

REGIONAL LEARNING WORKSHOP ON “LAND AND NATURAL RESOURCES TENURE SECURITY”

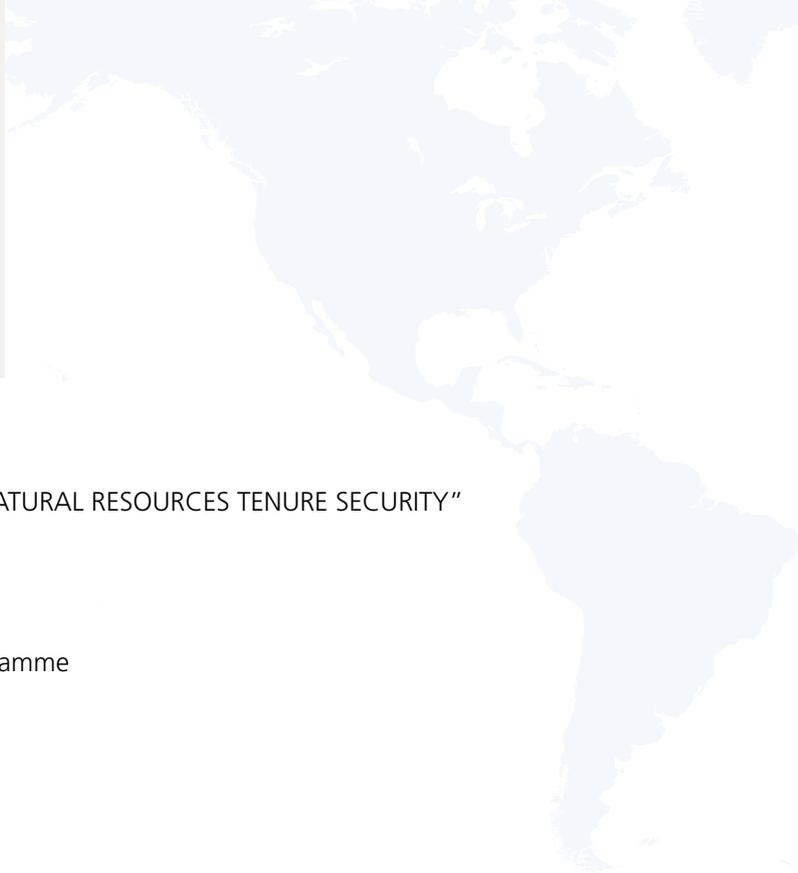
FINAL PROCEEDINGS

29-31 May 2012

Nairobi, Kenya

SECURING LAND AND PROPERTY RIGHTS FOR ALL





REGIONAL LEARNING WORKSHOP ON “LAND AND NATURAL RESOURCES TENURE SECURITY”
Final Proceedings
29-31 May 2012, Nairobi, Kenya

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UN HABITAT
FOR A BETTER URBAN FUTURE


Enabling poor rural people
to overcome poverty


GLTN
GLOBAL LAND TOOL NETWORK



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ACRONYMS/ABBREVIATIONS

AfDB	African Development Bank
APRM	African Peer Review Mechanism
AU	African Union
AUC	African Union Commission
AWF	African Wildlife Foundation
CBOs	Community Based Organizations
EC	European Commission
FAO	Food and Agriculture Organization of the United Nations
GIS	Geographic Information System
GLTN	Global Land Tool Network
GRET	Professionals for Fair Development
IDLO	International Development Law Organization
IEC	Information, Education & Communication
IFAD	International Fund for Agricultural Development
ILC	International Land Coalition
IRLADP	Irrigation, Rural Livelihoods and Agricultural Development Project
IUCN	International Union for the Conservation of Nature
KM	Knowledge management
LDGI	Land Development and Governance Institute
LGAF	Land Governance Assessment Framework
LPI	Land Policy Initiative
LUSIP	Lower Usuthu Smallholder Irrigation Project
MKEPP	Mount Kenya East Pilot Project for Natural Resources Management
NEPAD	The New Partnership for Africa's Development
NGOs	Non-governmental organizations
NR	Natural resources
PIGEPE	Projet d'Irrigation et de Gestion de l'Eau



PLUM	Participatory Land Use Mapping
PRA	Participatory Rural Appraisal
PTRPC	Programme Transitoire de Reconstruction Post-Conflict
RCMRD	Regional Centre for the Mapping of Resources for Development
RISD	Rwanda Initiative for Sustainable Development
RLEEP	Rural Livelihoods and Economic Enhancement Programme
SECURE	Securing Rights to Land and Natural Resources for Biodiversity and Livelihood in Kiunga-Boni-Dodori Reserves and Surrounding Areas in North Coastal Kenya Project
SRMP	Sustainable Rangeland Management Project
STDM	Social Tenure Domain Model
TA	Technical assistance
TSLI-ESA	Land and Natural Resources Tenure Security Learning Initiative for Eastern and Southern Africa Project
ULA	Uganda Land Alliance
UNECA	United Nations Economic Commission for Africa
UN-Habitat	United Nations Human Settlements Programme
VODP	Vegetable Oil Development Project
VLUP	Village Land Use Plans
WISP	World Initiative for Sustainable Pastoralism
WUAs	Water Users' Associations

INTRODUCTION

UN-Habitat, through the Global Land Tool Network (GLTN) and IFAD, has entered into a partnership to implement the Land and Natural Resources Tenure Security Learning Initiative for Eastern and Southern Africa (TSLI-ESA). The initiative aims to improve knowledge management strategies and approaches for strengthening pro-poor and gender-sensitive land and natural resource tenure rights in selected Eastern and Southern African countries.

A Regional Learning Workshop on Land and Natural Resources Tenure Security held from 29th to 31st May, 2012, at the United Nations' Gigiri complex in Nairobi, Kenya, marked the start of this knowledge management initiative. It was attended by 78 people from 20 countries, mainly in East and Southern and West and Central Africa, but also from various

The initiative aims to improve knowledge management strategies and approaches for strengthening pro-poor and gender-sensitive land and natural resource tenure rights in selected Eastern and Southern African countries.

global organizations (see Annex 2 for details). The overall objective of the workshop was to deepen the understanding of land and natural resources tenure security issues and to identify opportunities to strengthen land tenure security and land access of the rural poor and marginalized groups in sub-Saharan Africa.



Workshop participants gather for a group photo.

In this initial phase the TSLI-ESA is focusing primarily on the following five themes:

- **MAPPING:** Using technically advanced geographic information technologies, such as aerial photography, remote sensing technology and Geographic Information Systems (GIS) for mapping land and natural resource rights, use and management.
- **LAND & WATER RIGHTS:** Recognizing and documenting small-scale farmers' land and water rights in irrigation schemes.
- **GROUP RIGHTS:** Recognizing and documenting group rights, focusing on range/grazing lands, forests and artisanal fishing communities.
- **WOMEN'S ACCESS:** Strengthening women's access to land.
- **INCLUSIVE BUSINESS:** Documenting best practices in securing land and natural resource rights

through business partnerships between small-scale farmers and outside investors.

The expected outputs of the workshop were:

- To identify and share challenges, as well as innovative approaches, for strengthening security of land and natural resource tenure of poor people and vulnerable groups;
- To strengthen lessons sharing and knowledge exchanges among various stakeholders and programmes.

