8th GLTN Partners' Meeting

Tenure security as a key element of COVID-19 response and impact mitigation

CONCEPT NOTE

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Facilitated by

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1. GLOBAL LAND TOOL NETWORK

GLTN is a dynamic alliance of more than 80 global land actors and stakeholders. It was launched in 2006 in response to critical gaps in land governance and administration approaches, tools and systems, which meant they could not deliver land tenure security at scale. Our partners work together to improve tenure security for as many people as possible by developing and disseminating:

- An **inclusive land tenure approach**: one that recognizes various forms of tenure, and that involves stakeholders in seeking solutions that are fair and just to all, and
- A set of practical, innovative **land tools**: practical, innovative methods to solve problems related to land tenure.

We develop, test and demonstrate these tools in a range of countries, aiming to catalyse their wide use and adoption.

Our Network includes representation of all relevant professions and disciplines, civil society and grassroots organizations, multilateral and bilateral organizations. Because we are a network of organizations, many of which are themselves networks, we add considerably to our global footprint, country reach and on-the-ground impact. We also enjoy partnerships and technical support arrangements with a growing number of national governments and local municipalities.

Since 2006 our Network has grown in strength in terms of its diversity of partners, its development of land tools, and its expertise and capacity. Our approach and agenda have been endorsed internationally by United Nations member states, global frameworks and other key land institutions and actors. We have received generous support from several donors.

GLTN Phase 3 Strategy (2018-2030) was jointly developed by Partners through an intensive strategic review. In this phase, the Partners share a strong **vision** for *a world in which everyone enjoys secure land rights*. The inclusive **mission** is that *partners work together to develop and implement inclusive, fit-for-purpose and gender-responsive land tools to improve living conditions for all, prioritizing women, youth and vulnerable groups in both urban and rural settings.* The **goal** for 2030 is *improved tenure security for all, with a focus on women, youth and vulnerable groups.*

The governance and management arrangements in GLTN's Phase 3 respond to aspirations of the Phase 3 strategy, the practical requirements for the implementation of the programme, as well as changes in the land sector, formal feedback from the Phase 2 programme evaluations and consultations with the partners. Based on these elements, the key features of governance in the Phase 3 are:

• More compact, partner-inclusive and streamlined governance framework with three components (compared to five in Phase 2) with the main change being the merging of the International Advisory Board and the Steering Committee that embodies a broader representation of the GLTN partners (represented via the clusters).

• Clearer strategic advisory role for partners and opportunities for policy and thematic inputs. This is achieved through following elements:

- A new Steering Committee which comprises mostly of partners;
- A new role for the partners' meeting as a mechanism for partners to endorse key strategic and programmatic documents;
- Greater clarity around the role of all bodies in the governance framework through the GLTN Charter which outlines the roles and functions of each of the governing bodies;
- Encouragement of commitment and engagement with the GLTN Phase 3 agenda and to facilitate the vibrancy and reciprocity of the GLTN partnership through the request for partners and individual members to sign onto the GLTN Charter;
- Greater clarity on the role of the Secretariat and clear lines of accountability to the partners;
- Adoption of nominated dual cluster leadership across all clusters to promote innovation and transparency and to share the workload.

Table 1. Current members of the GLTN Steering Committee

STAKEHOLDER	NAME	ORGANIZATION
PARTNER REPRESENTATIVES AND CLUSTER CO-LEADS		
International Research and Training	Prof. Siraj Sait	University of East London
	Dr. Eugene Chigbu	Technical University of Munich
International Rural civil society organizations	Mino Ramaroson	Huairou Commission
	Nathaniel (Don) Marquez	Asian Coalition for Agrarian Reform and Rural Development (ANGOC)
International urban civil society organizations	Jane Katz/ replaced by Rebecca Ochong	Habitat for Humanity International
	Sarah Nandudu	Slum Dwellers International
International Professional Bodies	Diane Dumashie	Federation of International Surveyors
	Rafic Khouri	Arab Union of Surveyors
UN-Habitat	Victor Kisob	CHAIR

2. PREVIOUS GLTN PARTNERS' MEETINGS

Held every two years, the GLTN Partner's Meeting provides an opportunity for a Network-wide engagement to review the work done, realign priorities and forge a way forward for partners' engagement in the delivery of the GLTN agenda. Since its formation, GLTN organized seven Partners' Meetings.

The **first Partners' meeting** was held in November 2005 in Stockholm, Sweden and it was jointly organized by UN-Habitat and SIDA. It focused on the ***Why, What and How*** of the establishment and functionalities of Network, including the institutional and financial implications.

