to be disturbed by the Project include worship sites, burial sites, cemetery, etc.</p> <p><i>Vulnerable groups</i> (as per AfDB definition): This consists of vulnerable people potentially disadvantaged by the Project, including minority groups, the landless, those living below the poverty line, sickly or handicapped, the elderly, the landless, female headed households, disadvantaged children (i.e. orphans, homeless), marginalised social groups, etc.</p>
	<b>Host and surrounding communities</b>	Surrounding towns, settlements and villages that may host relocated Affected Persons or have some interest or influence on the Project.
Businesses, community facilities and utility/infrastructure owners	<b>Affected businesses</b>	Small, medium or large businesses that will have an indirect or direct loss of land / assets or income due to the Project.
	<b>Affected community infrastructure owners</b>	Owners of community buildings or facilities including schools, churches, medical facilities, markets and recreational facilities which may be directly or indirectly affected by the Project.
	<b>Affected utility/infrastructure owners</b>	Government-owned or private utility/infrastructure owners directly or indirectly affected by the Project, including for railways, telecommunications, electricity and water distribution, power transmission, local roads, flyovers, and sewerage facilities.
	<b>Nearby development proponents/owners</b>	Includes significant development proponents and operators in vicinity of the Project that may affect or be affected by the Project.
Government	<b>Local Level Governments</b>	Relevant government officials from affected districts (Kampala, Wakiso, Mukono and Buikwe) as well as the Kampala Capital City Authority (KCCA).
	<b>Lower Local Governments</b>	Sub counties, Divisions, Wards, Cells and Parishes.
	<b>Regulatory Authorities</b>	Regulatory authorities responsible for overseeing coordination and management of potentially affected utilities and infrastructure including railway, power transmission and distribution, and water supply and distribution, etc.
	<b>National Government</b>	Relevant national government authorities including lead agencies such as the National Environment Management Authority (NEMA) of Ministry of Water and Environment as well as other important/advisory agencies.
Committees	<b>Committees for Grievances, Compensation and Resettlement</b>	Committees involved in the resolution of Project related grievances, compensation and resettlement of Affected Persons. This should include key representative members from affected communities (including host communities), community leaders, local governments, community organisations, and NGOs.
Civil society organisations	<b>Non-government organisations (NGOs)</b>	Civil society organisations in Uganda active in the area of the Project, such as Nature Uganda and WCS. NGOs and aid projects working within the affected districts will be considered as necessary for consultation throughout the life of the Project.
	<b>Mass organisations</b>	Mass organisations with representatives at national, district and local levels across Uganda, such as Uganda Women's Union, Youth Union, etc.

A list of stakeholders for the Project is presented in Table 7-2. This is based on UNRA's broader stakeholder engagement strategy, earlier resettlement related stakeholder consultations, and stakeholder analysis conducted in March – May 2017 following finalisation of the KJE Project feasibility study. The list of stakeholders will continue to evolve over the life of the Project. UNRA will consider on a periodic basis surrounding village that may be indirectly affected throughout the life of the Project.

**Table 7-2: Preliminary list of Project stakeholders identified during the ESIA/RLRP processes**

Institutional Stakeholders	Private Sector Stakeholders	Other Stakeholders
<b>National Government:</b> <u>Ministries and Agencies</u> Ministry of Water and Environment (MoWE) National Environment Management Authority (NEMA) Ministry of Tourism, Wildlife and Heritage (MTWH) (including Department of Museums and Monuments) Ministry of Gender, Labour and Social Developments (MoGLSD) Ministry of Local Government Department of Occupational Safety and Health Uganda Investment Authority Wetland Protection Unit National Forestry Authority (NFA) Ugandan Wildlife Authority (UWA) Directorate of Water Resources Management (DWRM) Ministry of Trade Minister for Culture, Disabled Persons, Antiquities, Social and Clan Affairs Steering Committee for KJE PPP Project Ministry of Justice and Constitutional Affairs (MOFCA) Ministry of Lands, Housing and Urban Development Ministry of Works and Transport (MoWT) Ministry of Finance, Planning and Economic Development (MoFPED) <u>Other</u> Members of parliament for Mukono, Kampala, Wakiso, Buikwe district Chief Government Valuer (CGV) Mukono District Technical Planning Committee Wakiso District Technical Planning Committee Kampala Capital City Technical Planning Committee Buganda Land Board  <b>Regulatory Authorities:</b> Electricity Regulatory Authority (ERA) Uganda Railways Corporation from Ministry of Works and Transport Directorate of Water Resources Management (DWRM)  <b>Local Governments:</b> District Level Local Governments (Kampala, Wakiso, Mukono and Buikwe) Kampala Capital City Authority (KCCA) District Departments of Natural Resources and Community Development Departments	<b>Affected Businesses:</b> Shoprite Lugogo Shell Petrol Station, Nakawa Total Petrol Station, Nakawa Nakawa Market Vendors City Oil Petrol Station, Nakawa Spear Motors Nakawa Coin Car Bond, Nakawa (Coin Ltd) Jambo Car Bond, Nakawa Uganda Industrial Research Institute (UIRI) CONCORP Kyambogo Petrol Station Uganda Manufactories Association (UMA) Daks Couriers Kampala Cement Factory Used Car Dealers Association Uganda Industrial Park Tour operators (UTA) including Kasenge Forest, Rainforest Lodge in Mabira, and tour drivers, etc. Megha Industries Adman Source VIVO Energy MTAC Master Industries Kyadondo Rugby Club Uganda Small Scale Industries Association DFCU Group Shumuk Group HRNJ City Tyres Yoshino Rehman Car Retailers, including Auto City Kacita UG. Others to be confirmed  <b>Local businesses and service providers:</b> Various businesses and service providers with a potential commercial interest  <b>Affected Utility/Infrastructure Owners:</b> UNRA National Water and Sewerage Corporation (NWSC) Standard Gauge Railway Airtel (formerly Zain) Ministry of Information and Communications Technology (ICT) MTN Uganda UMEME / Rural Electrification Authority (REA) Warid Telecom Uganda Telecom Limited (UTL) Uganda Electricity Transmission Company Limited (UETCL) Uganda Railways Corporation	<b>Affected Communities:</b> Affected villages along the project in Makindye, Nakawa, Kiira, Mukono and Buikwe (including Kasokoso and other informal settlements) Affected Persons Vulnerable groups (including the elderly, sick and disabled people, female-headed households with young children, etc.) Host communities for relocation sites Surrounding communities  <b>Local Leaders:</b> Traditional (Saza chiefs) leaders Religious (Pastors, Parish Priests, Lay Reader, Catechists, Mufti) leaders Community leaders Inter Religious Council of Uganda (IRCU) / Cultural Leaders  <b>International Organisations and NGOs:</b> IUCN Nature Uganda Wildlife Conservation Society (WCS) Nile Basin Initiative Secretariat Nile Basin Discourse  <b>Civil Society Organisations:</b> Safe Way Right Way, Uganda Youth Network, Uganda Youth Council (UNYC), Action for Youth with Disabilities Uganda, Uganda Network of AIDS Service Organisations (UNASO), Uganda AIDS Support Organisation, Advocates Coalition for Development and Environment, Green Watch Uganda, The Human Rights Network, Uganda Child Rights NGO Network, Uganda Land Alliance, Land Equity Movement of Uganda, Uganda Women's Network, Uganda Water and Sanitation NGO Network, ACODE, Uganda Road Accident Reduction Network Organisation, UPHSA / Uganda Medical Association, Balfour Beatty, Uganda Road Sector Support Initiative, Human Rights Network Uganda, TASO Uganda, Busoga Kingdom, Uganda Law Society, UIPE, UWASNET, International Accountability project, Safeway consulting, FIDA-U (Uganda Association of Women Lawyers), Uganda Land Alliance (ULA), Uganda Women's Network (UWONET), National Association of Professional Environmentalists (NAPE), CONDON, KLA, Uganda Association for Impact Assessment (UAIA), MK Advocates,

Institutional Stakeholders	Private Sector Stakeholders	Other Stakeholders
<p><b>Lower Local Governments:</b> Division Level Governments (Nakawa, Makinky)</p> <p>Local Council Level Local Governments (Wakiso, Mukono and Buikwe)</p> <p>Municipalities (Kiira)</p> <p>Affected wards, cells, sub counties, and parishes</p> <p><b>Committees</b> Grievance Management Committee Resettlement Advisory Committee Community Based Grievances Management Committees (CGBMCs) Road Committees</p> <p><b>Support Services:</b> Uganda Police</p> <p><b>International Partners:</b> <u>Development Partners</u> European Union (country office) Agence Française de Développement African Development Bank (AFDB) <u>Environmental and Social Advisor</u> International Finance Corporation (IFC)</p> <p><b>National Mass Organisations:</b> Women's Union Youth Union Uganda Aids Commission National Association of Professional Environmentalists (NAPE) National Association of Women Organisations Uganda Association of Women Lawyers (Federacion Internacionnal de Abogadas FIDA)</p>	<p><b>Affected Social Infrastructure Owners:</b> Lugogo Rugby Grounds Management Mandela National Stadium Namboole Nakawa Market Various Schools, Medical Facilities, Institutions and Churches / Mosques (including cemeteries) Uganda Museum UWRA National Council of Sports</p> <p><b>Nearby development proponents/owners of:</b> National Housing and Construction Company Limited (NHCCCL) / Kireka Estates Kampala-Entebbe Expressway Bukasa Inland Dry Port Luzira Industrial Park Project Pipeline for Tullow/Total</p>	<p>Advocates Coalition for Development and Environment (ACODE), UWR, ICPA, etc.</p> <p><b>Support for Informal Settlement Upgrading:</b> UN-Habitat ACTogether Uganda</p> <p><b>Other Key Stakeholders:</b> General public Academic and research institutions Contractor/Design team Investors and financiers Project company UNRA staff and contractors Consultants Media press Uganda Association for Impact Assessment (UAIA)</p>

## 7.3 Completed Stakeholder Engagement Activities

UNRA is committed to ensuring stakeholder participation is carried out in line with recognised international environmental and social standards such as the IFC Sustainability Framework (2012) and AfDB Integrated Safeguards System (2013). The extent and degree of participation required by the consultation process should be commensurate with the Project's risks and adverse impacts and with the concerns raised by the affected communities.

Table 7-3 summarises the main consultations undertaken for the Project with Government, private sector, affected communities and other stakeholders.



**Table 7-3 Summary of consultations for the resettlement and livelihood restoration planning process (2011-2017)**

Consultation	Stakeholder	Period / Date	Purpose
<b>Kampala-Jinja Expressway Mainline (2011 – 2015)</b>			
Preliminary community consultative and sensitisation meetings	Potentially affected communities in the areas of: Kiira, Seeta, Nakawa, Banda, Kireka, Mukono, Namagunga, Lugazi, Njeru, Kampala, Buikwe,	Aug-Sep 2011	Advise and inform potentially affected communities of the project and provide relevant information ESIA and RLRP processes
Preliminary consultative meetings with lead government agencies	Ministry of Gender, Labour, and Social Development (Occupational Safety and Health Department)	Sept 2011	Advise about the project Seek input for key aspects that the lead agency would be interested in highlighting during the ESIA study
Preliminary consultative meetings with potentially affected businesses	Potentially affected businesses, including: Shell Naguru, Nakawa Market Vendors Association, Nakawa Park/UTODA Coordination Office,	Aug 2011	Inform about the project Seek their input and concerns on key aspects
Preliminary consultative meetings with district and town council authorities	Officials from affected districts of Mukono, Buikwe Officials from Lugazi Town Council	Aug-Sep 2011	Inform about the project and obtain relevant information Seek their input and concerns on key aspects
Targeted questionnaires for institutions	Ministry of Water and Environment (Directorate of Environment Affairs) National Forest Authority (NFA) MTN Uganda Airtel Uganda Uganda Electricity Transmission Company Limited (UETCL) National Water & Sewerage Corporation Kampala City Council Authority (KCCA) Lugazi Town Council Njeru Town Council Mukono Town Council Makerere University (Department of Biological Sciences, regarding information on the protected bird species <i>Nahans Francolin</i> ) NGOs such as Nature Uganda Potentially affected business: CMC Motors, Nile Breweries, Spear Motors, Uganda Manufacturers Association (UMA), Shell Uganda, Total Uganda, Coin Limited Inland Car Depot, YAUSA, Riley Packaging; Seeta High School, UNRA Training School Kyambogo, Mount St Mary Managunga, Stirling, Lugazi Sugar Corporation, Grow More Seeds Factory, Tian Tang Group,	Aug 2011-May 2014	Inform about the project and obtain relevant information Seek their input and concerns on key aspects
Preliminary consultative meetings for the ESIA/RLRP processes	National Forest Authority (NFA) NGOs including Nature Uganda	May 2014	Inform about the project and obtain relevant information Seek their input and concerns on key aspects
<b>Kampala Southern Bypass (2013 – 2015)</b>			
Consultation meetings for the preliminary ESIA stage	Project affected communities National Forestry Authority, Ministry of Water and Environment (MWE) Ministry of Gender Labour and Social Development Department of Museum and Antiquities, Ministry of Tourism, Trade and Industry National Environment Management Authority (NEMA) Wetland Management Department, MWE Uganda National Roads Authority (UNRA) Kampala Capital City Authority (KCCA) Headquarters	2013	Inform stakeholder institutions about the project and seek their input on key aspects that the ESIA should focus on.

Consultation	Stakeholder	Period / Date	Purpose
	Nakawa Division Headquarters (Mayor and Technical people) Makindye Division Headquarters (Mayor and Technical people) Director Environment Affairs, Directorate of Environment – Ministry of Water and Environment Kiira Division Headquarters (Mayor and Technical people)		
Meeting with Sector Agencies	Wetlands Management Department staff Department of Museums and Monuments staff National Forestry Authority (NFA) Directorate of Water Resources Management (DWRM) ICS Design team UNRA staff	2013	Inform stakeholder institutions about the project and seek their input on key aspects that the ESIA should focus on.  Through this meeting, a number of issues were discussed covering sectoral aspects such as wetlands, compensation framework, need to control community access to wetlands once the road is constructed, ensuring water flow in wetlands are guaranteed during and after road construction, management of cut to spoil which is sometimes indirectly used by the communities to reclaim wetlands amongst other considerations.
Preliminary sensitisation meeting during scoping stage	National Forestry Authority (NFA) Ministry of Water and Environment (MWE) Ministry of Gender Labour and Social Development Department of Museum and Antiquities Ministry of Tourism, Trade and Industry (MTTI) National Environment Management Authority (NEMA) Wetland Management Department (MWE) Uganda National Roads Authority (UNRA) Kampala Capital City Authority (KCCA) Headquarters Nakawa Division Headquarters (Mayor and Technical people) Makindye Division Headquarters (Mayor and Technical people) Director Environment Affairs, Directorate of Environment – Ministry of Water and Environment Kiira Division Headquarters (Mayor and Technical people) Project Consultant team	Feb-Apr 2013	Obtain information related to Kampala Southern Bypass Inform stakeholder institutions about the project Seek their input on key aspects that the ESIA should focus on.
Government consultations	Nakawa Division, Makindye Division and Kira Municipality (Wakiso District, Sabagabo)	July 2015	Sensitisation meetings
<b>Phase 1 of the KJE Project (including KJE Kampala – Namagunga, and KSB)</b>			
Meeting with Division Leadership and NGOs	Nakawa Division, Kira Municipality, Mukono District, Makindye Division, Sabagado, Buikwe District	Oct 2016	Project sensitisation
Socio-economic survey	Nakawa Division, Kira Municipality, Mukono District, Makindye Division, Sabagado, Buikwe District	Nov – Dec 2016	Socio-economic surveys in affected communities
Community Consultation Meetings	Affected communities in the areas of: Kigaga Zone (21/11/2016) Masaja Kibira B Zone (23/11/2016) Mutungo Zone I and Zone III (24/11/2016) Mutungo Zone II and Zone VIII (24/11/2016) Kasenge A and Kasenge B community (29/12/2016) Nakaseeta Nagogye Sub-county Local Leadership (29/12/2016) Nakisungu Sub-county Local Leadership (29/12/2016)	Nov – Dec 2016	Inform stakeholder institutions about the project. Understand their perception of the project and main concerns / views. Seek their input on key aspects that the ESIA and RLRP should focus on.

Consultation	Stakeholder	Period / Date	Purpose
Stakeholder Consultation Workshop with the Mukono Central Division Local Leadership	Mukono Central Division Local Leadership	Dec 2016	Inform stakeholder institutions about the project. Understand their perception of the project and main concerns / views. Seek their input on key aspects that the ESIA and RLRP should focus on.
Grievance Management	KCCA, Nakawa Division, Kira Municipality, Mukono District, Makindye Division, Sabagado, Buikwe District	Jan 2017	Select Grievance Management Committees and provide training
Disclosure consultations with villages for the 2.6 km KSB component	KSB: Upper Konge, Lower Konge, Lukuli zone 5, Nakinyuguzi, Kalule, Kigundu and Kigagga	Feb 2017	Disclosure and verification in selected villages along the KSB.
Stakeholder Consultation Workshop with Government Ministries, Departments and Agencies (MDAs)	Wetlands Management Department National Forestry Authority (NFA) Uganda Electricity Transmission Company Limited (UETCL) Chief Government Valuer (CGV) / Ministry of Lands, Housing and Urban Development Standard Gauge Railway National Housing and Construction Company Limited (NHCCCL) Ministry of Justice and Constitutional Affairs (MOJCA) Ministry of Water and Environment (MoWE) Ministry of Works and Transport (MoWT) Ministry of Lands, Housing & Urban Development (MLHUD) Ministry of Local Government (MLG) Ministry of Gender, Labor and Social Development (MGLSD), etc.  Invited, but absent: National Water & Sewerage Corporation Directorate of Water Resources Management Ministry of Trade, Industry and Cooperatives Ministry of Finance, Planning and Economic Development Ministry of Information and Communications Technology Ministry of Health Uganda Railways Corporation Uganda Wildlife Authority Uganda Police Workshop materials were subsequently shared with them.	May 2017	Inform stakeholder institutions about the project. Understand their perception of the project and main concerns / views. Seek their input on key aspects that the ESIA and RLRP should focus on.
Stakeholder Consultation Workshop with Civil Society Organisations and NGOs	Civil Society Organisations included: Safe Way Right Way, Uganda Road Accident Reduction Network Organisation, UPHSA / Uganda Medical Association, Balfour Beatty, Uganda Road Sector Support Initiative, Human Rights Network Uganda, TASO Uganda, Wildlife Conservation Society (WCS), Busoga Kingdom, Uganda Law Society, UIPE, UWASNET, International Accountability project, Safeway consulting, FIDA-U (Uganda Association of Women Lawyers), Uganda Land Alliance (ULA), Uganda Women's Network (UWONET), National Association of Professional Environmentalists (NAPE), CONDON, KLA, Uganda Association for Impact Assessment (UAIA), MK Advocates, Advocates Coalition for Development and Environment (ACODE), UWR, ICPA, etc.  Invited, but absent: Inter-Religious Council of Uganda (IRCU) Uganda Road Sector Support Initiative (URSSI)	Jun 2017	Inform stakeholder institutions about the project. Understand their perception of the project and main concerns / views. Seek their input on key aspects that the ESIA and RLRP should focus on.



Consultation	Stakeholder	Period / Date	Purpose
	SGS Uganda Limited   SGS Automotive Uganda Limited, Uganda Youth Network (UYONET) National Youth Council Action for Youth with Disabilities Uganda (AYDU), Uganda Network of AIDS Service Organisations (UNASO) Uganda AIDS Commission Secretariat, Greenwatch Uganda Uganda Child Rights NGO Network Land and Equity Movement of Uganda (LEMU) Nature Uganda IUCN, Uganda Country Office Institution of Surveyors of Uganda Uganda Society of Architects Engineers' Registration Board (ERB) Uganda Association for Impact Assessment Buganda Kingdom, Minister for culture, heritage, Royal tombs and tourism  National Association of Women Organisations in Uganda (NAWOU)		
Stakeholder Consultation Workshop with District Technical Planning Committees	Wakiso District Technical Leadership Mukono District Technical Leadership Kampala Capital City Technical Leadership	Jun 2017	Inform stakeholder institutions about the project. Understand their perception of the project and main concerns / views. Seek their input on key aspects that the ESIA and RLRP should focus on.
Stakeholder Consultation Workshop with the Private Sector	Businesses included: Megha Industries, Adman Source, VIVO Energy, MTAC, Nakawa Market Association, Master Industries, Kyadondo Rugby Club, Uganda Small Scale Industries Association, Uganda Manufacturers Association (UMA), DFCU Group, CONCORP, City Oil, Shumuk Group, HRNJ, City Tyres, Yoshino, Adman, TOTAL, Coin Ltd, Rehman, UWRA, National Council of Sports, Car Retailers, Auto City, Kacita UG, etc.	Jun 2017- Mar 2018	Inform stakeholder institutions about the project. Understand their perception of the project and main concerns / views. Seek their input on key aspects that the ESIA and RLRP should focus on.
Census Activities	Kampala City Wakiso District Mukono District	Jan 2018 – March 2018	Collect baseline household, business and public asset information
Community Sensitisation Consultations	Lufunve Butabika Zone A Mbuya II Zone 2 Banda Zone 1 Kinawataka Banda Zones B2&B3 Kyambogo Zones Namuyenje Kito Zones B&C Kasokoso & Kireka D Kiganda Namataba Zones C& Go Down Community Members on 7th February 2018 Mbuya II Zone 1 Mutungo Zone 3 Namataba Kirinya Resident District Commissioner and Security Leaders Wakiso District on 13th February 2018	Jan 2018- Mar 2018	Inform community members about the project and provide clarification on questions and concerns from community members

Consultation	Stakeholder	Period / Date	Purpose
	Bukasa Kirinya Community Members on 13th February 2018 Stakeholder Consultation with Taxi Operators of United Taxi Park on 9 <sup>th</sup> March 2018 Kinawataka (AfDB) Kito B&C (AfDB)		
Stakeholder Consultation for Livelihood Restoration and Community Development	Kinawataka Banda 1 (B1)- Acholi Quarters Mbuya 2 Zone 1 and 2 Banda 2 and 3 K4,K5,K6,K7 Mutungo 1 &2 Mutungo 3 &4 Mutungo 7 & 8 Mutungo 9 & 10 Mutungo 11 & 12 Butabika Bugolobi Bangalow Nsiimbe Kassi, Miwanda, Sentamu Special Groups (Boda boda, taxi) Nakawa Market Kasokoso, Kireka D- Kiganda Bukasa Kito A,C & D Namataba, Go Down, Freedom City. Nambole Licencees Kitale Dandira and Lweza Kyungu and Nsube A Namuyenge Lumfunve Naluvule, Mwayanjiri, Wankoba Kyawambogo Bukasa Kasenge A, Kasenge B Kiwugo and Nangwa Busiba and Lukonge Galabi Kyamula, Badongo, Takajunge Kigagga, Kosovo, Nakinyunguzi Upper Konge, Zone 5 Lower Konge, Kalule Katongole, Tibaleka, Mugalu, Bukasa "Kijjwa, Kyeitabya and heritage, Kigundu and Kiwaf B" Kibiri A Kabuuma Kibiri B	April 2018	To determine preferred livelihood restoration approaches. Determined through focus groups (men, women, youth, vulnerable peoples).
Consultation Meetings with relevant Government Agencies	Buganda Land Board Ministry of Defence and Veteran Affairs National Water and Sanitation Corporation (NWSC)	April 2018	Consultation conducted as part of the process to develop a strategy to address displacement and resettlement in the broader Kasokoso area
Civil Society Consultations	Civil Society Organisations included: Cities Alliance, Slum Dwellers International	March 2018	Consultation conducted as part of the process to develop a strategy to address displacement and

Consultation	Stakeholder	Period / Date	Purpose
			resettlement in the broader Kasokoso area

### 7.3.1 Engagement Methods

As part of the RLRP process, Affected Persons have been actively engaged in their local language for input into the planning and decision-making of social mitigation measures for resettlement, compensation and livelihood restoration. Suggestions and inputs have been sought through open dialogue and regular engagements with affected communities, and feedback incorporated into the Project design where practical. Any host communities affected by resettlement decisions, representatives of these communities will be included in consultations as per the *IFC Handbook for Preparing a Resettlement Action Plan* (2002).

Stakeholder engagement and consultations completed to date have involved the following:

- ▶ Consultations with Government officials at the division, district and Parish/Zone levels (as appropriate), as well as KCCA and local leaders
- ▶ Consultations and workshops with the private sector, civil society organisations, NGOs;
- ▶ Structured questionnaires were used to interview Affected Persons to collect information on their livelihood status and other socio-economic aspects of the local community. Both men and women participated in the questionnaires. Questionnaires also aimed to identify vulnerable persons in each household surveyed;
- ▶ Focus group discussions and key information interviews with local communities, with specific attention paid to vulnerable groups to enable them to actively participate in engagement activities. Information collected was used to develop specific interventions to be employed for vulnerable groups.
- ▶ Baseline census of Affected Persons was conducted by field teams of specialists comprised of a social team, surveying team and valuation team. The surveying team identified potentially affected people first and marked out the road corridor as well as any affected land and assets. The valuation team then counted and valued all the affected land and assets as per the established RLRP methodology. Lastly, the social team conducted surveys to collect socio-economic baseline data.

Public sensitisation meetings were held with local communities through the help of Local Council leadership. In general, meetings involved: (i) a summary of the proposed Project activities and previous consultations; (ii) introduction of the Project field teams; (iii) Project brief; and (iv) open session where the local community could ask for clarifications and provide comments. Affected Persons were actively encouraged to contribute, raise concerns and where appropriate give their own input into project planning. The language used included English, Luganda and Runyakitara, as appropriate.

Stakeholders were provided a minimum of a 1-week notice by the local councillor or the Local Council 1 chairperson, and UNRA through newspaper advertisements to further mobilise the potentially affected persons for meetings and the census exercise.

To guide stakeholder consultation, a detailed Stakeholder Engagement Plan (SEP) has been prepared and is presented in the ESIA, Volume D (Earth Systems, 2018). The SEP describes engagement principles, approach, methods and tools employed during stakeholder consultations and takes into account UNRA's existing engagement process and consultations conducted in the past for the KJE and KSB projects. Given that consultations for the Project began in 2011, measures to prevent stakeholder fatigue is an important aspect of the SEP.



### 7.3.2 Summary of Consultative Meeting Outcomes

Overall, the Project has had strong support and cooperation from the local leadership from the onset apart from Kasokoso, an informal settlement in the Wakiso District, Kira Municipality. The community was initially resistant due to an ongoing legal housing action, however further efforts have been made to improve dialogue and will continue through the development and implementation of this RLRP. In general, most stakeholder concerns related to ensuring Affected Persons are adequately and promptly compensated.

Key concerns voiced during the preparation of the previous Resettlement Action Plans for the KJE and KSB components (2015 and 2016) include:

- ▶ Varying values for land of similar size along the Project and lack of input from Affected People on the valuation of assets.
- ▶ Entitlement criteria and whether structures would be compensated at full replacement costs.
- ▶ Potential for property damage outside of the Project Footprint during construction after compensation has been paid and eligibility for additional compensation.
- ▶ Compensation for squatters and illegal settlers.
- ▶ Delayed or slow delivery of entitlements.
- ▶ Questions related to grievance options and process.

Key concerns and questions raised by stakeholders on the final Project alignment are summarised below.

#### **Government agencies, utilities and public entities:**

- ▶ Approach to resettlement and compensation differs between the national regulatory framework and practice, and international standards (e.g. the practice of involuntary resettlement, compensation of illegal settlers in wetlands).
- ▶ Greater emphasis needs to be placed on engagement activities at the start and during the ESIA and resettlement planning, and when the expressway is in operations.
- ▶ Public hearings have not been adequately advertised and engagement activities are deemed insufficient in the history of the Project.
- ▶ A National Physical Development Plan is in advanced stages of preparation and needs to be considered for resettlement planning.
- ▶ Potential for cumulative impacts from other infrastructure projects (e.g. SGR and Bukasa Port) needs to be considered to avoid impacting the same people cumulatively and avoid additional displacement from future development of other planned projects.
- ▶ Better planning and collaboration between different projects may reduce project costs by compensating Affected Persons for loss of property accounts for losses due to all planned projects that impact the same person(s) and asset(s).
- ▶ Project benefits need to be maximised to the extent possible, which can be done through collaboration with other Government agencies and companies (e.g. improving access to the expressway in rural areas).
- ▶ Loss or change to ecosystem services such as forests, wetlands and springs must be considered, in particular with respect to vulnerable groups who cannot afford to pay for utilities such as tap water.
- ▶ The RLRP needs to describe strategies for addressing changes to land acquisition and access from previous baseline and Resettlement Action Plans.
- ▶ How will the RLRP attempt to address issues associated with speculators?

- ▶ Means to ensure compliance of Project environmental and social commitments by Contractors.
- ▶ How will UNRA handle post-construction compensation issues and impacts?

Although extensive consultation has been carried out for the Project since its initial feasibility studies in 2011, UNRA recognises that regular consultative meetings will be required as part of the RLRP disclosure, during implementation of the land acquisition process and entitlement distribution, and following commission of the expressway. The latter is of importance given the potential for cumulative impacts from other infrastructure projects in development or planned.

**Private sector concerns:**

- ▶ Compensation for businesses affected by loss of access due to the Project;
- ▶ Disruption of utility services that impact on local businesses;
- ▶ Further engagement for small businesses affected in the Nakawa market area;
- ▶ Questions about Affected Persons who have stopped development due to the Project but then have been advised they were no longer affected.

**Community concerns:**

- ▶ Failure to be compensated for lost time and loss of business due to delay between valuation and land acquisition.
- ▶ Inadequate compensation or compensation being taxed.
- ▶ Unfair or inconsistent valuation process.
- ▶ Concerns over participation in the stakeholder consultation process for those affected owners who do not reside within affected areas.
- ▶ Delayed or slow delivery of entitlements.
- ▶ Compensation for persons indirectly affected by the Project, including loss of access to homes and encroachment.
- ▶ Valuation of property previously valued but no longer exists or has since been degraded.
- ▶ Lack of community awareness of Project impacts as well as the resettlement, compensation and grievance processes.
- ▶ Issues of loans and payment that could be affected by the resettlement process.
- ▶ Mechanisms for resolving land ownership disputes and family compensation conflicts.

### **7.3.2.1 Government Engagements**

**Buganda Land Board**

A consultation meeting was held on April 14<sup>th</sup>, 2018 with the Buganda Land Board (BLB) as summarized in Table 7-4 below.

Key BLB concerns/suggestions were:

- ▶ Kingdom land and land ownership issues
  - Extent of the affected Kingdom land
  - BLB to be thoroughly involved in the ESIA/RAP as a major stakeholder
  - Handling of people who have land agreements in wetlands

- Handling of existing land conflicts between the Royal family and Kasaasa.
- ▶ Compensation strategy
  - Releasing land titles and subsequently leading to delayed compensation for PAPs occupying the Kingdom Land
  - Delayed time between valuation and compensation and addition of a disturbance fee
  - Handling of delays related to approval of valuation reports
  - PAPs being relocated before compensation
- ▶ Livelihood Restoration
  - Monitoring and evaluation of the LRP
- ▶ Grievance mechanisms
  - Grievance redress mechanism during construction

### Ministry of Defence and Veteran Affairs

A consultation meeting was held on April 17<sup>th</sup>, 2018 with the Ministry of Defence and Veterans Affairs as summarized in Table 7-4 below. The Commissioner of Veteran Affairs provided a brief synopsis of issues surrounding military veterans and the challenges they currently face. He elaborated on the 1992 eviction of 36,000 soldiers from the army without any gratuity or terminal benefits. The Commissioner reinforced the support of the Ministry to the KJE Resettlement and Livelihood and Restoration Plan and how it is closely aligned with the Ministry's aim of improving the livelihoods of veterans.

Key Ministry of Defence concerns/suggestions were:

- ▶ Livelihood Restoration:
  - Livelihood Restoration of Veterans through capacity building through skills transfer
  - Livelihood Restoration of Veterans through rehabilitation of wounded soldiers (vulnerable PAPs)
  - Inclusion of veteran in KJE construction jobs
  - Land compensation and construction of low cost housing for veterans

Table 7-4 summarized the key suggestions and comments brought forward by the Buganda Land Board and the Ministry of Defence and Veteran Affairs; as well as the outcomes from UNRA and the consultants. The main concerns have been addressed in the RLRP as shown in the table.

**Table 7-4 Summary of Concerns of government bodies/institutions (2018)**

Stakeholder	Key comments/suggestions	Response/Outcomes	Where addressed in RLRP
Buganda Land Board	UNRA should compensate the orphan land	Land for Land is being considered as a form of compensation to minimise cases of loss of productivity.  UNRA is also compensating close to 90% of the land that remains and is unusable due to the project's right of way and after this the PAPs are free to even further sell the land to	RLRP Chapter 5 and 8



Stakeholder	Key comments/suggestions	Response/Outcomes	Where addressed in RLRP
		their neighbours who can annex it to theirs	
	As big land owners, BLB would like to get the project strip maps to allow us to determine how much of Buganda land is being affected along the entire stretch	Yes, strip maps will be shared as part of the disclosure process	RLRP Chapter 7. Stakeholder Participation and Consultation
	You have talked about selection of resettlement sites where there can be Land for Land compensation. As BLB we embrace this and would like to participate in the process. What will be the requirements?	Special attention regarding resettlement is being given to vulnerable groups that have to be resettled such as those in Kasokoso. From the strip maps obtained in 2002, most land in Kasokoso was agricultural land but people have since grabbed the land and settled there. According to requirements by the lenders these people are also going to be compensated because their livelihoods must be restored. Consultations are ongoing with key stake holders such as National Housing which is looking at low cost housing for the affected people. BLB should also come on board as a key stake holder and be a partner since the Kingdom's people are being affected and the King would love to see his subjects resettled.	RLRP Chapter 9
	UNRA and consultants to pay special attention to land under public assets and some of the public assets themselves because some of the public land previous taken by the Central government has been returned to the Buganda Kingdom since 2013 and is now under the stewardship of the BLB.	<p>The consultant is mandated to carry out RAP planning phase, verification phase and implementation.</p> <p>The report from RAP process will be available on the AfDB website for 120 days from 1st/06/2018 and there will also be an opportunity for a public hearing after the process.</p> <p>This is key to note and as consultants we will need to liaise with BLB surveyors to check in the inventory and know which land has since been transferred back to</p>	RLRP Chapter 4

Stakeholder	Key comments/suggestions	Response/Outcomes	Where addressed in RLRP
		Buganda and therefore is not public land.	
	It should also be noted that some of the issues related to land are political a case in point is Kasokoso area where you may find some obstacles. This is where public relations is very important and the kingdom would help since the kingdom owns some land in this area and people listen us, however we can only get involved if there is a good strategy for the affected people. We wouldn't want to taint our image.	<p>Among the contested areas is Kasokoso and with this UNRA is having ongoing discussions with National Housing to construct cheap housing in house for house compensation for those interested.</p> <p>Land for Land is being done for the PAPs that are interested in this form of compensation.</p>	RLRP Chapter 4
Ministry of Defence and Veteran Affairs	The livelihood restoration aspect of the KJE Project ties in well with what the Ministry of Defence and veteran affairs is doing for army veterans. The ministry is looking at restoration of livelihoods of veterans by capacity building to include skills transfer, starting cooperatives to ensure that they become self-reliant and to create financial inclusion. The Ministry could support the project in this area.	Noted	RLRP Chapter 9
	For the aspect of relocation, are you looking at cash compensation or locating a suitable piece of land to resettle those that will be displaced by the project?	<p>Government, in looking at cost saving would buy the idea of locating available land, where say the veterans can be resettled. It would be better if cash compensation is channelled to the ministry of Defence to put up low cost residences for the veterans. This would come after UNRA and the ministry of Defence engage the veterans and sell the idea to them. Putting up the housing units can co-</p>	RLRP Chapter 9

Stakeholder	Key comments/suggestions	Response/Outcomes	Where addressed in RLRP
		opt labour services of the project-affected veterans.  Cities alliance has also come on board with ideas that can be taken up in this regard	
	Resettlement in the army entails psychological rehabilitation of former soldiers to cope with civilian life in the community outside the army. Other aspects of resettlement at the ministry involve; <ul style="list-style-type: none"> <li>• Skilling soldiers to enable them to make a living through vocational training.</li> <li>• Rehabilitation of wounded soldiers that have been laid off to enable them to engage in activities that economically empower them.</li> </ul> Veterans have to be handled well because they are militarily trained and yet have diverse challenges and could pose a risk to security if they are ignored.		RLRP Chapter 9
	It is good that the veterans have been engaged in the execution of this project however, more sensitization is still needed, and the ministry can use its political leverage to assist in popularizing this project. The veterans could also be enlisted to be part of the construction work that does not require specialized skills.		RLRP Chapter 5 and Chapter 9
	The option of acquiring an alternative piece of land and building low cost housing units to resettle the veterans would be a good option. What does this entail?	During the census survey, respondents were asked whether they would prefer cash compensation or physical relocation. Most of them preferred cash compensation. The challenge	RLRP Chapter 5 and 9



Stakeholder	Key comments/suggestions	Response/Outcomes	Where addressed in RLRP
		with this in wetland areas like Kasokoso, is that compensation cannot be made for a wetland. This project conforms to international standards hence if this group of veterans can be classified as vulnerable people they would need to be resettled. However, a suitable piece of land in a close radius to the city would have to be sought given that these people are urban and have sources of income close to the city	
	In physically resettling project affected people out of the project area, do you only construct a house for them? Do you cater for their lost sources of income and livelihood?	The livelihood component is key in this project. The areas to be selected for resettlement will be assessed for linkages that ensure that project affected people do not lose out on sources of income and livelihood.	RLRP Chapter 5 and 9
	The idea of asking project communities to identify priority livelihood projects that could be taken on for funding by donors is an innovative one. However, for our case, it is vital that the number of veterans that will be affected by the KJE project is ascertained and where they will be resettled so that their terminal benefits once processed, will find them in a better state. In this way, they will cooperate with the project.	The challenges of finding terminal benefits for the veterans notwithstanding, there are programs that can come in now to make sure that the veterans can be engaged in income generating ventures as they wait for terminal benefits to come through. The road project will need labour and as such, the skilling programs by the Ministry of Defence should go on. Financial literacy campaigns should be conducted to enable veterans manage their compensation and terminal benefits.	RLRP Chapter 5 and 9
	Livelihood restoration is what touches core in veteran affairs. The issue is how to uplift the livelihoods/living standards of the veterans and hence the livelihood component of the KJE Project speaks well to this aspiration.	Noted	RLRP Chapter 5 and 9

### 7.3.2.2 Community Engagements

The main concerns raised by affected communities during the 2018 consultations are summarized in Table 7- 5 below. The UNRA team and Consultant recorded the concerns and complaints from the communities and addressed them depending on their nature. The most frequently raised concerns related to compensation arrangements, Project design details, grievances, land titles/ownership and potential impacts on livelihoods. The full consultation records are provided in Volume D of the ESIA.