Although the focus was on East and Southern Africa (ESA), key projects from West and Central Africa (WCA) and key GLTN partners also participated, allowing for wider learning exchanges, the bringing in of new perspectives and for strengthening linkages.

INTERNATIONAL FUND FOR AGRICULTURAL DEVELOPMENT

Over the past few decades IFAD has provided support to strengthen land tenure security of poor rural women and men in several ways:

- land policy formulation
- land redistribution programmes, both state-led and market assisted
- securing customary rights - collective and individual
- strengthening decentralized land administration
- strengthening the links between tenure security and sustainable land management;
- enhancing access to common property resources through multiple user arrangements
- improving access to rangelands by pastoralists
- land conflict resolution
- enhancing women's access and tenure security
- post settlement support services
- finding alternatives to a reliance on land

IFAD is a founding member of the International Land Coalition and hosts its Secretariat; IFAD is also an active member of the Global Land Tool Network.

Land and natural resources have been identified in IFAD's Strategic Framework 2011-2015 as one of the thematic areas of direct relevance to its mandate. IFAD will promote secure and equitable access to land and water for poor rural women and men and enhance their land tenure security, based on IFAD's Policy on Improving Access to Land and Tenure Security.

IFAD has a pro-poor emphasis in rural poverty eradication and aims to strengthen the linkages between land tenure security of the rural poor and vulnerable groups and other areas of pro-poor rural development. A key objective is to contribute to the scaling up of land tenure security related activities by supporting their integration into projects and programmes that IFAD supports.

IFAD also aims to support policy dialogue on pro-poor land policies by strengthening lesson learning from such projects and programmes and by strengthening the voice of civil society and in particular, small-scale farmers.

UN-Habitat/GLOBAL LAND TOOL NETWORK

In 2006, UN-Habitat facilitated the establishment of the Global Land Tool Network as a global partnership of key global actors consisting of professionals, development partners, research and training institutions, technical and civil society groups. GLTN was launched in June 2006 at the World Urban Forum in Vancouver, Canada.

The network's objective is to contribute to the attainment of the Millennium Declaration and the Millennium Development Goals - particularly on poverty alleviation - through land reform, improved land management and security of tenure.

Specifically, GLTN aims to achieve the following:

- The establishment of a continuum of land rights, rather than just a focus on individual land titling
- Improving and developing pro-poor land management, as well as land tenure tools
- Unblocking existing initiatives
- Assisting in strengthening existing land networks
- Supporting the development of gendered land tools which are affordable and useful to the grassroots
- Improving the general knowledge dissemination on the implementation of security of tenure.

While GLTN seeks to support the development of generic land tools that are universal, flexible and responsive to a variety of contexts and needs of diverse constituencies, it recognizes the demand for targeted tools. The tools are classified under five thematic areas:

- access to land and tenure security
- land management and planning
- land administration and information
- land-based financing
- land policy and legislation

GLTN partners also recognize that tools have to be developed within a socio-political framework and there are cross-cutting themes which guide the tool development process such as gender, capacity building, environment, grassroots, tenure indicators, governance, post conflict/disaster and Islamic mechanism.

SUMMARY OF THE WORKSHOP PROCEEDINGS

OPENING SESSION

The workshop was opened by representatives of the joint convenors of the workshop: Geoffrey Livingston, IFAD's Regional Economist for Eastern and Southern Africa, and Axumite Gebre-Egziabher, Director of UN-Habitat's Regional Office for Africa. Livingston expressed his belief that "the collaboration with UN-Habitat and others under the auspices of the Global Land Tool Network provided an excellent opportunity for strengthening initiatives to share experiences and support the development of appropriate tools", whilst Gebre-Egziabher hoped that "the partnership initiated through this workshop would continue in the coming years".

SESSION 1: LAND AND NATURAL RESOURCES MANAGEMENT: IMPORTANCE, CHALLENGES AND OPPORTUNITIES

Session 1 consisted of an introductory presentation by Harold Liversage of IFAD and Clarissa Augustinus of the GLTN to contextualize the workshop and set out the challenges and opportunities.

This was followed by a series of presentations of five case studies by representatives from IFAD-supported projects in the region, each representing lessons from one of the five thematic areas. Participants then engaged in discussions in groups to discuss the thematic areas, and re-convened in plenary to consider and discuss the results of these group discussions.

SESSION 2: STRENGTHENING LAND AND NATURAL RESOURCES TENURE: TOOLS, APPROACHES AND INNOVATIONS

The initial part of Session 2 on the morning of the second day of the workshop was devoted to four

presentations on existing tools in the land sector. These presentations covered tools being developed in the policy sphere (the achievements and future agenda of the Land Policy Initiative); available technical tools (mapping resources available from the RCMRD); recent innovations and networks in land sector tool development (the achievements and focus of the GLTN) and existing knowledge management processes (IFAD KM grants and support).

Part 2 of the session involved further group work in the same thematic areas, with participants reflecting on the presentations and identifying the most relevant aspects of these for their theme.

SESSION 3: THE WAY FORWARD

Session 3 consisted of an additional breakout discussion in groups, followed by the production of a joint presentation by all groups that identified the key issues and activities which should form part of the future agenda for the initiative. The presentation addressed activities for the thematic groups and issues that cut across these, and made specific recommendations for the LPI and the IFAD/GLTN partnership. The presentation was later discussed and adopted in the plenary session.



Participants listening to the workshop presentations

STRUCTURE OF THE PROCEEDINGS REPORT

SESSION 1

- Overview of the following presentations:
 - Overview of Land and Natural Resources Tenure: Concepts and importance, by Harold Livingsage and Clarissa Augustinus
 - Mapping Land and Natural Resources Rights, Use and Management, by Paul Njuguna, Kenya MKEPP
 - Land and Water Rights, by Chisomo Gunda, Malawi IRLADP
 - Group Rights, by Maria Mashingo, Tanzania SRMP
 - Women's Access to Land, by Espérance Musirimu, Burundi PTRPC
 - Inclusive Business Partnerships, by Connie Magomu Masaba, Uganda VODP
- Questions and discussions on the presentations
- Thematic group discussions
- Plenary discussions

SESSION 2

- Overview of the following presentations:
 - Land Policy Initiative: Status and updates, by Joan Kagwanja, UNECA
 - Global Land Tool Network: Partnerships, tools and approaches, by Danilo Antonio, UN-Habitat/GLTN
 - Mapping for Land and Natural Resources Management: Tools and services, by Hussein Farah, RCMRD
 - Mechanisms for Sharing Lessons and Experiences in Tools Development, by Miriam Cherogony, IFAD Africa

- Questions and discussions on the presentations
- Thematic group discussions
- Plenary discussions

SESSION 3

- Combined report of thematic group rapporteurs: Conclusions and Way Forward
- Synthesis of plenary session on Workshop Agreements

It is important to note that the contents of the following sections do not necessarily constitute statements of fact, consensus on the part of the workshop participants or formalized positions of IFAD, UN-Habitat or any other organization present. Rather, they are meant to represent the diversity of views, of concerns and of perspectives that emerged during the course of the workshop.

The full agenda for the workshop is provided in Annex 1: Outline of Workshop Agenda. The list of participants is provided in Annex 2: Workshop Participants. A complete list of presentations given, and links for accessing them, is provided in Annex 3: List of presentations. The final annex is Annex 4: Workshop Evaluation.