The **second Partners' meeting** was held in March 2006, in Norway and was jointly organized by UN-Habitat, the Norwegian Ministry of Foreign Affairs, Norad, the Norwegian Mapping Authority and SIDA. The discussions revolved around the identification of concrete mechanisms to support on-going GLTN initiatives and the priority pro-poor land tools to be developed. With these two meetings as a foundation, in June 2006, GLTN as a Network was finally launched at the World Urban Forum III in Vancouver.

The **third Partners' meeting** took place in November 2009, in Nairobi, Kenya and was attended by 60 participants. The main objective of the meeting was to strengthen the partnership arrangements to improve synergy and interactions towards advancing the GLTN agenda, core values and objectives and deciding concrete contribution for its success. The theme of the meeting was ***"Enriching Partnership and Increasing Activities for Land Reform"***. The following key achievements were highlighted by Partners after the meeting: (1) Partners perceive themselves as "owners" of the Network; (2) Creation of a significant momentum around shared achievements; (3) Getting to know the partners; networking opportunities; (4) Learn from mid-term assessment; (5) Participation of grassroots; (6) Working in cross-cluster groups; and (7) Better understanding of what GLTN is all about.

The **fourth Partners' meeting** took place in November 2011, in Nairobi, Kenya. The meeting's theme was ***"Strengthening Partnerships: Sustaining the paradigm shift towards designing, developing and implementing pro-poor land tools and approaches"***. The following objectives were achieved: (1) To share GLTN's achievements, challenges and lessons learnt in the past four years and to contribute to its future direction; (2) To share and identify partners' key priorities and programmes related to the achievement of the GLTN agenda to improve synergies and interactions; (3) To strengthen working relationships and collaboration between and among partners within their own sectors / clusters and across other clusters to address emerging global challenges in the land sector; (4) To decide on representations to the International Advisory Board (IAB) and to improve the current arrangements and feedback mechanisms; (5) To review GLTN's experience in partnership and networking and to provide strategic recommendations and directions to further

strengthen the network; and (6) To better understand the available land tools and training packages for mainstreaming, adoption and possible piloting and roll out.

The **fifth Partners' Meeting** was hosted by the Ministry of Foreign Affairs in The Hague, Netherlands, in November 2013. The meeting was attended by over 130 participants from partner organisations and observers. The theme of the meeting was **"*Working together at country level: Implementing land tools through partnership"*** and the specific objectives were: (1) Strengthening partnerships and networking at global, regional and national levels; (2) Promoting and rolling out tool development and implementation, capacity development and good learning practices at country level and in programmes; and (3) Expanding country level operations in a coordinated and strategic fashion.

The **sixth Partners' Meeting** was held in November 2015, in Nairobi, Kenya. The focus was on ***strengthening partnership and collaboration within the Network and increasing visibility of land and tenure security in the development processes related to Sustainable Development Goals and the New Urban Agenda.*** The specific objectives were: (1) Review of the GLTN tools development processes by Partners and Clusters and explore how joint development and implementation could be expanded; (2) Review how GLTN Partners were delivering at country level and how joint delivery could be enhanced; (3) Increase the visibility of land and tenure security issues and of the GLTN agenda in relevant global development processes and agree on a strategy for engagement; (4) Improve collaboration and coordination between Clusters and Partners for improved delivery, report achievements of the last two years and make plans for the upcoming biennium under the lead of the newly elected IAB members; and (5) Take stock of the progress made in the implementation of the GLTN Phase 2 programme.

The seventh Partners' Meeting was held in April 2018, in Nairobi, Kenya. The main theme was: ***"Together, moving tenure security for all to the next level"***. The specific objectives were: (1) Reflect on the key achievements of the GLTN partnership in addressing land tenure: successes, lessons learnt and challenges; (2) Explore the opportunities for strengthening collaborative efforts to address emerging land tenure issues within the global agenda; (3) Connect, learn and be inspired by each other; and (4) Engage the partnership in new directions with the 2018-2030 strategy, 2018-2024 programme and associated governance framework.

3. TENURE SECURITY AND COVID 19

The year 2020 has by no means been business as usual. The impact of COVID-19 has been felt across the globe in a wide range of countries and very different environments. The pandemic has already affected countries in every region, making this a truly global situation where every country must take steps to prepare and respond.

The pandemic has hit the most vulnerable people the hardest. The economic consequences for those in informal settlements will be long-lasting. With many countries suspending daily activities and restricting movement, day labourers and those in informal employment have lost their income. This has resulted in people being forced to leave their homes due to their inability to pay the rent. Without any social benefits, they are unable to care for their families.