**Table 7- 5 Summary of Concerns of Key Community Stakeholders (2018)**

Stakeholder	Key outcomes/concerns
<b>Lufunve Village</b> (18 <sup>th</sup> January 2018)	<p><i>Compensation:</i> Concerns over time of compensation; concerns on unfair valuation of land and property; Concerns over small pieces of land not being compensated; inquiries on cases where one resists to be moved; concerns on valuation of graves;</p> <p><i>Communication:</i> PAPs had concerns that they were not informed prior to the meeting</p> <p><i>Design:</i> Inquiries on exact design of KJE; concerns on whether people indirectly affected will be compensated</p> <p><i>Livelihood:</i> Concerns on PAPs being left worse than they were before; over vulnerability status</p> <p><i>Grievances:</i> Concerns on where to express grievances in case they occur</p>
<b>Butabika Zone 1</b> (19 <sup>th</sup> January 2018)	<p><i>Compensation:</i> Delayed project time frame and compensation; compensation for lost business opportunities i.e. development projects that were halted; concerns over past valuation exercises and inquiries on whether valuation will take into account current situation and new houses built by the PAPs</p> <p><i>Design:</i> Concerns on compensation for those who were previously affected by the project alignment but are no longer affected; inquiries on whether valuers will come back since the alignment has changed</p> <p><i>Land ownership conflicts:</i> Concerns over the feud between Buganda Kingdom and the families of Kasasa and Daudi Chwa.</p> <p><i>Socio-economic surveys:</i> Inquiries on why tenants were part of the survey</p>
<b>Mbuya II Zone 2</b> (19 <sup>th</sup> January 2018)	<p><i>Compensation:</i> Inquiries on the process of valuation; inquiries on whether those who halted development works due to previously being in the alignment will be compensated</p> <p><i>Design:</i> Request to see KJE alignment; concerns on compensation for those who were previously affected by the project alignment but are no longer affected.</p> <p><i>Environmental and Social Safeguards:</i> Concerns on whether E&amp;S impacts were considered during construction</p> <p><i>Socio-economic surveys:</i> Concerns on accuracy of tablets that will be used to mark PAPs;</p> <p><i>Land titles:</i> Concerns on disputed ownership of land</p> <p><i>Communication:</i> Leaders had concerns that they were not informed prior to the meeting</p>
<b>Kinawataka Zone 1</b> (22 <sup>nd</sup> January 2018)	<p><i>Compensation:</i> Delayed project time frame and compensation; concerns over valuation rates for Kampala; compensation for lost business opportunities i.e. loss of tenants</p> <p><i>Design:</i> Concerns over land located between the expressway and SGR; concerns on compensation for those who were previously affected by the project alignment but are no longer affected.</p> <p><i>Jobs:</i> Concerns over community members being considered for jobs on the Project</p>

Stakeholder	Key outcomes/concerns
	<p><i>Livelihood:</i> Concerns over vulnerability status</p> <p><i>Land titles:</i> Lack of documents indicating land ownership</p> <p><i>Grievances:</i> Concerns on where to express grievances concerning local leaders</p>
<b>Banda Zone 1</b> (22 <sup>nd</sup> January 2018)	<p><i>Compensation:</i> Inquiries on the basis of compensation and valuation; inquiries on whether previous valuation is still considered; Complaints on delayed compensation and numerous meetings; inquiries on whether those who halted development works due to previously being in the alignment will be compensated</p> <p><i>Design:</i> Inquiries on whether alignment changed in Kinawataka and where the road will pass</p> <p><i>Jobs:</i> Inquiries on how community members will obtain jobs in the Project</p> <p><i>Land titles:</i> Concerns on uncertainty of ownership of land</p> <p><i>Communication:</i> PAPs had concerns that they were not informed prior to the meeting</p>
<b>Banda Zones B2 &amp; B3</b> (23 <sup>th</sup> January 2018)	<p><i>Compensation:</i> Concerns on tenants refusing to pay because of compensation of landlords</p> <p><i>Cultural heritage:</i> concerns on moving traditional shrines and other cultural items</p> <p><i>Land titles:</i> Lack of documents indicating land ownership, concerns over land owned by KCCA</p> <p><i>Livelihood:</i> Concerns over focus groups and vulnerability status</p> <p><i>Valuation:</i> Inquiries on construction before valuation; waiting period before valuation exercise</p> <p><i>Design:</i> Inquiries on KJE alignment; requests to harmonize government projects i.e. KSB, KJE and the SGR</p>
<b>Kyambogo-Zones: K4, K5, K6 and K7</b> (23 <sup>th</sup> January 2018)	<p><i>Compensation:</i> Delayed project time frame and compensation; concerns over past valuation exercises; request to advise on time of shifting; inquiries on whether valuation will take into account land appreciation over time</p> <p><i>Design:</i> Concerns over land located between the expressway and SGR; concerns on compensation for those who were previously affected by the project alignment but are no longer affected.</p> <p><i>Land titles:</i> Lack of documents indicating land ownership, concerns over land owned by KCCA</p> <p><i>Socio-economic survey:</i> Inquiries on the importance of this survey</p> <p><i>Livelihood Restoration Plan:</i> Concerns of not being compensated, requests to obtain a disturbance allowance; inquiries on whether PAPs will be resettled</p> <p><i>Construction phase:</i> Inquiries on how consideration given to those affected during the construction</p>
<b>Namuyenje</b> (23 <sup>rd</sup> January 2018)	<p><i>Compensation and valuation:</i> Inquiries on compensation for mineral resources on one's ground, inquiries on whether there will be compensation for mosques, inquiries on whether there will be compensation for the long wait periods since the previous valuation</p> <p><i>Design:</i> Inquiries on when surveyors will demarcate the Project ROW, and where the road will pass</p> <p><i>Livelihood:</i> Concerns on the Project affecting the livelihoods of boda bodas, and pedestrians by limiting their mobility; concerns on negative impacts associated with migrants to the area; concerns on livelihood restoration for the elderly with graves in their property; concerns over one's safety considering that their house will be the brink of the expressway</p> <p><i>Land titles:</i> Concerns over land titles held as collateral for bank loans; concerns over lack of land ownership documents</p>



Stakeholder	Key outcomes/concerns
	<i>Communication:</i> PAPs requested to be informed way in advance
<b>Namboole Licensees</b> (24th January 2018)	<i>Compensation and valuation:</i> Concerns over being compensated since Namboole Stadium is in charge of the land; inquiries on whether old valuation papers are still relevant; concerns over comen asking for pieces of land in order to carry out previous valuation; inquiries on whether those who halted development works due to previously being in the alignment will be compensated; concerns over Namboole Stadium not willing to grant PAPs consent letter.
<b>Nsimbe Kassi, Miwanda and Sentamu Kavule</b> (31st January 2018)	<p><i>Compensation and valuation:</i> Concerns over valuation rates for the area since it is urban center and the value is higher; concerns over tenants refusing to pay after valuation exercise has been done; concerns over fair compensation; Inquiries on the previous valuation exercise and why it is being redone</p> <p><i>Design:</i> Inquiries on the Project timeline for proper planning; inquiries on the road size</p> <p><i>Livelihood:</i> Concerns on whether those impacted during construction will be considered</p> <p><i>Land ownership:</i> Concerns over how consent letters will be obtained from if the landlords are in court for land ownership</p> <p><i>Communication:</i> PAPs requested to be informed way in advance</p> <p><i>Grievances:</i> Concerns on where to express grievances concerning with UNRA, concerns on whether UNRA will assist with solving contested land issues</p>
<b>Kito Zones B&amp;C</b> (6 <sup>th</sup> February 2018)	<p><i>Compensation:</i> Delayed project time frame and compensation; concerns over past valuation exercises; inquiries on whether those who halted development works due to previously being in the alignment will be compensated; inquiries on wait period before compensation occurs; inquiries on previously valued structures that have collapsed; concerns whether those injuriously affected will also be compensated; concerns over whether those on the NEMA/NFA land will be compensated; inquiries on the process of compensation for churches, schools and other public places; inquiries on whether to stop further development</p> <p><i>Design:</i> Inquiries on the KJE/KSB Project alignment</p> <p><i>Socio-economic survey:</i> Inquiries on the time that the survey will be conducted</p> <p><i>Land ownership:</i> Concerns over whether occupants of the land will be given consent letters since the land owned by NEMA and NFA; inquiries on cases where land owners have leased out their land and who will get compensation</p>
<b>Kasokoso &amp; Kireka D</b> Kiganda (6 <sup>th</sup> February 2018)	<p><i>Compensation:</i> Delayed project time frame and compensation; concerns over past valuation exercises; inquiries on whether those who halted development works due to previously being in the alignment will be compensated; concerns over leaders attempting to grab people's land; inquiries on wait period before compensation occurs; complaints about previous cases of bribery on the part of the valuers inquiries on whether UNRA compensation money will be taxed and whether a TIN number is required.</p> <p><i>Land ownership:</i> Concerns over unknown landlords</p> <p><i>Land titles:</i> Concerns over land titles held as collateral for bank loans</p> <p><i>Livelihood:</i> Inquiries on how impact that may occur during construction will be handled or mitigated</p> <p><i>Grievances:</i> Request for a grievance mechanism post to be set up in Kasokosa and not in Kirinya</p>
<b>Namataba Zones C &amp; Go Down</b> (7 <sup>th</sup> February 2018)	<i>Compensation:</i> Delayed project time frame and compensation; concerns over past valuation exercises; inquiries on whether those who halted development works due to previously being in the alignment will be compensated; inquiries on wait period before compensation occurs; inquiries on whether those resettled can pick where to be relocated. Inquiries on whether PAPs will be compensated by both projects (KJE and SGR); concerns on whether developments can be continued even after surveyors have marked out the ROW

Stakeholder	Key outcomes/concerns
	<p><i>Land ownership:</i> Concerns over unknown landlords</p> <p><i>Jobs:</i> Inquiries on how locals can be involved in the construction works</p> <p><i>Design:</i> Concerns over land located between the expressway and SGR; Inquiries on KJE/SKB project routes; Concerns on whether relocation is necessary for those sandwiched between KJE and SGR.</p> <p><i>Livelihood:</i> Inquiries on how impact that may occur during construction will be handled or mitigated</p>
<b>Mbuya II Zone 1</b> (08 <sup>th</sup> February 2018)	<p><i>Compensation:</i> Delayed project time frame and compensation; concerns over past valuation exercises; request to advise on time of shifting; inquiries on whether valuation will take into account land appreciation over time; concerns whether those injuriously affected will also be compensated</p> <p><i>Design:</i> Concerns over being affected by both KJE and SGR. Concerns on compensation for those who were previously affected by the project alignment but are no longer affected.</p> <p><i>Socio-economic survey:</i> Inquiries on residents who work far off and may not be available during the census survey</p> <p><i>Design:</i> Concerns on who exactly will be affected by the project; Inquiries on KJE alignment; inquiries on whether PAPs will also be compensated if affected by other projects such as the Sewerage Project; requests to see the different Project layouts</p> <p><i>Land titles:</i> Concerns on long-term residents of the land but without permits</p> <p><i>Grievances:</i> Concerns on how to correct errors in case they happen during valuation</p>
<b>Mutungo Zone III and Mbuya II Zone 2</b> (08 <sup>th</sup> February 2018)	<p><i>Compensation:</i> Delayed project time frame and compensation; compensation for spouses; inquiries on wait period after the valuation exercises</p> <p><i>Land titles:</i> Concerns on long-term residents of the land but no knowledge of the landlord</p> <p><i>Design:</i> Concerns on compensation consideration for those who were previously affected by the project alignment but are no longer affected.</p>
<b>Namataba Kirinya</b> (09 <sup>th</sup> February 2018)	<p><i>Compensation:</i> Delayed project time frame and compensation; inquiries on wait period before compensation occurs; concerns over whether valuation rates will be based on current values; inquiries on basis of valuation; compensation for lost business opportunities i.e. loss of tenants; inquiries on whom will be compensated between the leaseholder, the current land occupant and the National Forestry Authority; inquiries on compensation for full property is the remaining land is very small; concerns on whether the people on forest reserve land will be compensated</p> <p><i>Design:</i> Inquiries on the project extent; concerns on whether the KJE and SGR are related over land located between the expressway and SGR; concerns on compensation for those who were previously affected by the project alignment but are no longer affected.</p> <p><i>Livelihood:</i> Concerns over public facilities such as playfields and whether they will be replaced or relocated request for the Project to help the community in tangible ways;</p> <p><i>Grievances:</i> Concerns on whether the findings from valuation can be contested;</p> <p><i>Communication:</i> Leaders had concerns that they were not informed prior to the meeting, concerns that the farmers in Namanve Forest Reserve as PAPs were not informed of the project, and the NFA was not informed, request for them to be communicated well with.</p>
<b>Resident District Commissioner and Security Leaders Wakiso District</b> (13 <sup>th</sup> February 2018)	<p><i>District Police Commander:</i> Expressed concern on how Kira Municipality has its challenges with the Local Council 1 leadership. He expressed that there are multiple people who claim authority. He suggested that all these representatives are dealt with and not assume to choose one over the rest. He added that the communities are zoned, and each has a person it recognizes as leader. He observed that UNRA has not had consensus and understanding between them and the leaders especially on the KJE project. He suggested that it is prudent that the leaders should always come along UNRA goes to the communities as it has been done for other previous projects such as the Bukasa port project.</p>

Stakeholder	Key outcomes/concerns
	<p><i>District Internal Security Officer:</i> Requested that she be given clarification about their security especially whenever UNRA goes to communities. She added that they would like to know when they would be required to intervene and beef up the security. She added that despite UNRA having its own security that they integrate some of the local officers into the security team since they know these areas and might know of particular threats that could be faced.</p> <p><i>UNRA Representative:</i> Asked if after this discussion and security concerns that have been fronted, it would be proper for UNRA to go ahead with the community engagement that had been scheduled to take place that afternoon in Bukasa. She expressed her concern that if the engagement isn't held today, UNRA will lose the trust of the people and might have trouble rescheduling; especially since the previous engagement that had been planned for Bukasa was cancelled due to security and leadership concerns. She added that UNRA received numerous complaints from community members who urged them to hold the engagement on another date.</p> <p><i>District Police Commander:</i> The DPC cautioned UNRA to to be vigilant and alert, and that in case they face any resistance, they withdraw. He added that they should not let it get out of hand. He added that the issue in Bukasa, is that when people were settling on the land, they were advised to form different associations, there are 6 different associations and each of them has a unique leadership hierarchy.</p> <p><i>UNRA Representative:</i> Asked if the associations work as / in place of the local council leadership and asked the DPC to share their contacts.</p>
<b>Taxi Operators of United Taxi Park</b> (09 <sup>th</sup> March 2018)	<p><i>Compensation:</i> Concerns on whether the level of respect that UNRA has shown during the stakeholder engagements/consultation will carry on during compensation; expressed that the most important issue for the Taxi operators is not compensation per-se but rather having an organised place where to work; request that Taxi operators work together with UNRA to find space to relocate them and that they are involved in the process</p> <p><i>Livelihood restoration and relocation:</i> Expressed concern over facing forceful evictions in the past and request that this project will not make things worse and will plan an area for the taxi workers to move during construction. The Taxi Operators expressed their priorities as the following:</p> <ul style="list-style-type: none"> <li>• Being resettled in a place where they we can park their vehicles and continue operating as usual.</li> <li>• Their work is strategic and depends a lot on the amount of human traffic in an area as well as the accessibility of the area where they park the Taxis to wait for passengers. They expressed that they would like this to be considered when the livelihood restoration options are being drafted in their case.</li> </ul> <p><i>Other stakeholders:</i> concerns on whether other stakeholders such as KCCA (Kampala Capital City Authority) have been consulted on this project</p> <p><i>Jobs:</i> Expressed their desire to be employed on the project since they have motor vehicle, operating skills and experience e.g. crane/grader operators</p> <p><i>Socio-economic surveys:</i> Inquiries on the role of the socio-economic census on this project</p> <p><i>Parking spaces:</i> Concerns on whether UNRA will provide them space to work especially in the Nakawa Market</p> <p><i>Grievances:</i> Inquiries on how UNRA will react in case road users decide to protest the set toll charges</p>
<b>Kinawataka as part of the AfDB Environment and Social Mission Programme</b> (21 <sup>st</sup> March 2018)	<p><i>Compensation and valuation:</i> Inquiries on whether kibanja holders will receive compensation, concerns whether the new changes in property will be reflected in the new valuation; concerns on severance and whether PAPs will be compensated for full property if the land remaining is not useful; concerns on relocation of the spirits; concerns on relocation of graveyards;</p> <p><i>Livelihood Restoration:</i> Requested that the KJE project should ensure that tenants are not ill-treated after compensating landlords.</p> <p><i>Relocation:</i> request that six months to PAPs before they are asked to relocate</p>



Stakeholder	Key outcomes/concerns
	<p><i>AfDB Representative:</i> He commended the community for turning up in the numbers at such a short notice. He made his remarks as thus;</p> <p>The Government and her development partners are keen on ensuring that this project comes to fruition. The project will be fair and transparent, and all affected parties will receive compensation as entitled to them. I encourage you all to focus on the broader benefits that will accrue from this project apart from cash compensation.</p>
<b>Kito Zones B&amp;C as part of the AfDB Environment and Social Mission Programme</b> (21 <sup>st</sup> March 2018)	<p><i>Compensation and valuation:</i> Concerns over receiving compensation and how much; inquiries on wait period before compensation occurs; previous valuation; concerns on compensation for agricultural fields, concerns on not being compensated due to being on contested land; Inquiries on status of land for those on land claimed by the NFA with regards to compensation; concerns on previous valuation; Requests for expedited compensation process</p> <p>Project timeline: Inquiries on project timelines</p> <p><i>Land ownership:</i> Concerns over unknown landlords, concerns over land being claimed by Buganda Kingdom Royals;</p> <p><i>UNRA, Head of Land Acquisition:</i> She explained the land acquisition process. She indicated that valuation is done for;</p> <ul style="list-style-type: none"> <li>– Land,</li> <li>– Properties on the land and</li> <li>– Crops.</li> </ul> <p>She indicated that land is valued by looking at the interests on the land, its occupants and their status of occupancy. Values of the land are arrived at after a thorough market research/survey of land prices in the local area. The value of houses/structures is deduced from the dimensions, materials used in construction and the professional knowledge of the valuers. Rates for crops, grass thatched houses and graves can be attained from the District rates.</p> <p>She advised community members to ensure that they are present during valuation such that all the details about their properties are captured.</p> <p><i>AfDB Representative:</i> He commended UNRA, the community and project consultants for the amiable relationship he had observed in the meeting. He made his remarks as thus;</p> <p>"We understand that there is a looming land issue in this community. I am hurt that there have been delays in the project processes. Timelines will be revealed to you however, these have to be realistic so that you can hold us to them. I am here because the project is moving forward and if we are to bring on board other development partners, you the community have to show support for the project. We do not want to be related to projects that demean and dispossess people of their livelihoods; we work by stringent standards. Please ensure that you act as you have been advised such that unnecessary delays on the project are eliminated."</p>

### 7.3.2.3 Livelihood Restoration Consultation Outcomes

The key outcomes of the consultations conducted specifically in regard to livelihood restoration are summarised in Table 7-6 below. The communities consulted were generally divided up into four major focus groups: youth, women, men and vulnerable peoples and invited to express the main challenges in those groups. In cases where communities declined to split into the groups, the community development project assessments were done as a whole group. The key community development projects proposed were presented and the groups were asked to rank the projects that they deem most important to their communities. Groups were also provided with an opportunity to voice concerns regarding livelihood restoration and other issues. Other concerns raised included ongoing delays and other issues associated with valuation, compensation, resettlement and the design of the KJE alignment. Communities were also concerned about whether they should continue to carry out activities on their plots and several community members requested to be given jobs during the construction phase of the Project.

**Table 7-6 Summary Livelihood Restoration Consultations Outcomes (2018)**

Stakeholder	Key Outcomes / Preferences for Livelihood Restoration	Concerns/Comments
<b>Nakawa Market Association</b>	<b>Youth:</b> Building a new market with processing factories and construction of cold rooms; public toilet; recreational centre for the youth; a football playground	<i>Market:</i> Requested that whenever there are interventions about the new market, traders and their leaders should be part of the team so as to put in their submissions as stakeholders.
	<b>Women:</b> Day care centre and kindergarten; public market; technical training to gain hand skills; local taxi transport for customers at the market; flyovers for crossing and clean safe water at the market	<i>Suggestion:</i> Another member suggested that the new market proposal should be given to KCCA so as they include it in the plan
	<b>Men:</b> Public modern market, public toilet, taxi stages should be reinstated, ample parking space for the market dwellers	
	<b>Vulnerable:</b> Special consideration during the compensation process, access routes for the disabled and elderly, specialized public toilets and a gazetted place for the disabled in the new market	<i>Delays and project implementation:</i> Concern of such projects of markets not being implemented like the case with Ntinda market which hasn't been constructed up to then. Yet they claim all funds are there. So he cautioned the donors to do away with any obstructions
<b>Nangwa and Kiwugo</b>	<b>Health centers:</b> the health centers are very far from here the nearest are in Mukono town and Seeta Nazigo. The Namuyenje Health Center III has poor structures, no drugs, expired drugs and the nearby clinics are very expensive the majority of the community cannot afford the treatment cost.	
	<b>Water and Electricity:</b> Water and electricity- in Kiwugo village there is no electricity and water in some areas of Nangwa and no water and power in Kiwugo. The available water points are affected by the project.	
	<b>Insecurity:</b> due to poverty and unemployed people, there is excessive stealing of people's properties and killing of community members	
	<b>Lack of government secondary school:</b> both villages lack secondary schools for both private and government, there is only one private secondary school and it's very expensive, so this contributes to high levels of dropouts in the community	
	<b>Poverty:</b> we don't have businesses and the few we have are very poor which keeps the community in poverty. The factories around pays little money (4000) per day which can't sustain a person with his/her family	
<b>Kyawambogo Village</b>	<b>Women:</b> Agriculture and livestock; brick making; business; tree planting; fetching water; service providers (hiring out tents, plates and saucepans)	<i>Vulnerable groups:</i> Concern on the absence of disabled persons and if their views won't be considered
	<b>Youth:</b> Youth need capital to expand their business and start up new businesses	<i>Water points:</i> Concern over affected water points and request to provide protected springs since its safe water is safe and free (no payment) for everyone.
	<b>Men:</b> Agriculture, livestock, brick making, rental houses, businesses	<i>Schools:</i> Concern over lack of public schools in the community and private schools being expensive
<b>Galabi Village</b>	<b>Not relocated:</b> Health centre; water, SACCOs, Market	<i>LRP target:</i> Concern over whether this livelihood restoration plan targets the entire community, or targets the project affected persons only?
	<b>Relocated:</b> Whoever goes away should be given money from the budget of the livelihood restoration plan and he/she decides how to restore their livelihoods; We request UNRA to solve the community problems which we may find in the new places where we are going to. For example, UNRA brings water close to us	<i>Relocated persons:</i> Concern if people who will be relocated will benefit from this livelihood restoration plan
<b>Kyungu, Nsube Parish</b>	<b>Market:</b> We request UNRA to construct for us a modern standard market along KJE road	
	<b>Vocational Skills:</b> We request for vocational skills development mostly in youths for example train them in welding, building, mechanics.	

Stakeholder	Key Outcomes / Preferences for Livelihood Restoration	Concerns/Comments
	<p><b>Business:</b> We request the government to support us financially such that we start up small businesses like bakery and poultry.</p> <p><b>Farming:</b> We request the government to sensitize and advise us on how to do modern farming, supply us with good seeds, fertilizers and modern irrigation tools such that we improve on our agricultural system</p> <p><b>Health Centre:</b> We request the government to build for us a Health Center 111 with good health facilities and workers</p> <p><b>Electricity:</b> We request the government to give us transformers and powerful solar panels such that we connect our houses and factories to power</p> <p><b>Schools:</b> We request the government to build for us a primary school in Namumira parish</p> <p><b>Water:</b> The Government should provide the sewage line so that we can be able to use the water borne toilets being that our area has a high water table</p> <p><b>Community playground:</b> We request the government to build for us a modernized playground with toilets; which will help increase its revenue through hiring this place for functions and promote the youth and children's their sports talents</p>	
Nsube A, Namumira Ward, Mukono Central	<p><b>Agriculture:</b> We request UNRA to plant fruit trees along the sides of the roads such that our environment is conserved so that there is an effect with regards to better agricultural yields. We request the government to introduce a machine which checks and screens out the expired, poor sprays and pesticides for both animals and plants or to put up policies that do not allow expired and fake drugs to be imported or produced in Uganda</p> <p><b>Livestock:</b> We request the government to restore back our butcher "Kyetume Lufula" which was taken in 1984 because its land, water tanks, electricity and slaughter houses are still there. This butcher will help us get a market for our animals</p> <p><b>Sand mining:</b> We request the government to get for us other places where we can collect our sand from. We request UNRA to employ our youths such that they earn from the project instead of sand mining</p> <p><b>Brick making:</b> We request for fair and timely compensation such that we buy land for brick making</p>	<p><i>Design:</i> Some of us have plots along KJE which are not affected but we were told that it will be hard and impossible to enter this highway because it will be fenced. I am asking shall we be allowed to put a standard business let's say supermarket alongside the highway or we won't be allowed at all?</p>
Lufunve Kyetume Parish, Nakisunga sub County	<p><b>Health Centre:</b> We request for Government aided Health Centre being affordable for everyone in the community i.e. the poor can afford</p> <p><b>Police station/Post:</b> We request for a Police Station/Post with quality services and increase on the number of policemen. Policemen should be facilitated with transport means, (motorcycle and vehicle) for proper monitoring of the community</p> <p><b>Jobs:</b> We request the government to restore back our butcher (Kyetume Lufula) such that our youths employed there</p> <p><b>Community center:</b> We request for the government to construct for us a community center where we can meet as a community and use it for other community related functions</p> <p><b>Playground:</b> The community members informed the consultant that the butcher (Kyetume Lufula) has 50 acres of land and they requested the government to deduct a small part it for the playground because they have so many schools in the community, but they lack a playground which can be used by the schools for recreational and health purposes promoting the children's talents in football, netball and other sports</p>	



Stakeholder	Key Outcomes / Preferences for Livelihood Restoration	Concerns/Comments
Bukasa Village	<b>Youth:</b> Jobs: we request the government to replace our butcher “Lufula” such that youths get employed there. Employment on this project and others; small loans for animal rearing	
	<b>Women:</b> Affordable government aided health centre; Police station/Post with quality services and increase on the number of policemen. Policemen should be facilitated with transport means, (motorcycle and vehicle) for proper monitoring of the community; Jobs: we request the government to restore back our butcher (Kyetume Lufula) such that our youths employed there; community center: We request for the government to construct for us a community center where we can meet as a community and use it for other community related functions; Playground: The community members informed the consultant that the butcher (Kyetume Lufula) has 50 acres of land and they requested the government to deduct a small part it for the playground because they have so many schools in the community but they lack a playground which can be used by the schools for recreational and health purposes promoting the children’s talents in football, netball and other sports	
	<b>Elderly:</b> Health Centre; water: We request for protected springs because they are accessible by everyone in the community and are free of charge; Walk over: The main road is very busy and we the aged find it hard to walk, so we request for better walk over/Fly over aside the main road; Electricity; Police Station; Trees so that we re-afforest rate; Sensitization on the modern farming methods and increasing yield; Standard Market where we can buy and sell goods	
	<b>Men:</b> Nearby health Centre; UNRA to supply us free tree seedlings such that we replace the ones cut to avoid drought and soil erosion in our community therefore environmental restoration; Water: we request for boreholes as a replacement for what is going to be lost; Access roads: We want UNRA to leave our access roads open during the construction of KJE	
Dandiira and Lweza villages	<b>Jobs:</b> The communities SACCOs we have are of high rate interests, so we request the government to put a strict law on these high loan interest rates so that we borrow loans and get capital for small businesses. UNRA should consider women, men and youths on the project, in case of any job opportunity we should be called such that we earn money.	<i>Livelihood restoration:</i> Inquiries on when the implementation of community development programs shall start.  <i>Design:</i> Concerns and inquires on people previously affected by the project who are now not affected
	<b>Training:</b> We request the government the sensitize us more on vocational skills such that we begin us our businesses at our homes. We want to be sensitized on how to do vocational skills so that we start up small businesses which doesn’t acquire much capital	
	<b>Financial support:</b> We request for financial support in the small businesses we have such that they expand. Government SACCOs can be put in place without loan interest rates. We request the government to supply us with animals and poultry so that we concentrate in livestock	
	<b>Market:</b> We request for a joint market for both villages and it should be for all that’s to say men, women and youths because we are all farmers	
	<b>Water:</b> We need free, reliable and safe water in the community. We request for boreholes and protected springs which are not payable so that we do our businesses as youths for example brick lying	
	<b>Insecurity:</b> Youths should be given jobs to keep them busy and earn a living. The government should find another place for youths to collect their sand from and get more customers	
	<b>Livelihood:</b>	

Stakeholder	Key Outcomes / Preferences for Livelihood Restoration	Concerns/Comments
	<p>We request UNRA to follows us when the project starts mostly those ones who will be relocated, and this can be easily done through registering all the affected people in SACCOs to ensure proper livelihood restoration</p> <p><b>Capital:</b> We request UNRA to compensate us well and in time so that we can acquire fertile land for agricultural. We request the government to give us "Etandikwa" with low interest rate so that we get capital as youths</p> <p><b>Education:</b> We request the government to check the private schools, reduce on their school fees so that we the poor can access them for better education of our children. We still request the government to build more primary schools in our community</p> <p><b>Poor access roads:</b> We request for better access roads which mostly connects to our sand mining places "Ebilombe" such that our sand is transported l.</p> <p><b>Health Centre:</b> We request the government to extend well-structured health centers with proper health services for example qualified health workers and drugs</p>	
Kasenge A and B	<p><b>Health Centre:</b> We request the government to construct for us a community health center 2 and this will limit on the long distances we have been moving in search of good treatment.</p> <p><b>Water:</b> We request for boreholes in the community since they are not payable</p> <p><b>Security:</b> We request for a police post in this community and we have land near the tax park where it can be put</p> <p><b>Drainage channels:</b> We request the government to plan well the proper building of the drainage, divert it such that it flows outside the trading center and people's houses</p> <p><b>Waste disposal:</b> We request for the modern rubbish dishes for proper waste management.</p> <p><b>Market:</b> We request for a well-structured market in our community, this will help us sell and buy our agricultural produces well and as a way of creating employment to community members mostly women.</p> <p><b>Schools:</b> Renovation and upgrading of St. Agnes and Kasenge Muslim school, we request that they are upgraded up to secondary level, they build structures and even toilets for it to ensure proper leaning environment to our children</p> <p><b>Jobs:</b> We request UNRA to employ us as youths of this community, both educated and uneducated ones so that we also earn a living</p> <p><b>Public toilets:</b> We request for public toilets and urinals for both male and female especially in places where these quarries and factories are</p> <p><b>Taxi park:</b> There is still a place near the tax park which the government can help us acquire and we expand the park to a convenient size</p> <p><b>Walk over:</b> We request the government to put for us a walk over which connects the around community to the trading center and this will limit the accidents which occurs co-currently in our area</p> <p><b>Irrigation tools:</b> Since most of us here are farmers we request for modern irrigation kills and machines, which can be supplied to us in groups such that we improve our agricultural sector as a community</p>	<p><i>Dust pollution:</i> Concerns over dust from construction of the KJE road and its effect on the people; request to mitigate its impacts</p>

Stakeholder	Key Outcomes / Preferences for Livelihood Restoration	Concerns/Comments
	<p><b>Quarry:</b> We request the government to reduce on the number of quarries around at least up to 2 and then put strict laws which governs them mostly on blasting days and time</p> <p><b>Playground:</b> We request for a proper play ground with toilets, where we even conduct community meetings from</p>	
Banda II & III	<p><b>Drainage channels:</b> During the presentation they said that their first priority should be drainage because this channel of Kawooya normally floods during rains causing children to miss school.</p> <p><b>Schools:</b> They requested to be built a primary and vocational school with better structures not like wooden ones</p> <p><b>Public toilets:</b> This would prevent open defecation that leads to diseases</p> <p><b>Public hospital:</b> They went ahead and said next would be public hospital the nearest one is in Kiswa which is quite very far, and mothers suffered a lot</p> <p><b>Market:</b> They suggested public markets to create jobs for the locals.</p> <p><b>Recreational Centre:</b> A community centre built for the purpose to prevent students from being disturbed</p>	<p><i>Construction:</i> Concern about how their houses will survive during construction because the houses are not strong</p> <p><i>Elderly:</i> Concern over the elderly and whether UNRA can build for them houses instead of cash compensation</p>
	<p><b>Livelihood:</b> We request for help in agricultural sector through providing quality seeds like maize, beans and many more so that we can get quality yields for sell.</p> <p>We request for modern agricultural tools and machines in the community which can enable us to dig big pieces of land for both subsistence and commercial.</p> <p>We request for support in livestock for example supplying zero grazing cattle, poultry and other animals</p> <p><b>Electricity:</b> We request for electricity such that more businesses are started in our community. This will create employments for women and youths. Electricity in our community will allow us to start small businesses.</p> <p><b>Health Centre:</b> We request the government to build for us a health centre too in the trading centre or else we can provide land like the Catholic Church here in Busiba village has four acres, so we can put it there for communal use</p> <p><b>Jobs:</b> We request the project to employ women, most of us are not educated but we can cook for workers and even do other casual work on the project so that we earn</p> <p><b>Access roads:</b> As the government and UNRA construct KJE, we also request them to maintain our access roads so that we are able to move from one place to another with our agricultural produces safely</p> <p><b>Water:</b> We request for two boreholes in each village not taps because its water is not reliable, and they are payable so most of the community members can't afford monthly payments. In this case, boreholes are better for the community</p> <p><b>Agriculture:</b> We request for modern water pumps for irrigation and this will improve on the number of yields we get from our agricultural produces.</p> <p>We request the government to support us in livestock rearing through supplying communities with high breed of cattle, goats and poultry</p> <p><b>Capital:</b> As youth, we need SAACOs with low interest rate in our community so that we can get small loans and start up small businesses as youth. Boda bodas, technical washing bay machines.</p> <p><b>Police Post:</b> To solve the issue of too much insecurity in our community, we request the government to extend a police post in this</p>	<p><i>Compensation:</i> Concerns on delayed compensation and whether</p> <p><i>Livelihood Restoration Funds:</i> Concerns on whether compensation money will be used for LR</p> <p><i>Grouping:</i> Concerns on why the focus groups were created yet the people are from the same village</p>
Busiba and Lukongwe Villages		