OPENING AND INTRODUCTION

Representatives of 20 countries from the region and 16 international organizations were present. The facilitator, Ayalew Asfaw, welcomed everyone to Nairobi and invited Clarissa Augustinus of UN-Habitat to open the proceedings. Augustinus noted the historic nature of the occasion as it was the first time that IFAD and UN-Habitat had organized a joint workshop; she felt that there were many synergies and that the organizations would have a lot to share with one another.



Harold Liversage (IFAD), Geoffrey Livingston (IFAD), Clarissa Augustinus (UN-Habitat/GLTN) and Axumite Gebre-Egziabher (UN-Habitat) opening the workshop

OPENING REMARKS FROM GEOFFREY LIVINGSTON, REGIONAL ECONOMIST FOR EASTERN AND SOUTHERN AFRICA, IFAD, ROME

Geoffrey Livingston described the purpose of the workshop as an opportunity to share experiences in securing land and natural resource rights and to explore opportunities to strengthen collaboration between those present and others concerned with the land rights of poor women and men in Africa. He said IFAD believes that equitable access to and secure

land and natural resources rights are essential for rural poverty reduction, agricultural development and economic growth more generally. He also made the following points:

- In sub-Saharan Africa about 470 million people are located in rural areas, agriculture employs 65 per cent of the labour force and the sector drives 32 per cent of GDP growth.
- Land and natural resources are among the main assets of poor rural populations, but land also has great cultural and social significance.
- The lack of secure land and natural resource rights is often a major obstacle to economic development and poverty reduction, is often a major cause of social instability and often undermines good land use and land management.
- Growing populations, declining soil fertility, increasing environmental degradation, climatic change, the HIV/AIDS pandemic and new opportunities for agricultural commercialization have all heightened demands and pressures on land and natural resources.
- In recent years there has been growing recognition of the importance of land and natural resource tenure security, the resilience and importance of customary tenure systems, and the need for transparent and accessible land and natural resource administration services.
- The “African Land Policy Framework and Guidelines” are an excellent opportunity for raising the profile of land and natural resource tenure security for long-term sustainable development; the challenge now is to develop and implement practical approaches.
- IFAD-supported initiatives in the region have a wealth of experience in supporting local institutions to manage land and natural resources, but typically the implementing agencies are not directly responsible for land policy development.

- The collaboration with UN-Habitat and others under the auspices of the GLTN provides an excellent opportunity for strengthening initiatives to share experiences and to support the development of appropriate tools.

Livingston closed his presentation by saying he hoped that the workshop would result in an on-going learning and sharing process.

OPENING REMARKS FROM AXUMITE GEBRE-EGZIABHER, DIRECTOR, REGIONAL OFFICE FOR AFRICA, UN-Habitat

Axumite Gebre-Egziabher said that land and natural resources management issues are one of the major challenges of our times, both in addressing poverty issues and food security as well as sustainability issues, including climate change. She pointed out that UN-Habitat, which aims to improve access to land and housing in urban areas, recognizes that the process of urbanization is irreversible, but that it is also clear that sustainable urbanization will only be “rhetoric” without addressing the importance of urban-rural linkages and land and natural resources tenure security issues, particularly in Africa where most help is needed. She also made the following points:

- Complex global challenges such as climate change, rapid urbanization, food shortage, water and energy insecurity, natural disasters and conflicts have a clear land and natural resources dimension.
- Only 30 per cent of the population in developing countries have secure tenure with formal records; in Africa the situation is probably much worse. Seventy per cent of citizens have no secure tenure and, if they have, these rights are not formally registered or recorded.
- In this context, UN-Habitat is proud to host and facilitate the GLTN; its objective to develop pro-poor land tools to improve security of tenure and to contribute to poverty reduction is very timely and important. Three issues deserve particular attention.
- First, recognition of a range of land rights and the need to move beyond a narrow focus on titling as the silver bullet for development. The recognition of customary land rights and intermediate forms of tenure is increasing, but



Participants listening to the opening session.

needs to be strengthened, and new tools and approaches are required to record these forms of land rights at scale. The 23rd Session of the UN-Habitat’s Governing Council in April 2011 passed a resolution promoting continuum of land rights and adoption of alternative forms of land administration and records system.

- Second, strengthening women’s land and property rights; violent conflict, the HIV/AIDS pandemic and paternalistic social norms prevent women from enjoying equal rights to land and property, particularly in the African context. Joint registration, information campaigns, legal support and education are required to strengthen women’s land rights. UN-Habitat, with GLTN partners, has developed tools like the gender evaluation criteria, to strengthen women’s land and property rights and “results” on the ground are already visible.
- Third, developing innovative land administration solutions; although over 14 African countries have already taken steps to adopt and recognize a range of tenures and innovative land management through their land policies and programmes, the challenge now is how to implement policies and is where innovative land administration solutions are needed.

Gebre-Egziabher stressed that UN-Habitat is committed to the sustainable development agenda and to addressing the challenges related to land and natural resource management. The organization would like to continue the partnership initiated through this workshop in the coming years.

PARTICIPANT EXPECTATIONS OF THE WORKSHOP

Ayalew Asfaw described the overall objective and expected outcomes from the workshop:

Overall objective	To deepen the understanding on land and natural resource tenure issues and to identify opportunities to strengthen land tenure security and land access for the rural poor and marginalized groups.
Expected Outcomes	<ul style="list-style-type: none"> Challenges and innovative approaches will be identified and shared amongst participants. Lesson-sharing and knowledge exchange will be strengthened.

Asfaw then asked participants to identify their hopes and concerns for the workshop.

Many participants indicated that they wanted to learn and share experiences of land tenure security issues, land policies, practical ways of addressing land issues and of strategies to overcome constraints to land tenure access and security. They also hoped to be able to network with other sustainable land management projects and learn from their experiences, to gain a better understanding of the work of the GLTN

and to learn more on the land tools applicable for poor households' land registration processes. Some participants expressed specific hopes of the thematic areas, including being able to learn more about natural resource mapping, the formalization and mapping of group rights, the tools available to strengthen the tenure security of women and other marginalized groups, and approaches to establishing community-investor partnerships based on land deals with community groups.

Among the concerns identified were the limited time; language barriers; a lack of follow up and concrete plans for continued collaboration; concerns that the workshop might be "academic" and not practical enough; that the workshop might not address cultural barriers on land tenure; that there might be too much jargon; and that deliberations may not reflect the reality of the African situation "on the ground". With respect to the thematic areas, the concerns were that inclusive business partnerships based on land may not be practical for poor rural households and that it is difficult to identify ways and means to access land (for women and vulnerable groups) in countries with high population densities. More general concerns were about the future for land and water governance in the wake of increasing large scale land acquisitions in Eastern Africa and the lack of proper measures to control/avert land degradation in developing countries.



Participants identified their hopes and concerns for the workshop.

The focus of this session was on a review of land related issues and challenges being faced by a number of IFAD-supported projects from the region. It began with an overview presented jointly by Harold Liversage (IFAD) and Clarissa Augustinus (GLTN), followed by presentations of five case studies, each representing lessons from one of the five thematic areas.

PART 1: SETTING THE SCENE

An introductory presentation was given by IFAD and the GLTN to set the scene for discussions.