Secure tenure and housing have become the front-line defence against the Covid-19. According to UN Special Rapporteur on the right to adequate housing, home has rarely been more of a life or death situation. As governments worldwide are relying on people to stay home to prevent the spread of the virus, having secure tenure is crucial to be able to implement this. Governments must take measures to prevent forced evictions and to provide solutions for the homeless.[1]

Early on, some countries introduced measures such as moratoriums on evictions due to rental and mortgage arrears; deferrals of mortgage payments for those affected by the virus; extension of winter moratoriums on forced evictions of informal settlements; and increased access to sanitation and emergency shelter spaces for homeless people.[2] These are now progressively being lifted and eviction threats are becoming increasingly real.

The Special Rapporteur called upon governments to "cease all evictions; provide emergency housing with services for those who are affected by the virus and must isolate; ensure that the enforcement of containment measures (e.g. curfews) does not lead to the punishment of anyone based on their housing status; provide equal access to testing and health care; and provide adequate housing which may require the implementation of extraordinary measures as appropriate in a state of emergency, including using vacant and abandoned units and available short-term rentals."

She also warned of a "risk that such measures will enable global financial actors to use the pandemic and the misfortunes of many to dominate housing markets without regard for human rights standards" and she urged states to "prevent the predatory practices of institutional investors in the area of residential real estate." [3]

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[1] Source https://www.ohchr.org/EN/NewsEvents/Pages/DisplayNews.aspx?NewsID=25727&LangID=E
[2] Same source
[3] Same source

4. OBJECTIVES OF THE 8TH PARTNERS' MEETING

The 2020 GLTN Partners' Meeting happens at a vulnerable and critical time in the recent human history. The global pandemic has posed tremendous challenges on governments, even more so in developing countries. Now, more than ever, collaboration and partnerships among many different sectors and actors are necessary. The work of Global Land Tool Network partners on housing rights, security of tenure and combatting forced evictions can help governments to develop effective policy measures and collaborative solutions in this respect. The main theme of the meeting is *"Tenure Security as a key element of COVID-19 response and impact mitigation"*. The focus of the meeting will be on strategic decisions and policy directions of the Network, discussions on the implementation of the GLTN programme in the context of COVID-19 pandemic and strengthening partnership and collaboration within the Network.

In line with these focus areas, the specific objectives for the 8th GLTN Partners' Meeting are:

1. To provide an opportunity to share and discuss experiences, trends and tools related to land tenure security;
2. To reflect on the implementation of the GLTN Phase 3 strategy, cluster priorities and work plan in the context of COVID-19;
3. To fulfil the requirements of the Partners' Charter regarding the election of cluster leads and the GLTN Steering Committee.

5. OVERVIEW OF THE PARTNERS' MEETING WEEK

The current circumstances of the COVID-19 pandemic dictate that this will be a fully online meeting and that the agenda will be somewhat curtailed as compared to previous meetings. The event will take place from **1st to 4th December 2020**. Pre-events and side events will be organised on 1st December all day and 4th December afternoon. The official opening of the Partners' meeting will be on 2nd December and closing on 4th December.

We believe that a full day programme for each day is not the most conducive to full engagement. Consequently, the programme for each of the four days will only take up part of the day and will consist of different sessions. Plenary sessions and at least a significant proportion of cluster meetings will be held in the early afternoon East African time to provide maximum accessibility to partners and members in all time zones.

Side events will be organised and run by partners. We expect to be able to accommodate **up to six side events of two hours each**, so a priority will be placed on events hosted collectively by multiple partners. Partners will be expected to organize the content of,

mobilise participation for, facilitate and document their side events. The Secretariat will provide technical assistance in the form of establishing the online forum, sending the links to registered participants and related matters. Partners must submit their interest in hosting side events **by 10th November**, using a side events submission form circulated by the Secretariat. The GLTN Secretariat, in collaboration with relevant partners, will propose a schedule for the side events that will depend on number of final selected events. The side events schedule is subject to changes until the final programme is available.

The new Steering Committee will meet on Friday 4th December.

6. DRAFT PROGRAMME

The Secretariat will announce the **final programme by 16th November** in consultation with the Steering Committee. The main timings of the sessions are based on East African Time and they might be reorganized to cater for optimal participation of Partners based in different time zones.