Stakeholder	Key Outcomes / Preferences for Livelihood Restoration	Concerns/Comments
	community so that community members and their properties are well protected	
Butabika	<p><b>All groups</b></p> <p>Priorities are:</p> <ol style="list-style-type: none"> <li>1. Public market</li> <li>2. Vocational training centre</li> <li>3. Hospital</li> <li>4. Public toilets</li> <li>5. Safe water</li> <li>6. Microfinance</li> <li>7. Playground</li> </ol>	<p><i>Construction space:</i> Concerns over where ADB get the space for constructing the proposed projects?</p> <p><i>Compensation:</i> Concerns over delayed compensation; inquiries on why some houses were marked inside the affected areas and others are not; inquiries on buying already valued property</p>
Mbuya I & II	<p><b>PWDs</b></p> <p><b>Jobs:</b> They wanted the project to create jobs for them</p> <p><b>Spring wells:</b> They needed spring wells because most the shallows wells get contaminated during the rainy season</p> <p><b>Public schools:</b> Wanted government aided schools as there is no any single school in the Mbuya. Children walk long distance to Kiswa which puts them in danger crossing numerous roads and kidnap</p> <p><b>Public hospital:</b> They also wanted government aided hospital. In the whole of Mbuya II there is not any hospital, yet it has many police stations</p> <p>Wheelchairs</p>	<p><i>Conflict with Division leaders:</i> The community members informed the consultant they would not like to work with division leaders on the proposed projects because they have failed very many projects which would have benefited the community members</p> <p><i>Compensation and valuation:</i> Community had concerns over being paid in cheques</p>
	<p><b>Youth</b></p> <p>Washing bays; Crafts and music centres; boda boda stages; public markets; Youth SACCOs</p>	
	<p><b>Women</b></p> <p>Ground nut millers; tailoring schools; candle making machine; soap making machine</p>	
	<p><b>Men</b></p> <p>Public schools; Drainage channels; Public hospitals; Public market; Public toilets; Safe and clean water; recreational centre; solar road lighting</p>	
Mutungo 11 & 12	<b>Drainage channels:</b> Since during construction water floods a lot	<p><i>Compensation:</i> Inquiry over wait period after payments to demolish the structures; concerns of members not being able to acquire loans since their properties have been marked</p>
	<b>Schools:</b> Both primary and secondary	
	<b>Playground:</b> The existing one shall be affected by the road	
	<b>Capital:</b> For the youth like machines for making pavers	<p><i>Livelihood Restoration:</i> Inquiry over why other affected areas have not had such developmental projects</p>
	<b>Community centre:</b> Then another concern was that with a community center they can also have a public toilet because a community center comes with a public toilet	
	<b>Public facilities:</b> Public hospital; Public toilets; Vocational training; Street lightning	
Nsimbe Kassi	<b>Residential houses:</b> Residential houses based on condominium system. This was because the area remaining not affected was very small moreover KCCA doesn't allow single strolled buildings anymore in and around city centre	<p>Census: Concerns over those people who missed the census exercise</p>
	<b>Social utilities:</b> Churches, mosques	
	<b>Other facilities:</b> Shopping arcades or malls, parking facilities	
	<b>Stages:</b>	

Stakeholder	Key Outcomes / Preferences for Livelihood Restoration	Concerns/Comments
Banda B1 (Acholi Quarters)	We would like to have stages and bus stop places for buses and taxis along the road with stage shelters where the youth should be allowed to operate some small businesses and also boda-boda on these stages should be allowed	
	<b>Water:</b> Reconstruct our source of water which will be destroyed by the project and also work on the water drainage system	
	<b>Schools:</b> The school in the neighbourhood (cream land) is affected by the project, can we have it relocated within this community?	
	<b>Access roads:</b> Access road from Acholi quarters to the main road should be put in consideration	
	<b>Water points:</b> Construct for us other water points since the existing one will be destroyed	
	<b>Local market:</b> We need a local market area since some of those areas will be destroyed	
	<b>Cultural centres:</b> Make a provision to rebuild worship centres that are affected	
	<b>Health centres:</b> We also need a health centre within this community.	
	Public market; health centre; public tap; government schools; electricity; garbage containers; jobs on the project; support for vulnerable people	
	<b>Youth</b> Jobs; capital for small businesses; police post; modern market; public toilet; public schools; recreational centre; flyers on the KJE road	
	<b>Women</b> Public market; health centre; public tap; government schools; electricity; garbage containers; jobs on the project; support for vulnerable people	
Kinawataka	<b>Jobs:</b> That will get us from habits like abusing drugs	<i>Livelihood Restoration:</i> Concerns on whether those who shifted from Kinawataka have an opportunity to operate a stall here if a market is constructed  Free education for vulnerable groups: Inquiry whether the vulnerable will study for free
	<b>Vocational Centre:</b> They don't have where to learn/ acquire these vocational skills	
	<b>Loans:</b> They added on that they needed a bank that can lend them loans as youths.	
	<b>Recreational centres:</b> They need recreational canters where they can display and discover their talents and get coached. They claimed the railway removed those that existed	
	<b>Public toilet:</b> They need a public toilet where they don't pay. They realized that at the end of the month, they spend 60,000/= so It's as if one is working for the toilet	
	<b>Hospitals:</b> We are the 10 <sup>th</sup> biggest parish but we don't have any hospital. The nearest is in Naguru	
	<b>Schools:</b> We have many children, but the available school is the military one and its overwhelmed. So, if we can get a school, we will be sure our children will study	

Stakeholder	Key Outcomes / Preferences for Livelihood Restoration	Concerns/Comments
	<b>Public markets:</b> Our wives are hardworking, but they were chased by KCCA so now life is hard. But also, the men work. So, if we get a market, we are sure life will be better.	
	<b>Clean water:</b> If they can construct for us good springs, our water would be better	
	<b>Worship places:</b> Building of all worshipping places such as mosques, protestant and catholic churches because the born-again churches are so many	
	<b>SACCOs:</b> We need a Sacco or microfinance that lends us at a relatively affordable interest. We will be greatly happy; after constructing for us a market, we will get money from this very microfinance and we use it in the market	
	<b>Garbage collection:</b> If the market is constructed, we are sure garbage won't be a problem because KCCA also helps	
	<b>Security lights:</b> We need security lights because the security here is bad. At least the thieves won't attack us in the light	
	<b>Retirement fund:</b> By 60, we are so helpless and weary; and we work so hard to sustain our families but in old age, we have no money for survival at all	
	<b>Fly over:</b> The express road that is about to be constructed is for high speed and so with our problems, we need a flyover so that our children are safe. We have lost our people on this very road, so we badly need a fly over	
	<b>Community centre:</b> Here we can hold community meetings and happening places, reading places for our children in vacations (community library), youth rehabilitation	
	<b>Housing:</b> Government should get for us a place / build for us a place where we can stay & get income for our children	
	<b>Water trenches:</b> When it rains, the place if full of water; it floods. Government should build for us water trenches which as explained by women are a threat to us	
	<b>Special needs schools:</b> Our children who also have the same challenge have no schools at all for these lame children. We also can't afford to pay for these children, yet we have produced them	
Kito B & C	<b>Schools:</b> Government to set up schools for the PAPs since most of the schools in their area are privately owned	
	<b>Access roads:</b> There was a proposal that Access roads and flyovers should be built to allow the PAPs access their homes	
	Provision for pedestrians, Bicycles and boda bodas	
	<b>Hospitals:</b> Government to build a hospital because there is none in the area	
	<b>Jobs:</b> Requested for Employment opportunities e.g Magala Noah (0774036336/ 0752036336 ) supplies murrum ,stones and sand which he believes that the road would use during construction. He asked to be considered	
	<b>Boda stages:</b> There is a concern that Boda boda stages will be destroyed hence affecting the livelihood of the cyclists	
	<b>Drainage systems:</b> Said the project should also work on the drainage system very well both big and small trenches as poor drainage is one of the biggest problems in the area	
	<b>Electricity:</b> Should be reconnect at no charge to the PAPs	



Stakeholder	Key Outcomes / Preferences for Livelihood Restoration	Concerns/Comments
	<p><b>Market:</b> There is no market in the area, the women sell the small items from their homes and sometimes the buyers struggle to cross to the homes characterized by poor drainage system</p> <p><b>Fund disbursement:</b> For those who are married, they requested that UNRA should put a condition of a joint account because the men have a tendency of getting excited by the money and not sharing with their wives</p> <p><b>Relocation:</b>The elderly requested that UNRA gets for them land, builds for them houses and resettles them since they no longer could build by themselves</p> <p><b>Feeder roads:</b> Work on the feeder roads so that they are tarmacked</p> <p><b>School and cultural sites:</b> The owners of schools and worship places should be given special consideration</p> <p><b>Disability ramps:</b> The disabled said they needed a provision for specialized flyovers for crossing and also accessing the roads in their wheel chairs</p>	
Naluvule, Mwanyanjiri and Wankoba	<p><b>Poor water bodies:</b> Since the project aims at taking us higher we request UNRA to extend national water which stops in Mbalala up to here; if possible we also get boreholes (which would be free of charge)</p> <p><b>Poor health centers:</b> We walk long distances like 4KM and above to Mbalala-Mukono and Nazigo for the services. We request UNRA to build for us a health center 2 in the middle of the 3 villages to ensure proper treatment anytime including night.</p> <p><b>Poor access roads:</b> We request UNRA as it builds KJE, it also beautifies the connecting roads which joins our homes to the main road allowing us to transport our agricultural products to the market.</p> <p><b>Affected farm land:</b> We have been getting Pam and do crafts which we could sell and get some money, so we request UNRA to sensitize us on how to do craft using other available resources. We want proper compensation so that we buy other fertile and good land for agriculture since it's the main source of income to the majority here</p> <p><b>Electricity poles:</b> We request the government to negotiate with UMEME and they place the pole in the place where a PAP wants. We request that you don't put the poles in our land, put them in your reserve area</p> <p><b>Jobs:</b> I can't drive trucks and am not educated but I can do other casual work on the road, so we request UNRA to consider the youths of this community in case of any employment opportunity. We are not educated but we educated our children so please we even have engineers so please employ them so that we benefit as parents.</p> <p><b>Businesses:</b> Build for us a market where they can sell food stuffs especially women; buy animals including cattle, poultry, goats and pigs especially to the elderly men to decrease dependency on other people; Dealing in agricultural products, clothes, kiosks and Retail shops; Financial Support through groups Training in business and advise on better business opportunities</p> <p><b>Agriculture:</b> Agriculture support through poultry, animal rearing. Financial and in-kind support</p>	<p><i>Compensation funds:</i> The community firmly requested that the support should be given to the directly to the beneficiaries but not through the Local leaders because they are no longer trust worth but give them to their friends and family members</p>
Mutungo 1 & 2	<p><b>Hospitals:</b> We need a good hospital in this village. We also need community-based health centres to help mothers the needy and vulnerable who cannot afford hospital bills and move long distances</p>	<p><i>Communication:</i> Inquiry that people should be informed of the meeting in time at least seven</p>

Stakeholder	Key Outcomes / Preferences for Livelihood Restoration	Concerns/Comments
	<p><b>Feeder roads:</b> Feeder roads that connect to markets, hospitals and schools should be constructed</p> <p><b>Schools:</b> We need a government school because not all of us can afford private schools and since some schools are also going to be affected by the road like this very one we are meeting from (Clever Junior school)</p> <p><b>Vocational training:</b> We need a vocational training centres to help us with skills like tailoring, hair dressing, and modern agriculture</p> <p><b>Markets:</b> Build the markets that will be cut off from people's access and provide for their accessibility</p> <p><b>Jobs:</b> During the project works, let the local people be considered first for both casual and technical work</p> <p><b>Recreational centres:</b> We need recreational centers like play grounds for football and netball so that we sharpen and also discover our talents</p> <p><b>Access roads:</b> Create as many access roads to the main road as possible for easy movement and access to businesses and homes</p> <p><b>Water supply and electricity:</b> All services destroyed during construction should be replaced such as water supply and electricity</p> <p><b>Public toilets:</b> Build good and decent public toilets that cater for the disabled</p> <p><b>Water channels:</b> Build very good water channels along the KJE road and outside this road</p> <p><b>Cultural:</b> To rebuild the worship centres that the project will destroy.</p>	<p>days prior through telephone calls and sms for proper mobilization and planning</p> <p><i>Compensation:</i> Concerns on whether a house can be built for someone if they don't want cash?</p>
Mutungo 9 & 10	<p><b>Elderly and Vulnerable</b></p> <p><b>Relocation:</b> The elderly requested to be relocated to a much more convenient place near to where they have been, so that the can easily access their work places</p> <p><b>Men</b></p> <p><b>Other facilities:</b> Drainage system; spring wells; insecurity; access roads; government schools' hospitals and markets; road reserves in favor of the community; jobs in construction; flyovers; public toilets; street lights and cameras</p> <p><b>Women</b></p> <p><b>Government aided infrastructures:</b> Hospitals, schools and access roads; flyovers; street lights for security enhancement, proper drainage systems</p> <p><b>Youth</b></p> <p><b>Jobs:</b> Provide us with employment opportunities on the project</p> <p><b>Educational programs:</b> Provide us with mindset changing and empowering programs so that our businesses are helped.</p> <p><b>Recreational centers:</b> Build recreational centers where we can exploit, discover and utilize our talents</p>	
Namataba Go Down, Main and Freedom City	<p><b>Jobs:</b> The youths and other people who are able to work should be given chance to work on the project other than strangers. If I have materials to supply, how do I become a supplier to the project? It's hurting to see non-Ugandans doing even casual labour on the roads when we have many unemployed Ugandans (Niyonziima Francis 0700139462/0774339863)</p> <p><b>Public facilities:</b> Hospitals, clean water and schools</p>	<p><i>Compensation:</i> Concerns and frustration over delayed compensation</p> <p><i>Employment:</i> Inquiries on how to become a supplier for the project</p>

Stakeholder	Key Outcomes / Preferences for Livelihood Restoration	Concerns/Comments
Namboole Farmers	<b>Elderly and vulnerable</b> <b>Waste disposal:</b> Help us with the rubbish people who put the rubbish in our gardens and cows which destroy our crops <b>Police post:</b> There are very many thieves who steal our crops and there is no where we can report. We used to report to Namboole management and they said we should be arrested because we are scoters. We therefore need security or a police post here in the valley <b>Jobs:</b> We need job opportunities on the project like eating places and any other work we can do <b>Security:</b> We need street lights on the road	Compensation and valuation: Concerns over certain crops like maize, sweet potatoes, beans, cassava won't get compensated
	<b>Men</b> Farm land; government secondary schools; capital for local Saccos, jobs for the youths; health centres; vocational training school, public sports academy for the young ones	
	<b>Women</b> Agriculture; parking lots for small selling businesses; small shopping mall; business opportunities on the highway	

#### 7.3.2.4 Civil Society Engagement

Table 7-7 below provides a summary of the outcomes of engagements with Civil Society Organisations. The main concerns raised by CSOs during the 2018 consultations were mainly related to development of effective resettlement and livelihood restoration strategies for relocated communities. UNRA and the Consultant team recorded the concerns from the CSOs and agreed on tasks to be undertaken in the future to further develop the approach to resettlement and livelihood restoration.

**Table 7-7 Summary Consultations with the Key Civil Society Organisations (2018)**

Stakeholder name	Key outcomes
Slum Dwellers International/Cities Alliance (15 <sup>th</sup> March 2018)	<p>Key concerns were about:</p> <ul style="list-style-type: none"> <li>- Large interchange area</li> <li>- Pedestrian crossings along the expressway</li> </ul> <p>Cities Alliance gave a presentation on:</p> <ul style="list-style-type: none"> <li>- Their background, global lessons learned.</li> <li>- The need to establish a global best practice. By linking the road development to a broader in situ-slum upgrading. And having a programme of investments into those communities.</li> <li>- In exchange for rapid relocation from road reserves, UNRA can work with Cities Alliance to negotiate with communities on how to relocate them to upgraded urban communities. For example, satellite cities.</li> </ul> <p>Julian then presented pictorial evidence of previous upgrades of slums in Alexandra, Johannesburg, South Africa and in Alagados, Bahia, Brazil</p>
Cities Alliance (16 <sup>th</sup> March 2018)	<ul style="list-style-type: none"> <li>- Asked about what safe guards are being applied in Uganda.</li> <li>- He mentioned a need for a broader strategy required for funding.</li> <li>- One strategy being for how to relocate and compensate people. Another strategy for the broader community.</li> <li>- He then mentioned how EU is a member of Cities Alliance and have funded a lot of their projects.</li> <li>- He asked the team to come up with a broad base strategy.</li> <li>- To have a backup plan for PAPs who will be worse off after being relocated.</li> <li>- He mentions that a concept note needs to be designed for EU to fund the project.</li> <li>- Focus on people who are going to battle the relocation.</li> <li>- And identify different types of communities and their safe guards. And work out a strategy for them.</li> <li>- He outlines the 5 frames/headings of the Concept Note as: G</li> <li>- Governance; existing institutional structure.</li> </ul>



	<ul style="list-style-type: none"> <li>- Citizenship; who are the people being affected.</li> <li>- Services; basic services needed like drainage for example.</li> <li>- Economy; an Economic Programme that can enable people to recognize benefit of living along the expressway.</li> <li>- Environment; how shall it be affected.</li> </ul> <p><b>Consultant agreed on the following:</b></p> <ul style="list-style-type: none"> <li>- Mentioned that project will be abiding to the IFC standards.</li> <li>- He mentions that we must make sure livelihood restoration is achieved and that there shall be ongoing monitoring and evaluation.</li> <li>- He then mentioned how Phase 1 of the census is done and currently data is being input into Survey CTO.</li> <li>- About 7,700 structures have been surveyed so far.</li> <li>- And that inventory of loss is being done by the UNRA team.</li> <li>- The different categories of people being affected and their potential needs were described with a focus primarily on vulnerable people.</li> <li>- Hence the concept note shall specifically address vulnerable people then the wider community at large</li> </ul> <p><b>Cities Alliance:</b></p> <ul style="list-style-type: none"> <li>- The team agreed to put together a concept note in 6 weeks' time.</li> <li>- Explore how we are going to meet IFC standards in partnership with Cities Alliance and establish a structure to deal with this issue.</li> <li>- Not a proposal but simply an objective, target and broad frame.</li> <li>- Land audit for a resettlement plan being key.</li> <li>- After which EU can sign off on the programme and give funding.</li> <li>- There is need to interact with National Housing Authority and find out what land is out there and explore the different options.</li> <li>- There is a need to establish a mechanism to make this happen.</li> <li>- EU and AFD promised to back the programme. Though they won't sign off safe guards unless a programme is set out.</li> <li>- And a reference of the concept note needs to appear in the phase 1 report.</li> </ul> <p><b>General agreements:</b></p> <ul style="list-style-type: none"> <li>- Actogether to share previous reports on Kinawataka and Kasakoso with Atacama.</li> <li>- Atacama to also share latest findings with the team.</li> <li>- ACTogether to come up with Citizenship write up, Atacama to share environmental findings and Economy to be written by all for the concept note.</li> <li>- All agreed that KCCA needs to be brought on board to know their development plans for the affected areas</li> <li>- Cities Alliance to share structure for concept note and clearly specify different roles. And by next week, begin populating it.</li> <li>- Slum Dwellers International to come up with alternatives to relocating people.</li> </ul>
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## 7.4 Disclosure

Providing stakeholders with complete, accurate and understandable information is essential to allow for meaningful participation. Public disclosure has been undertaken in accordance with Section 7 of the Ugandan EIA Guidelines for Road Projects (NEMA, 2004) and international standards.

The RLRP disclosure process entails information dissemination at the village, district and national levels and includes those most affected by the Project such as vulnerable groups, responsible agencies for impact management, and affected private sector. Feedback obtained to date during pre-2016 consultations and those conducted since the combination of the KJE and KSB projects have assisted in developing the compensation, resettlement and livelihood restoration measures corresponding to different stakeholder groups. Community Based Grievances Management Committees play an important role between the local community and the Project

for negotiating entitlement options and designing strategies for restoration and development of livelihood strategies.

### **7.4.1 Project Information Dissemination**

General project information should be publicly disclosed by UNRA in a regular and consistent manner. Recommended methods for disclosure are briefly described below.

#### **Notice Board / Information Centre**

Project notice boards and information centres should be made available in strategic locations throughout the Project area (e.g. in town halls of affected communities). To the extent possible, efforts should be made to make the information understandable with minimal literacy requirements through graphics and other visual aids. Important Project information and contact details for community queries and concerns should be displayed in the local languages used by residents, including details of the formal compensation and resettlement framework, livelihood restoration measures, and grievance mechanism.

#### **Website**

Important Project information should be publicly disclosed through UNRA's website and kept up-to-date. Publications of the ESIA, RLRP, and supporting documentation will also be disclosed on the AfDB website.

#### **Toll-free Phone Line**

UNRA should provide a toll-free number through which questions, complaints and issues can be addressed.

#### **Mass media**

Billboards, newspapers, television and radio announcements should be used as necessary to disseminate information about the Project and inform all stakeholders about planned consultation events and when important information becomes available.

#### **Open Days**

Open days should be held by UNRA with stakeholders and the public on a regular basis to directly answer one-on-one questions about the Project. Posters, brochures and other visual aids should be prepared to facilitate effective dissemination of important Project information.

#### **Newsletters and emails**

Newsletters and emails should be used as a direct and easy method for disseminating important information to internal stakeholders such as staff and contractors. Important information can include progress updates of Project activities, environment and safety alerts, new protocols and procedures to be implemented, and any ongoing corporate social responsibility activities.

### **7.4.2 RLRP and Compensation Disclosure**

The verification and disclosure strategy will mainly comprise the following steps:

1. Constituting the verification / disclosure team;
2. Verification / disclosure process;
3. Mobilisation and sensitisation;
4. Signing of the agreements;
5. Compensation payment; and

## 6. Grievances resolution.

Verification and disclosure centres should be established in central places easily accessed by all Affected Persons, with each centre serving at least two villages. The Resettlement Advisory Committee will also be established to ensure the RLRP process is compliant with Ugandan legislation and international standard requirements.

A briefing exercise is also expected to be conducted by UNRA in close cooperation with relevant authorities at local project level. Affected Persons and other project beneficiaries will be briefed by the project team through:

- ▶ Local meetings with Affected Persons and local leaders to inform them about planned activities involved in the verification / disclosure process, including verification requirements, proposed schedule, and verification requirements prior to payments.
- ▶ Higher level Local government consultations, e.g. with KCCA.
- ▶ Engagements with other institutions.
- ▶ Media i.e. radio announcements, loudspeaker announcements and published material as written notices to be displayed in public places at religious centres, sub county offices, health centres, and LCI/Village Notice Boards.



# **KJE PPP Project Phase 1 RLRP**

## **CHAPTER 8**   Planning for Physical Displacement

## 8. PLANNING FOR PHYSICAL DISPLACEMENT

The Project will result in three main types of displacement (IFC, 2012):

**Linear:** typical of expressway projects where acquisition of land follows a linear pattern and characterises the majority of the KJE Project with the exception of junctions and interchanges. Compensation will result in large numbers of small payments and will have to address challenges arising from any differences in district-specific compensation rates.

**Urban:** resulting in physical and economic displacement affecting housing, businesses and employment mainly in the Kampala and Wakiso districts and to a lesser extent in Mukono District. The aim of resettlement planning will be to restore wage-based or enterprise-based livelihoods and address the challenge of those that are location dependent.

**Rural:** typically characterised by acquisition of agricultural land or reduction / loss of access to natural resources and as a result, livelihoods dependent on those resources. For Phase 1 of the KJE Project this will primarily apply to Mukono and Buikwe districts.

The majority of Affected Persons indicated a preference for compensation over physical resettlement or compensation in kind. For vulnerable households who preferred to be resettled, UNRA will conduct further engagement with each Affected Person or household to identify the preferred option and establish a pathway for resettlement and livelihood restoration. As a result, this RLRP does not specify resettlement sites as preferences for the new site of each Affected Person or household must be confirmed. UNRA will however ensure that the new locations will have reliable access to community infrastructure and amenities, and livelihood opportunities. Affected Persons' preferences for community preservation and maintenance of social networks will also be considered.

### 8.1 Criteria for Relocation

Selection criteria for the new relocation will be driven by the Affected Person with assistance from the Livelihood Restoration and Resettlement Implementation Unit (LRIU) and relevant authorities. Example criteria considerations are presented in Table 8-1.

**Table 8-1 Example criteria for selecting potential relocation sites**

Category	Criteria
Social, political and technical considerations	Traditional and spiritual/cultural association to the land, including cultural heritage and archaeological values.
	Access to existing social infrastructure, including other population centres, community infrastructure and amenities (roads, markets, health and education facilities and electricity).
	Community relationships (proximity to related settlements or communities) and social impacts on host communities. Preferences of Affected Persons, Government and local authorities.
	Access to employment opportunities.
Land-based livelihood potential	Access to existing and replacement agricultural land and other productive assets (including water resources, forest resources and fishing).
Environmental considerations	Impact on environment, biodiversity and conservation values.

Access to existing social infrastructure, including community infrastructure and amenities will be considered in the evaluation of options. When considering potential areas, it will also be important to assess the possibilities of future project developments and thus seek to avoid relocating Affected Persons to areas that will potentially be impacted in the future. The status of the existing land use and ownership will be investigated, and any existing

land titles will be confirmed. All Affected Persons resettled to a new site will need to be provided with secure land tenure.

Outside of urban areas to the west of Kampala where affected livelihoods will be primarily land based (e.g. agriculture), an assessment will be undertaken to determine the suitability of potential sites with consideration for land use capability, productivity, pastoralism and available water resources).

## 8.2 Options for residential buildings and structures

Two different types of options of residential buildings and structures will be available. These are described below.

**Structures within urban areas:** This category applies to Districts of Kampala, Wakiso and Mukono characterised by high population densities, where vacant land for development of new housing may be scarce or unavailable, and where the majority of the affected structures, land or the health and safety of the Affected Person requires mandatory relocation. The preferred form of compensation for residential buildings and structures will be cash compensation to enable the Affected Person(s) to purchase housing on the existing market of equal value. UNRA will work with the Affected Person(s) to identify alternative housing options that are acceptable.

Kampala City has a robust housing market, for both the rental and sale markets. A number of real estate agents and brokers exist within Kampala, Wakiso and Mukono districts who will provide assistance to those affected in securing new accommodation.

**Structures within a rural area:** This category is characterised by lower population density and livelihoods dependent on natural resources (e.g. agriculture, fishing, collection of forest resources, etc.) and applies to Districts of Mukono and Buikwe. Replacement housing will be based on a like-for-like principle. Affected Persons will have the option to build their new properties themselves in locations agreed on by the RLIU and the host community Local Council. Sites will be selected in consultation between the Affected Person and the host community, where the host community can provide available options to Affected Persons.

For urban and rural areas, to the extent possible relocation to new property or preparation of new land will be completed prior to acquisition of the existing property to allow the Affected Person(s) sufficient time to salvage materials and move. However, where the new site is not ready or where temporary relocation is required for safety reasons such as during construction blasting, rental housing may be required. Rental housing arrangements will be made in consultation with Affected Persons and in effect for up to 6 months to allow the Affected Person sufficient time. In the case of temporary relocation is required, replacement housing will be secured for the duration of the disruption until the Affected Person can return to their property. Any damages sustained to their original property during the temporary relocation will be compensated for at full replacement or reestablishment cost.

The following additional principles should be applied:

- ▶ Area (m<sup>2</sup>) of replacement housing will be equal to the original property;
- ▶ Compensation for ancillary structures such as animal shelters and sheds will also be compensated for at full replacement cost as determined by the Chief Government Valuer;
- ▶ In cases where households increase the area of their new property or improve the quality of the new property, the additional costs will be incurred by the Affected Person;
- ▶ Livelihood restoration assistance should be provided to assist the Affected Person settle into the new location, resume or taken on new livelihood activities, ensuring that the Affected Person will have the opportunity and skills to maintain at minimum pre-Project income levels and access to social infrastructure and amenities; and



- Vulnerable households that are unable to restore or relocate to a new residential property will be assisted by having a new property purchased for them based on the area of their original property, their preferred criteria and location.

Potential areas for resettlement could include Kira sub-county and Gayaza, which have recently become more accessible to Kampala City due to new road constructions.

### 8.2.1 Implementation and Transition Assistance

The Livelihood Restoration and Resettlement Implementation Unit (LRIU) is responsible for reviewing implementation of the resettlement program. This includes allocation of compensation funds and overseeing the monitoring and management of resettlement, with oversight from the Resettlement Advisory Committee.

The (LRIU) is also responsible for coordinating activities with the Local Councils of affected and host communities and other local government departments. Chapter 11 describes in greater detail resettlement implementation arrangements.

This RLRP recognises that Affected Persons will require sufficient time, resources and opportunities to vacate, re-establish their livelihoods and settle into their new residence as soon as possible. To assist with this, a 15% disturbance allowance will be paid to all Affected Persons in addition to receiving a minimum of a 6-month vacating notice following receipt of compensation. Landlords must agree that tenants have the right to continue their rental (without cost) for 3 months after compensation so that they can find a new rental property. Where compensation has previously occurred in the KSB alignment, it was observed that the 3-month period was generally not utilised, as tenants wanted to relocate quickly, allowing demolition to take place. Special attention will be paid to vulnerable households with additional assistance being provided. This may be in the form of presenting options for new relocation sites based on the household's or person's needs and preferences, assistance establishing lease contracts or purchasing the property, etc. Counselling services should also be made available to severely impacted Affected Persons.

## 8.3 Relocation options for non-residential buildings and businesses

The overall approach to compensation for relocation of businesses and non-residential buildings is to allow for adequate time and compensation to be provided prior to demolition of buildings. Prior to disruption of businesses and non-residential buildings, strategies and plans should be developed in consultation with affected stakeholders for how the disruption of the business/asset will be minimised. This is particularly important for schools. A number of schools, from nursery to secondary schools, are situated within the ROW and will be required to relocate. A number formal and informal enterprises belonging to individuals will also be affected.

Where land acquisition affects commercial structures, compensation will be offered to the business owner for the cost of re-establishing commercial activities elsewhere, lost net income during the transition period and for the cost of transfer and / or installation of equipment. This applies to formal and informal businesses. A 15% disturbance allowance will also be provided. UNRA however will not be responsible for arranging logistical aspects of relocation and reinstatement unless the business is operated by a vulnerable person(s). Affected employees will be covered as other Affected Persons experiencing economic displacement and loss of livelihood during the transition period and complete loss if it is not reasonable for them to be able to resume their employment with the business.

Where appropriate, businesses may have the opportunity to re-establish within the 'roadside stop' areas to be constructed along the length of the ROW. Whilst this option is primarily reserved for Petrol Stations, there may be opportunities for other businesses to participate in this strategy.

## 8.4 Relocation of religious and cultural heritage sites

The alignment has been designed to avoid impacting religious and cultural heritage sites to the extent possible, however in some cases this was unavoidable. A number of places of worship, cemeteries, burial grounds and shrines will be affected either through partial loss of land or complete loss (Table 8-2).

Graves and shrines have been valued as per the District Compensation Rates. Compensation of places of workshop will be decided with in consultation with religious leaders and local government officials. Compensation of all religious and cultural heritage sites will cover relocation costs. Relocation will follow cultural norms of the local community and regulatory requirements. Before removal of graves, time will be allowed for the community to conduct appropriate cultural ceremonies. Compensation will be provided to facilitate the relocation process.

**Table 8-2: Religious and Cultural Heritage Sites by Division/Subcounty based on the public facility surveys conducted as part of the census**

LC3	Assets				
	Church	Gravesite	Mosque	Shrine	Total
Kira	15	2	4	1	22
Makindye	1	3	0	0	4
Nagojje	0	0	0	1	1
Nakawa	26	1	2	0	29
Nakisunga	1	0	0	1	1
Ssabagabo- Makindye	1	0	2	0	3
Total	46	6	8	3	60

## 8.5 Relocation of informal settlements

According to UN Habitat (2007), 60% of Kampala's population live in informal settlements. The alignment will displace a large number of people residing in informal settlements such as Kasokoso, Kinawataka and Kitintale. Although the majority of Affected Persons indicated a preference for cash compensation over physical relocation or replacement housing, additional measures can be considered that would reduce disturbance to existing social networks or forcing displaced people into similar situations elsewhere. Approaches successfully applied in other international resettlement projects (World Bank, 2015) include:

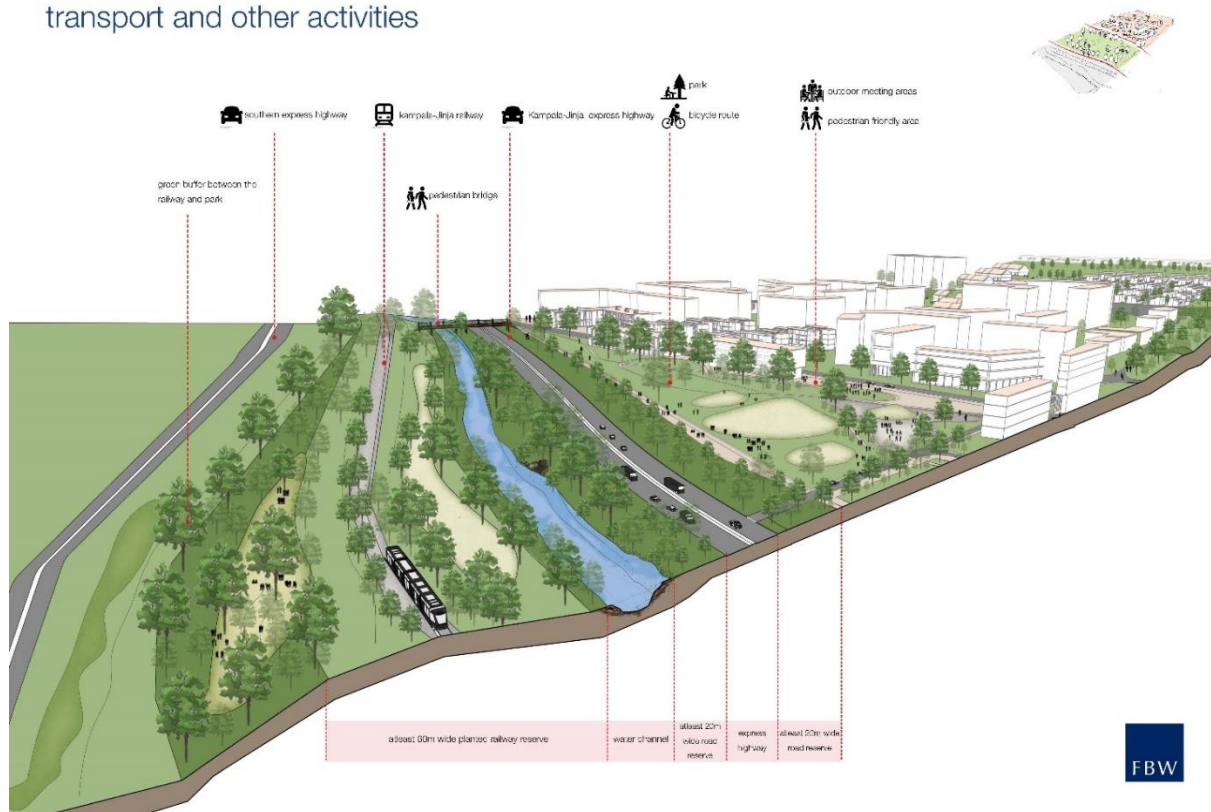
- ▶ Encouraging private sector participation in the resettlement process by offering additional development rights or transfer of development rights to real estate firms willing to resettle Affected Persons from informal settlements into modern buildings at their own cost;
- ▶ Upgrading unaffected parts of the settlement to include high-density improved housing within the existing land with adequate infrastructure and services (e.g. sanitation, water, electricity); and
- ▶ Providing secure tenure and rights to the new properties.