Presentation: Overview of Land and Natural Resources Tenure: Concepts and Importance by Harold Liversage (IFAD) and Clarissa Augustinus (GLTN)

The main objective of the presentation was to introduce some of the principal concepts of land and natural resource tenure frameworks and to set the scene for the collaboration between IFAD and the GLTN. The presentation addressed some definitions and concepts, including those of land and natural resource (NR) rights as “bundles” of overlapping group and individual rights, the nature of land tenure security, and the elements of land and NR administration and governance.

The presentation highlighted the status and recent developments in land tenure characteristics in the region, including the importance of smallholder farmers for current food production and the upward trend in land acquisition by large-scale investors. It noted the predominance of contexts in which the state owns the land, but where de facto most land is managed and controlled under diverse local and customary tenure systems, and the particular challenges and issues faced by women and pastoralist

groups, as well as the inhabitants of informal settlements.

The presenters noted the ways in which secure land and NR rights are a central (but often neglected) aspect of both rural and urban development, including their links to issues of equitable access and economic growth rates; social equality; political stability; local and national government revenues; access to credit; the management of the environment and the promotion of investment and livelihoods. The presentation highlighted some of the current challenges and risks, noting that the World Bank had demonstrated how inattention to land rights can lead to the overturning of development achievements, but it also noted that opportunities exist.

The presenters identified on-going areas of work on land tenure policy and some of the lessons learned. These included the need for sustained and inter-linked support, and that modest investments in tenure security can have a significant positive impact. The importance of multi-stakeholder support and of strengthening lesson sharing, partnerships and networking was noted.

The presentation covered IFAD and UN-Habitat responses to the challenges and introduced the current opportunity for IFAD-supported initiatives to draw on the expertise of GLTN partners and to share their experiences. The intention of the workshop was to try and identify how best to do this: it could be achieved through “Communities of Practice”, learning routes and exchange visits, e-discussions, research, documenting, testing and scaling up, training and capacity building, technical assistance, etc. The key was that the workshop would “initiate a process so that we can continue on this journey”. Land is a complex political and technical challenge, which the

partners recognized: what is needed in this context are “new ways, better solutions and learning from each other”.

PART 2: THEMATIC PRESENTATIONS

Five presentations were given by invited participants drawn from on-going IFAD-supported projects in the region. They were chosen to illustrate the five Thematic Areas initially identified as key issues for the TSLI-ESA. Each presenter was asked to draw out some of the key challenges in their project, the solutions adopted and the lessons learned.

Summaries of the presentations are included and links to downloadable versions are in Annex 3.

Presentation: Mapping Land and Natural Resources Rights, Use and Management by Paul Njuguna (MKEPP, Kenya)

This presentation was based on the experience of the Mount Kenya East Pilot Project for Natural Resources Management (MKEPP) and concentrated on the use of geographical information technologies for mapping land and natural resources, use and management. The project's main components deal with water resources management, environmental conservation, rural livelihoods and community empowerment. The objective is to contribute to poverty reduction through improved food security and income levels of the farmers and rural women by promoting the more effective use of NR, improved access to water, better farming methods and water management.

The main challenges include low capacities to undertake mapping processes, poor infrastructure on mapping facilities and the large number of activities within the project, making monitoring difficult. The project has found the linking of land holding to productivity per unit area a challenge, as well as the range of land titles in existence and the unrecorded fragmentation of family holdings.

As solutions, the project had hired specialist GIS skills and trained its staff on GIS in each district, as well as procuring hand held GPS machines for updating maps.

The project had learned that resource management requires participatory planning, implementation and monitoring and evaluation (M&E) and that communities know their geographical areas and can easily understand maps and photos. The project concluded that mapping needs to be simple (to be appreciated by the communities) and flexible to allow for changes, but that it makes M&E easier for project staff and policy makers.

The main challenges include low capacities to undertake mapping processes, poor infrastructure on mapping facilities and the large number of activities within the project, making monitoring difficult.

Presentation: Land and Water Rights by Chisomo Roxanna Gunda (IRLADP, Malawi)

The presentation addressed land and water rights from the perspective of the Irrigation, Rural Livelihoods and Agricultural Development Project (IRLADP) currently being implemented in Malawi. The project's main components are Irrigation Rehabilitation and Development, a Farmer Services and Livelihoods Fund and Institutional Development and Community Mobilization.

The presenter started with some background information on the various categories of land in Malawi, including customary, public and private land. She then outlined the scope of the project, which involves irrigation scheme rehabilitation as well as the construction of new schemes. The former have formal land lease agreements with government leasing over a period of 66 years to Water Users' Associations, whilst the latter are implemented under local Land and Water Management Agreements.

A key challenge is that the establishment of Water Users' Associations (WUAs) is a new phenomenon for farmers, who were suspicious of the concept. Understanding the modification of leases into private agreements with the WUAs has also been difficult

for farmers. The project responded by sensitizing farmers on land issues using land experts, conducting farmer training through formal training and through study tours to sites that had already adopted similar concepts. It also developed a local binding document, which farmers and landowners signed to commit to sharing the land resource for the benefit of both landowners and land users.

Lessons learned by the project include the need to safeguard against future conflict through the documentation and sensitization of land issues at the time of construction, the need for farmer empowerment to understand public investment and for measures that will be legally binding and will protect farmers should there be any land issues that arise.

Presentation: Group Rights by Maria Mashingo (SRMP, Tanzania)

The thematic presentation on group rights was based on the experience of the Sustainable Rangeland Management Project (SRMP) in Tanzania. The main theme of this project is the promotion of linkages between Village Land Use Plans (VLUPs) and rangeland management planning processes. Target groups are pastoralists, agro-pastoralists and small scale producers. It aims to strengthen the linkages between securing land rights, land use planning, rangeland management and livestock development.

Challenges include the fact that few villages have certificates and there are land resource conflicts between village groups. Lessons learned are that team working is effective for resource allocation, that village community members are willing and able to share the costs for VLUPs and that the experience has strengthened linkage and collaboration with other institutes and organizations. The project has concluded that VLUP implementation will enhance sustainable resource management to achieve the goal of improving rangeland development and management, but support is needed at national level to influence the political will re: local land administration.

Presentation: Women's Access to Land by Esperance Musirimu, (PTRPC, Burundi)

This was given by the Programme Transitoire de Reconstruction Post-Conflict (PTRPC) from Burundi which educates the rural poor, especially women, about their rights and duties, with a view to supporting the regeneration of rural women's livelihoods. It is implemented in a post-conflict context and is the first IFAD-supported programme to introduce legal support into its activities.

The main challenges are the protection of land rights of women in a context where land has become scarce due to rapid population growth and where there is extensive conflict over land. The big challenge remains the lack of law governing succession in Burundi, where women may not inherit in the absence of a son. Measures taken to meet these challenges include the holding of legal clinics, instituting a framework for resolving issues and land disputes, providing legal aid to women in the courts, and training and legal information for rural women. Women are also encouraged to acquire their own land through micro-credit granted through groups.

Lessons learned include the need to fully exploit the participatory approach (a lot of good solutions come from the relevant communities themselves); that there must be a strong interaction with decision makers to establish appropriate policies; that sustainability of achievements needs to be central to strategies adopted; and that, given that land is a finite resource, complementary solutions to land management such as the creation of alternative sources of income should be strongly encouraged.