	Pre-events and side-events	8th Partners' meeting		
	Tue	Wed	Thu	Fri
	1st Dec	2nd Dec	3rd Dec	4th Dec
10am – 12pm EAT 2am – 4am EST 6pm – 8pm AEDT	Partner side events and pre-events (possibility for cluster pre-meetings)	Partner side events and pre-events (possibility for cluster pre-meetings)	3. **Phase 3 progress review** Key findings and recommendations	Partner side -events
			4. **Going forward** Land and tenure security in the time of COVID-19	
12 – 12.30 pm EAT		BREAK		
12.30 – 2.30pm EAT 4.30am – 6.30am EST 8.30 – 10.30 pm AEDT		1. **Taking stock** Achievements and lessons from the global (normative/tools), regional and country work	4. **Going forward (cont.)** Thematic discussions; Implementation of the GLTN Gender Strategy	New Steering Committee meeting (on invitation; time may change depending on new members' time zone)
2.30 – 3 pm EAT		BREAK		
3pm – 5pm EAT 7am – 9am EST 11pm – 1am AEDT		2. **Opening and introductions** Welcome remarks, keynote speeches, setting the scene	5. **Clusters admin** Election of the Steering Committee members and preparation of the 2021-2022 cluster work plans	6. **Closing session** Reflections, next steps and official closing

Session 1: Taking stock (plenary and groups)

This session will be led by the cluster leads, regional and country implementing partners. The cluster leads will present the work and achievements that the clusters have done in the past two years, focusing on normative work and tools development. They will also present the challenges and lessons learnt, both substantive and administrative/governance related, particularly in the context of COVID-19. In this session, the cluster leads will propose one or two key themes that the clusters can focus on in the next two years. It will be an opportunity to exchange on principles and priorities for adjusting and innovating working practices to suit field operations in an increasingly digital and remote working scenario. These proposals will be considered again in Session 5.

The regional and country implementing partners will also share the work and achievements from the past two years. They will present the challenges and lessons learnt, both substantive and administrative, particularly in the context of COVID-19. Partners will have an opportunity to share any insights and ideas how to go forward in the next two years (pandemic and perhaps post-pandemic).

Session 2: Opening and introductions (plenary)

The 8th GLTN Partners' Meeting will be officially opened by the Chair of the Steering Committee and representatives of other key stakeholders supporting the work of the Network. If any Partners would like to make formal statements in the opening or closing plenaries of the Meeting, they need to inform the Secretariat **not later than Friday 20th November** so that we can advise the Chair of any need for special arrangements.

The new Secretariat leader will then give a keynote address, frame the meeting and provide an overview of GLTN's global, regional and country work in the past two years.

Session 3: Phase 3 progress review (plenary)

The external consultant who conducted the progress review of the implementation of GLTN Phase 3 programme will present the findings and recommendations to the Partners. Partners and other stakeholders will have an opportunity to reflect on these and propose suggestions on how best to implement the recommendations.

Sessions 4: Going forward (plenary and groups)

The purpose of this session is to have a more in-depth discussion on selected themes and priority areas of work in the next biennium. Clusters can present their key areas of interest and discuss in plenary.

Partners will discuss strategic direction for advocacy to bring about change at the policy level in the land sector. They will also discuss how to move forward the implementation of the GLTN Gender Strategy particularly considering the context of COVID-19.

Session 5: Clusters elections and work plans (breakout sessions)

The work to be done in Session 5 will be introduced in plenary, explaining how the election of the Steering Committee members and the development of Clusters' work plans are going to take place. Clusters will be given criteria for selection of candidates. After the introduction, partners will be grouped according to their Cluster. Partners will elect their new Cluster leaders, will review the implementation of the current Cluster work plans and will prepare the new work plans for the upcoming biennium. They will select one or two areas of interest/key themes that they want to focus on.

Session 6: Closing

In this session Partners will have an opportunity to reflect on the meeting and share any takeaways. They will agree on any follow up actions and set direction for 2021 work planning and policy.

The Partners Meeting will be officially closed by high level speakers to be identified from key GLTN stakeholders. If any Partners would like to make formal statements in the closing plenary of the Meeting, they need to inform the Secretariat not later than Friday 20th November so that we can advise the Chair of any need for special arrangements.

7. SUPPORT FROM THE GLTN SECRETARIAT

The GLTN Secretariat will coordinate the overall organisation of the event in collaboration with Partners relevant to specific components of the Meeting, including:

- Finalising the Programme under the guidance of the Steering Committee;
- Making arrangements for professional facilitation and adequate reporting;
- Defining the timetable for pre-events and side events in collaboration with relevant Partners;
- Organising an adequate e-platform for the meeting and providing technical support related to the use of the platform;
- Receiving nominations of participants from Partners and Clusters (deadline **23rd November)** and providing connection details;
- Coordinating the communication and information sharing before, during and after the meeting including the proceedings of the meeting.

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