Additional technical studies and consultation with the Directorate of Housing and host communities will be required to confirm the resources, the development potential and the suitability of each option, before detailed site planning and design is undertaken.

Below is a draft concept illustrating the SGR, KJE and potential for urban parks, streams and housing options within the Kasokoso/Kinawataka area. This is a conceptual design that looks at one option for the utilisation of the land within this area, given its proximity to Kampala City and community value.

This concept is elaborated further in Chapter 9, Livelihood Restoration.

### transport and other activities



As an example; the densely populated settlements of Kasokoso and Kinawataka have a high frequency of informal dwellers, and this large area is owned by the National Housing and Construction Company provides a great opportunity to address affordable housing shortages in Kampala City.

Cities Alliance has been working closely with the National Housing and Construction Corporation (NHCC) around the prospective development of their plot of land in Kasokoso/Kinawataka. Through funding from the European Union, the Cities Alliance is developing a feasibility study for affordable housing options in this area. This will include considerations of: proximity to Kampala City Centre, housing options for family, high density housing, and design of safe communities. Options for developing the land available between the KJE and the SGR are also being considered.

## 8.6 Reinstatement of infrastructure and public utilities

Affected infrastructure includes transmission lines, telecommunications and water companies. These are owned and managed by the State and / or public companies. Relocation of utilities and public infrastructure will be the responsibility of the companies themselves. Compensation will be provided to cover relocation costs of facilities.



Based on census data, it is expected that 155 public infrastructures and utilities will be affected as part of the Project development (either through direct impact or having access affected) as shown in Table 8-3.

**Table 8-3: Summary of Affected Public Infrastructure and Utilities (Direct impact within ROW and access only impacts)**

Type of Public Infrastructure / Utility	KJE			KSB			
	Structure	Access	Grounds	Structure	Access	Grounds	Total
Health Centres	9	1	0	3	0	0	13
Places of Worship	39	2	2	14	0	0	57
Education Centres	14	3	0	15	0	0	32
Utilities	0	0	0	9	0	0	9
Public Water Points	17	0	0	8	0	0	25
Public Toilets	4	0	0	1	0	0	5
Pedestrian Overpasses	1	0	0	1	0	0	2
Community Centres	3	0	0	0	0	0	3
Police Post	1	0	0	0	0	0	1
Recreation Centres	0	0	2	0	0	0	2
Gravesites	2	0	1	3	0	0	6
<b>Total</b>	<b>90</b>	<b>6</b>	<b>5</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>155</b>

Where replacement houses and/or land are provided to PAPs, these should have the same level of public utilities (e.g. access to electricity and water) as those lost. If such utilities are not available they will need to be established and connected by UNRA in consultation with the PAPs to ensure there is no reduction in the availability of utilities for the affected peoples. At present, 60% of affected dwellings have access to electricity only, with the next highest group of affected households having no access to any public utilities (23%). Only 2% of affected persons were found to have access to all three of electricity, water and sewage (see Table 8-2 below). This demonstrates a significant opportunity for improvement of both host communities, and existing affected communities through the provision of basic infrastructure.

**Table 8-4: Current Access to Public Utilities by affected HH along KJE and KSB alignments. E = Electricity; W = Water; = Sewage.**

LC 3	Services connected							
	No services	E	W	S	E&W	E&S	W&S	E&W&S
KJE	806	2,103	35	0	456	35	0	70
KSB	615	1,603	27	0	347	27	0	53
<b>Total</b>	<b>1,421</b>	<b>3,706</b>	<b>62</b>	<b>0</b>	<b>803</b>	<b>62</b>	<b>0</b>	<b>124</b>

During consultations around livelihood restoration, a number of communities indicated that basic infrastructure such as sanitation facilities, access to water and access to education and health facilities were of critical need. Project donors have indicated support for additional community development programs to be implemented during project development to ensure that the project is can truly be deemed transformational from a community perspective.

Monitoring of the implementation of public utilities will be evaluated alongside RLRP implementation at the household and community level. This is discussed in detail in Chapter 13.

# **KJE PPP Project Phase 1 RLRP**

## **CHAPTER 9**      Livelihood Restoration



## 9. LIVELIHOOD RESTORATION

### 9.1 Introduction

The UNRA policy and approach to compensation and livelihood restoration is governed by Ugandan Government policy. This is articulated in the Guidelines for Compensation Under Land Acquisition which was published by the Government in June 2017 (Appendix 1).

UNRA articulate their approach in the Guide to Land Acquisition and Compensation (Appendix 2). Key aspects of their approach are summarised below.

***“UNRA pays for land, buildings or developments, crops (perennial), commercial and local trees, graves among others. These must be existing within the Right of Way (ROW).”***

***“Section 77 of the Act gives valuation principles for compensation i.e. compensation at depreciated replacement costs for rural properties and market values for urban properties. Where the land is to be acquired, in addition to compensation assessed under this Section, a disturbance allowance shall be calculated at a sum of 15% of the sum awarded to that person, where more than six-month notice to vacate is given. If less than six months’ notice is given for possession, the disturbance allowance is computed at 30%.”***

The approach adopted in the RLRP for livelihood restoration is to adopt the standard approach to compensation / livelihood restoration that is used by UNRA which is in keeping with Government policy. However, to ensure that the livelihood restoration objectives of the Project are met additional initiatives are proposed.

These initiatives will ensure that there are the necessary financial and human resources to address the impacts and risks to livelihood that the normal UNRA approach may not address.

As per Chapter 5, core livelihood restoration principles include the following:

- ▶ Eligible Affected Persons will receive compensation and livelihood rehabilitation measures sufficient to assist them to improve or at least maintain their pre-project living standards, income earning capacity and production levels;
- ▶ Affected Persons who stand to lose part of their productive land will not be left without a means to sustain their current standard of living, for example through provision of compensation and other livelihood restoration measures;
- ▶ For severely affected people sustainable livelihood restoration measures will be identified in consultation with Affected Persons.
- ▶ Particular attention will be paid to the needs of the poorest Affected Persons, and socially and economically vulnerable groups. This may include those without legal title to the land or other assets, households headed by females, the elderly or disabled, and other vulnerable groups, such as people living in extreme hardship.

The livelihood restoration measures outlined reflect the unique circumstances of Kampala and are proposed as practical solutions to the complex resettlement and livelihood restoration challenges that face the Project. They build off livelihood restoration experiences and challenges faced by other developments in Uganda and similar developments in other countries.

Consultations with affected communities have been undertaken to ensure that the wishes and aspirations of affected communities have been considered. The outcomes of these meetings are summarised in Chapter 7 of the RLRP and are built upon in the strategy provided in this chapter.

This RLRP also considers the potential benefits to affected communities as a result of the road development, including:

- Improved accessibility between Kampala and Jinja, resulting in:
  - Shorter commute times, improved access to medical facilities, improved access to educational institutions, shorter freight times for perishable goods.
- Improved regional accessibility, including:
  - Improved freight opportunities for transport of good from Uganda to Ports.

## 9.2 UNRA Compensation Assessment

The approach for estimating compensation costs of structures, land and assets by UNRA consists of:

- ▶ Establishing the valuation rate per acre of land for each chainage;
- ▶ Determining the assets and improvements to be impacted on the land and their value; and
- ▶ Providing a 15% statutory disturbance allowance.

UNRA valuation assessments were undertaken in compliance with Ugandan law a by a team consisting of land surveyors and land valuers. Consideration was given to the impacts on land take, and the social and economic aspects of life of the affected communities.

The valuation assessments covered 63 villages and identified 9320 individuals, families and entities owning assets within the KJE Phase 1 ROW.

UNRA compensation estimates for KJE Phase 1 was divided into 8 volumes:

- ▶ Kampala Southern Bypass Alignment – Volumes 1, 2, 3 and 4
- ▶ Kampala to Namagunga Alignment – Volumes 5, 6, 7 and 8

Detailed valuation assessments were carried out for volumes 1, 2, 3, 4 and 6 which captured all assets and land to be affected by land acquisition with rapid assessment values available for volumes 5, 7 and 8 at the time of this ESIA.

The approach and key assumptions for estimating each compensation category are described below.

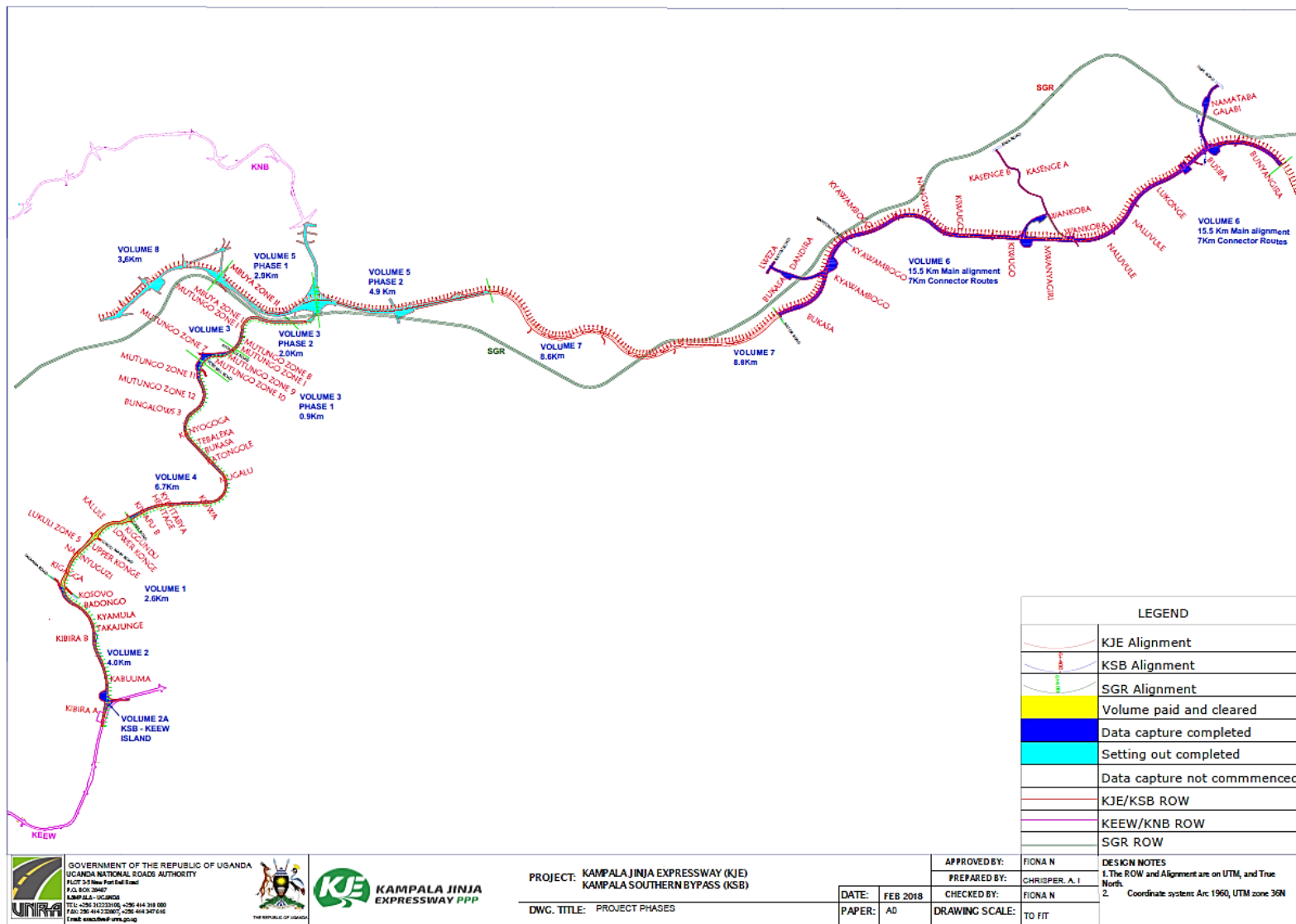


Figure 9-1:UNRA survey locations in the KJE Phase 1 ROW.



### 9.2.1 Land

Land in the Project ROW is to be completely acquired and therefore valued at Market Value as defined by the International Valuation Standards (IVS) (2017) as the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller. The land rates are analysed and recommended for the approval of the Chief Government Valuer (CGV) before adoption. Market value determinants considered for adjustments include:

- ▶ location in relation to urban centers;
- ▶ economic activity in the area;
- ▶ physical and geographical factors;
- ▶ population density;
- ▶ vicinity to services such as water electricity and roads; and
- ▶ cultural attitudes to land transactions.
- ▶ Tenure and planning restrictions

Table 9-1 below shows the approximate rates per each zone in the KJE Phase 1 alignment.

**Table 9-1 Approximate rates per each region in the in the KJE – KSB Alignment**

Region	Rate Per Acre (UGX)
Nakawa Industrial Zone	1,200,000,000 - 5,000,000,000
Sentamu Kavule	2,940,000,000 - 4,200,000,000
Kasokoso	200,000,000 - 900,000,000
Miwanda Zone	2,940,000,000
Kinawataka Zone A	600,000
Kitale Village	70,000,000
Nsube Village	80,000,000

The Project runs through areas with different land rights, both formal and informal. Within the Project ROW, all genuine 'bibanja' and customary claimants have been assessed at the prevailing bibanja and customary land rates in the locality.

Where no bibanja or customary land sale is obtained, the bibanja or customary land interest is assessed and valued at 70% of the unencumbered land value of a freehold interest. Recent precedence is drawn from Entebbe Express Highway project. Other smaller right holders to consider are the licensees and tenants on land and buildings. UNRA Compensation Estimates Volumes 1-4 included detailed rates per each Tenure systems along the KSB Alignment.

**Table 9-2 Approximate rates per different Tenure Systems in the KJE – KSB Alignment**

Tenure System	Rate Per Acre (UGX)
Private Mailo	407,170,000 - 850,000,000
Kibanja	480,000,000 - 650,000,000

Licensees were first assessed for the value of their improvements on the land. Further assessments were made of other equitable interests that are attached to the land.

Squatters were assessed for the value of their improvements on the land. Further assessments were made to evaluate other equitable interests brought onto the land.

For agricultural land along the KJE Phase 1, the cost estimates are derived from the market value of land of equal productive use or potential located in the vicinity of the affected land, plus the cost of preparation to levels similar to or better than those of the affected land, and transaction costs such as registration and transfer taxes.

The KJE Phase 1 traverses through different ecosystems including wetlands. The Ugandan laws prohibits individual ownership of such land, however, affected communities in wetlands are allowed to be compensated based on traditional land use of such land as per the guidance provided by NEMA to CGV (2015).

## 9.2.2 Trees and Crops

The compensation rates for trees and crops are on the basis of the latest Approved District Compensation Rates for Kampala, Wakiso, Mukono, Buikwe and Jinja Districts. UNRA rates as described in the Compensation Estimates Volumes 1-4 per each commercial crops and trees are tabulated below in Table 9-3.

The Land Regulations 2004 restricts compensation to crops and trees that cannot be harvested within the notice period referred in the Land Act. However, such crops are considered for compensation where the same is found to be the main source of livelihood.

**Table 9-3 Approximate rates per different crops and trees identified in the UNRA Compensation Assessments Volumes 1-4 in KJE – KSB Alignment**

Species (includes Young, Mature, Average and Yielding)	Rate Per Number/Area/Metre Run/Cubic Metre (UGX)	Species (includes Young, Mature, Average and Yielding)	Rate Per Number/Area/Metre Run/Cubic Metre (UGX)
Acasia	1,000 - 25,000	Lemongrass	2,000 - 30,000
Albezia	150,000	Lemon Tree	120,000
Aloe Vera	1,000 - 30,000	Mango	3,000 - 150,000
Avacado	2,000 - 150,000	Matooke	8,000 - 15,000
Back Cloth / Bark Cloth	2,000 - 60,000	Matugunda	7,000 - 80,000
Balugu	500	Medicinal	200
Banana	2,500 - 80,000	Mkokowe	100,000
Birowa	500	Moringa	3,000 - 20,000
Bloodherb	2,000 - 30,000	Mugavu	150,000
Bush Tree	15,000 - 40,000	Mujaja	500 - 8,000
Calyandra	60,000	Mukokowe	3,00 - 150,000
Casia	25,000	Mululuza	20,000 - 30,000
Cassava	500 - 4,000	Musambya	1,000 - 80,000
Castor Oil	1,500	Musasa	2,000 - 60,000
Chilli	3,000	Musene	15,000
Christmas Tree	30,000	Mutuba	2,000 - 100,000
Cinamon	2,000	Muvule	5,000 - 150,000
Cocoa	5,000 - 80,000	Muwafu	40,000 - 100,000

Species (includes Young, Mature, Average and Yielding)	Rate Per Number/Area/Metre Run/Cubic Metre (UGX)	Species (includes Young, Mature, Average and Yielding)	Rate Per Number/Area/Metre Run/Cubic Metre (UGX)
Coffee	10,000 - 15,000	Neem Tree	20,000 - 120,000
Compund Tree	3,000 - 30,000	Nongo Tree	60,000 - 150,000
Corriander	80,000 - 150,000	Nsaali	50,000
Cyprus	6,000 - 200,000	Nsambya	1,000 - 10,000
Eggplant	1,500 - 3,000	Ntula	2,000
Elephant Grass	1,000	Orange	30,000 - 120,000
Emisabya	30,000	Ornamental	5,000 - 30,000
Empindi	5,000	Palm Tree	5,000 - 50,000
Eucalyptus	2,000 - 150,000	Paspallum	11,000
Flower	2,000 - 40,000	Passionfruit	8,000 - 60,000
Gasiya	25,000	Pawpaw	5,000 - 50,000
Gravelia	30,000 - 150,000	Pine	1,000 - 3,000
Guava	7,000 - 50,000	Pinapple	2,000
Gulvaria	100,000	Pumpkin	15,000 - 25,000
Hedge	2,500 - 15,000	Red Pepper	300 - 3,000
Herbs	1,000 - 30,000	Shade Tree	30,000
Hot Pepper	3,000	Strawberry	30,000
Jack Fruit	20,00 - 150,000	Sugarcane	500 - 10,000
Jambula	5,000 - 80,000	Sweet Banana	35,000
Kasubi	1,000	Tea Spice	500 - 2,000
Katazamiti	100,000	Teak	2,000 - 100,000
Katunkuma	1,000 - 2,000	Tobbaco	500 - 2,000
Kifabakazi	30,000 - 40,000	Tontogoro	25,000
Kirowa	50,000	Tugunda	50,000 - 80,000
Kitafeli	15,000 - 130,000	Umbrella Tree	30,000
Kyangwe	550	Wild Berries	7,000
Lawn Grass	11,000	Yams	200 - 1,000

### 9.2.3 Buildings

In accordance with professional valuation practice, valuation of all permanent buildings and improvements is valued on the basis of Replacement Cost approach. The assessment for the semi-permanent developments is based on the latest Approved District Compensation Rates for Kampala, Wakiso, Mukono, Buikwe and Jinja Districts.

Claim for severance arising from partial acquisition of land or property is assessed by looking into the extent to which the property has been severed that renders the remaining portion less viable for the intended purpose. For 'small orphaned plots' less than standard and acceptable plot sizes, severance is taken at between 10% and 40% to the extent that the owner can still utilize the remaining portion in accordance with the new planning



restrictions. Where the new planning totally restricts utilization of the severed property/land, the severance value shall be considered at 100%, that there will be a total acquisition of the said property/land.

Approximate rates per each development identified in the UNRA Compensation Volumes 1-4 is described below Table 9-4.

**Table 9-4 Approximate rates per developments identified in the UNRA Compensation Assessments Volumes 1-4 in KJE – KSB Alignment**

Description	Unit	Amount (UGX)
Ablution Block	Rate Per Square Metre	33,000 - 500,000
Balcony	Rate Per Square Metre	260,000 - 400,000
Bathroom	Rate Per Square Metre	16,500 - 200,000
Bio Gas Tank	Rate Per Square Metre	500,000
Car Storage (Car Port or Garage)	Rate Per Square Metre	200,000 - 450,000
Commercial Block	Rate Per Square Metre	550,000 - 600,000
Commercial Structure	Rate Per Square Metre	350,000 - 1,000,000
Container	Rate Per Square Metre	250,000
Driveway	Rate Per Square Metre	50,000 - 100000
Foundation	Rate Per Square Metre	40,000 - 120,000
Gate House	Rate Per Square Metre	200,000 - 400,000
Graves	Rate Per Square Metre	300,000 - 1,000,000
Hatch	Rate Per Square Metre	50,000
Incomplete Ablution Block	Rate Per Square Metre	150,000 - 200,000
Incomplete Commercial Structure	Rate Per Square Metre	180,000 - 450,000
Incomplete Residential Structure	Rate Per Square Metre	150,000 - 1,000,000
Incomplete Tenement Block	Rate Per Square Metre	120,000 - 250,000
Incomplete Tenement Unit	Rate Per Square Metre	250,000 - 300,000
Kiosk	Rate Per Square Metre	50,00 - 400,000
Kitchen	Rate Per Square Metre	40,000 - 500,000
Multi-Story Apartment (Per Floor)	Rate Per Square Metre	1,200,000 - 1,500,000
Outbuilding	Rate Per Square Metre	300,000 - 800,000
Pit Latrine	Rate Per Square Metre	35,000 - 300,000
Poultry House	Rate Per Square Metre	60,000 - 400,000
Public Structures	Rate Per Square Metre	80,000 - 650,000
Ramp	Rate Per Square Metre	50,000 - 350,000
Residential Structure	Rate Per Square Metre	200,000 - 1,300,000
Semipermanent Structure	Rate Per Square Metre	35,000 - 250,000
Septic Pit	Rate Per Square Metre	150,000 - 3,200,000
Shade (Permanent or Temporary)	Rate Per Square Metre	50,000 - 100,000
Shed (including Animal Shelters)	Rate Per Square Metre	25,000 - 250,000
Shop	Rate Per Square Metre	80,000 - 450000

Description	Unit	Amount (UGX)
Shrine	Rate Per Square Metre	200,000 - 450,000
Soak Pit	Rate Per Square Metre	500,000 - 3,200,000
Stairs	Rate Per Square Metre	85,000 - 435,000
Store House	Rate Per Square Metre	100,000 - 700,000
Temporary Structure	Rate Per Square Metre	20,000 - 150,000
Tenement Block	Rate Per Square Metre	200,000 - 850,000
Unit	Rate Per Square Metre	330,000 - 750,000
Vehicle Area (including washbay and Inspection Ramp)	Rate Per Square Metre	75,000
Veranda (Covered or Open)	Rate Per Square Metre	70,000 - 650,000
Washroom	Rate Per Square Metre	70,000 - 300,000
Water Pump House	Rate Per Square Metre	350,000
Water Tank Base	Rate Per Square Metre	150,000 - 500,000
Water Tank Stand	Rate Per Square Metre	100,000 - 500,000
Yard (Pavement, Concrete, Lawn or Rubble)	Rate Per Square Metre	11,000 - 100,000
Access Gate	Rate Per Metre	100,000 - 500,000
Boundary Wall	Rate Per Metre	60,000 - 200,000
Fence	Rate Per Metre	25,000 - 150,000
Hangline	Rate Per Metre	30,000
Hedge	Rate Per Metre	2,500 - 30,000
Perimeter Wall	Rate Per Metre	60,000 - 260,000
Retaining Wall	Rate Per Metre	50,000 - 70,000
Steel Door	Rate Per Metre	75,000
Stone Pitching	Rate Per Metre	30,000
Trench	Rate Per Metre	30,000 - 80,000
Water Channel	Rate Per Metre	30,000 - 100,000
Overhead Water Tank	Rate Per Litre	100,000 - 500,000
Water Tank	Rate Per Litre	500,000
Removal Cost	Rate - No Units	500,000
Tap Structure	Rate - No Units	100,000 - 150,000
Yard Structures	Rate - No Units	150,000 - 400,000
Septic Tank	Rate Per Cubic Metre	140,000 - 3,600,000

### 9.2.4 Building Tenants (Business and Residential)

Building tenants are another important group of affected communities. In the absence of a Landlord and Tenants' Act in Uganda, the relationship between the landlords and their tenants is governed by the Contracts Act of Uganda. Since tenants represent a large portion of the households in the KJE Phase 1 ROW, this group should be considered in case of involuntary resettlement. Tenants are given a reasonable time (minimum of six months) and

rent-free period will be allowed for tenants to save money, identify new premises to rent and relocate to. During this transition period, no landlord will be allowed to admit new tenants, neither charge nor collect rent from existing tenants. The cut-off date for existing tenants will be on the day the landlord receives his/her full compensation for the premises. Special circumstances of vulnerability will be assessed on a case by case basis.

Where it is agreeable between the landlord and tenant, both will be allowed to salvage materials from the land in order to expedite their livelihood recovery process. However, the salvage must be made within the six months" quit notice period.

### 9.2.5 Disturbance allowance

A statutory disturbance allowance of 15% of the compensation amount has been adopted on the assumption that the Affected Persons will be given prior notice of 6 months or more to vacate their property before land acquisition commences.

### 9.2.6 Loss of income

Loss of income due to displacement will be determined on a case by case basis with each Affected Person during the compensation valuation.

## 9.3 Livelihood Restoration Zones

The KJE PPP will have differing socio-economic impacts in different areas of the alignment depending on land utilisation and land titling.

The differing socio-economic categories can be separated into eight broad zones for livelihood restoration as follows:

1. **Formal and titled settlement areas** - Characterised by suburban housing.
2. **Informal settlements** - Settlement areas where occupants have no legal title.
3. **Non-wetland agricultural areas** - Characterised by farming land that has legal title.
4. **Wetland agricultural areas** - Intensive agricultural areas within wetlands.
5. **Industrial zones and large businesses** - Characterised by urban industrial land and large businesses.
6. **Small and informal business areas** - Characterised by small businesses that may or may not have a legal structure. It includes market areas such as the Nakawa Market.
7. **Public land and public facilities** - This is predominantly roads and some minor public infrastructure.
8. **Wetland areas with little or no infrastructure or economic activity** - These are wetland areas that are owned by the Government of Uganda. Settlements on this land is illegal and activities are restricted.

The location of these livelihood restoration zones is depicted in Figure 9.2 – 9.8. Suitable livelihood restoration measures / initiatives to complement the standard UNRA Compensation methodology are outlined for each of these zones above and are described below.

**Table 9-5 Characteristics of the different livelihood areas within the Phase 1 Right of Way**

Livelihood Areas	Total Area (ha)	KSB Building	KJE Buildings	Total Buildings
Wetland agricultural areas	26.40	31	189	220
Informal settlements	77.98	961	3723	4684



Livelihood Areas	Total Area (ha)	KSB Building	KJE Buildings	Total Buildings
Industrial zones and large business	18.28	0	77	77
Non-wetland agricultural areas	234.56	2	178	180
Formal and titled settlements	53.28	2294	159	2453
Other, wetland or forested areas	148.30	143	101	244
Public land and facilities	29.67	3	166	169
Small Business and informal business areas	9.63	295	39	334
<b>Total</b>	<b>598.09</b>	<b>3729</b>	<b>4632</b>	<b>8361</b>

*\*Note 256 buildings reside in transitional zones between livelihood areas and have been counted twice for each zone in which they reside.*

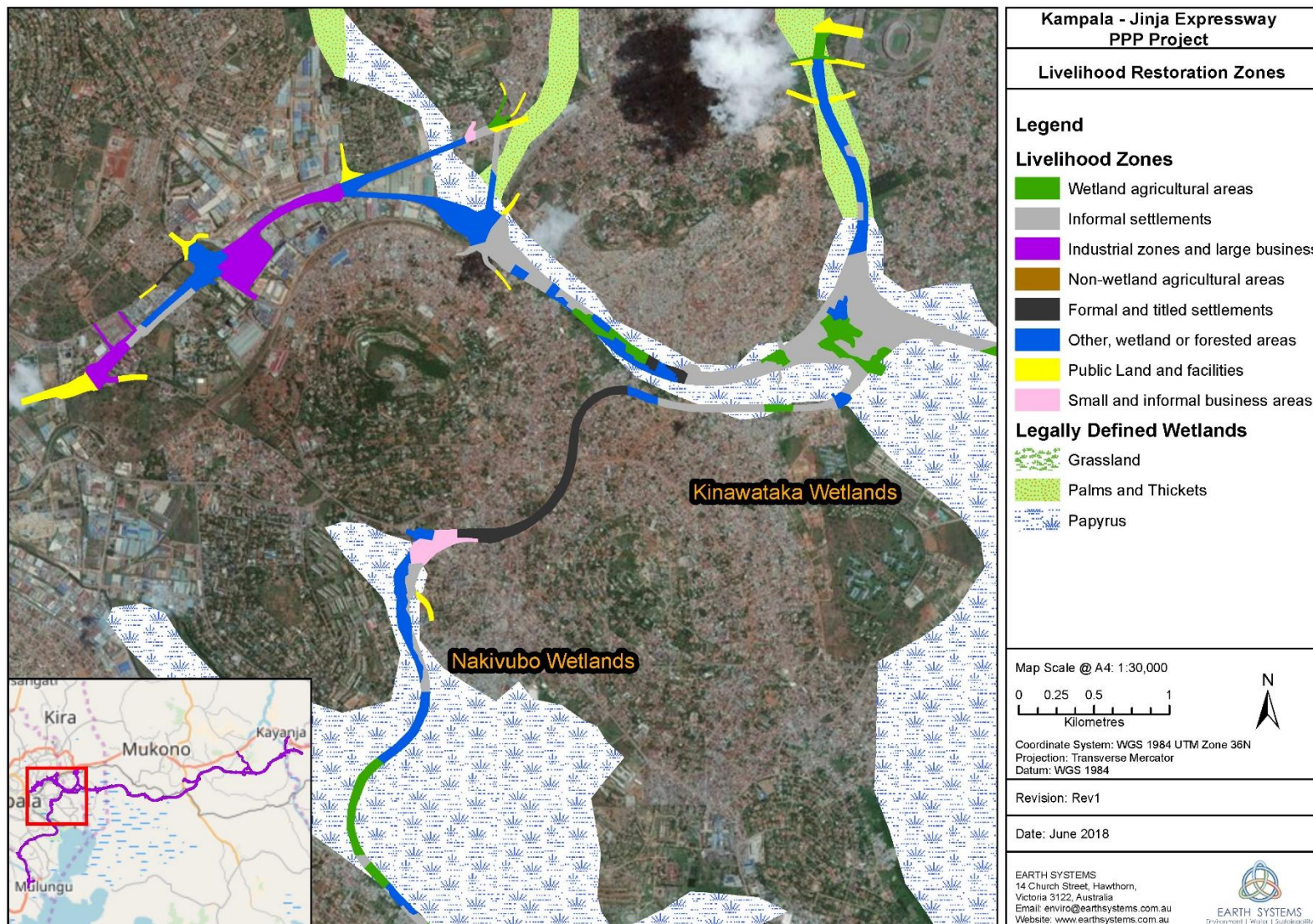


Figure 9-2 Livelihood areas along the Phase 1 Right of Way.



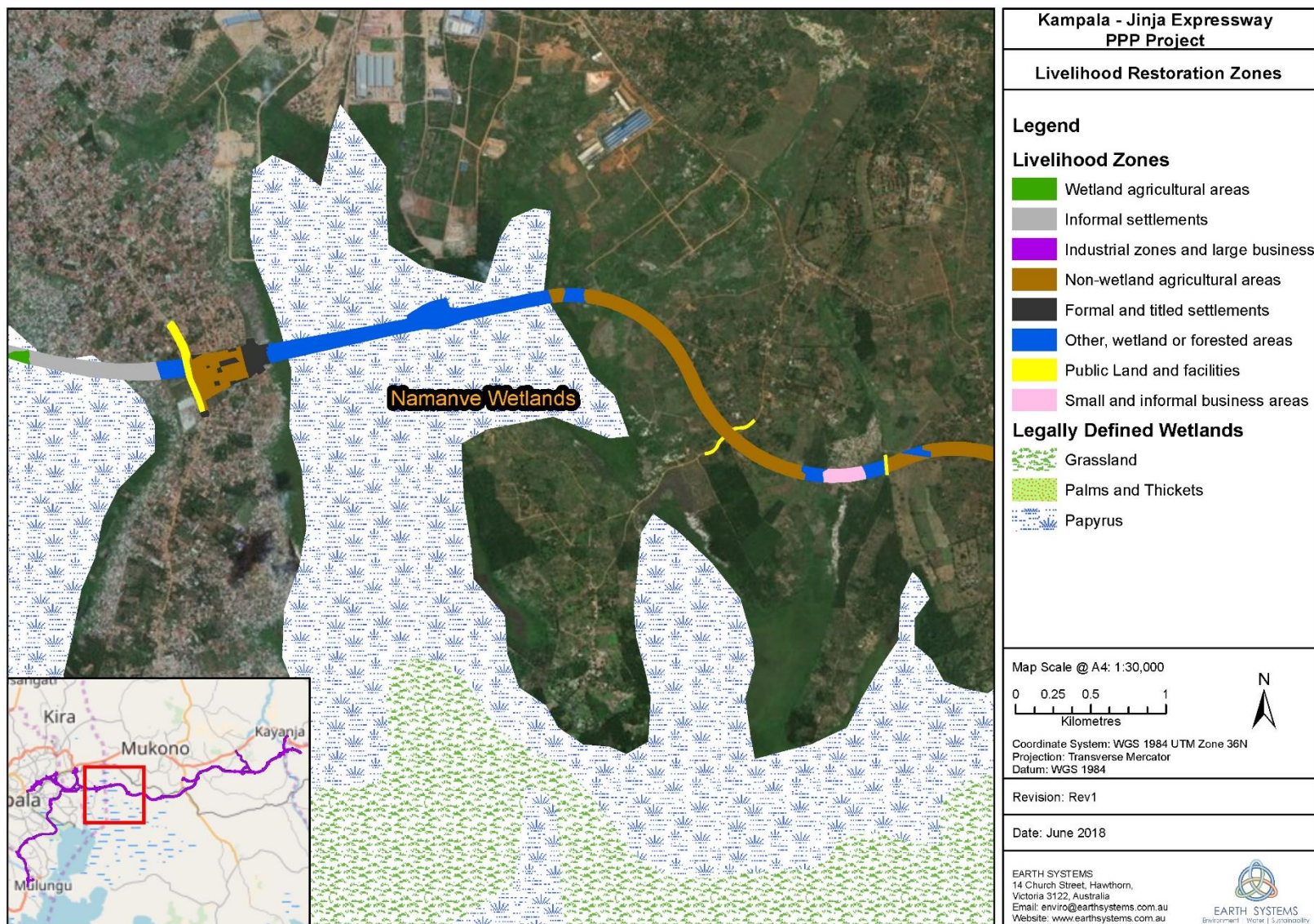


Figure 9-3 Livelihood areas along the Phase 1 Right of Way.