Presentation: Inclusive Business Partnerships by Connie Magomu Masaba (VODP, Uganda)

The final thematic presentation was from the Vegetable Oil Development Project (VODP) in Uganda. The project's overall objective is to encourage import substitution, support the sustainable reduction of poverty in the project area and improve the health of the population through increased intakes of vegetable

oil. The project is working with 1,200 farmers (33.3 per cent women) on approximately 10,000 ha. Harvesting has started and farmers earn approximately USD 160 per acre per month.

The model for the project is a 6,500 ha nucleus estate, with 3,500 ha made available for smallholder farmers, and infrastructure (palm oil mill, road network) provided. Challenges include acquiring enough land for the nucleus estate; dealing with suspicions of land grabbing and dealing with related negative publicity; the updating of land documents and dealing with environmental requirements and standards. Issues of absentee landlords and deep cultural attachments to land, which is not viewed as an asset but as a source of pride, have also challenged implementation.

The project has responded by sensitizing and training farmers on land issues; facilitating the process of updating land documents; assisting women to access land and register as farmers in their right; and undertaking negotiations with cultural leaders and land owners. The lessons learned include that land issues are very sensitive and take a lot of time to address; that community concerns should never be brushed aside, even if they sound ludicrous; and that land issues are more political and social issues than they are legal issues, and should be addressed as such.

The project has concluded that the land question must be addressed within a context of access and control issues for rural agricultural development and that practical ways of securing land rights for rural farmers (land funds) are required. It is necessary to build relationships between farmers and investors (partners in development) and ensure that communities are fully involved in land acquisitions for projects of this nature. Finally, it is important to support the landless to access land, and to work with smallholder farmers to make them credible partners with investors.

Synthesis of plenary discussion on presentations

Following the thematic presentations, a plenary session of the workshop served to clarify issues and to reflect on and develop some of the lessons. A summary is presented here:

- Chisomo Roxanna Gunda (IRLADP, Malawi) wanted to know why the WUAs in the Uganda case were suspicious. Connie Magomu Masaba (VODP, Uganda) explained that these institutions had not been formalized previously and were only now taking on management responsibilities. The main problem was that land registration was being done in a high pressure context and there were questions vis-à-vis customary management versus formal titling.
- Maria Mashingo (SRMP, Tanzania) said a key issue was land grabbing and how to protect poor people in this context. She explained that, in Tanzania, villagers can use their power as trustees as protection from grabbing.
- Clarissa Augustinus (GLTN) noted that protecting the poor from the rich is a big issue and that the GLTN exists to design new tools to protect the rights of the poor.
- Harold Liversage (IFAD) noted that participants were already presenting solutions; these involved registering, legal support, etc.. He felt it important “to never give up, to be an advocate, to be clear on whose rights we are defending, and not to stop doing it”.
- Pablo Manzano (WISP/IUCN) noted that “when a door is closed, there is always a window you can get through”, highlighting the empowerment of communities and noting that a more holistic approach was required: not just tenure, but how the land is managed.
- Joan Kagwanja (UNECA/LPI) noted the contents of the Land Policy Initiative Nairobi Action Plan in respect to large-scale land acquisitions. She explained the four components of this – to document what is happening, to develop principles/guidelines, to help develop an M&E system and to assist with capacity development (negotiations, etc.).

PART 3: BREAKOUT DISCUSSIONS IN THEMATIC AREAS

Discussion groups were organized according to the five thematic areas and participants were asked to share experiences vis-à-vis the theme, to identify the challenges and how these have been overcome, and to identify the top five challenges. Finally,

they identified five key lessons learnt from their experiences. These discussions were presented to the plenary and a synthesis of the results follows.

Mapping: The challenges identified for mapping initiatives within projects included:

- The generalized lack of technical skills in mapping;
- Integrating and dealing with issues of ownership, tenure and boundaries;
- The need for information sharing;
- Limited funding;
- How to ensure ownership of mapping data by communities;
- Laws not being implemented;
- The absence of cadastral systems;
- The availability of electricity for computers;
- Ensuring the sustainability of mapping processes;
- Obtaining useful and accessible reference data.

The group noted that mapping can cause as well as resolve conflict, that it can assist to protect rights to land, and that it can be demand or supply driven.

It was noted that mapping processes can generate revenue (budgets and collection rates), can promote investment (minimizes risk), as well as promote integrated land use, and is a useful tool for disaster preparedness and risk management.

Some important requirements for mapping initiatives are: they need to be participatory (involving local and central government), they must involve collective community action (if principles are accepted, corrections can be made) and should be executed within a good legal framework.

Land and water rights: This group identified the following challenges:

- The need to ensure frameworks for infrastructure maintenance;
- Ownership of land in the context of implementing new irrigation schemes (customary);
- Establishing integrated land use planning (mixed farming);
- Population growth;
- Lack of awareness on land and water rights.

Solutions proposed by the group included the establishment of institutions for land administration (e.g. boards) and the building of capacity for enforcing laws and regulations, the empowerment of institutions for maintenance purposes and the establishment of clear ownership rights in the context of land being treated as an economic resource.

Group rights: The group highlighted some of the things that are special and unique to the treatment of group rights to land and NRs, including the need for broad consultations and access to different members of a group, the need to establish better use of resources through local structures, and the fact that group rights are often established on the basis of common identity. Issues and challenges included:

- Group rights are often perceived as non-existent;
- Group rights involve a level of complexity and a need for clear definitions;
- Conventional land administration systems do not account for group rights;
- The group rights systems involve different layers of rights;
- The need for devolution of power;
- Capacity is generally low and vulnerability high;
- The need for proper legislative frameworks.

Lessons proposed by this group, based on their experiences were:

- Dialogue is important;
- Empowerment is needed;
- Capacity building is required;
- Formalization of groups must be part of the process;
- Social cohesiveness (for sustainable management of benefits and resources) is key;
- The policy context is important.

Women's access to land: The challenges in respect of women's access:

- Lack of understanding: even women themselves can be against stronger rights and access;
- Illiteracy amongst target groups;

- Customs and traditions biased against women;
- Lack of harmonization between customary and statutory law.

Lessons from projects dealing with women's access included the need for cultural evolution to be well-managed, capacity building, information and awareness-raising to be a major focus, and for men to be involved in initiatives. The group expressed the need for gender sensitive land laws (and their implementation), advocacy, adopting a stakeholder approach and for adequate legal support.

Inclusive business: The group focusing on land within inclusive business projects outlined the following challenges:

- Contract enforcement and the maintenance of price agreements;
- Building the credibility of small farms/farmers;
- Distrust (both ways);
- Understanding supply chains;
- Maintaining transparency in relationships;
- Establishing who represents the community;
- The risk of elite capture.

Synthesis of plenary discussion on thematic area reports

- A question was posed to the Burundi/Ghana participants regarding women's access to land and micro-credit. The question related to the best model for providing credit in order to facilitate access to land.
- The mapping rights group was asked to comment on the issues of standards and compatibility in mapping processes and data.
- The group dealing with group rights was asked to clarify if their definition, which had focused on community and families, also included user groups.

Representatives of the groups responded as follows:

- Ghana's experience with irrigation and women's access to land included schemes to enhance competitiveness: from amongst 220 small-scale farmers, communities were allowing 20 per cent



Participants discussing the thematic areas in groups.

of the land area to be for women, who would have priority access. In addition, where the expansion of areas was contemplated, women could acquire land and the compensation would be built into an annual rental fee.

- The mapping rights group confirmed that they had discussed standards, comparing these in Burkina Faso and Madagascar. There was community participation in both and the technologies were by and large compatible.

Burkina Faso is in an experimental stage with mapping: there are lots of ideas, but challenges with electricity, etc. The search is for the least expensive method, since the communes will take responsibility. In Madagascar, aerial imagery is used as backdrops for land survey maps, and also for digitizing land parcels.

- A member of the group rights group said that groups should be looked at in terms of land rights, but also in terms of resource use. He felt that identity was more of an issue with resource use and management by groups, whereas WUAs, for example, coalesce around shared benefits. The approach in respect to land rights involves customary law, more than with user groups.

Follow-up discussion to these responses included the following remarks:

- One participant felt there was an important distinction between the creation of the groups by law (as with a WUA) or through a community's own customary practices (farmers' groups). Swaziland has tried to break the barriers and bring farmers together.
- Another participant voiced the opinion that no individual will join a group unless advantages accrue through membership: "We have been forcing people to get into groups."
- One participant felt that there should not really be any difficulties with definitions with respect to group rights: "In our case we have ways of doing this (geographic, chieftaincy). After group creation, the rights come from the group itself."
- Another person pointed out that in Swaziland the land occupants "renounce" their rights to the chief, who then gives the land to a farmer company in which management structures are along the lines of a corporate entity. People hold share certificates in lieu of the land. "We do not force people into these groups; we help them move from associations to companies." But he noted that there are challenges: for example, where people contribute different land areas, but hold the same share allocation.
- A participant from Kenya noted the constitutional provision that would now award group rights on basis of "ethnicity, culture and community of common interest". He pointed out that it was not an easy task to clarify what exactly this should be.

The second session of the workshop was devoted to presentations and a discussion on some existing tools and resources. Four presentations, summarized below, each followed by an open discussion. Participants again divided into thematic groups for discussions.

PART 1: PRESENTATIONS ON TOOLS

Summaries of the four presentations follow and links to the full text of each can be found in Annex 3.

Presentation: Land Policy Initiative: Status and updates (Implementing the AU Declaration on Land: Draft LPI Strategic Plan and Roadmap) by Joan Kagwanja, UNECA

This provided an update on the status of the Land Policy Initiative (LPI), an African programme on land policy that was jointly initiated by AUC- UNECA- AfDB (known as the LPI Consortium) in 2006.

The presenter outlined the objectives of Phase 1 of the LPI, which was concluded in 2009. These were to build consensus on key issues, lessons learnt and best practices; to develop a Framework and Guidelines on Land Policy for the continent; to build political will for land policy and implementation; and to build partnerships towards addressing land challenges in Africa. The achievements during this first phase mean that a second phase is now focusing on assisting member states in the implementation of the subsequent AU Declaration in accordance with the Framework and Guidelines on Land Policy in Africa. This sets out a context for land policy and administration in order to achieve socio-economic development, peace and security, and environmental sustainability.

The presenter then outlined the current LPI objectives, with their emphasis on: advocacy for the inclusion

of land in the African development agenda; raising awareness of land related issues and challenges; building synergies and partnerships; facilitating capacity development and technical assistance; promoting knowledge generation and lesson sharing; and, promoting monitoring and evaluation of land policy development and implementation. She then highlighted how the workshop and the potential contributions from participants were in alignment with these objectives, particularly with respect to capacity-building and lesson-sharing. The presentation concluded with an overview of the key actions and a roadmap for the LPI for the implementation of the second phase. As the presenter summarized it: "We need people to work with us; we need African institutions to show leadership. We have made a call and are looking for partners."

Remy Sietchiping of UN-Habitat then spoke about the work that is ongoing in respect of capacity development within the framework of the LPI, a process that is being led by the GLTN. He referred to the development of a strategy for training and capacity development, the need to identify needs and gaps and the establishment of continuous support through, for example, advisory services.

Questions and discussion regarding the Land Policy Initiative

In the subsequent discussion, participants raised a number of queries and made some comments:

- Siculo Simelane (LUSIP, Swaziland) wanted to know to what extent the LPI will work with individual countries. He said Swaziland has been struggling with developing its land policy, which has been in draft form for the last ten years.
- Annie Kairaba (RISD, Rwanda) stated that she was happy to see the road map; she noted that

two years ago the EC (principal funder) had not wanted to see LPI intervening at country level, but rather facilitating national actors to implement the principles. Noting that she was not talking on behalf of the Rwandese Government but as a member of civil society, she remarked that Rwanda was seen as model and that she would like to see things move on.

- Fiona Flintan (ILC) noted that she had not heard pastoralists mentioned and she felt that these groups needed particular attention, especially in Ethiopia. She wanted to know to what extent the LPI was working within the AU Framework for Pastoralism. Although efforts have been made at a macro level, the micro level was also important; she noted that the practice in many countries is that some laws are not being implemented.
- Ibrahim Mwathane (LDGI, Kenya) noted that a lot had been done in six years. He said that experts are needed to exchange and change practices and noted that an e-platform would help (no need to travel).

- Prince Mngoma (SLMP, Swaziland) wanted to know if there is a mechanism for giving feedback on progress with regard to the declaration.
- Dixon Ngwende (RLEEP, Malawi) noted that a number of countries are in the process of developing land policy and that it seems to take a long time. "If we borrow language from the lawyers, we are denying justice." He asked: "Is anything being done on policy development, with a focus on the process as well as the content?"

Joan Kagwanja addressed these comments and questions by making the following points:

- The AU Declaration is indeed a piece of paper, but it is also a commitment.
- We need to rationalize how we work: land policies are not made or implemented at continental level. The framework has been developed on the basis of experience and consensus at regional level, but there are lots of specificities. The issue for LPI is how it can help, for example, in Kenya. Essentially,



Joan Kagwanja of UNECA presenting the status and updates on the Land Policy Initiative.

the LPI will mobilize, not do; it can mobilize the partnerships necessary and provide TA. You can ask us. We will assemble a team that would come and talk, look at who is working on what and examine what expertise is needed. We already have some requests from member states and we need to assess which of these is really demand driven. We recognize that countries need to know what we can provide and how they can access assistance.

- The LPI will also look at best practices and share with other countries. There is supposed to be a focus person in each state, and we also intend to work through the regional economic commissions to collect and disseminate information. We need friendly focal people.
- With respect to national-level work, the LPI Secretariat will not go and do things themselves, but will work through others. We need to highlight all best practices, and Rwanda is just one of these.
- All of our consultation is done with multi-stakeholder groups, including farmers' organizations and institutions working on land issues. Training will target civil society.
- Pastoralism? The regional consultation documents highlight pastoralism in the context of customary land management and conflict resolution.
- There is, in fact, an obligation for countries to report on progress, but the issue is now the framework for doing so. This includes the policy development process. Peer pressure and reports will help. The African Peer Review Mechanism (APRM) is potentially one mechanism we can use (the one in Kenya predicted the violence). Process is also part of the tracking of progress (evaluating whether it was sufficiently participatory, etc.).
"We should not just be looking at outcomes."

Presentation: Global Land Tool Network: Partnerships, tools and approaches by Danilo Antonio, UN-Habitat/GLTN

This presentation started with an outline of some of the global challenges with respect to the land sector: climate change; rapid urbanization; increased demand for natural resources; food, water and energy insecurity; natural disasters and violent conflicts. With

respect to urban challenges, the presenter noted the rapid growth of cities and therefore slums: by 2030, about three billion people living in urban areas will require secure tenure, water and sanitation and other urban services. Addressing these challenges requires good land policies and good practices.