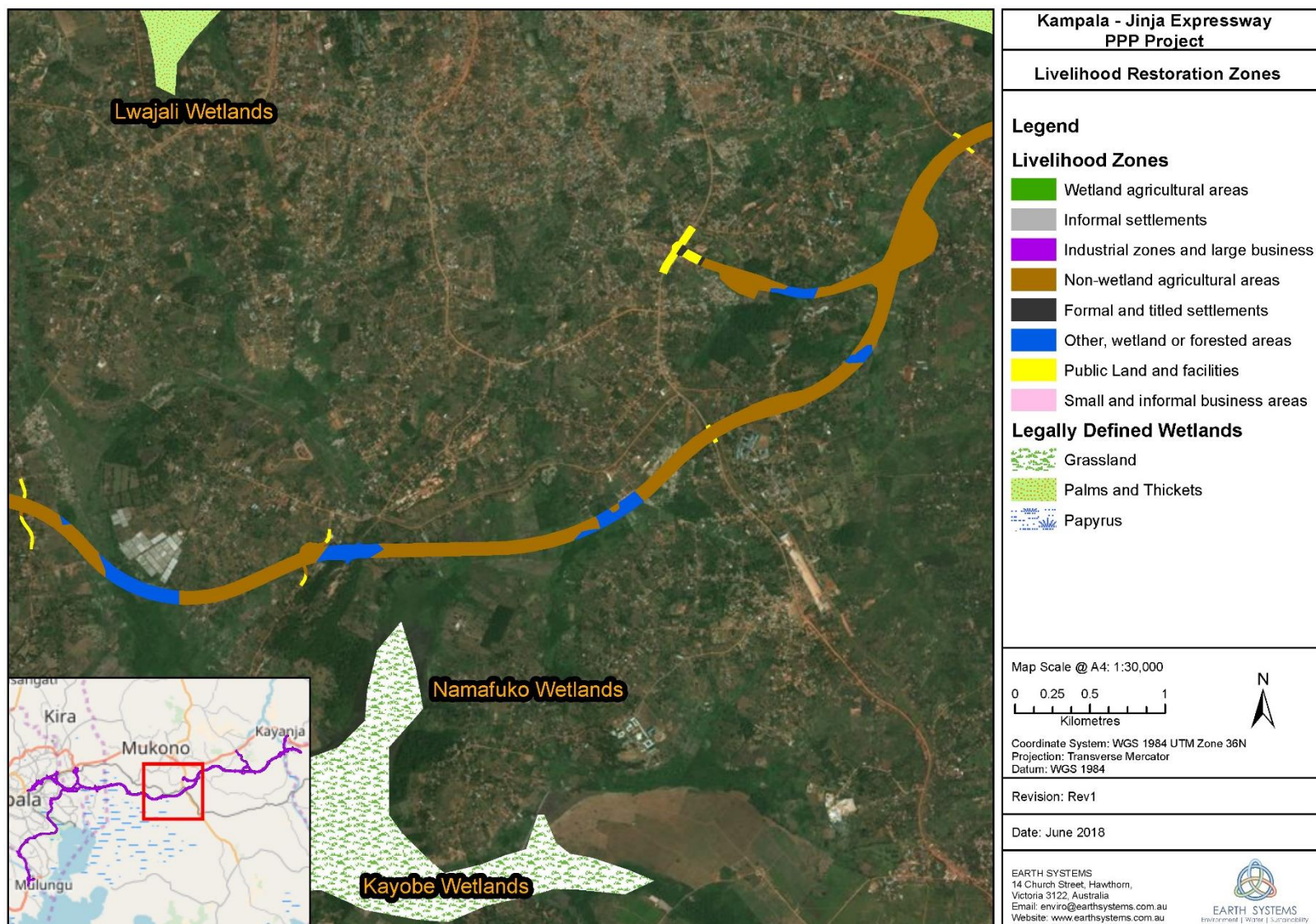


Figure 9-4 Livelihood areas along the Phase 1 Right of Way.



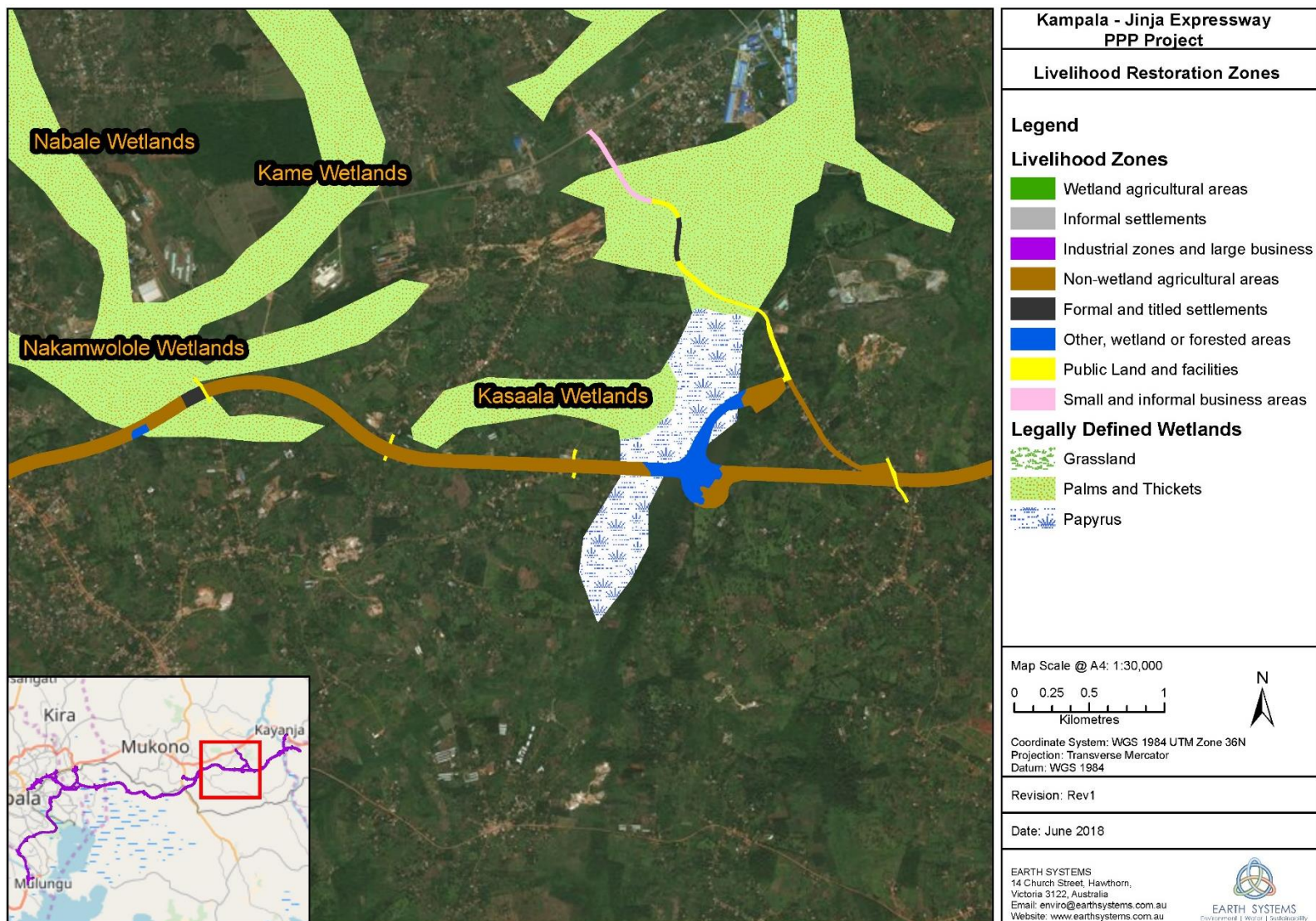


Figure 9-5 Livelihood areas along the Phase 1 Right of Way.



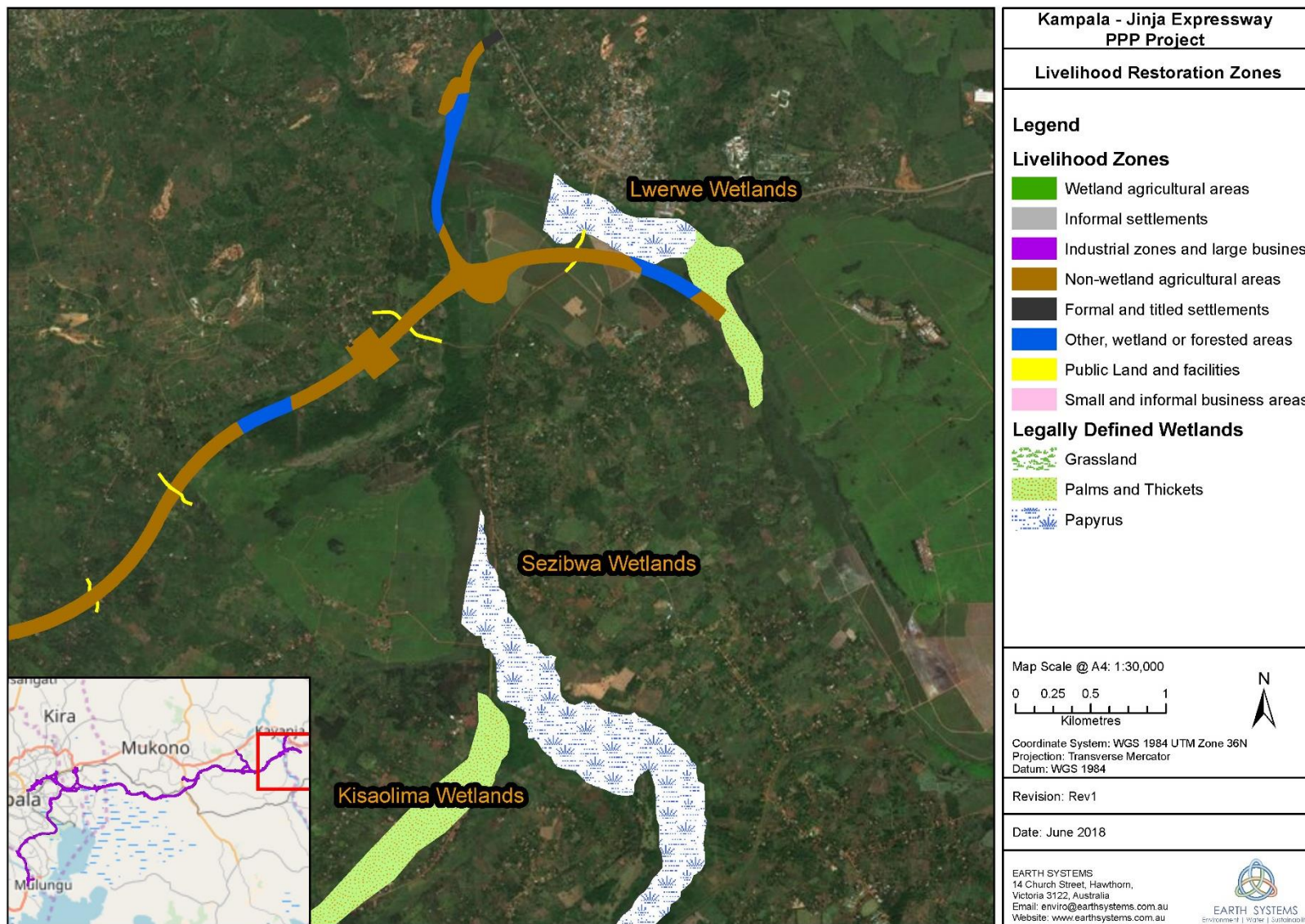


Figure 9-6 Livelihood areas along the Phase 1 Right of Way.



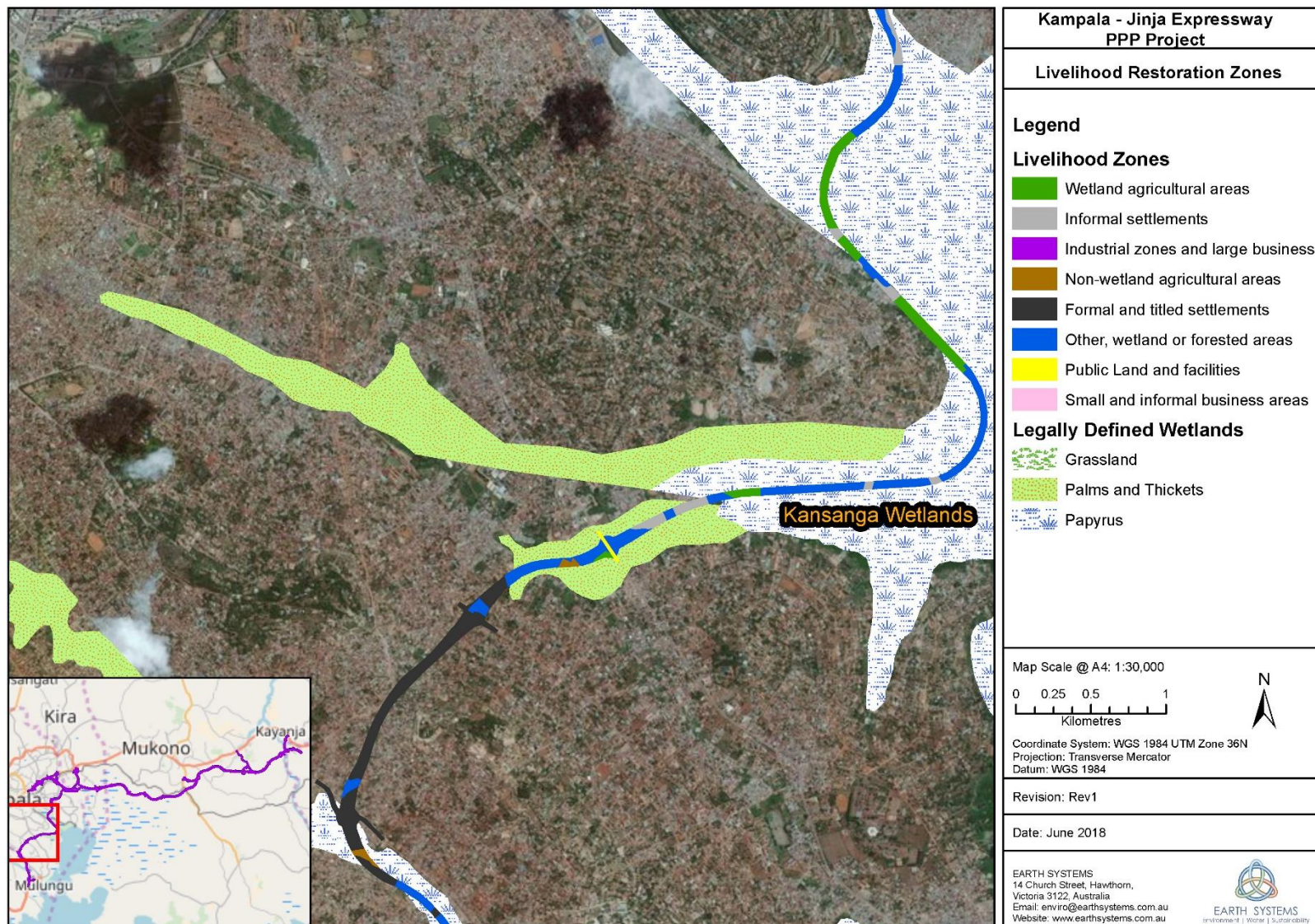


Figure 9-7 Livelihood areas along the Phase 1 Right of Way.



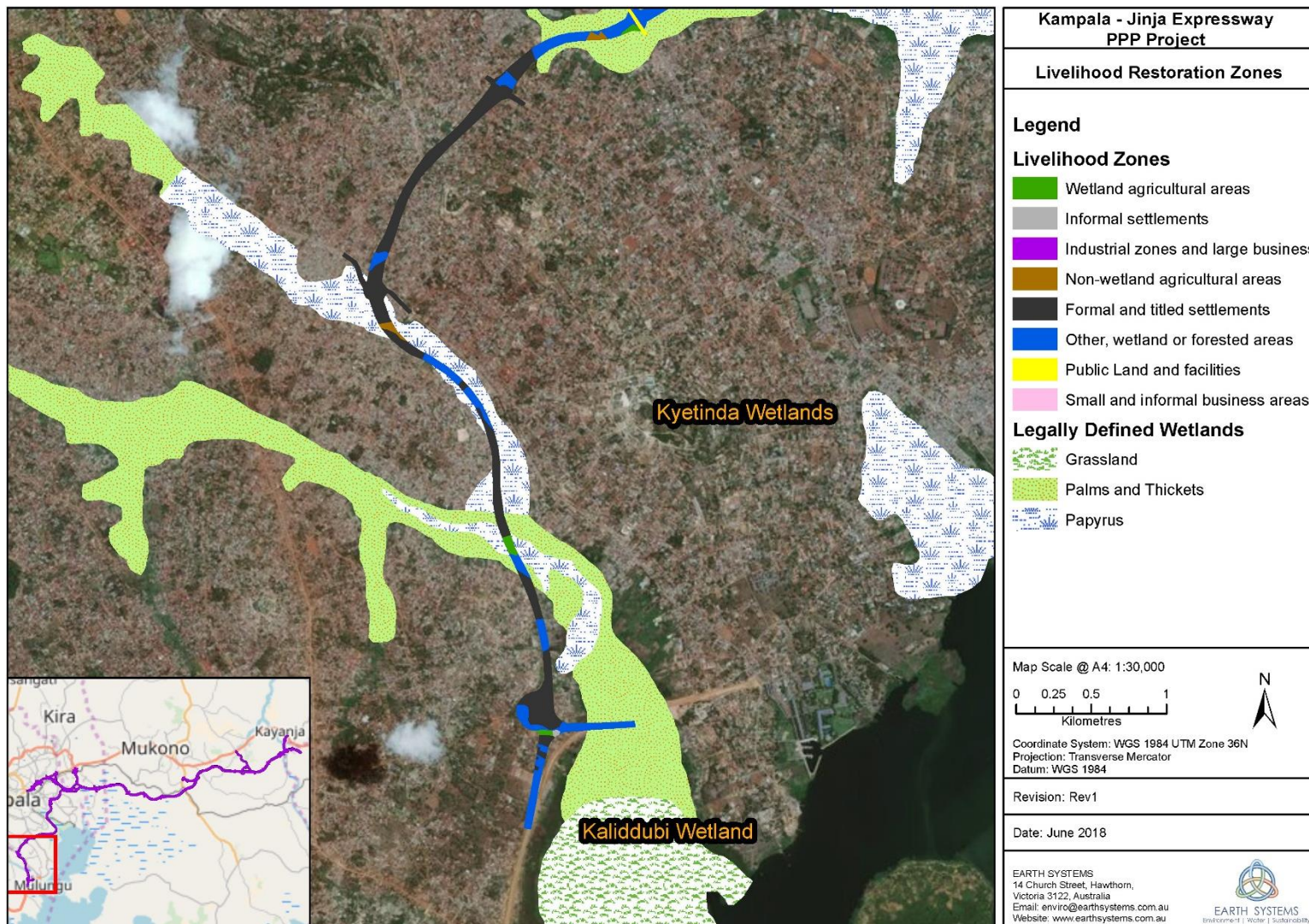


Figure 9-8 Livelihood areas along the Phase 1 Right of Way.

## 9.4 Formal and Titled Settlement Areas

### 9.4.1 Context and Livelihood Impact

The majority of formal and titled settlement areas are found within the KSB Right of Way. Formal and titled settlement areas are not found on wetland areas which are Government owned and protected. They are some of the most densely populated areas, with populations higher than 500 people / km of alignment.

Within areas of titled settlement, the main impact will be the loss of land and housing. Residential housing varies from small structures, comprised of mud bricks in high density urban areas, to large dwellings constructed of concrete and timber on the reaches of Lake Victoria.

In some specialised cases, UNRA will need to support Affected Persons secure new housing, due to the distinct circumstances of a household. The case study below demonstrates an example of how vulnerability can influence a household's ability to cope with compensation and relocation. UNRA will need to ensure that each household is assessed based on vulnerability.

#### **Case Study: Legal land owners with Vulnerability**

During consultations, a female house owner indicated that she would require assistance in acquiring a new residential structure. Her request for assistance was based on the fact that she was visually impaired, a single parent to two children, and that her sole source of income was from sub-letting of two dwellings within her existing home, which she had inherited from her parents.

In a case like this, the standard compensation approach from UNRA would be deemed insufficient to ensure the social wellbeing of this household, and thus would require support in the form of:

- ▶ Assistance in finding a new, appropriate dwelling; and
- ▶ Assistance in securing tenants.

### 9.4.2 Approach to Livelihood Restoration

#### ***UNRA Standard Approach***

In the cases of legal and tenured residential properties, UNRA's standard approach to cash compensation and delivery of a disturbance allowance is likely to be sufficient for livelihood restoration.

Compensation for houses and land is provided at market rates plus the disturbance allowance, to ensure that new houses of equal or better condition can be acquired.

In circumstances where households indicate that they are renting, UNRA will need to provide a rent-free period to ensure that adequate housing is found prior to land acquisition.

It is important to note that whilst cash compensation is favoured, this does not preclude the provision of Livelihood Restoration Assistance as per Section 9 in order to mitigate perceived risks associated with transfer of cash payment.

#### ***Recommended Additional Measures***

Cash compensation is expected to be successful for medium-large residences in Kampala City, where an active real estate market is present. For smaller dwellings, pressure resulting from a lack of affordable and small size housing may lead to compensation recipients being forced to re-establish further from the city centre.



Key additional aspects required to establish livelihood restoration are:

- ▶ Support the orderly and safe transition of areas when the area is being vacated.
- ▶ Support those who lose their home find suitable other accommodation.
- ▶ Provide rent support monies for those with difficulty finding or paying for new accommodation.
- ▶ Support the re-establishment of public facilities and infrastructure lost within the ROW.
- ▶ Support gender affirmative action within the community including employment opportunities for women and development of women's enterprise schemes.
- ▶ Support vulnerable households in their transition.
- ▶ Support community infrastructure development in areas surrounding the KJE that will lose access to important infrastructure. This will be particularly important for water and sanitation infrastructure.
- ▶ Find employment and training initiatives for those people that will be severely impacted by the KJE development.

### ***Livelihood Restoration Strategy***

The UNRA cash compensation allows for a payment of market value plus a significant disturbance allowance. In most circumstances this cash payment will be sufficient to allow house owners to build or procure a comparable or better house and restore their livelihood. To address circumstances of vulnerability a ***KJE Community Assistance Initiative*** will need to be established for households impacted by the KJE PPP that may require assistance in finding suitable accommodation and restoring their livelihood.

## **9.5 Informal Settlements**

### **9.5.1 Context and Livelihood Impact**

Some informal urban settlement areas within Kampala City are expected to be impacted by the KSB and KJE Phase 1. In Kampala, informal settlements can be found on a number of different tenure systems including private land, government land and protected areas. The informal settlements to be impacted by KJE Phase I are primarily on the fringe of the wetland areas of Kinawataka, Nakivubo and Namanve.

Under Ugandan law; settlements established within 'protected' or wetland areas, or without formal land title are ineligible for compensation. However, compensation will need to be provided for structures and any improvements made to land to ensure compliance with IFC Performance Standard 5, as well as the IFC's Guidance Note 5 – Land Acquisition and Involuntary Resettlement (2012).

Given the complex situation, this area poses a unique challenge for resettlement for the KSB and KJE, where it is critical to ensure that those impacted by the road do not simply re-establish in other high-risk land areas – and that their socio-economic circumstances improve beyond their standings prior to displacement.

Kasokoso and Kinawataka, located within the larger Kireka area, are some of the highest density informal settlements in Kampala **City with the 2018 Census Survey indicating that approximately 9,000 occupants** reside within the ROW within these informal settlement areas. Households within this area are typically poorly constructed from salvaged materials. The land utilised is poorly drained and poorly set out for safe housing – with a number of dwellings located within flood-prone areas, susceptible to poor health as a result of poor sanitation, dampness and exposure to disease vectors such as mosquitoes and vermin.

The Kasokoso / Kinawataka area is comprised of **2,923 affected households**. Given its proximity to Kampala City, the area is of high interest to the Government of Uganda for development, however previous attempts by NHCC

to develop the area have not been successful due to heavy opposition from residents. Most of the residents of the Kasokoso and Kinawataka area consider themselves 'self-employed', with a significant proportion reporting a secondary income such as a wage-based activity, food and trade stores.

Based on **Census results, approximately 47% of affected residents in Kasokoso / Kinawataka were found to be renting their dwelling.** All Affected Persons are at risk of increased vulnerability due to impacts of, and changes brought about by, displacement. However, some households are more likely to be less capable of adapting to change, may not be able to take advantage of the benefits provided by the Project or the Project benefits may not be relevant to the Affected Person's livelihood. Based on census results, informal settlements have a higher than usual rate of vulnerability.

Vulnerability can be triggered by any number of factors and for this RLRP households have been identified as vulnerable if they fall into one or more of the categories listed below. These categories are consistent with those reported in the Second Participatory Poverty Assessment Report (MoFPED, 2002).

- ▶ Households with persons falling under the generally accepted indicator for poverty as defined by the World Bank, or the landless;
- ▶ Divorced or widowed households with low income;
- ▶ Female headed households;
- ▶ Child headed households or households with orphans / vulnerable children;
- ▶ Elderly households (65+ years of age) with no means of support;
- ▶ People that identify themselves as indigenous;
- ▶ Refugees;
- ▶ No source of cash income;
- ▶ No legal land rights (e.g. illegal squatters);
- ▶ Persons doing hazardous work;
- ▶ One or more household members that are chronically or terminally ill, or disabled (i.e. with physical and / or mental disability); and
- ▶ Marginalised groups.

For this RLRP, those with no asset ownership who stand to lose their livelihood from loss of access to land or their residence have also been considered as vulnerable.

It will be difficult and complex to restore the livelihoods of these settlements under Ugandan law. These settlements are not able to be compensated for illegal occupation and use of land under Ugandan law.

UNRA guidelines state that ***"Land on a gazetted wetland or environmental reserve is not paid for. However, the property may be compensated in consultation with the respective Authorities having jurisdiction over such gazette areas and or if the affected properties have operating licences."*** UNRA Guide to Land Acquisition and Compensation

With UNRA's standard approach for compensation and disturbance allowances, it is unlikely that the residents of squatter settlements would be capable of improving, or at least maintaining their pre-project living standards.

However, the acceptability of the KJE PPP to key stakeholders requires a solution that will allow the livelihoods of informal settlers to be improved. In these circumstances, additional measures for livelihood restoration are required alongside compensation for structures, as well as improvements to land. However – evidence from earlier projects in Kampala city have demonstrated that the provision of compensation in many cases does not address the broader issue of squatter settlements. Risks associated with the provision of cash compensation have

resulted in affected persons receiving land/housing selling land/structure, recouping cash, and re-establishing dwellings in other marginal / illegal areas.

Ultimately the solution within Kampala to the informal settlements is the upgrading of these communities so that they do have security of title and access to public services.

A cohesive effort is required to be developed to tackle the broader challenges of informal housing in Kampala. For example, to address the longstanding issues of the Kireka area, a consortium comprised of Cities Alliance, Slum Dwellers International, NHCC and UNRA has been established in an effort to develop a long term solution for housing, in conjunction with the immediate requirements for resettlement and livelihood restoration associated with the KJE/KSB Project.

The Consortium is working closely with specialists within NHCC to determine opportunities to establish 'affordable housing programs', in an effort to spearhead a scheme to improve access to land titles for those currently residing in informal settlements.

Alongside the approach of the Consortium led by NHCC as above, the establishment of an 'urban green corridor' between the KJE and SGR alignments is being considered. An urban green corridor provides an opportunity to provide both recreational and productive green space in a high-density city setting. Given the road corridor location, it may also provide scope for implementing enhancements to the natural wetlands in that area. Refer to Appendix 3 for a conceptual development of the broader KJE alignment in the Kinawataka and Kasokoso area.

In circumstances where households indicate that they are renting, UNRA will need to enforce the provision of a rent-free period to ensure that adequate housing is found prior to land acquisition.

#### **BOX 9.1 Case Study: War Veterans**

*A complex history of the integration and rehabilitation of soldiers and rebels in Uganda has resulted in a significant numbers of army veterans laid off from military services, without gratuity or terminal benefits. Upon discharge, many of these veterans settled in Kasokoso, Wakaliga and Bukasa areas of Kampala City. Consultations in areas of high veteran populations, such as Bukasa, have highlighted conflicts between veteran and civilian communities that need to be addressed in order to effectively compensate affected persons for impacted land associated with the KJE and KSB Projects. Given that compensation for military service is still outstanding for close to 78,000 persons; displacement in Kasokoso and Bukasa areas may cause further vulnerability and have the potential for conflict.*

*Consultations with the Ministry of Defence indicated that existing compensation and livelihood restoration programs were typically comprised of:*

- \* Capacity building for skills transfer;*
- \* Establishment of cooperatives to encourage sustainable incomes;*
- \* Rehabilitation of veterans with physical/mental impairments to encourage fulfilling and appropriate employment opportunities.*

*It was requested that Livelihood Restoration programs for affected Veterans developed for the Project could integrate and enhance existing programs for Livelihood Restoration. It was discussed that the Ministry of Defence would lead consultations with the veterans regarding livelihood restoration due, and establish new, low-cost residences for the veterans.*

*Options for livelihood restoration, in line with existing programs should include:*

- \* Engagement in training programs in vocational skills;*
- \* Specialised training for those suffering physical disability as a result of service;*
- \* Engagement in road construction activities; and*
- \* Employment in road operations (i.e. some physically disabled persons could operate toll booths).*





**Amina (19) and sister Accra (4 mths), Kinawataka**

"I'm currently in Senior 6, although right now I am not at school because we are trying to make up the fees. When I finish school I want to become an engineer. So many of the youth in this community are unemployed and turn to drugs. I hope that the Project will help me have better access to education"



**Monica, 52, Kinawataka**

"Currently, I am a housewife. I just want to move from this area to be somewhere quiet in my old age, somewhere with a bigger plot where I can grow some crops"



**Plate 9-1: Kasokoso Hill (Image provided by NHCC)**

## 9.5.2 Livelihood Restoration

### *UNRA Standard Approach*

UNRA's standard approach to cash compensation and delivery of a disturbance allowance is likely to be sufficient for livelihood restoration for some affected households within informal settlements affected by the KJE. They will struggle to find suitable accommodation and livelihood restoration and this may lead to further informal settlement establishment in Kampala.

### *Recommended Additional Measures*

A ***KJE Corridor Low Cost Housing and Urban Renewal Initiative*** is required to:

- ▶ Work collaboratively with partners to help establish low cost sustainable housing in areas proximal to the KJE development.
- ▶ Provide low cost housing with land title with a preference for those who lost assets within the KJE Phase I.
- ▶ Provide low cost rental options preferentially for those who lost housing within the KJE Phase I.
- ▶ Facilitate credit opportunities associated for affected households seeking house or land procurement.

This will help address the critical shortage of affordable and sustainable housing in Kampala. It provides a necessary offset for the displacement impact of the Project.

Key additional aspects required to establish livelihood restoration are:

- ▶ Support the orderly and safe transition of areas when the area is being vacated.
- ▶ Support those who lose their home find suitable other accommodation.
- ▶ Provide rent support monies for those with difficulty finding or paying for new accommodation.
- ▶ Support the re-establishment of public facilities and infrastructure lost within the ROW.
- ▶ Support gender affirmative action within the community including employment opportunities for women and development of women's enterprise schemes.
- ▶ Support vulnerable households in their transition.
- ▶ Support community infrastructure development in areas surrounding the KJE that will lose access to important infrastructure. This will be particularly important for water and sanitation infrastructure.
- ▶ Find employment and training initiatives for those people that will be severely impacted by the KJE development.

### *Livelihood Restoration Strategy*

The UNRA cash compensation allows for a payment of market value plus a significant disturbance allowance. In most circumstances this cash payment will be sufficient to allow house owners to build or procure a comparable or better house and restore their livelihood. To address circumstances of vulnerability a ***KJE Corridor Low Cost Housing and Urban Renewal Initiative*** and a ***KJE Community Assistance Initiative*** will need to be established for households within informal settlements impacted by the KJE PPP that may require assistance in finding suitable accommodation and restoring their livelihood.

## 9.6 Non-Wetland Agricultural Areas

### 9.6.1 Context and Livelihood Impact

Within areas of titled agricultural land the main impact will be the loss of productive land within the ROW. Titled agricultural land surrounding the KJE can also be affected by loss of accessibility. This is particularly acute where land parcels are cut by the KJE. The main areas of titled agricultural land along the KJE PPP Phase I are outside of KJE in Mukono District:

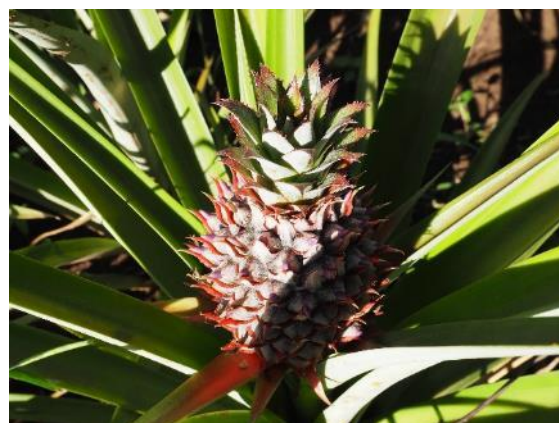
These areas differ from squatter agriculture, in that the land being utilised is owned privately, or leased directly to the farmers using it.

Some of the most commonly grown crops included Matooke, Cassava, Sweet potatoes, sugar cane and Maize. Other seasonal produce included beans, yams, and coffee.

Tree crops included avocado, jackfruit, guava, oranges as well as eucalyptus grown for cooking fuel.



**Plate 9-2: Yam cultivation in Dandira**



**Plate 9-3: Pineapple farming in Kyawambogo**

Consultations conducted with communities engaged in agriculture indicated apprehension towards displacement and compensation, as subsistence agriculture was typically the only source of income for these families. As a result of this, a number of community investments were suggested, including but not limited to:

- ▶ Improved access to water (boreholes).
- ▶ In-kind compensation of improved / higher value crops (seeds, seedling) and agricultural inputs (fertiliser, irrigation equipment).
- ▶ Construction of community market in proximity to KJE alignment, as many households engaged in small scale agriculture, but found sales of produced beyond their community inaccessible.
- ▶ Training in vocational skills, leading to employment in Project construction.
- ▶ Improved access to finance (to promote expanded / new entrepreneurial activities)





**Hussein, 47, Kyawambogo**

"I'm a medical doctor, and I'm currently specialising in orthopaedics. It's taken me a long time to get to this point, and I'm hoping that once I receive compensation, I can move closer to the hospital permanently.

What I'm really worried about are my brothers, who have not been able to study. They are growing pineapples, and making some bricks on the land that we own, but that will be gone. They are just young, and I hope that they will be able to get a job with the Project"

## 9.6.2 Livelihood Restoration

### *UNRA Standard Approach*

The permanent loss of non-wetland agricultural land and improvements will be compensated by UNRA through Government approved compensation rates. Affected persons will receive UNRA's standard compensation for land loss (including improvements to land), lost crops, trees and land; as well as disturbance allowances to assist them in securing new land for continued agricultural production.

### *Recommended Additional Measures*

In most situations this compensation plus the disturbance allowance will be sufficient to restore livelihood. In cases in which Affected Persons have justifiable grounds for impact above and beyond the UNRA Cash Compensation, additional measures may be required. This needs to be assessed on a case by case basis to ensure that individual and family vulnerability is addressed. Key additional measures to support farmers include:

- ▶ Assist agricultural enterprises re-establish their farming activities.
- ▶ Provide transition income for farmers where there is a significant disruption to their agricultural activities.
- ▶ Improve accessibility for farmers where access to farmlands has been severely impacted.
- ▶ Provide training opportunities for farmers to improve their agribusiness.
- ▶ Provide support and opportunity for farmers that may lose their livelihood as a result of the KJE Phase I.

### *Livelihood Restoration Strategy*

To supplement the payment of cash compensation for non-wetland agricultural land under the UNRA compensation scheme, further funds and resources should be provided as part of the **KJE Agricultural Extension Initiative** to ensure that farmers and agricultural enterprises are able to restore their livelihoods as a result of the KJE Project.

## 9.7 Wetland Agricultural Areas

### 9.7.1 Context and Livelihood Impact

All wetland areas and water bodies are owned by the Government of Uganda. The Environment law of 1995 is clear that wetlands cannot be legally owned by individuals. Despite this, many people claim ownership of wetlands with titles; and this brings them into conflict with the wetlands.

Farmers can apply for a use permit for traditional wetland activities. They must prove that their activities will not be harmful to the environment. If caught constructing, farming or altering wetlands without a permit or harmful to the environment, offenders face imprisonment or a fine, or both.