The presenter then outlined the GLTN partnership and gave some examples of tools that have already been developed through this network. This includes the Social Tenure Domain Model, the Pro-Poor Land Recordation System (an alternative land rights recording system, which can be co-managed by a community) and the Gender Evaluation Criteria.

Questions and discussion on the Global Land Tool Network

In the subsequent discussion, participants raised a number of queries and made some comments:

- Ibrahim Mwathane (LDGI, Kenya) noted that the debate on gender inclusion is getting louder on the continent, but also that today's decision makers are getting more demanding: they want to know sources and justifications for data. In this regard, he wanted to know how the data claiming only 2-3 per cent land ownership by women had been arrived at. He said this is a challenge where disaggregated data does not exist. He also noted that promotion on this issue needs a focus on the customary tenure context, that it must include the integration of women in institutions, and that care is required in formulating laws.
- Damase Ntiranyibagira (PTRPC, Burundi) also noted that co-management is often done between men and women, and that men are not managing land alone. "We therefore need to understand statistics within these contexts." Also, in respect to minority groups, we do not see much regarding pygmies, etc. How does GLTN approach this issue?
- Annociata Kampire (ULA, Uganda) noted that the ULA has implemented one tool on gender evaluation in Uganda. She wanted to know if there is a mechanism for improvement, adjustment, follow-up and testing of the tools.

- Philip Lenaiyasa (AWF, Kenya) asked if the GLTN had thought of a large landscape that could handle addressing a wide range of land and natural resources.
- Annie Kairaba (RISD, Rwanda) asked how GLTN could reach more beneficiaries.
- Yoda Blaise (PIGEPE, Burkina Faso) said that it was the first time they had heard of GLTN and wanted to know what links existed to national/sub-regional networks.

Danilo Antonio and Clarissa Augustinus, both of UN-Habitat/GLTN, responded to these issues:

- Regarding the figure for women's land ownership, this is the case in the titles and registries. The 2-3 per cent statistic comes from IDLO; it is based on the fact that most records are analogue. There may be co-tenure arrangements but since there is only one field in which to fill in a name, only 17 per cent of women are recorded on the title deed (after sensitizing and incentivizing, the registration went up to 80 per cent). But it is difficult to provide statistics and not easy to justify. It is principally an advocacy tool.
- In respect of minorities, the GLTN promotes land security for all, especially for the poor and vulnerable. There is one tool on customary land rights, but more work is needed. GLTN would like to look at the recording of customary rights and can discuss how to work with you on that. There is a tool in regard to pro-poor land information that allows overlapping rights, the recording of harvesting rights, etc. and therefore accommodates forest context.
- GLTN encourages piloting in different contexts and the tools are not static, but are evolving. For example, the gender evaluation criteria and questions are just a guide and can be customized depending on needs.
- The AWF question is a big question: GLTN would not suggest that you could harmonize management of all type of resources with all the overlapping rights and issues associated with it, but this needs more discussion.

- Re the question from Rwanda: we would refer your question to ILC but in brief, GLTN operates in partnership with global and regional networks and such partners have their own network organizations operating at country even at grassroots level.
- In relation to links with Burkina Faso, the first four years of GLTN has focused on global and regional networks and tool development. We are trying to avoid having 1,000 partners, which is not useful. IFAD is our partner at this event, for example, and they would be the entry point to link to GLTN.

Presentation: Mapping for Land and Natural Resources Management: Tools and services by Hussein Farah, Regional Centre for the Mapping of Resources for Development (RCMRD)

Hussein Farah provided a presentation with a comprehensive outline of the services provided by the Regional Centre for the Mapping of Resources for Development. These include advisory services, training, the servicing and calibration of mapping equipment, data and information dissemination and research and development. He explained how the RCMRD works and noted some of the on-going initiatives: Rapid Land Cover Mapping, Crop Yield Estimations, Water Quality Monitoring, Rift Valley Fever Forecasting, Tsetse Spread Prediction and Coral Reef Bleach Monitoring. Other work focuses on helping member states to establish fundamental data sets, to modernize geodetic networks, to build Land Management Information Systems and to create digital topographic and cadastral databases. He explained how the RCMRD were also able to assist with sourcing aerial photography, satellite imagery and orthophoto maps.

He noted some of the key challenges to working in this area: the non-availability of fundamental data sets; the use of outdated map production technologies; the difficulties created by institutional frameworks; and, the lack of funding and human resource capacities. He said that solutions to these depends in adopting modern technologies, institutional reforms and new funding mechanisms.

Questions and discussion regarding the Regional Centre for the Mapping of Resources for Development

A single question was asked at the end of the presentation: can we access your services as a project or must it be through government?

Farah explained that access can be through the focal points (the Ministries of Land, Environment etc.) or directly to the RCMRD. The centre has to charge for services that fall outside the approved annual work programme that is supported by the member states (decided upon through the Governing Council). The RCMRD has some leeway to provide services to others (training, support etc.) but these are provided at cost. These include advice and technical assistance. For countries that are not member states, there are a number that are eligible because they are loosely affiliated. Finally, he noted that there are similar institutions in West Africa and North Africa.

Presentation: Mechanisms for Sharing Lessons and Experiences in Tools Development by Miriam Cherogony, IFAD Africa

Knowledge is like fire, you get it from your neighbour (Shona proverb).

Miriam Cherogony began this presentation by defining Knowledge Management (KM) and outlining some key challenges. These included the fact that the value of capturing and disseminating lessons learned, case studies and good practices is not always recognized and, because there are rarely incentives and/or support for KM activities, they are neither planned nor implemented.

The presenter then highlighted some of the on-going KM activities and initiatives of IFAD. These include establishing Communities of Practice (defined as groups of people who share a concern or a passion for something and learn how to do it better by interacting regularly), Facilitated Learning Processes, and Peer Reviews and Peer Assists. She gave some examples: the Rural Finance Network, NEMAS (Market Access

and a range of e-discussions, e-mailing lists, e-bulletin boards, and portals. She explained forms of peer support, consisting of inviting colleagues who have experience with similar projects to share tips, tricks and lessons learned and how this supports “learning before doing” processes.

Questions and discussion regarding IFAD Knowledge Management

In the subsequent discussion, the workshop participants raised a number of queries and made some comments:

- Diana Puyo (PROCASUR, Kenya) explained further how the PROCASUR project has been developing learning mechanisms in support of IFAD over the last few years. She noted how this meant dealing with different mechanisms depending on the form of knowledge transfer. Grass roots and practical knowledge involve learning from local practitioners, and adapting and renovating these to address more global problems. A key challenge is to identify the demand for knowledge and the innovations/tools that could respond to them. This involves working with people to make their knowledge explicit rather than implicit; “they just work on the issue from day to day”. In this way, the practitioner becomes the trainer. She noted how there are various results already for tools and land; we have documented access to land for women, also making rangelands secure. We can share and discuss the methodologies more.
- One participant wanted to know what the prospects were for the future given that the grant is going to finish soon.
- One participant noted that farmer groups have been found to be very useful in West Africa and wanted to know how this work could be continued.
- Fiona Flintan (ILC) noted that she had been a technical advisor on a learning route and wanted to underline the importance of organizations realizing that they need to play a role in supporting this work; only a certain amount can be done by PROCASUR, and the process needs follow-up and support after a visit.