However, the Uganda Land Commission, traditional Kingdoms and District Land Boards have often inadvertently leased wetlands to private owners, contrary to official laws in part because wetlands boundaries are often unmarked and unclear.

Significant parts of the KJE Phase 1 ROW traverse wetlands that are the sites of significant agriculture. For a number of people, these wetlands which are treated as 'commons' are the sole source of income. They require heavy labour to ensure crops are not flooded, stolen or damaged. It appears much of this land is farmed without official licences.

The wetland sector contributes significantly to the country's economy – employing around 10 percent of the population.

**Table 9-6 Key Areas of Squatter Agriculture and Crops, KSB and KJE**

Location	Division	Major Activity
Munyonyo (Wouter Bypass Road)	Makindye	Grazing, Maize, Yams
Nakivubo Wetland	Makindye	Yams
Mayanja Wetland	Makindye	Aquaculture, Papyrus harvesting, brickmaking
Bugolobi Wetlands	Nakawa	Yams, Maize
Butabika	Nakawa	Yams
Namboole Licencees	Nakawa	Subsistence vegetable gardens
Kasokoso	Nakawa	Sugar Cane



**Plate 9.4: Yams being harvested from Nakivubo Wetland**



**Plate 9.5. Grazing in the wetlands near Wouter Bypass Road**

Nakivubo wetland, adjacent to the Luzira Business Park is a key area of squatter agriculture. The KSB alignment will run through the western part of the wetland, which is the location of significant farming of yams. Discussions with the LC1 Chairperson in this area indicated that more than 70 people are currently conducting agriculture in this area.

On 16th April 2014, the Cabinet of the Republic of Uganda under Minute No. 114 (CT 2014) while discussing Cabinet Paper No. CT (2012) 172 on the Cancellation of Land Titles in Wetlands as one of the measures to address the problem of wetlands degradation, directed as follows:

- ▶ That all titles in wetlands on public land acquired unlawfully (after 1995) should be cancelled;
- ▶ Land titles on critical ecosystems especially those within the 200m lakeshore protection zone should be regulated and that proprietors should be required to apply for and obtain Permits to undertake regulated activities as provided for in the law. In addition, the degraded wetlands whose ecological functions are recoverable, should be restored;
- ▶ The portions of wetlands on public land that had been reclaimed and converted for economic activities for public good and with approval from the Regulatory Authorities such as NEMA and KCCA, should be declared vanquished and the land titles issued therein should not be cancelled;
- ▶ Clear operational procedures for handling the cancellation of the land titles in wetlands on public land should be developed, and these procedures should be applied without discrimination;
- ▶ The Ministry of Land, Housing and Urban Development and NEMA, in consultation with Local Governments and the Police should take immediate steps to ensure that wetlands that are not yet degraded or encroached upon are fully protected and should produce a Wetland Atlas for the whole country; and,
- ▶ As soon as the Wetlands Atlas has been published, the Ministry of Land, Housing and Urban Development should commence cancellation of land titles issued after 1995, starting with those within Kampala.

As for informal settlements it will be difficult and complex to restore agricultural activity in areas that are impacted by the KJE PPP. The loss of informal agricultural areas through the KJE development could lead to the exploitation of other wetland areas leading to further environmental impacts of these significant areas. These activities are difficult to police in Kampala.

Squatter agriculture and wetland usage will generally not be eligible for UNRA standard compensation as the utilisation of the land is generally not legal. Persons engaged in informal agricultural activities will have the opportunity to harvest final crops before construction commences, however, they will not be eligible for disturbance allowances.

As per IFC PS5, additional livelihood restoration programs will need to be considered to ensure that affected farmers are able to re-establish earning capacity irrespective of their land tenure.

The recommended livelihood restoration activity for these impacts are to help establish alternative agricultural activities for people and communities impacted by the Project that are sustainable and do not impinge on wetland values.

In some cases, utilisation of land may still be viable in areas such as roadside verges. Consultations with the Wetlands Management Department recognised the challenges associated with displacement of persons utilising protected wetlands. Rather than taking an approach of forced eviction, the WMD intends to engage an approach that encourages land-based activities with lower impacts upon the environment, such as:

- ▶ Beekeeping and honey production;
- ▶ Aquaculture;



- ▶ Promotion of soil preservation techniques and improved irrigation; and
- ▶ Providing guidelines on the ‘best crops’ for growing in wetland, to encourage cultivation of low impact produce.

These approaches have also been coupled with the re-framing of ‘wetlands as a water source’ – as opposed to a source of productive land, to encourage conservation activities.

## 9.7.2 Livelihood Restoration

### *UNRA Standard Approach*

Agricultural or other activities that have been legally sanctioned within the Wetlands will be eligible for compensation of loss under Ugandan Law and UNRA compensation guidelines.

### *Recommended Additional Measures*

The KJE PPP should not enhance the degradation of Kampala’s wetlands by compensating illegal agricultural activity in these wetlands.

The appropriate livelihood measure for wetland agricultural areas with no legal claim impacted by the KJE PPP is to establish Wetland Management and Restoration Plans along wetland areas adjacent to the ROW. These Plans should promote sustainable use and conservation of wetland areas. These Plans should offer work and other economic opportunities for farmers that suffer livelihood impact from the KJE PPP.

### *Livelihood Restoration Strategy*

To supplement the payment of cash compensation for legally sanctioned wetland activities under the UNRA compensation scheme, further funds and resources should be provided as part of the **KJE Kinawataka Sustainable Wetland Management Initiative** and the **KJE Nakivubo Sustainable Wetland Management Initiative** to ensure that wetlands adjacent to the KJE are not further exploited and negatively impacted as a result of the development.

## 9.8 Industrial Zones and Large Businesses

### 9.8.1 Context and Livelihood Impact

Industrial and large businesses zones are situated in urban and peri-urban areas within the KJE and KSB alignment. Industry and Large Business refer to organisations of 21+ employees. Notable large businesses within the alignment include:

- ▶ Petrol Stations (i.e. Total, Shell);
- ▶ Shoprite Shopping Complex; and
- ▶ Industrial businesses such as Global Paper

The type and degree of impact to each large business within these zones will vary depending on its primary activity, size and location of the business.

In the case that the encroachment of the expressway warrants the displacement of a business or industrial enterprise, the impact to livelihood will likely result from:

- ▶ Business closures without recommencement, leading to loss of employment and reductions in local and regional productivity; and

- ▶ Where businesses relocate beyond the local area, staff may encounter reasonable difficulties travelling to work.

Accessibility restrictions are likely to be a major source of impact to large businesses and industrial enterprises. Where access restrictions occur, impacts may result from:

- ▶ Customer access restrictions—in the case of customer-facing businesses—leading to losses in revenue;
- ▶ Workplace accessibility restrictions of staff; and
- ▶ Restricted delivery of goods to and from a business.

In some cases, the encroachment of the expressway may require only the partial removal or relocation of a business structure or facility. In these cases, the replacement, relocation and modification of business grounds may be a suitable alternative to complete displacement. Within this scenario, losses to livelihood can occur from the diminished business capacity during the interim phase of removal and relocation. It is likely that these cases would additionally experience impacts via access restrictions. Invariably, any loss to business capacity has the potential to affect employees via redundancies.

Where the KJE or KSB ROW cuts off access to an industrial or large business, concessions may be made between the business and UNRA to provide nearby access to the expressway for the purposes of accessibility and improved transport.

UNRA's approach to impact on large businesses is to consult with these businesses to understand the potential loss and provide the business the opportunity to adapt to the new circumstances. Prior to disruption of businesses, strategies and plans should be developed in consultation with affected stakeholders for how the disruption of the business will be minimised. Access restrictions will need to be addressed through the establishment of crossways (and subsequent entry points to the expressway) that are appropriately located to industrial zones to mitigate losses during the construction phase and upon completion of the expressway. In some cases, alternative accessibility may not be reasonably sufficient to restore livelihoods. In such cases, consultation between UNRA and the enterprise of interest should guide further livelihood restoration strategies.

## 9.8.2 Approach to Livelihood Restoration

### *UNRA Standard Approach*

Large businesses and industries within the ROW will receive compensation for loss of land and impacted structures using UNRA's standard compensation approach and guidelines. Special consideration will be given for some impacted businesses to ensure that the business is able to adjust to the changed access and conditions.

### *Recommended Additional Measures*

Additional support for livelihood restoration is expected to be required to provide:

- ▶ Transitional support in the re-establishment of large businesses.
- ▶ Support for business disruption during construction.
- ▶ Support for impacted large businesses adjacent to the ROW.
- ▶ Support for employees of large business impacted by the ROW.

### *Livelihood Restoration Strategy*

To supplement the payment of cash compensation for large businesses and industries under the UNRA compensation scheme, further funds and resources should be provided as part of the **KJE Large Business and Industry Transition Initiative** to ensure that businesses impacted by the KJE development are not negatively

affected with a consequence of reduced employment and that opportunities for these businesses associated with the changed business circumstances are appropriately explored.

## 9.9 Small and Informal Business Areas

### 9.9.1 Context and Livelihood Impact

Impacts upon small businesses will apply to both business owners and employees. Although compensation will be provided to business owners for temporary and permanent loss of income, relocation and re-establishment costs of the business, additional livelihood restoration measures will be required to assist employees and business owners who may not be able to re-establish the business or resume employment in a new location.

Livelihood restoration measures and options can be made available include:

- ▶ Employment opportunities during Project construction for businesses that are not re-established;
- ▶ Skills training to improve current skillset or re-skilling to take on new employment opportunities. Affected Persons choosing this option will be provided assistance to find local training opportunities and programs;
- ▶ Supporting the registration of businesses with the URSB;
- ▶ Supporting local entrepreneurial initiatives in collaboration with Local Councils and relevant NGOs;
- ▶ Facilitating access to credit facilities;
- ▶ Providing workshops focused on literacy, health and sanitation.

For example, suggested approaches determined from consultations at Nakawa Market were focused around the establishment of an alternative market place/trading centre, that had the following characteristics:

- ▶ Access to transport (pedestrian and vehicular, in the form of flyovers and parking space).
- ▶ Provision of processing equipment as in-kind livelihood restoration, i.e. juicing equipment for sugar cane, and refrigerated areas for meat.
- ▶ Provision of improved sanitation facilities in markets for both workers and shoppers.
- ▶ Provision of childcare facilities, as many single mothers are engaged in sales in markets.
- ▶ Provision of access to medical clinic.
- ▶ Provision of clean, running water.

Markets have been constructed as components of community development programs Africa-wide and are often found to become 'white elephants' of development – remaining un- or under-utilized. Key contributing factors around this include establishment of markets in 'low traffic' areas – where road users do not turn off the main road to access stalls, instead choosing roadside vendors, leading to abandonment of structures.

Given that the KJE and KSB will be fully fenced – roadside markets will be inaccessible from the major routes. As a result, markets should be considered for on and off-ramp areas, as well as within the 'roadside stop' areas that will be developed and managed by the PPP operator. If this was not possible, alternative options for construction of 'new' market facilities would include areas in proximity to KJE access roads.



## 9.9.2 Approach to Livelihood Restoration

### *UNRA Standard Approach*

Most small and informal businesses within the ROW will receive some compensation for impacted structures using UNRA's standard compensation approach and guidelines. Business disruption and impacts to businesses adjacent to the ROW are unlikely to receive compensation.

### *Recommended Additional Measures*

Additional support for livelihood restoration is expected to be required to provide:

- ▶ Transitional support in the re-establishment of small businesses.
- ▶ Support for business disruption during construction.
- ▶ Support for impacted businesses adjacent to the ROW.
- ▶ Support for businesses without physical assets within the ROW.
- ▶ Support for employees of small business impacted by the ROW.
- ▶ Special assistance for the Nakawa Market.

### *Livelihood Restoration Strategy*

To supplement the payment of cash compensation for small businesses under the UNRA compensation scheme, further funds and resources should be provided as part of the ***KJE Small Business Transition Initiative*** to ensure that small businesses impacted by the KJE development are given every opportunity to be re-established.

## 9.10 Public Land and Public Facilities

### 9.10.1 Context and Livelihood Impact

Public land and public facilities provide significant services in an urban environment. A number of facilities used by the community will be impacted within the ROW and potentially also proximal to the ROW.

### 9.10.2 Approach to Livelihood Restoration

#### *UNRA Standard Approach*

Most public assets within the ROW will be compensated by UNRA using the organisation's standard compensation approach and guidelines.

#### *Recommended Additional Measures*

Additional support for livelihood restoration is expected to be required to provide:

- ▶ Transitional support in the re-establishment of public facilities.
- ▶ Provide support for public facilities that will be impacted by reduced accessibility.
- ▶ Establish pedestrian crossings at strategic locations.

### ***Livelihood Restoration Strategy***

To supplement the payment of cash compensation for public facilities under the UNRA compensation scheme, further funds and resources should be provided as part of the ***KJE Community Assistance Initiative*** and ***KJE Corridor Low Cost Housing and Urban Renewal Initiative*** to ensure that the benefits of public facilities are restored to affected communities. These public facilities should include water supply, sanitation, educational, sporting, recreational and cultural facilities.

## **9.11 Wetland and Forested Areas with Little Infrastructure or Economic Activity**

### **9.11.1 Context and Livelihood Impact**

Some areas of the KJE and KSB ROW are comprised of wetlands or forested areas that have only minor settlements and are largely devoid of agricultural or other activity. These areas include part of the Namanve Wetland and part of the Nakivubo Wetland and Kinawataka Wetland.

These areas generally have not been developed for economic activity due to their inability to be developed for intensive agricultural or settlement purposes. This is primarily due to these areas being water logged and prone to flooding or being densely forested, so that they are unsuitable for human activity. These areas often have significant biodiversity values.

In terms of livelihood, these areas provide ecosystem services including the cleaning of water and provision of traditional wetland products.

### **9.11.2 Livelihood Restoration**

#### ***UNRA Standard Approach***

These areas will generally not require compensation in a monetary sense by UNRA. These wetlands are Government owned and use is restricted.

#### ***Recommended Additional Measures***

No significant additional measures are recommended as part of the RLRP, however where minor settlements or agricultural activities are displaced, KJE PPP should not enhance the degradation of Kampala's wetlands by compensating these illegal activities.

The appropriate livelihood measure for wetland and forested settlement and agricultural areas with no legal claim impacted by the KJE PPP is to establish Wetland Management and Restoration Plans along wetland areas adjacent to the ROW. These Plans should promote sustainable use and conservation of wetland areas. These Plans should offer work and other economic opportunities for farmers that suffer livelihood impact from the KJE PPP.

### ***Livelihood Restoration Strategy***

The appropriate livelihood measure for wetland areas with little infrastructure or economic activity is a series of biodiversity actions which are captured in the KJE PPP Biodiversity Action Plan. These actions will protect and promote wetland values in the broader Kampala area thereby providing the long-term ecosystem services that the Kampala Wetlands have historically provided.

## 9.12 Gender and Vulnerability

Women headed households are considered a vulnerable group for special consideration within the RLRP. Census responses indicated that this group was the highest represented in terms of household vulnerability. The Second Participatory Poverty Assessment Report (MoFPED, 2002) revealed that women's lack of control over productive resources remains as one of the primary root causes of poverty. Customarily when the spouse dies, his family may take the land and assets on behalf of the family or his clan leaving the widowed wife with little assets. In the case of divorce or separation, women are typically similarly disadvantaged in the division of assets.

In the context of the Project, women are typically more vulnerable to livelihood changes due to fewer available education, employment and training opportunities, and a higher reliance on agricultural activities. Women tend to be employed in less lucrative economic sectors and have substantially less access to inputs such as land and credit.

Gender discrimination may limit women's access to resources, opportunities, and public services necessary to improve the standard of living for themselves and their families. As a result, women are often the first to suffer when resettlement is planned or poorly executed. Women tend to rely more heavily than men do on informal support networks, such as the help of friends, neighbours, or relatives for child care. Women with children also have less physical mobility to travel to find ways of earning a livelihood. For these reasons, it will be important to maintain the social continuity of communities affected by the Project, whether through assistance in finding new residential sites or the provision of specialised social services.

Most components of the RLRP are designed to benefit both women and men, directly and indirectly. However, gender inequality has been identified as one of the main causes of "persistent poverty" rooted in women's powerlessness in decisions relating to land and household assets and cash incomes (MoFPED, 2002). Nationally, although 83% of women are engaged in agricultural activities, only 25.5% have control over the land they cultivate. By ensuring equitable participation in training programs, women in areas affected by the expressway will gain greater access to knowledge and skills.

Practical initiatives that can be considered to improve women's adaptation to resettlement locations include:

- ▶ Ensuring that land titles and compensation entitlements are issued in the name of both spouses;
- ▶ Reducing women's workloads by supporting development of basic community infrastructure such as water delivery;
- ▶ Improving access to health and supporting educational programs such as family planning advice and water supply and sanitation training;
- ▶ Improving family services by supporting the provision of immunisations, elementary schools, inputs for food-crop production and housing; and
- ▶ Increasing incomes by setting up credit groups and providing small business / skills training and improving access to markets.

Some strategic initiatives that can improve women's livelihoods in their new settings include:

- ▶ Improving educational opportunities (providing literacy and numeracy training, promoting girls' education);
- ▶ Improving access to productive assets (e.g. credit);
- ▶ Improving participation in decision-making (support for women's interest groups); and
- ▶ Promoting equal opportunity for women's employment.



These initiatives may help women adapt to the new resettlement areas. However, the social status of women may remain restricted and as a result their ability to improve their own and their family's livelihoods could be compromised without longer-term strategic efforts to change potential gender discrimination.

To assist in ensuring that women are adequately considered in the RLRP process and equally benefit, at least 25% of the Resettlement Advisory Committee members will be women, including UNRA roles such as Community Liaison Officers.

Women from affected communities active in community development and/or administration (e.g. women's organisation representatives, interest group members, heads of savings and credit groups) will be brought together at a women's leadership training. The training will allow them to improve their skills in a supportive environment as well as network and share experiences with women in similar positions from other communities.

## 9.13 Summary of Additional Livelihood Restoration Initiatives

A livelihood restoration and implementation budget for initiatives above and beyond the UNRA cash compensation budget is proposed for the Project. The additional livelihood restoration initiatives proposed for the KJE Phase I to complement the proposed UNRA cash compensation are as follows:

1. KJE Large Business and Industry Transition Initiative
2. KJE Small Business Transition Initiative
3. KJE Agricultural Extension Initiative
4. KJE Community Assistance Initiative
5. KJE Corridor Low Cost Housing and Urban Renewal Initiative
6. KJE Kinawataka Sustainable Wetland Management Initiative
7. KJE Nakivubo Sustainable Wetland Management Initiative

### *KJE Large Business and Industry Transition Initiative*

The objectives of the KJE Small Business Transition Initiative will be to:

- ▶ Compensate large businesses that may have justifiable grounds for business impact above and beyond the UNRA Cash Compensation.
- ▶ Assist large businesses that are impacted re-establish their businesses.
- ▶ Provide transition income for a business where there is significant disruption.
- ▶ Provide support and opportunity for large business employees that may lose their livelihood as a result of the KJE Phase I.
- ▶ Identify and articulate KJE Phase I work opportunities to business and people impacted by the KJE.

The estimated budget required for this initiative is 1.5% of the UNRA Compensation Budget.

### *KJE Small Business Transition Initiative*

The objectives of the KJE Small Business Transition Initiative will be to:

- ▶ Compensate small businesses that may have justifiable grounds for business impact above and beyond the UNRA Cash Compensation.
- ▶ Assist small businesses re-establish their businesses.
- ▶ Facilitate credit opportunities for affected small business.
- ▶ Support the improvement of the Nakawa Market.

- ▶ Provide transition income for small business where there is a significant disruption.
- ▶ Provide training opportunities for small business operators to improve their business.
- ▶ Provide support and opportunity for small business employees that may lose their livelihood as a result of the KJE Phase I.
- ▶ Identify and articulate KJE Phase I work opportunities to business and people impacted by the KJE.

The estimated budget required for this initiative is 3% of the UNRA Cash Compensation Budget.

### ***KJE Agricultural Extension Initiative***

The objectives of the KJE Agricultural Extension Initiative will be to:

- ▶ Compensate farmers that may have justifiable grounds for impact above and beyond the UNRA Cash Compensation.
- ▶ Assist agricultural enterprises re-establish their farming activities.
- ▶ Facilitate credit opportunities for affected agricultural enterprises.
- ▶ Provide transition income for farmers where there is a significant disruption to their agricultural activities.
- ▶ Provide training opportunities for farmers to improve their agribusiness.
- ▶ Provide support and opportunity for farmers that may lose their livelihood as a result of the KJE Phase I.

The estimated budget required for this initiative is 1.5% of the UNRA Cash Compensation Budget.

### ***KJE Community Assistance Initiative***

The objectives of the KJE Community Assistance Initiative will be to:

- ▶ Support the orderly and safe transition of areas when the area is being vacated.
- ▶ Support those who lose their home find suitable other accommodation.
- ▶ Provide rent support monies for those with difficulty finding or paying for new accommodation.
- ▶ Support the re-establishment of public facilities and infrastructure lost within the ROW.
- ▶ Support gender affirmative action within the community including employment opportunities for women and development of women's enterprise schemes.
- ▶ Support vulnerable households in their transition.
- ▶ Support community infrastructure development in areas surrounding the KJE that will lose access to important infrastructure. This will be particularly water and sanitation infrastructure.
- ▶ Find employment and training initiatives for those people that will be severely impacted by the KJE development.

The estimated budget required for this initiative is 5% of the UNRA Cash Compensation Budget.

### ***KJE Corridor Low Cost Housing and Urban Renewal Initiative***

The objectives of the KJE Corridor Low Cost Housing and Urban Renewal Initiative will be to:

- ▶ Work collaboratively with partners to help establish low cost sustainable housing in areas proximal to the KJE development.
- ▶ Provide low cost housing with land title with a preference for those who lost assets within the KJE Phase I.

- ▶ Provide low cost rental options preferentially for those who lost housing within the KJE Phase I.
- ▶ Facilitate credit opportunities associated with affected households seeking house or land procurement.

The estimated budget required for this initiative is 12% of the UNRA Cash Compensation Budget.

#### ***KJE Kinawataka Sustainable Wetland Management Initiative***

The objectives of the KJE Kinawataka Sustainable Wetland Management Initiative will be to:

- ▶ Develop a Plan to ensure the sustainable use and protection of the Kinawataka Wetland.
- ▶ Implement the Plan with emphasis on establishing sustainable livelihoods primarily for those severely impacted by the KJE PPP Phase I.
- ▶ Provide employment and training for those impacted by the KJE PPP Phase I development.

The estimated budget required for this initiative is 1% of the UNRA Cash Compensation Budget.

#### ***KJE Nakivubo Sustainable Wetland Management Initiative***

The objectives of the KJE Nakivubo Sustainable Wetland Management will be to:

- ▶ Develop a Plan to ensure the sustainable use and protection of the Nakivubo Wetland.
- ▶ Implement the Plan with emphasis on establishing sustainable livelihoods primarily for those severely impacted by the KJE PPP Phase I.
- ▶ Provide employment and training for those impacted by the KJE PPP Phase I development.

The estimated budget required for this initiative is 1% of the UNRA Cash Compensation Budget.



# **KJE PPP Project Phase 1 RLRP**

## **CHAPTER 10**   Implementation Arrangements

## 10. IMPLEMENTATION ARRANGEMENTS

The realisation of a successful resettlement, livelihood restoration and compensation program will require the full participation of UNRA in collaboration with government authorities at the local council and local government levels. The responsibility to implement all commitments in the final RLRP will be distributed between these stakeholders. The implementation of the RLRP will be the overall responsibility of UNRA through its RLRP Implementation Unit which will be responsible for overseeing and monitoring implementation of the RAP for the Project. The institutional framework governing this RLRP is based on frameworks previously employed in Ugandan road development projects<sup>1</sup>.

### 10.1 Roles and Responsibilities

#### 10.1.1 KJE Livelihood and Resettlement Implementation Unit

UNRA will be tasked with establishing the KJE Livelihood and Resettlement Implementation Unit (LRIU) which will be in charge of implementing the RLRP. To assist with implementation, UNRA may contract an independent consultant. At minimum, the core LRIU should comprise:

- ▶ Land surveyor,
- ▶ Asset valuer,
- ▶ Accountant,
- ▶ Qualified sociologist,
- ▶ Legal team.
- ▶ Client care and community liaison officers
- ▶ Data managers

Districts and lower local governments may also be involved in the capacity of witnessing the implementation process. Where required, a technical officer from the District Land Board Office will be available to answer questions from Affected Persons regarding the legalities and process.

The LRIU will be responsible for:

- a) Planning and implementation of entitlements;
- b) Coordination between the agencies and jurisdictions involved in RLRP implementation;
- c) Establishing on the ground resettlement offices;
- d) Establishment and coordination of the RLRP Implementation Advisory Committee;
- e) Establishment and coordination of the Grievance Management Committees (District-level);
- f) Establishment and coordination of the Community Based Grievances Management Committees (CBGMSs) (Village-level);
- g) Recruitment of Community Liaison Officers;

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<sup>1</sup> Air Water Earth (AWE) Ltd. and KAGGA & Partners Ltd. (2013) Resettlement Action Plan (RAP) of Proposed Upgrading Rukungiri-Kihihi-Ishasha/ Kanungu Road to Bituminous Standards.

- h) Conducting consultations with affected communities;
- i) Verification and public disclosure of entitlements;
- j) Delivery of compensation and rehabilitation entitlements;
- k) Grievance resolution;
- l) Monitoring; and
- m) Reporting on the progress of the RLRP to senior management, Project donors and supervising agencies.

Continuous monitoring and evaluation will be conducted to maintain UNRA, government and donors informed about the progress.

### 10.1.2 RLRP Implementation Advisory Committee

Due to the length of the expressway and the different types of stakeholders and land uses that will be affected, a community NGO with experience in resettlement will be selected to provide legal aid and guidance on the resettlement and compensation process through establishment and coordination of a RLRP Implementation Advisory Committee. UNRA is in the process of identifying a suitable NGO. This committee will work to ensure the process is compliant with Ugandan legislation on land acquisition and expropriation as well as respecting the requirements of AfDB Integrated Safeguard Systems (Operational Safeguard 2) and IFC Performance Standard 5 on Land Acquisition and Involuntary Resettlement.

The committee will be coordinated by the NGO selected and composed of local government authorities and specialists or opinion leaders from the jurisdictions affected by the Project that are familiar with the Project and affected communities. The committee will be comprised of:

- ▶ Division / Subcounty / Municipality/ District local government,
- ▶ Local council leaders,
- ▶ Civil society or NGO representatives, and
- ▶ Opinion leaders.

### 10.1.3 Project Implementation Unit

A Project Implementation Unit (PIU) will be established by UNRA's senior management to support Project implementation and monitoring. Key responsibilities include:

- a) Maintenance, update and dissemination of information on PPP Policies, regulations and procedures;
- b) Development of operating procedures, guidelines and standardised documents within UNRA for PPP Projects;
- c) Participation in the procurement of Consultants and Transaction Advisors in PPP Projects;
- d) Due diligence during feasibility studies and throughout project preparation phases including seeking various approvals;
- e) Risk management and compliance monitoring;
- f) Quality control and consistency during project development;
- g) Monitoring and reviewing deliverables from Consultants and Transaction Advisors;



- h) Coordination with PPP entities and subsequent coordination with other government agencies;
- i) Public consultation and provision of information to public and private parties; and
- j) Project Monitoring systems and Contract Management during implementation of PPP projects.

The PIU is intended to provide oversight and a support supervisory role for the LRIU to ensure that the RLRP implementation is planned and executed efficiently and effectively.

The PIU team should comprise the following members:

- ▶ Team leader/ PPP Specialist,
- ▶ Traffic/ Transportation Engineer,
- ▶ Highway Engineer,
- ▶ Legal Expert,
- ▶ PPP Procurement Expert,
- ▶ Financial Analyst,
- ▶ Environmental Specialist,
- ▶ Social Development Specialist,
- ▶ Customer Liaison Officer,
- ▶ Monitoring and Evaluation Specialist,
- ▶ Occupational Health and Safety Specialist.

#### 10.1.4 Government Agencies

UNRA should work in collaboration with the national government agencies to ensure RLRP implementation is efficient and consistent with relevant strategies (e.g. National Shelter Strategy (1992), National Slum Upgrading Strategy (2008)) and policies. The agencies include:

- ▶ Ministry of Lands, Housing and Urban Development (MLHUD),
- ▶ Ministry of Water and the Environment (MWE),
- ▶ Ministry of Local Government (MLG),
- ▶ Ministry of Gender, Labour and Social Development,
- ▶ Ministry of Finance, Planning and Economic Development
- ▶ National Forestry Authority
- ▶ National Environment Management Authority (NEMA),
- ▶ Kampala Capital City Authority (KCCA), and
- ▶ National Water and Sewerage Corporation (NWSC).

A number of these agencies collaborate with international organisations (e.g. partnership between UN-Habitat and MLHUD) to improve urban and rural development; alignment of the RLRP implementation with such programs through collaboration with these agencies will also be important.

### 10.1.5 Non-Government Organisations

Given the extent of the Project in terms of its length and the number of jurisdictions it traverses, and diversity of livelihoods affected, NGOs will play a key role in assisting with livelihood restoration. This will be in the form of administering livelihood restoration measures such as training, as well as capacity building and monitoring.

Prior to allocation of entitlements, suitable NGOs will be identified that are familiar with the social and environmental context of affected areas and have experience in livelihood restoration and training. Organisations such as ACTogether and Slum Dwellers International Federation (SDI) already work on improving tenure security for the urban poor through implementation of the Social Tenure Domain Model (STDM) in informal settlements within divisions of Kampala Capital City Authority as well as municipalities and sub-counties in Wakiso and Mukono (Un-Habitat/MLHUD, 2016). Such organisations could contribute valuable knowledge and expertise in livelihood restoration.

## 10.2 Measures for Organisational Capacity Building

Social capital is an important prerequisite for development initiatives. The strengths and weaknesses of existing organisations (administrative and relevant civil society) should be assessed by UNRA in terms of their social capital i.e. their ability to mobilise their community. Particular aspects which should be closely monitored by the LRIU include:

- ▶ Ensuring that information concerning the Project reaches everyone in the community, including women, vulnerable groups, those living in informal settlements and all Affected Persons;
- ▶ Women may not always be included in decision-making and may not participate in discussions that will affect their livelihoods. Strengthening women's organisations, both formal (e.g. NGO's) and informal village-level community groups, may be a key aspect for improving the participation of women in resettlement and livelihood restoration implementation and monitoring.

Institutional capacity building may be required to effectively carry out implementation activities in the affected areas. This is particularly important as livelihood restoration is a critical component of the program and is not a legislative requirement, meaning that Local Governments and organisations within affected communities may not have had prior experience with mobilisation, implementation support and monitoring of livelihood restoration measures. Institutional capacity building could therefore include training activities, workshops, study tours and technical assistance provided in advance of entitlement distribution and land acquisition. Capacity building would improve the institutional groups' understanding of the objectives of the RLRP. Capacity assessment should be included in all livelihood restoration initiatives to confirm that the stakeholders involved will have the capacity to implement the initiatives proposed, and capacity building activities should target any gaps identified. Lessons learnt from previous similar projects will be important to incorporate into capacity building exercises.

As per Chapter 2, a capacity building exercise was carried out by AECOM in December 2017, with an emphasis on environmental and social assessment, management and monitoring within UNRA. This program made recommendations for additional training to be conducted during implementation phases to ensure adequate institutional capacity. The future capacity building activities should build off the work already conducted by AECOM and the capacity gaps identified in the previous activities.

## 10.3 Consultations for Livelihood Restoration

Targeted consultation activities with the key stakeholders related to each of the seven proposed livelihood restoration initiatives (refer Section 9) will be conducted in the process of the detailed design and implementation

of the livelihood restoration activities. It is expected that these consultations will be led by an appropriately experienced organisation employed to coordinate the livelihood restoration process, who will be engaged by UNRA. The consultations should include engagement with key NGOs active in the area such as ACTogether Uganda, Slum Dwellers International and Cities Alliance. Where appropriate, consultations should also be conducted with managers of other Projects that may interact with the KJE Project such as the SGR Project.

Once funding is in place for the acquisition of the concession, a Stakeholder Engagement Plan specific to the livelihood restoration program will need to be developed ('Initiatives SEP'). The Initiatives SEP should detail the specific consultation activities to be conducted for each of the seven livelihood restoration initiatives, as well as schedules and specific roles and responsibilities for each consultation activity. Working groups for each of the initiatives should be established were required to guide the development of the stakeholder consultation and engagement activities. Vulnerable groups will need to be specifically considered in the planning of stakeholder engagement, and specific consultations held for vulnerable groups where required.

## 10.4 Implementation Commitments and Schedule

A summary of implementation activities, responsibilities and schedule is presented in Table 10-1. RLRP implementation has already commenced through public consultations and completion of the Baseline Census and Inventory of Loss. Implementation of the RLRP will be completed in stages depending on the alignment section.

**Table 10-1: Resettlement and livelihood restoration commitments and schedule**

Task	Description	Responsible	Schedule
Completion of Baseline Census / Inventory of Loss	100% of Affected Persons to be surveyed, including both owners, tenants and those without any assets or ownership status e.g. squatters and the landless. 100% of businesses and public assets	UNRA	Completed May 2018
Resettlement and Livelihood Restoration Plan submission	Present document – to be reviewed by Government and donors.	Consultant	August 2018
Establishment of KJE Livelihood and Resettlement Implementation Unit	The LRIU will be in charge of implementing the RLRP.	UNRA	September 2018
Establishment of KJE Livelihood Restoration Initiatives Program (LRIP)	The LRIU will be in charge of implementing the LRIP.	UNRA	September 2018
Establishment of RLRP Implementation Advisory Committee	The Advisory Committee will be composed of local government authorities and specialists or opinion leaders that are familiar with the Project and can provide support in decision-making.	UNRA	September 2018
Establishment of KJE Livelihood and Resettlement Implementation Unit	The LRIU will support Project implementation and provide oversight to RLRP implementation.	UNRA	September 2018
Establishment of Other Committees	The LRIU will establish other Project committees including the Grievances Management Committees and CBGMCs.	UNRA	September 2018
Employment of Community Liaison Officers (CLOs)	The CLOs will be in charge of addressing simple grievances from receipt of grievance to resolution.	UNRA	Ongoing
Approval of Compensation Assessment	Approval from Chief Government Valuer	UNRA	To be completed in stages for each alignment section prior to compensation



Task	Description	Responsible	Schedule
			payment (before financial close September 2018)
Institutional capacity building	Institutional capacity building may include training activities, workshops, study tours and technical assistance	UNRA	Ongoing
Verification and public disclosure of entitlements	Progressive public consultations to provide results of surveys/valuations	UNRA	To be completed in stages for each alignment section. All to be complete prior to land acquisition of each respective section.
Notice of payment prerequisites and schedules to Affected Persons	Information on compensation amounts and processes, requirements that Affected Persons must fulfil before payment is effected and payment timing will be communicated to Affected Persons	UNRA	To be completed in stages for each alignment section. All to be complete prior to land acquisition
Compensation payments to Affected Persons	All compensation payments will be made prior to land acquisition and through the designated bank accounts of Affected Persons	UNRA	To be completed in stages for each alignment section. All to be complete before September 2019
Relocation of Affected Persons (where relevant)	Relocation to new property or preparation of new land will be completed prior to acquisition of the existing property to allow the Affected Person(s) sufficient time to salvage materials and move.	UNRA and contractors (e.g. real estate agents)	To be completed in stages for each alignment section. All to be complete before December 2018
Delivery of livelihood restoration activities	Implementation of various measures including community-based income restoration measures (e.g. community infrastructure), individual livelihood restoration (e.g. credit facilities, employment) and training programs (e.g. financial literacy). Special focus on vulnerable groups.	UNRA and contractors (e.g. NGOs)	Ongoing until successful completion audit
Finalisation of land acquisition	Land will be acquired by the Project on completion of all compensation payments (including appeals) and resettlement (where relevant). Land will be vested in the Uganda Land Commission (ULC) and therefore available for use for public purposes.	UNRA	To be completed in stages for each alignment: Kampala-Namagunga: planned for December 2018
			Kampala-Southern Bypass: Planned for December 2019
Monitoring	Internal monitoring: planning and implementation stage monitoring External monitoring: monitoring of transparency and adequacy of RLRP implementation processes (for completion audit see below)	Internal monitoring: RLRP Implementation Unit of UNRA External monitoring: Independent experts	Ongoing until completion audit
Reporting	Internal reporting: monthly Internal Monitoring Report External reporting: monitoring report (for completion audit report see below)	Internal reporting: UNRA External reporting: Independent experts	Ongoing until completion audit
Completion audit	A completion audit will be undertaken once all mitigation measures have been completed to assess whether the RLRP provisions have been met.	Competent resettlement experts and Project donors	On completion of all mitigation measures

# **KJE PPP Project Phase 1 RLRP**

## **CHAPTER 11   RLRP Cost Estimate**

## 11. RLRP COST ESTIMATE

### 11.1 UNRA Compensation Assessment

UNRA have completed a detailed compensation assessment for the Project as required under Ugandan law and UNRA policy. This has identified 9,320 individuals, families or entities requiring compensation for a total payment of UGX 734,717 million (USD 198.5 million) which includes a 15% disturbance allowance.

#### 11.1.1 UNRA Valuation Approach and Assumptions

The approach for estimating compensation costs of structures, land and assets aimed to:

- ▶ Establish the rate per acre of land for each chainage;
- ▶ Determine the assets to be impacted on the land and their value;
- ▶ Determine the full replacement cost per square metre;
- ▶ Derive the 15% statutory disturbance allowance; and
- ▶ Include an indicative cost for livelihood restoration and implementation.

UNRA valuation assessments were undertaken in compliance with Ugandan laws a by a team consisting of land surveyors and land valuers. Consideration was given to the impacts on land take, social and economic aspects of life of the affected communities.

The valuation assessments covered 63 villages and 9320 entities owning assets within the KJE Phase 1 ROW.

UNRA compensation estimates for KJE Phase 1 was divided into 8 volumes (Figure 1-1):

- ▶ Kampala to Namagunga Alignment – Volumes 5, 6, 7 and 8; and
- ▶ Kampala Southern Bypass Alignment – Volumes 1, 2, 3 and 4.

Detailed valuation assessments were carried out for volumes 1, 2, 3, 4 and 6 which captured all assets and land to be affected by land acquisition with rapid assessment values available for volumes 5, 7 and 8 at the time of this ESIA.



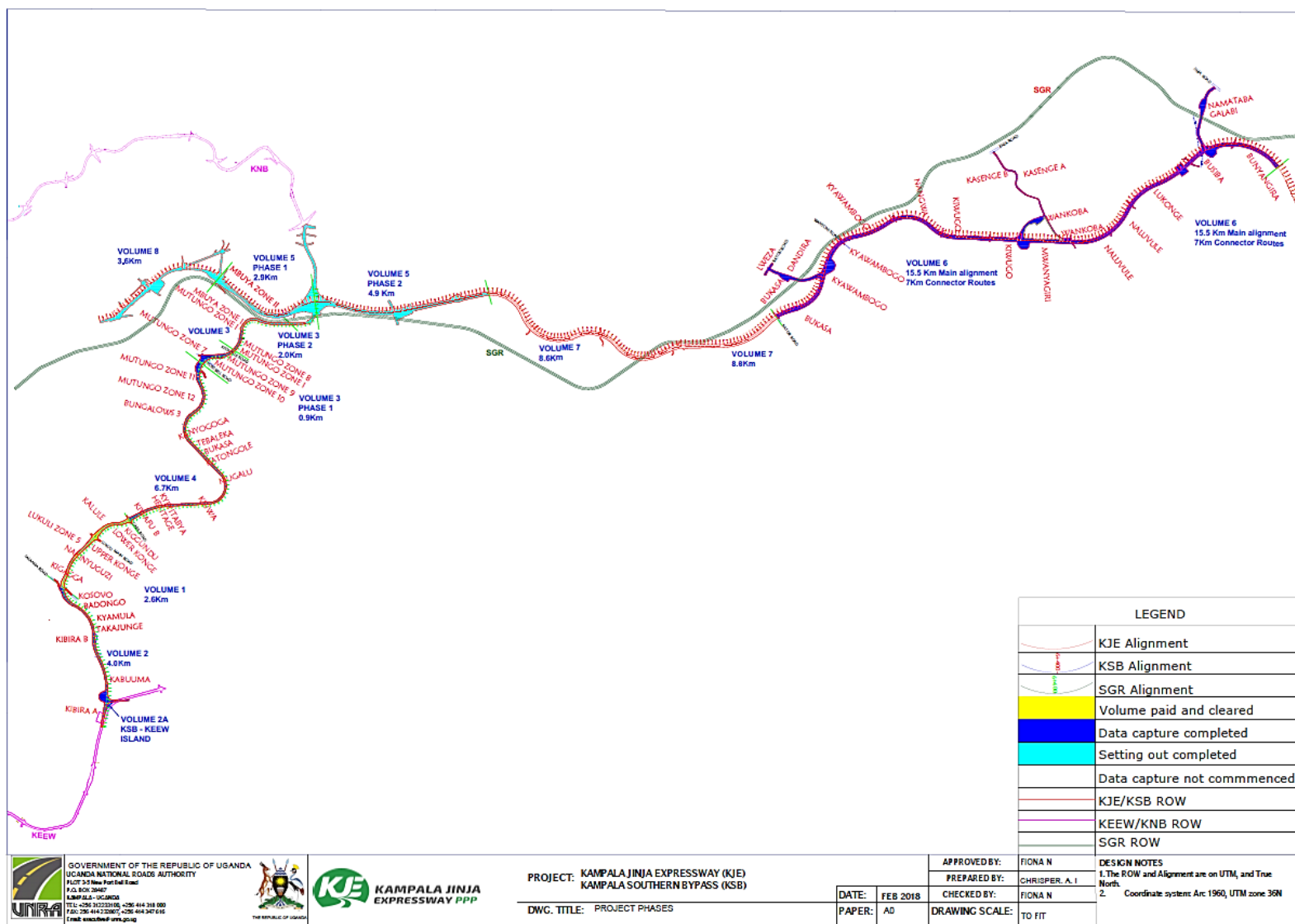


Figure 11-1:UNRA survey locations in the KJE Phase 1 ROW.

### 11.1.2 UNRA Compensation Estimates for the KJE Phase 1

UNRA estimates for the 9,320 entities requiring compensation for KJE Phase 1 is UGX 734,717 million (USD 198.5 million) including a 15% disturbance allowance.

The compensation estimates for the entire KJE Phase 1 project based on land and developments in the ROW including a 15% contingency for procurement and a provision for livelihood restoration fund (25%) is UGX 1,028,611 million (or USD 278 million).

The compensation estimates provided by UNRA per village is shown below in Table 11-1 to Table 11-2 and a summary of compensation estimates per each section of the alignment is provided in Table 11-3 to 11-4.

**Table 11-1: Compensation estimates per village along the KJE - Kampala to Namagunga Alignment (UNRA Compensation Estimates Volumes 5-7).**

Villages	Number of affected entities	Value of Land - Take and Severance (UGX)	Value of Buildings / Developments (UGX)	Value of Crops/Trees (UGX)	Sub-Total (UGX)	15% Dist. Allowance (UGX)	Total Compensation Value (UGX)
Banda B1	30	1,227,376,500	1,356,538,865	3,684,269	2,587,599,634	388,139,945	2,975,739,579
Bukasa	221	19,390,181,940	6,997,274,212	364,452,856	26,751,909,008	4,012,786,351	30,764,695,359
Bunyangira	20	4,430,827,600	28,987,855	1,551,656,000	6,011,471,455	901,720,718	6,913,192,173
Busiba	50	1,508,297,750	830,855,770	405,330,400	2,744,483,920	411,672,588	3,156,156,508
Butabika Zone A	215	3,851,793,000	2,750,386,023	77,659,775	6,679,838,798	1,001,975,820	7,681,814,618
Dandira	55	2,795,248,000	284,850,630	238,915,912	3,319,014,542	497,852,181	3,816,866,723
Kasenge A	90	557,285,500	909,011,330	49,368,860	1,515,665,690	227,349,854	1,743,015,544
Kasenge B	90	431,238,000	1,101,678,404	13,167,280	1,546,083,684	231,912,553	1,777,996,237
Kasokoso	1414	8,415,542,941	483,218,762	20,246,605,000	29,145,366,703	4,371,805,005	33,517,171,708
Kinawataka Zone A	1230	15,379,500,000	16,242,532,145	78,585,750	31,700,617,895	4,755,092,684	36,455,710,579
Kireka D-Kiganda Zone	427	4,047,876,999	86,088,022	0	4,133,965,021	620,094,753	4,754,059,774
Kireka Zone B	80	0	0	69,943,900	69,943,900	10,491,585	80,435,485
Kirinya Namataba	179	2,892,766,450	1,688,142,707	32,619,051	4,613,528,208	692,029,231	5,305,557,439
Kitale	35	2,450,824,609	168,810,000	184,846,600	2,804,481,209	420,672,181	3,225,153,390
Kito Zone A	54	14,907,393,600	524,008,650	41,830,305	15,473,232,555	2,320,984,883	17,794,217,438
Kito Zone C	952	7,193,544,380	12,521,395,024	139,755,087	19,854,694,491	2,978,204,174	22,832,898,665
Kiwugo	122	3,255,273,850	703,064,838	298,681,440	4,257,020,128	638,553,019	4,895,573,147
Kyawambogo	127	3,607,578,960	572,948,026	204,750,780	4,385,277,766	657,791,665	5,043,069,431
Lukonge	55	309,769,950	126,254,364	306,993,820	743,018,134	111,452,720	854,470,854
Lweza	23	223,880,200	651,172,600	11,215,500	886,268,300	132,940,245	1,019,208,545
Mbuya 2 Zone 1	56	352,618,200	73,765,835	11,081,923	437,465,958	65,619,894	503,085,852
Miwanda	23	2,077,992,000	827,940,275	20,000	2,905,952,275	435,892,841	3,341,845,116
Mutungo 3	9	135,000,000	96,700,000	828,600	232,528,600	34,879,290	267,407,890
Mwanyagire	45	2,226,457,500	273,919,640	225,738,705	2,726,115,845	408,917,377	3,135,033,222

Villages	Number of affected entities	Value of Land - Take and Severance (UGX)	Value of Buildings / Developments (UGX)	Value of Crops/Trees (UGX)	Sub-Total (UGX)	15% Dist. Allowance (UGX)	Total Compensation Value (UGX)
Nakawa Industrial Zone	115	147,719,735,820	20,627,164,500	175,323,500	168,522,223,820	25,278,333,573	193,800,557,393
Naluvule	55	1,577,748,050	308,509,313	411,873,180	2,298,130,543	344,719,581	2,642,850,124
Namataba Go Down Zone	213	3,564,453,200	3,155,351,869	28,405,597	6,748,210,666	1,012,231,600	7,760,442,266
Namataba Galabi	115	0	823,276,579	314,370,140	1,137,646,719	170,647,008	1,308,293,727
Namataba Zone C	158	1,995,600,000	763,061,090	38,811,174	2,797,472,264	419,620,840	3,217,093,104
Namumira	23	2,582,985,977	0	87,205,110	2,670,191,087	400,528,663	3,070,719,750
Nangwa	54	6,456,092,000	588,897,356	274,258,100	7,319,247,456	1,097,887,118	8,417,134,574
Nsimbe Kassi	84	0	2,294,541,000	150,000	2,294,691,000	344,203,650	2,638,894,650
Nsube A	10	1,671,419,666	82,250,900	44,174,500	1,797,845,066	269,676,760	2,067,521,826
Sentamu Kavule	15	42,420,000,000	454,750,000	382,000	42,875,132,000	6,431,269,800	49,306,401,800
Senyi-Degeya	83	34,099,843,154	562,970,000	176,835,000	34,839,648,154	5,225,947,223	40,065,595,377
<b>Total</b>	<b>6,527</b>	<b>343,756,145,796</b>	<b>78,960,316,584</b>	<b>26,109,520,114</b>	<b>448,825,982,494</b>	<b>67,323,897,374</b>	<b>516,149,879,868</b>

**Table 11-2: Compensation estimates per village along the KSB Alignment (UNRA Compensation Estimates Volumes 1 - 4).**

Villages	Number of affected entities	Value of Land - Take and Severance (UGX)	Value of Buildings / Developments (UGX)	Value of Crops/Trees (UGX)	Sub-Total (UGX)	15% Dist. Allowance (UGX)	Total Compensation Value (UGX)
Badongo	15	171,400,000	50,940,550	610,000	222,950,550	33,442,583	256,393,133
Bukasa	27	0	242,772,990	8,536,500	251,309,490	37,696,424	289,005,914
Heritage	85	229,735,000	1,041,548,975	11,900,400	1,283,184,375	192,477,656	1,475,662,031
Kabuuma	161	3,455,876,580	2,796,188,733	65,297,260	6,317,362,573	947,604,386	7,264,966,959
Kalule	36	1,259,190,200	4,311,648,210	13,705,900	5,584,544,310	837,681,647	6,422,225,957
Katongole	62	0	865,539,078	2,521,500	868,060,578	130,209,087	998,269,665
<b>Kibira B</b>	<b>419</b>	3,871,243,299	7,031,267,621	19,186,560	10,921,697,480	1,638,254,622	12,559,952,102
Kibiri A	267	7,946,090,540	5,296,058,872	130,611,970	13,372,761,382	2,005,914,207	15,378,675,589
Kigagga	197	9,610,689,338	11,165,822,950	67,980,180	20,844,492,468	3,126,673,870	23,971,166,338
Kiggundu	32	7,163,881,272	84,038,800	31,053,600	7,278,973,672	1,091,846,051	8,370,819,723
Kijjwa	87	2,414,480,000	2,237,174,773	113,688,271	4,765,343,044	714,801,457	5,480,144,501
Kiwaffu	75	231,863,000	1,238,270,048	2,953,180	1,473,086,228	220,962,934	1,694,049,162
Kosovo	176	3,255,668,336	5,372,234,334	21,083,100	8,648,985,770	1,297,347,866	9,946,333,636
Kyamula	23	618,925,000	430,698,770	19,602,000	1,069,225,770	160,383,866	1,229,609,636
Lower Konge	32	8,842,321,189	5,364,567,000	40,286,100	14,247,174,289	2,137,076,143	16,384,250,432
Lukuli Zone 5	20	1,107,900,000	1,422,946,640	11,070,170	2,541,916,810	381,287,522	2,923,204,332
Mugalu	46	4,487,601,000	198,022,100	19,966,500	4,705,589,600	705,838,440	5,411,428,040



Villages	Number of affected entities	Value of Land - Take and Severance (UGX)	Value of Buildings / Developments (UGX)	Value of Crops/Trees (UGX)	Sub-Total (UGX)	15% Dist. Allowance (UGX)	Total Compensation Value (UGX)
Mutungo Zone 1	116	6,561,426,594	9,916,545,252	16,781,150	16,494,752,996	2,474,212,949	18,968,965,945
Mutungo Zone 10	67	2,049,184,020	1,643,300,178	3,304,000	3,695,788,198	554,368,230	4,250,156,428
Mutungo Zone 11	251	6,367,924,185	7,580,012,424	47,168,350	13,995,104,959	2,099,265,744	16,094,370,703
Mutungo Zone 12	131	2,070,730,000	2,246,418,620	11,711,500	4,328,860,120	649,329,018	4,978,189,138
Mutungo Zone 2	8	423,710,000	705,538,565	4,437,640	1,133,686,205	170,052,931	1,303,739,136
Mutungo Zone 8	21	1,435,194,000	2,063,363,766	10,205,640	3,508,763,406	526,314,511	4,035,077,917
Mutungo Zone 9	174	6,269,448,440	7,147,077,685	8,774,980	13,425,301,105	2,013,795,166	15,439,096,271
Nakinyuguzi	61	3,342,983,204	4,704,857,261	32,780,950	8,080,621,415	1,212,093,212	9,292,714,627
Takajunge	12	111,601,090	120,852,580	2,354,000	234,807,670	35,221,151	270,028,821
Tibaleka	89	0	366,572,503	49,240,000	415,812,503	62,371,875	478,184,378
Upper Konge	103	7,683,342,206	12,608,676,572	56,469,020	20,348,487,798	3,052,273,170	23,400,760,968
<b>Total</b>	<b>2793</b>	<b>90,982,408,493</b>	<b>98,252,955,850</b>	<b>823,280,421</b>	<b>190,058,644,764</b>	<b>28,508,796,718</b>	<b>218,567,441,482</b>

**Table 11-3: Compensation cost summary for the KJE Kampala to Namagunga**

Compensation Estimates	Amount (UGX)	Amount (USD) <sup>a</sup>
Value of land in Project ROW (land take and severance)	343,756,145,796	92,907,066
Value of Buildings and Developments	78,960,316,584	21,340,626
Value of Crops/Trees	26,109,520,114	7,056,627
<b>Subtotal</b>	<b>448,825,982,494</b>	<b>121,304,320</b>
Disturbance Allowance (15%)	67,323,897,374	18,195,648
<b>Total with Disturbance Allowance</b>	<b>516,149,879,868</b>	<b>139,499,968</b>
Procurement Contingency (15%)	77,422,481,980	20,924,995
Livelihood Restoration Initiatives (25%)	129,042,505,000	34,876,353
<b>TOTAL COMPENSATION VALUE - KJE KAMPALA TO NAMAGUNGA</b>	<b>722,609,831,812</b>	<b>195,299,955</b>

<sup>a</sup> 1 USD = 3700 UGX

**Table 11-4: Compensation cost summary for the KJE – KSB Alignment**

Compensation Estimates	Amount (UGX)	Amount (USD) <sup>a</sup>
Value of land in Project ROW (land take and severance)	90,982,408,493	24,589,840
Value of Buildings and Developments	98,252,955,850	26,554,853
Value of Crops/Trees	823,280,421	222,508
<b>Subtotal</b>	<b>190,058,644,764</b>	<b>51,367,201</b>
Disturbance Allowance (15%)	28,508,796,715	7,705,080
<b>Total with Disturbance Allowance</b>	<b>218,567,441,479</b>	<b>59,072,281</b>
Procurement Contingency (15%)	32,785,116,222	8,860,842
Livelihood Restoration Initiatives (25%)	54,643,995,000	14,893,647
<b>TOTAL COMPENSATION VALUE - KJE – KSB ALIGNMENT</b>	<b>305,994,418,067</b>	<b>82,701,194</b>

<sup>a</sup> 1 USD = 3700 UGX

## 11.2 Additional Cost Items

A contingency for procurement totalling 15% of the UNRA cash compensation budget to cover severance and unforeseen compensation claims is prudent.

A further amount for additional livelihood restoration initiatives is also required to ensure that livelihood restoration for the Project meets Ugandan and International Standards. 25% of the UNRA cash compensation budget is allocated for this purpose.

The additional livelihood restoration initiatives proposed for the KJE Phase I to complement the proposed UNRA cash compensation are as follows:

**Table 11-5 Additional livelihood restoration initiatives proposed**

Livelihood Restoration Initiative	Estimated % of the UNRA Cash Compensation Budget	Amount (UGX)	Amount (USD) <sup>a</sup>
LRI 1 Corridor Low Cost Housing and Urban Renewal Initiative	1.5%	88,171,000,000	23,830,000
LRI 2 Community Assistance Initiative	3%	36,741,000,000	9,930,000
LRI 3 Small Business Transition Initiative	1.5%	22,033,500,000	5,955,000
LRI 4 Agricultural Extension Initiative	5%	11,026,000,000	2,980,000
LRI 5 Large Business and Industry Transition Initiative	12%	11,026,000,000	2,980,000
LRI 6 Kinawataka Sustainable Wetland Management Initiative	1%	7,344,500,000	1,985,000
LRI 7 Nakivubo Sustainable Wetland Management Initiative	1%	7,344,500,000	1,985,000
	<b>25%</b>	<b>183,686,500,000</b>	<b>49,645,000</b>

<sup>a</sup> 1 USD = 3700 UGX

## 11.3 Total Cost Summary

**Table 11-6 Summary of compensation and livelihood restoration costs**

Compensation Estimates	Amount (UGX)	Amount (USD) <sup>a</sup>
Compensation Estimate including 15% Disturbance Allowance	734,717,321,347	198,572,249
Procurement Contingency (15%)	110,207,598,202	29,785,837
Livelihood Restoration Initiatives (25%)	183,686,500,000	49,645,000
<b>TOTAL COMPENSATION VALUE – KJE PHASE 1 PROJECT</b>	<b>1,028,611,419,543</b>	<b>278,003,086</b>

<sup>a</sup> 1 USD = 3700 UGX

# **KJE PPP Project Phase 1 RLRP**

## **CHAPTER 12**   Conflict Resolution and Grievance Redress



## 12. CONFLICT RESOLUTION AND GRIEVANCE REDRESS

UNRA will consider and address stakeholder concerns, complaints and grievances through a formal Grievance Mechanism to ensure an open and transparent dialogue between the community and UNRA throughout the life of the Project. Community participation is important in resolving disputes and helping the Grievance Management Committees to address such issues. In general, most grievances can be settled with additional explanation efforts and through adequate mediation using customary dispute settlement mechanisms as appropriate or locally assembled mediation committees.

The process aligns with UNRA's Land and Asset Management Systems but does not impede access to judicial or administrative remediation. UNRA's existing grievance submission portal will continue to be used while ROWMIS will be used as the primary tool for registering and tracking grievances. The tool will capture details of the aggrieved person, nature of grievance, actions taken in response and timeframes, responsibilities, and any supporting communications and documentation. The comprehensive nature of the ROWMIS tool should ensure grievances are continually tracked for evaluation and managed appropriately through to resolution.

### 12.1 Principles

The main principles, steps and resources for an integrated approach to a project-level grievance mechanism that is aligned with international standards is shown in Figure 12-1.

Grievance procedures must use simple, non-technical language and be in the local language used in the community before dissemination to stakeholders.

While every effort should be made to resolve conflicts through mutual agreement of the parties involved, arbitration and adjudication on disagreements and conflicts by an independent mediator will need to be undertaken where this is not possible. The procedures below should assist complainants in arriving at fair resolutions.

The Project grievance resolution mechanism follows the principles outlined in the IFC Good Practice Note – Addressing Grievances from Project-Affected Communities (2009):

- ▶ **Dissemination of information on the Grievance Procedure** – The procedure should be trialled in Project affected communities, and feedback should be sought on the effectiveness of the proposed mechanisms for resolving grievances and the availability of local resources to engage in this process. The objectives and steps of the procedure should be explained during information dissemination campaigns, consultation planning and local level meetings. The process will need to be updated to reflect community and Government feedback. UNRA has applied a similar mechanism to other road infrastructure projects and through regular monitoring will ensure it continues to be appropriate to the KJE Project. UNRA will ensure the consultation process is transparent, gender sensitive and culturally appropriate.
- ▶ **Accessibility** – During community and stakeholder consultation, the main steps in the procedure should be clearly explained with a flow chart posted in each affected community along the Project alignment and in local government offices (where applicable). Project stakeholders should be made aware of the procedure and their rights to lodge grievances free of charge.
- ▶ **Receive and Register (Claim Lodgement)** – Multiple channels must be made available for individuals and groups to take their preferred method of lodging grievances.

For the Project, options should include:

- Online Grievance Portal (which is linked to the ROWMIS tool), soft copies of the Grievance Form available on request, and toll-free phone line;

- Project offices;
- Project staff, particularly CLOs and Grievance Management Coordinator;
- Grievance Management Committees/CBGMCs;
- Traditional authorities and community leaders; and
- National and local government authorities.

UNRA should ensure help is provided to anyone who may need help in the preparation of their claim.

- ▶ **Review and Investigate** – All grievances should be registered on a Grievance Form and entered by the Grievance Management Coordinator or appointed persons into the ROWMIS tool then tracked through to resolution. All grievances must be recorded whether received verbally or in writing, and whether they are once-off or recurrent. Submitted grievances will require discussions with the complainant(s) and potentially a site visit to gain an understanding of the issue.
- ▶ **Identify Resolution Options, Respond to Grievance and Close Out** – Once registered and relevant parties have been notified, a written response should be sent to the complainant within 24 hours and a formal response within typically seven business days. The grievance process should seek the collaborative resolution of grievances between UNRA, Government authorities and community. In addressing individual grievances, strategic resolutions that address underlying causes of grievances should be sought. UNRA should aim to resolve all grievances within 30 days.
- ▶ **Monitor and Evaluate to Improve Mechanism** – Ongoing reviews and updates of the procedure are important to ensure that current and anticipated grievances are adequately understood and resolved. This may be achieved through UNRA and Government authorities maintaining a log of all recorded grievances; and by undertaking a review of the procedure, including sourcing feedback through community consultation and government meetings on an annual basis.

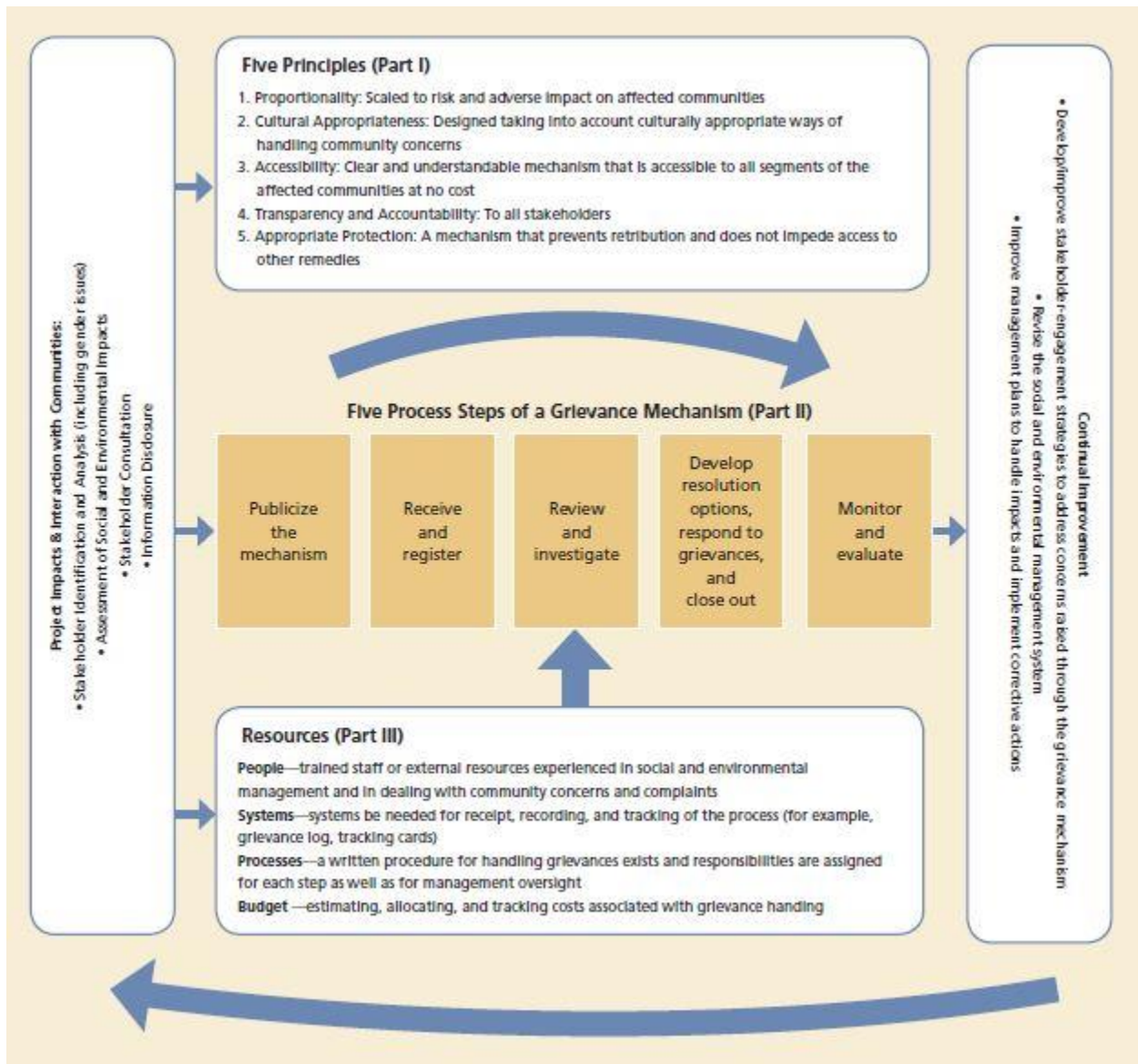


Figure 12-1: Integrated approach to project-level grievance mechanism (IFC, 2009)

## 12.2 Project Conflict Resolution and Grievance Management

### 12.2.1 Grievance Management Committee

To enable a culturally appropriate and accessible grievance mechanism, UNRA should establish locally constituted Grievance Management Committees (GMCs) in all affected districts comprising representatives from key stakeholder groups. The committees will serve to resolve any disputes arising from the resettlement and compensation process. At least one GMC should be established in each District affected.



### 12.2.2 Community Based Grievances Management Committees

Due to high population density in affected communities of the Wakiso, KCCA, Mukono and Buikwe Districts, the CBGMC's should be established at the village level, comprising of project staff and Affected Persons. The latter will include:

- ▶ Four representatives of Affected Persons;
- ▶ Woman representative;
- ▶ Opinion leader;
- ▶ Chairman of the committee, which may be the chairman of the LC1, but not necessarily; and
- ▶ Officials including:
  - 1 LC1 chairperson;
  - 1 CSO representative;
  - Municipal or division staff;
  - Representative from the Area Land Committee; and
  - Police.

The role of the CBGMC's will be to resolve site specific grievances relating to local property ownership and inform on the progress and status of outstanding grievances that are being handled by the Project team. UNRA will work closely with these committees to resolve any resettlement, livelihood restoration and compensation issues from the Project.

### 12.2.3 Community Liaison Officers

The Community Liaison Officers (CLOs) should be employed to be in charge of addressing simple grievances from receipt of grievance to resolution. The CLO should also be in charge of monitoring and reporting of the resolution process and disseminating results to the project team and Community Based Grievance Committee.

In instances of complex grievances, the CLO should assign grievance resolution to the technical Resettlement Implementation Unit, which will comprise a project sociologist, valuers, compensation accountant and legal team. To ensure all adequate representation and accessibility to the grievance mechanism, at least two CLOs should be deployed in Makindye.

## 12.3 Project Grievance Redress Procedure

The main steps of the Project's grievance redress process are outlined in Figure 12-2 and described below. The conflict resolution and grievance process should include provisions for informal and formal negotiations and mediation. Possible intervention strategies are summarised in Table 12-1.

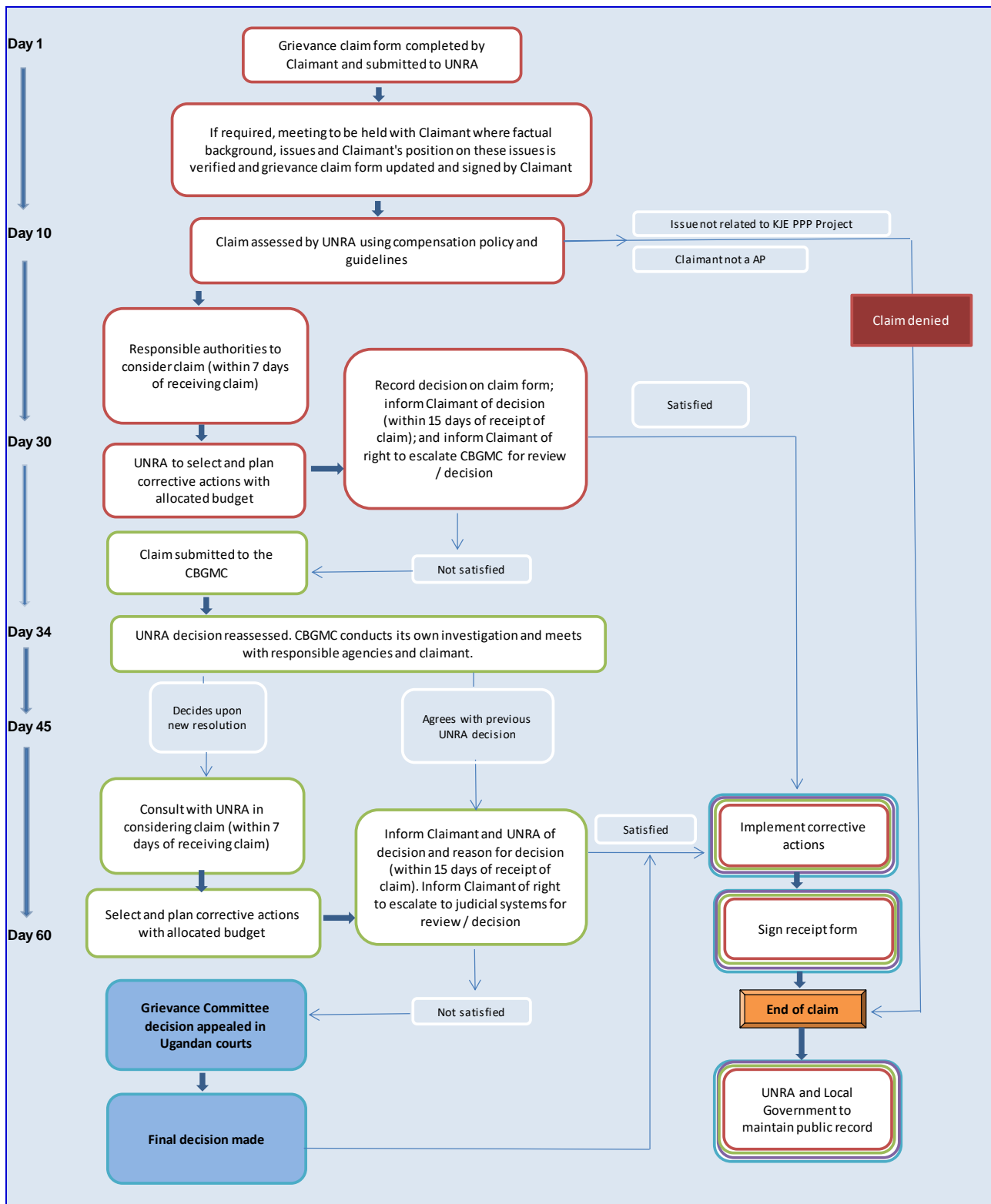


Figure 12-2: Project grievance resolution process

**Table 12-1: Intervention strategies for conflict resolution**

Type of situation	Proposed intervention
Conflict avoidance	Consultation and participation in planning and decision-making
Simple disagreements	Informal negotiation, discussion and mediation by CLOs and Grievance Management Coordinator
Early conflict development	Refer conflict to the Grievance Management Committee
Conflicting positions taken	Refer conflict to the Grievance Management Committee
Intractable conflict	Refer conflict to Local or National Law Court level ensuring there are adequate provisions in place for rural and informal settlements to access fair resolutions.

### Stage One – Grievance Registration and Documentation

The aggrieved party will present their complaint or grievance to their Village or Community Leader, UNRA appointed representative (CLO or Grievance Management Coordinator) or Grievance Management Committee/CBGMC. The complaint will be recorded in a Grievance Form and entered into the ROWMIS tool.

Written confirmation of the logged complaint will be provided to the aggrieved party within 24 hours. The Grievance Management Coordinator should be notified to ensure the grievance is managed according to relevant guidelines. UNRA must ensure they are informed of all grievances and complaints in a timely manner. If after 15 days, the aggrieved party does not hear from UNRA or an appointed agent or is not satisfied with the decision taken at this stage, the complaint may be brought to the Grievance Management Committee/CBGMC.

### Stage Two – Grievance Processing

Upon receipt of the grievance, the Grievance Management Committee/CBGMC will assign one of the categories presented in Table 12-2 and address the grievance accordingly.

**Table 12-2: Guidelines for grievance management of Affected Persons**

Category	Possible Grievances	Grievances resolution	Timeframe for resolution
Category 1	<ul style="list-style-type: none"> <li>- Undervaluation</li> <li>- Over Valuation and Undervaluation on same or similar property</li> <li>- Omission of affected property</li> <li>- Return of Title</li> <li>- Unfinished registration process of titles (Blurred registration status)</li> <li>- Disowning of tenants in cases where landlords were paid for exclusive land rights</li> <li>- Disputes on ownership of land</li> <li>- Boundary queries between Affected Persons</li> <li>- Registration of ghost Affected Persons</li> <li>- Forgery of Documents (e.g. Land titles, death certificate)</li> <li>- Obtaining money by false pretence</li> <li>- Impersonation</li> <li>- Family ownership without defined administrator</li> </ul>	<ul style="list-style-type: none"> <li>- Investigation</li> <li>- Verification</li> </ul>	2 weeks
Category 2	<ul style="list-style-type: none"> <li>- Queries</li> <li>- Comments</li> <li>- Suggestions</li> </ul>	<ul style="list-style-type: none"> <li>- These shall be answered on the spot at the point of intake by the relevant subject matter specialist on the team.</li> </ul>	1 day
Category 3	<ul style="list-style-type: none"> <li>- Misunderstanding between the Affected Persons and the project</li> </ul>	<ul style="list-style-type: none"> <li>- Discussion with the Community Liaison Officer.</li> <li>- Involvement of the local Leaders</li> </ul>	1 week



Category	Possible Grievances	Grievances resolution	Timeframe for resolution
	<ul style="list-style-type: none"> <li>- Dispute within households in relation to the project compensation issues.</li> <li>- Dispute in Compensation and resettlement process</li> <li>- Screening of Affected Persons that need special attention during compensation, etc.</li> </ul>	<ul style="list-style-type: none"> <li>- Involvement of the subject matter specialists on the team</li> </ul>	

Source: UNRA, 2017b.

### Stage Three – Resolution

The Grievance Management Committee/CBGMC has 15 days within which to resolve the complaint to the satisfaction of all concerned. If required, the Grievance Management Committee/CBGMC will meet with the aggrieved party. For resettlement and compensation related grievances, the Grievance Management Committee/CBGMC may consult with the Resettlement Advisory Committee for advice and may meet with the aggrieved party. The Grievance Management Committee/CBGMC must make a written decision and submit copies to the UNRA Community Relations Department, External Monitoring Agency and aggrieved party within 30 days of the grievance submission.

The Project resolution chain is as follows:

- ▶ **Order 1:** Description of first solution provided, both parties satisfied, close out by timelines stipulated in Table 12-2.
- ▶ **Order 2:** Case is not solved in the prescribed timelines, details of negotiation proceedings recorded, follow-up meetings completed, and other stakeholders involved.
- ▶ **Order 3:** If case not solved by the involvement at Order 2, case addressed to court or any other form of redress. Dates may or may not be captured because this is external to UNRA.

If the aggrieved party is not satisfied with the decision taken, the complaint will be referred to the Ugandan Law Courts as a last resort.

At this stage, the court will follow its procedures and subsequent appeals may occur at the local or national. However, the purpose of the Grievance Redress Procedure is to encourage grievances to be resolved or settled prior to this stage i.e. Order 1 or 2.

The Grievance Redress Procedure will apply to all grievances and aim to resolve complaints as quickly as possible at the Project or local levels or provide clear procedures for appeal if that is not possible.

### Stage Four – Grievance Close Out

The following information will be recorded and logged in ROWMIS:

- ▶ Grievance No.,
- ▶ Copy scanned and uploaded in UNRA system (to be automatically selected upon uploading),
- ▶ Project name and number,
- ▶ Type of grievance,
- ▶ Complainant provided with copy of the grievance?
- ▶ Date when grievance was first reported,
- ▶ Date when grievance was logged,
- ▶ Date when grievance was first attended to,

- ▶ Date of grievance resolution,
- ▶ Date when grievance changed order or escalated,
- ▶ Complainant details:
  - Name (surname and first name), sex, indication of vulnerability, profession, contact details, village, sub county, district, photo etc.),
  - GPS location of grievance (no., name of village, name of sub county, name of district) or precise residential address of impacted person (no., name of village, name of sub county, name of district).

### Stage Five - Reporting

Reports containing a summary of the grievances reports should be provided weekly or monthly as determined by the Project. The grievance report will consist of the following main aspects:

- ▶ Type and number of grievances received, and their current status;
- ▶ Proportion of grievances resolved;
- ▶ Proportion of grievances logged by men, women, children, vulnerable groups;
- ▶ Proportion of outstanding grievances; and
- ▶ Measures to clear grievance backlog, and their planned timelines.

The report will assist with developing strategies for addressing reoccurring grievances. This also provides an opportunity to refine the grievance redress mechanism as part of the overall resettlement and livelihood restoration program monitoring and evaluation process and ensure it is working adequately for all stakeholder groups.

#### 12.3.1 Judicial Intervention

In collaboration with the GoU, UNRA will ensure a mechanism is in place to provide claimants following a judicial resolution process have access to a fair process that is compliant with national requirements and in keeping with international practice. This is important to ensure that any gaps in the judicial systems do not adversely affect the rights of Affected Persons or aggrieved parties, such as those from informal or rural settlements. The Resettlement Advisory Committee will need to ensure that the final resolution process respects international requirements for grievance management.

Where this is necessary, an allowance will be provided to the claimant for required legal fees.

### 12.4 Existing Project Grievances

During community consultation meetings, the affected communities expressed their grievances and concerns with regards to the Project. The community concerns were recorded during each consultation and addressed. The queries, comments and questions were addressed on the spot while Category 2 grievances were recorded to be investigated and resolved in the appropriate time. Majority of grievances revolved around the following issues:

- Delays in compensation
  - Majority of the PAPs expressed their dissatisfaction over delayed compensation and long waiting periods. The PAPs requested for harmonization of the different developmental projects such as the Standard Gauge Railway and the Bukasa Port
- Lost time and opportunities

- Many PAPs have expressed discontent because of projects that were held off during the initial valuation process where PAPs were marked as those affected by the projects and ended up not being part of the project therefore will not be compensated.
- Neighbour conflicts over not getting compensated
  - Other concerns have arisen from PAPs who are affected by the project but who will not be displaced.

The table below show recorded complaints and concerns for KSB Phase 1 recorded on 20<sup>th</sup> -24<sup>th</sup> and from the 27<sup>th</sup> – 30<sup>th</sup> March 2017 and actions taken to address the grievances.



**Table 12-3 Actions taken to address community grievances**

Nature of grievance (20 <sup>th</sup> -30 <sup>th</sup> March 2017)							
Undervaluation	Omissions	Errors	Severance	Injurious affectations	Loss of business	Others	Actions taken
Undervaluation						Leasehold terms	Land value assessed in supplementary report had not been considered in previous report due to lack of information on lease terms.
						Omitted	Considered in supplementary report
Undervaluation						Leasehold terms	Land value assessed in supplementary report had not been considered in previous report due to lack of information on lease terms.
	Omitted						Claims a kibanja interest on part of Ramraj's land. However, documentations are needed to support this claim.
						Dispute	1. All the ground rent was paid in advance. 2. Kabugo claims a kibanja interest on the land and as such the assessment is at 30% of the land value. Copy of court ruling availed shows that judgement was made in Ms. Ramraj Ltd favour however their documents where submitted to Legal department for due diligence.
			Severance				Land rate is revised and also severance considered in supplementary report.
	Omitted						Included in supplementary report.
Undervaluation							Land rate is revised and also considered for severance since land is dissected diagonally.
						Revise rate from title to kibanja	Revised land rate for Kibanja
						Omitted	PAP was omitted. Request for title search submitted to Lands Office.
			Severance				Land severance assessed Added perimeter wall, paved yard, overhead water tank and 2 bananas affected by severance.

Nature of grievance (20 <sup>th</sup> -30 <sup>th</sup> March 2017)							
Undervaluation	Omissions	Errors	Severance	Injurious affectations	Loss of business	Others	Actions taken
			Severance				Severance assessed. Added part of perimeter wall, paved yard and paspalum grass affected by severance.
		The plot number is 1295 not 1305 as indicated in the report				The PAP is recorded as unknown in the report	Corrected plot number from 1305 to Plot1295 and also PAP was recorded as unknown in the previous assessment.
	Drainage channel, Soak pit	Error in accommodation of the apartments on the field assessment form but right in the valuation assessment matrix					PAP was apologised to about the error on the form and also disclosed to the right Accommodation recorded in the Detailed valuation assessment Matrix. Added soak pit and drainage channel.
		Name inconsistency, Title deed versus bank details and National IDs for Margret Nanteza					PAP was advised to swear an affidavit and also title search requested from Ministry of Lands. Added an access road to Plots 1234, 1283, 1305 and 1309 valued at reduced rate due to the existing easement.
Undervaluation		Name spelling, Affected Land size recorded is less than the titled land yet the whole property is affected				To check and confirm inconsistency	Corrected the land size taken from 0.4100 acres to 0.4103 acres and Spelling of names.
Undervaluation							She afterwards processed for payment. Change of title pending
			Severance				The whole property is affected hence no severance.

Nature of grievance (20 <sup>th</sup> -30 <sup>th</sup> March 2017)							
Undervaluation	Omissions	Errors	Severance	Injurious affectations	Loss of business	Others	Actions taken
Pit latrine, drainage channel, pig style, boundary wall	Stone pitching, Crops					Part of the land is kibanja not private mailo,	Ablution block rates revised. Stone pitching on drainage channel added
		Land size					Land size confirmation done. The property seats on three land titles as indicated. Consequently, the compensation sum is reduced as a result of the apportionment of values for kibanja interest held on the other land titles.
Undervaluation (Not convinced with land size taken), Ablution block, Drainage channel	Perimeter wall, septic tank	Accommodation for ablution block-wc oriental					Added perimeter wall, rate for ablution block reviewed, rate for drainage channel reviewed, adjusted rate for outbuilding, adjusted accommodation for ablution block to 2no. WC Orientals. Corrected land size from 0.0672 acres to 0.0322 acres. Added soak pit and Septic tank.
Undervaluation							1. Increased building Rates per square metre but measurements reconfirmed unchanged. 2. Corrected the size of land take to 0.0365 acres; leaving a substantial total of 0.1335 acres which is adequate to re-accommodate the building. 3. Maintained a 15% disturbance allowance since the PAP will be given six month's notice to vacate
	Temporary structure, the latrine was designed with a builtup pit latrine			House close to the road		No space to relocate the temporary pit latrine, relocation cost for electricity pole, availed building plans	Corrected land size from 0.021 acres. Changed Temporary structure 1 to ablution block 1. House too close to the road will be considered during road construction, Also availed building plans to be put into consideration (KCCA charges 1000/= per sqm plus VAT also considered is the inspection fee). Corrected land size from 0.0290 acres to 0.0210 acres.
Undervaluation							She afterwards processed for payment but also considered for severance.
		Severance		Injurious affection			Injurious affection will be considered during road construction. Assessed for severance at 10%.
Undervaluation (Pit latrine(concrete slab), Drainage channel, Perimeter wall)		Error in land measurements					Revised Rates for the pit latrine, drainage channel and perimeter wall. Land area confirmed to be 0.0493 Acres.



Nature of grievance (20 <sup>th</sup> -30 <sup>th</sup> March 2017)							
Undervaluation	Omissions	Errors	Severance	Injurious affectations	Loss of business	Others	Actions taken
		Land size, error in assessment of septic tank, pit latrine, soak pit and drainage channel					Adjusted rates for out building and ablution block. Included soak pit, cleared error on septic tanks. Land area confirmed to be 0.0446 Acres.
					Wants to be considered for loss of business(Restaurant)		Financial literacy training was conducted for all PAPs before payment. Processed payment.
			Severance				Licences don't own Land
Under Valuation	Water tap						PAP came to office afterwards and Processed payment
Under valuation of her business							Processed for payment afterwards.
	Not valued						Considered in supplementary report
Under Valuation							The rate for the structure has been adjusted and also assessed for Land severance.
Under valuation of main house, ablution block	Concrete yard		Severance				The sub-structure of the pit latrine has been added but other aspects remained constant. Also added severance for the remaining land.
		less land assessed( Assessed land is 0.0310 acres, yet actual is 0.2017 acres)					Corrected the actual land take from 0.0310 acres to 0.2017acres.
	Soak pits, Stand tap		Severance				Severance for land is considered in supplementary report. The road diagonally cuts through the plot. Soak pit added. Stand tap already considered alongside tank stand.
	Graves						Claim could not be verified on ground.

Nature of grievance (20 <sup>th</sup> -30 <sup>th</sup> March 2017)							
Undervaluation	Omissions	Errors	Severance	Injurious affectations	Loss of business	Others	Actions taken
	Calvert, drainage channel, Access road serving the plot						Drainage channel and culverts added. May be considered under injurious affection during construction.
Review assessment for septic tank	Water tank, water stands,	Order of names, Error in land size on title, change of tenure (lease from BLB)					PAP has been assessed as Kibanja though has lease offer. To change the tenure type, a copy of leasehold title is required. The building rate and septic tank have been adjusted. The change of rate has been based on further analysis of the quality of and construction specifications of the affected improvement. Removal cost for water tank stands was already considered in the initial assessment. Water tank and stands already addressed in previous report.
Undervaluation of Building							The area of the building has been adjusted from 129.5Sqm to 135.7Sqm. The rates applied before are adequate. The soak pit too had been omitted and has thus been included
Undervaluation of the buildings							The property was assessed as a whole including the servants/guest wing that is marginally touched. There is no alternative access to the remaining piece of land. Main house measurement was corrected and also considered for severance in supplementary report
Undervaluation of the house							Increased the construction rate of the main building .
	Soak pit		Severance	Injurious affection			Added a soak pit, injurious affection will be considered during construction. Doesn't qualify for severance.
		Spelling error of names					Identification of Yahaya varies with resident country so documents awaiting legal advice.
	Small kiosk						Kiosk added
		Name spelling(Lugolobi to Lugoloobi)	Severance			Request for a copy of the assessment matrix	PAP was availed with valuation assessment matrix for only his property and also signed change of name form. Doesn't qualify for severance.
	Not valued						M335LC002. Added in supplementary report.

Nature of grievance (20 <sup>th</sup> -30 <sup>th</sup> March 2017)							
Undervaluation	Omissions	Errors	Severance	Injurious affectations	Loss of business	Others	Actions taken
Undervaluation of his pit latrine	Stone pitching						Ablution block rates revised. Stone pitching on drainage channel added
	Bathroom, septic tank and store						Soak pit and Septic tank added.
	Soak pit, Septic tank, Retaining wall						Septic tank, Soak pit and retaining wall added
			Severance (Land is dissected diagonally)			Bank A/c in Abbey Ssemuddu,	Doesn't qualify for severance.
Undervaluation	Graves						Assessed value deemed adequate save for omitted the grave that has been included.
	Septic tank, Electricity poles						PAP also considered for severance. Electricity poles are considered as property for UMEME
	soak pit						Soak-pit added
		need a surveyor to go and confirm the land size					Land size confirmation done. The property seats on three land titles as indicated.
			severance				PAP assessed for severance in supplementary.
	Ceiling board for block 2, timber tree, two rooms not captured, soak pit, septic tank						Ceiling added. Soak pit and septic tank not seen on-ground.
			Severance				Doesn't qualify for severance.
under valuation	Boundary wall, stone walkaway, ablution block, ovocado tree, pascalam, chain link fence				loss of income		All omissions added in supplementary report, adjusted rate for perimeter wall. Loss of income not yet adjusted.



Nature of grievance (20 <sup>th</sup> -30 <sup>th</sup> March 2017)							
Undervaluation	Omissions	Errors	Severance	Injurious affectations	Loss of business	Others	Actions taken
	tank stand						Addressed
			severance			change poultry house to residential house on the report.	Corrected the use of structure from poultry to residential but it has had no impact on the rate of construction applied. Also, the PAP is not eligible for severance since there is a substantial size of land left.
	soak pit						Corrected assessment for soak-pit and pit latrine block. Also added a septic tank.
						Consider creating an access road	To be considered during construction works.
Undervaluation							Land size remeasured and corrected from 0.0430 acres to 0.0593 acres. There was also an error in the computation of the plinth area of the building, and the rates per square
undervaluation	boundary wall, septic tank						Septic tank, Soak pit and boundary wall added in supplementary
			severance				Considered for severance in supplementary report.
	ablution block, a mango tree and back cloth tree not valued						Revised assessment of pit latrine, Added mango, mutuba and cocoa that were omitted in the original report
	mature bananas, alovera		Severance				Drainage channel and bananas considered in supplementary report, also considered for severance
			severance				Poultry House was also omitted in the initial assessment, considered for severance in supplementary report.
			Severance				Severance considered in supplementary report.
			Severance			legal to visit	Severance considered in supplementary report.
			severance				Severance considered in supplementary report.
	septic tank and soak pit		severance				Severance considered in supplementary report. Soak pit and septic tank added.
						requesting for resurveying of his land	Land size captured earlier by surveyors (0.047 acres) was less than what the PAP actually owns. This is owed to an

Nature of grievance (20 <sup>th</sup> -30 <sup>th</sup> March 2017)							
Undervaluation	Omissions	Errors	Severance	Injurious affectations	Loss of business	Others	Actions taken
						as he claims the assessed area is less than the land on the ground.	access the PAP had allowed neighbors to use for accessing their home. Surveyor had mistaken it for being a road.
			severance				Severance considered in supplementary report.
		Error in boundary wall measurements				request for an increase in the disturbance allowance to 30% because the time given to him will not enable him to restore his gardens.	Measurement of boundary walls revised to from 21m to 52m long. The statutory disturbance allowance is 15% and not 30% as PAP requested because PAPs will be given more than 6 months' notice to vacate upon payment of compensation.
						loss of social ties, being separated from the loved ones.	Being addressed
	septic tank		severance				Severance and septic tank considered in supplementary report.
						wants to be considered for livelihood restoration, plan for poultry farming	To be addressed by social team
			severance				Severance considered in supplementary report.
			severance				Severance considered in supplementary report.
			severance				Severance considered in supplementary report.
			severance				Severance considered in supplementary report.
	drainage channel		severance				
	Extra land taken						Assessed land is the actual land take.
Undervaluation			severance				PAPs accepted the value afterwards. Severance is considered in supplementary

Nature of grievance (20 <sup>th</sup> -30 <sup>th</sup> March 2017)							
Undervaluation	Omissions	Errors	Severance	Injurious affectations	Loss of business	Others	Actions taken
undervaluation of the house			Severance				Land severance assessed. Also revised the construction rate.
Retaining wall-Reinforced			Severance				Severance considered in supplementary report. Already considered in pervious report.
	6 graves, residential house		severance			pending lease assessment & ground rent of 550,000/=	Only 3 graves onsite. The PAP is deceased, but the letter of administration bares the names of Nsubuga Yowasi (son), Nsubuga Moses (son), Nsubuga Steven (son) and Nsubuga Abraham (son) as administrators of the estate. The land severance is assessed.
		under estimated acreage					Final acreage confirmed is 0.0248 Acres as opposed to 0.02450 Acres assessed.
			severance				Severance considered in supplementary report.
	yams						
		property mistaken				Many land disputes with Khalid Nyende (M504a), Nsero Joseph (M509) and Rwigyema Leonard (504lcc00l)	Dispute to be handled
							Was not disclosed to because he didn't have documents
			severance				Severance considered in supplementary report.
	some trees not valued like avocado, pawpaw, Acacia						Land severance assessed. Added the omitted trees; avocado, pawpaw, Acacia and mukokowe. Revised construction rate of the residential house.
	water trench						Added drainage channel and access road of hardcore
	compound grass						No grass, Added tarmac yard
			Severance				Severance considered in supplementary report.
			Severance				Severance considered in supplementary report.
	soak pit and septic tank						Septic tank and soak pit are out



Nature of grievance (20 <sup>th</sup> -30 <sup>th</sup> March 2017)							
Undervaluation	Omissions	Errors	Severance	Injurious affectations	Loss of business	Others	Actions taken
			Severance				Assessed for severance
			severance				Severance considered in supplementary report.
		captured as a kibanja owner yet he is a leasehold holder.					To provide copy of title and co-ordinate
	septic tank & water trenches						Site works were initially not assessed for compensation but considered in supplementary report.
						possible damage to his property	To be considered during construction works.
Undervaluation	Spelling error of the names		Severance				Pap processed payment afterwards and also filled name of change form. Doesn't qualify for severance.
		assessed as a kibanja owner yet she is a leasehold owner					Change of tenure from kibanja to leasehold.
	water well						Cases of injurious affection will be looked into during construction phase. Included soak pits and plastic septic tank which were omitted. However, the well which she was not assessed is not affected by the road
	Flowers		Severance				No flowers seen on ground. Severance considered in supplementary report.
Under valuation of building							Change of names from NANTABA BARBARA to BARBARA WALUSIMBI. Revised building measurements and construction rates of the main house.
Undervaluation of the House	Septic tank, Soak pit		Severance				Corrected the building area calculation using AutoCAD, and rate for boundary wall. Also added soak pit and septic tank. PAP does not qualify for severance.
Undervaluation			Severance				PAP processed payment afterwards. Severance considered in supplementary report.

Nature of grievance (20 <sup>th</sup> -30 <sup>th</sup> March 2017)							
Undervaluation	Omissions	Errors	Severance	Injurious affectations	Loss of business	Others	Actions taken
	Graveria trees						Omitted tress considered in supplementary report.
	Ablution Block						Ablution block considered in supplementary report.
Undervaluation	Tenement Block No.2						Tenement Block 2 which was previously omitted has been added.
			Severance				Severance considered in supplementary report.
	Omission(Change of name letter) for names						Change of name form filled. PAP also considered for severance in supplementary report.
Undervaluation	Temporary structure						He accepted afterwards, he only rents-Structure belongs to Gwokyalya Amina
	Sugar cane, Mat tree						Added sugarcane mature and Firewood Tree. Land severance also assessed.
			Severance				Severance considered in supplementary report.
	Access road to the property is also affected						To be addressed by design team
						Title is still in the names of charles ssebbowa, Change of tenure from kibanja to leashold.	1. Changed tenure from kibanja to leasehold. 2. Lease title is still in the names of Charles Ssebbowa.
	Washroom, concrete(rough) yard		Severance				Land severance assessed. Washroom and concrete yard added.

# **KJE PPP Project Phase 1 RL RP**

## **CHAPTER 13** Monitoring, Evaluation and Reporting



## 13. MONITORING, EVALUATION AND REPORTING

Monitoring and evaluation (M&E) is essential to ensure successful implementation of the resettlement, livelihood restoration and compensation program. Monitoring and evaluation will ensure that the Donor Safeguards are adhered to, as well as ensuring the UNRA Land Acquisition and Management System (LAMS) specifications are followed. RLRP implementation will be closely monitored to provide an effective basis for assessing resettlement progress and identify potential difficulties and problems. Broadly, the Monitoring and Evaluation system will involve assessing the effectiveness of RLRP implementation, including the physical progress of resettlement and rehabilitation activities, the disbursement of compensation, the effectiveness of public consultation and participation activities, and the sustainability of livelihood restoration and development efforts among Affected Persons.

### 13.1 Objectives

The main objective of monitoring is to provide all Project stakeholders with feedback on RLRP implementation and to identify problems and successes as early as possible, allowing timely adjustment of implementation arrangements. The objectives of monitoring and evaluation include:

- ▶ Ensure actions and commitments described in the RLRP are implemented properly and on time;
- ▶ Ensure Affected Persons receive their full compensation entitlements within agreed timeframes;
- ▶ Assess whether Affected Persons have been able to restore, or improve their livelihoods to their pre-Project status;
- ▶ Monitor complaints and grievances lodged by Affected Persons and ensure appropriate corrective actions are implemented where necessary;
- ▶ Monitor compliance of implementation with relevant legislation, regulations, standards and guidelines, as well as the methodologies outlined in the RLRP;
- ▶ Evaluate emerging impacts of the Project, and their effect on the mid- to long-term sustainability of displaced people; and
- ▶ Ensure continuous improvement in the resettlement process.

The M&E program will consist of:

- ▶ **Internal monitoring:** undertaken by the RLRP Implementation Unit comprising of performance monitoring and impact monitoring; and
- ▶ **External monitoring:** undertaken by independent bodies.

The monitoring program will identify the organisational responsibilities, the methodology, and the schedule for monitoring and reporting. The monitoring and evaluation will be carried out until it can be shown that the RLRP objectives have been fully achieved.

RAP monitoring was a core component of the Capacity Building program delivered by AECOM to UNRA and should be consolidated and expanded during the implementation phase.

## 13.2 Internal Monitoring

Internal monitoring will occur in two stages:

**Planning stage:** This initial monitoring will ensure that the Inventory of Loss and registration of entitlements is undertaken properly and equitably, and that the RLRP and other Project documents are prepared according to Government legislation and in keeping with international standards and guidelines. It will ensure that resettlement and compensation information is properly disclosed to Project Affected Persons and all relevant stakeholders.

**Implementation stage:** Progress of implementation will be compared against the RLRP schedule to ensure that compensation payments, relocation, delivery of livelihood restoration activities and grievance management occur as planned. Day-to-day monitoring can ensure that regular consultation is taking place.

Data from field surveys will be used as the benchmark.

### 13.2.1 Performance Monitoring

Performance monitoring is an internally driven continuous process aimed at ascertaining the RLRP implementation milestones against Performance Indicators. Performance monitoring will be incorporated into the overall Project management to ensure that all RLRP activities are in accordance with the project's targets. The results of the monitoring program will be used to improve mitigation measures and identify modifications required. The Project Performance Indicators are described in Table 13-1.

**Table 13-1 Monitoring Indicators**

Activity	Performance Indicators
Community participation and public consultation	Consultation schedule adhered to as described in Chapter 7
Livelihood restoration	Number of Affected Persons with restored livelihood activities and assets Successful restoration of livelihoods of vulnerable people Vulnerability status (i.e. number of people identified as vulnerable) and how vulnerable people are coping following RLRP implementation Implementation of restoration measures Restoration of community facilities
Compensation payments	Payments disbursed within the stipulated timelines Database has been updated to capture number of Affected Persons paid / not paid
Grievance management	Number of grievances received Grievances resolved within timeframes stipulated in Chapter 12 Number of outstanding grievances Number of grievances referred to judicial system
Registration of land rights	Mutation forms signed by Affected Persons Number / percentage of encumbrances entered on Affected Person's titles Squatters and illegal settlers residing in informal settlements provided land tenure

### 13.2.2 Impact Monitoring

The internal monitoring program will also include impact monitoring. The overall objective of the impact monitoring is to assess the lasting change associated with the RLRP implementation process as compared to the prevailing conditions prior to the RLRP being implemented. The monitoring can be done by UNRA or by credible third parties. Ideally, this process should go on for a number of years beyond the lifetime of the RLRP as some

impacts particularly those to do with income and livelihood restoration efforts and development initiatives may manifest themselves later. Impact monitoring will:

- ▶ Provide an assessment of the displacement effects;
- ▶ Verify internal performance monitoring; and
- ▶ Identify adjustments in the implementation of the RLRP, if required.

A proposed framework for impact monitoring is outlined below:

1. Verify internal RLRP implementation reports by a field check of the following:
  - a. Payment of compensation including its levels and timing;
  - b. Settlement of severance claims;
  - c. Resumption of income generating activities, their adequacy and income levels;
  - d. Adequacy of skills training and other community developmental inputs;
  - e. Special assistance to vulnerable groups;
  - f. Infrastructure restoration or relocation;
  - g. Business compensation and its adequacy; and
  - h. Provision of allowances.
2. Interview a random sample of Affected Persons in open-ended discussion to assess their knowledge and concerns regarding the RLRP process, their entitlements and livelihood restoration measures;
3. Observe public consultations with Affected Persons at the village level;
4. Observe the function of RLRP activities at all levels to assess their effectiveness and compliance with the RLRP;
5. Check the type of stakeholder concerns, complaints and grievances and the functioning of grievance management procedure by reviewing the processing of appeals at all levels and interviewing complainants; and
6. Survey the standards of living of the Affected Persons before and after implementation of the RLRP to assess whether the standards of living have improved or at least been maintained.

#### 13.2.2.1 Social impact monitoring

The purpose of social impact monitoring is to identify socio-economic changes and assess the magnitude of these changes in the Project affected areas. Additional compensation and livelihood restoration measures may need to be implemented if adverse impacts or existing measures may need to be amended. Changes may consist of:

- ▶ Change in living conditions;
- ▶ Change in access to public/community services and quality of services;
- ▶ Change in livelihood strategies/sources of income;
- ▶ Change in business activities/economic activities;
- ▶ Change in household expenditure patterns;
- ▶ Change in household size and composition; and
- ▶ Change in health patterns/incidence of diseases.

The regular monitoring of health and safety indicators will be required to ensure that the Project is not having a detrimental impact on the health of the residents outside the Project footprint and buffer. The general indicators that will be monitored for the Project include:

- ▶ Quality of surface water resources;
- ▶ Air quality; and

- ▶ Accidents and injuries resulting from vehicle-vehicle or vehicle-pedestrian interactions.

#### 13.2.2.2 Vulnerability assessment and monitoring

Because land acquisition will result in displacement of vulnerable people, with a large number of those living in informal settlements with no asset ownership or recognised land rights, vulnerability assessment and monitoring should be conducted to ensure susceptible households are provided necessary support to restore their livelihoods in a timely fashion. Key requirements are:

- ▶ Identify and update vulnerability against criteria used during the baseline surveys;
- ▶ Every three months, over a period of 12 months after allocation of compensation and livelihood restoration, survey vulnerable households; and
- ▶ Develop a mitigation plan with participation of the affected household and monitor the implementation of the plan.

#### 13.2.2.3 Construction impacts

During the construction phase, there is a potential for additional social impacts on the population residing outside the Project ROW associated with the construction workforce. Its presence along with construction activities has the potential to disrupt the existing social dynamic, contribute environmental impacts (e.g. waste and littering), among other impacts. These impacts will therefore need to be considered and monitored through regular consultation with residents and businesses, and monitoring of grievances. Monitoring measures for construction workforce accommodation camps are provided in the ESMMP (Volume D).

#### 13.2.2.4 Grievance monitoring

Community grievances filed with UNRA will be recorded and addressed in accordance with the Project grievance management and conflict resolution procedure described in Chapter 12.

### 13.2.3 Roles and Responsibilities

Internal monitoring and evaluation will be the primary responsibility of the RLRP Implementation Unit led by the unit's sociologist.

Key roles and responsibilities include:

- ▶ Establishing a system that works synergistically with pre-Project socio-economic baseline data stored in ROWMIS to receive, collect and store monitoring data;
- ▶ Track performance and social monitoring;
- ▶ Plan and oversee monitoring data collection;
- ▶ Assess changes in baseline conditions and make recommendations to the RLRP Implementation Unit and Advisory Committee; and
- ▶ Provide feedback to, local government stakeholders, civil society and community.

Internal monitoring will be supported by monitoring activities undertaken by government agencies to fulfil their legislative mandates, such as:

- ▶ Ministry of Lands: will monitor to ensure that appropriate valuation and guidelines on expropriation and land acquisition are appropriately followed, and the Land Act is applied to the advantage of Affected Persons;



- ▶ NEMA: will monitor environmental performance of the Project and the RLRP process, including environmental considerations of new resettlement areas.

### 13.3 External Monitoring and Evaluation

Independent resettlement and livelihood restoration monitoring and evaluation should be undertaken by a qualified independent party appointed by UNRA in collaboration with other national stakeholders represented by the Ministry of Works and Transport and the donor agencies. It is expected that external monitoring would be conducted quarterly during construction, and yearly during operation. The key objectives of the external monitoring and evaluation are:

- ▶ Assess transparency of the RLRP implementation process;
- ▶ Assess adequacy of implementation agencies and staff;
- ▶ Assess adequacy of UNRA's efforts to restore the living standards of the affected population and that measures have been executed in compliance with the RLRP;
- ▶ Ensure all implementation arrangements have been undertaken lawfully and in compliance with AfDB and IFC standards;
- ▶ Evaluate effectiveness of conflict resolution and grievance management process;
- ▶ Ascertain the adequacy of stakeholder engagement;
- ▶ Assess effectiveness of internal monitoring; and
- ▶ Identify corrective actions to be implemented and their required timelines.

#### 13.3.1 Monitoring Requirements

Monitoring will provide a periodic review and assessment of achievement of the RLRP's objectives, changes in socio-economic indicators, restoration of living standards and livelihoods of Affected Persons, the organisational effectiveness, impact and sustainability of compensation entitlements, the need for further mitigation measures if any, and to learn strategic lessons for future policy formulation and planning.

The types of indicators that will be monitored include:

- ▶ Overall compliance of resettlement activities with the RAP, including payment of compensation (i.e. full payment to be made to all Affected Persons prior to impact;
- ▶ Provision of income restoration assistance and restoration of livelihoods/productive assets;
- ▶ Public consultation and awareness of compensation process;
- ▶ The level of satisfaction of Affected Persons with various aspects of the RLRP; and
- ▶ The operation of grievance management mechanism, and the speed of grievance redress.

### 13.4 Reporting

#### 13.4.1 Internal Monitoring Report

UNRA should record all monitoring activities in ROWMIS or a supplementary database, which will include information on socio-economic indicators, vulnerability assessment, affected land and assets, resettlement, livelihood restoration and compensation activities undertaken and status of grievances.

UNRA should prepare a monthly Internal Monitoring Report, which will report progress on all indicators including successes and challenges encountered, and submit to relevant stakeholders (UNRA senior management, donors, government stakeholders). Monitoring reports will include the following information:

- ▶ The number of Affected Persons and the status of compensation payment and relocation/income restoration;
- ▶ The amount of funds allocated for compensation, livelihood restoration and resettlement;
- ▶ The current status of all complaints and grievances (including any open grievances from previous months), and any outstanding issues requiring action by UNRA;
- ▶ Any implementation issues; and
- ▶ If applicable, details of any revisions to the resettlement implementation schedule.

### 13.4.2 External Monitoring Report

An External Monitoring Report should be prepared by the independent monitoring agency outlining audit findings of the RLRP implementation and identify any risks to successful completion of the RLRP. The report will ascertain if the process is in compliance with national and international standards and make recommendations on corrective actions and their required timelines.

### 13.4.3 Resettlement Completion Report

A competent, independent expert will prepare a final RLRP Completion Report summarising outcomes of evaluation indicators and indicating if the RLRP objectives have been reached, including:

- ▶ Identification of affected people and identification of impacts.
- ▶ Compensation for all impacts of all affected people.
- ▶ Timely delivery of entitlements and compliance with Ugandan Constitution requirement of “prompt” compensation.
- ▶ Has compensation been fair and adequate to mitigate impacts?
- ▶ Have livelihoods been restored?

The report will include at a minimum:

- ▶ a review of all mitigation measures with respect to the physical and/or economic displacement implemented,
- ▶ a comparison of implementation outcomes against agreed objectives,
- ▶ a conclusion as to whether the monitoring process can be ended and,
- ▶ where necessary, a Corrective Action Plan listing outstanding actions necessary to meet the objectives.

**Table 13-2 Outline of RLRP Monitoring Plan**

Component Activity	Type of Information / Data Collected	Sources of Information / Data Collection Methods	Responsibility for Data Collection, Analysis and Reporting	Frequency of Reporting
Performance Monitoring	Measurement of input indicators against proposed RLRP implementation schedule and budget, including	Monthly or quarterly narrative status and financial reports.	RLRP Implementation Unit	Monthly

Component Activity	Type of Information / Data Collected	Sources of Information / Data Collection Methods	Responsibility for Data Collection, Analysis and Reporting	Frequency of Reporting
	procurement and physical delivery of goods, structures and services.			
Impact Monitoring	Tracking effectiveness of inputs against baseline indicators. Assessment of Affected Persons satisfaction with inputs.	Quarterly quantitative and qualitative surveys. Regular public meetings and other consultation with Affected Persons and review of grievance mechanism outputs.	RLRP Implementation Unit Possibly a contracted external monitoring agency	Quarterly, annually
Vulnerability Monitoring	Effectiveness of inputs against baseline indicators Assessment of vulnerable Affected Persons satisfaction with inputs.	Quarterly quantitative surveys	RLRP Implementation Unit	Quarterly
Independent Monitoring	Measurement of output indicators such as productivity gains and livelihood restoration against baseline.	External assessment / sign-off report based on performance and impact monitoring reports, independent consultation with Affected Persons.	Contracted independent, external monitoring agency	Quarterly

# **KJE PPP Project Phase 1 RLRP**

## **CHAPTER 14**   References



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