Miriam Cherogony and Diana Puyo gave the following feedback:

- The challenge of getting knowledge to the farm level is the major hurdle. We work through those that are responsible for implementing projects and have tried to get documented experiences. At programme level it is assumed that they are able to translate these innovations.
- In addition to addressing the issue of how to make knowledge available, we are also looking at innovation. We want to emphasize that innovation is a social construct and involves lots of actors at different levels. Not only are we talking about pastoralists, but also government officials: the key is how to bring together “Mr and Mrs Farmer” with government officials and make them all aware of the fact that they are “actors of change”. People need to realize that “my voice is as important, even though I have no university education”. People have to buy into the process, from the bosses to the women in the community. IFAD-supported projects are really starting to talk about this and to do knowledge management, but we are open to learning from other institutions.
- We do not work in isolation. We have learning routes to look at incorporating a range of issues. We are trying to see how there are synergies and opportunities to scale up. One initiative is to link with NEPAD on policy issues.

is not well-advanced, transmit our learning and feed into policy responsible ministries? He said participants, on the basis of the work they have achieved already, should be thinking about how to share between themselves (e.g. Malawi and Swaziland on irrigation and the land plus water nexus). “You are developing tools already; the issue is how to share these, and how do these things influence programme design and therefore investment in these areas.”

He noted that the thematic areas had been identified, across countries, before the workshop, but indicated that people should indicate whether these were appropriate, whether they needed to be adjusted, whether other themes ought to be included. He stated that there was perhaps room for learning groups

PART 2: BREAKOUT DISCUSSIONS IN THEMATIC AREAS

What did we learn? What are the issues? What can we do?

Some introductory and guiding remarks were made by the workshop organizers.

Harold Liversage (IFAD) started by saying that a lot had been learned so far. He noted, however, that all of the current projects were being implemented through ministries that were not in fact directly involved in land policy development. This meant, therefore, that a key question for the projects should be: how do we as ministries, especially in settings where land policy



Participants debating during group discussions.

within countries and with other partners, and that people should think about these possibilities. Liversage indicated that there are different tools for sharing and the question for the afternoon discussions should be on identifying what would work best for us.

Finally, he noted that knowledge management and sharing needs resources and commitments; many initiatives are supported by IFAD grants, but there are other resources that we could tap into.

Clarissa Augustinus (GLTN) began by asking a rhetorical question: where do we start? She stated that it is obvious that land is a challenge, no matter where you are, and that the solutions are to be found in a number of places, and via a number of people. "There are not enough people in any one country to solve all the problems. IFAD has come to us to say that GLTN has something to add. So we need to know what the gaps are. We need to develop and share solutions across countries, but we also can bring in people that can help you think through things like, for example, land records. We need to know how we can add value to you at country level."

She noted that UN-Habitat, through the GLTN, is leading on capacity development for the LPI, with IFAD and other partners. In this context she thought it important for participants to think about how to assess gaps and design support.

Augustinus noted that, although the RCMRD is exciting, IFAD may not have the expertise, or the time, to help projects with these kinds of issues. But she emphasized that UN-Habitat does have the people with the background that can identify maps, approaches, etc. "We can help. How do you want us to do this? Web-based, country visits, cross country meetings?"

Finally, she felt that participants should reflect on how best to encourage practitioners to document experiences, approaches and tools, and to identify the kinds of incentives that might be needed to get people to describe progress and lessons.

Participants broke into the thematic groups to share their observations and insights related to tools,

approaches and initiatives. Each group was asked to identify a maximum of five tools, approaches and initiatives applicable to the thematic area (in projects, organizations, countries). Secondly, the groups were asked to identify other tools, approaches and initiatives (not covered in the presentations) which could serve to improve project implementation related to the theme.

Reports from breakout discussions of thematic groups

Mapping: The mapping rights group made the following observations on tools, approaches and initiatives covered in the morning presentations:

- Most of the tools are still new to most participants. Some of the tools do not seem to be ready yet for grassroots implementation.
- The LPI is not as robust as it should be. It requires the buy-in of politicians and contributions from technocrats. The process will need to be strongly facilitated and there will need to be incentives to quicken the process.
- The policy processes outlined in the action agenda for the LPI have no deadlines and no systematic procedures; they therefore appear very open ended and may take a long time to be implemented.
- The GLTN is new to the group participants, many of whom have had no information about it before. The GLTN needs to share more information to a wider group of stakeholders.
- The technologies used by the RCMRD are high-level technical tools; these need to be passed on to practitioners, who will need to scale them down and make them more accessible for use by the communities.

The group identified the following tools as applicable to the thematic area:

- The Social Tenure Domain Model (STDM), a GIS package developed through GLTN, which is currently being tested in Uganda (Mbale district);
- Land, environment and climate change monitoring tool;

- The Gender Evaluation Criteria tool;
- The compilation of land inventories;
- The Community of Practice (COP) tool;
- IEC materials.

Useful tools, approaches and initiatives not covered in the presentations include:

- Capacity development of mapping units and focal point persons;
- The use of indigenous knowledge (e.g. the use of elderly people in societies, etc.);
- Participatory Rural Appraisals and Participatory Land Use Mapping (known as PRA/PLUM in Burkina Faso and PLOF in Madagascar).

The group suggested that it could apply these tools and approaches in the following ways:

- Training of staff in the use of the tools (all);
- Land, environment and climate change tool used in biodiversity mapping and assessment (Swaziland);
- Land inventory in inter- and intra-conflict management (Uganda);
- PRA tools to bring different stakeholders together (all);
- Watershed delineation and natural resource mapping (Gambia);
- The Land Governance Assessment Framework (LGAF) (all);
- Informal/formal land rights (all);
- Improvements to the mapping of irrigation schemes (all);
- Implementation of chiefdom development plans (Swaziland);
- Land use planning for investments, infrastructure, etc.;
- Gender Evaluation Criteria, to ensure that the process is equitable to all.

The group concluded that mapping improves the governance and productivity of land and NR.

Land and water rights: This group made the following observations on tools, approaches and initiatives:

- A number of tools are useful: cartography and mapping tools, compiling registers of beneficiaries for developed land, highlighting soil types and altitude, using databases linked to land management data;
- The exchange of different experiences is important, either through travel or by written guides;
- Capacity building is important: through training, awareness-raising on land law as well as land and water rights management issues, and using theatre, radio and sport;
- There are traditional tools that are important and projects need to take into account local practices at community level (e.g. traditional dispute resolution mechanisms).

A plenary member asked if there had been discussion on any tools appropriate for harmonizing laws on land and water. Participants from Malawi and Burkina Faso explained how water rights are regulated in their contexts.

Group rights: This group made the following observations on tools, approaches and initiatives covered in the morning presentations:

- The learning initiative needs a coordination point at country level (beyond IFAD projects) for teasing out key lessons learned and available tools;
- The group is not convinced that the Land Policy Initiative is tackling the issue of group rights as much as they perhaps should/could;
- The LPI should be more pro-active, since a demand driven approach in this sector does not always occur, particularly if there are poor links between the focal point and the practitioners;
- The group notes a lack of accountability of member states in adhering to the Framework and Guidelines;
- The use of mapping tools needs an awareness regarding ownership of the information. For instance, to what extent do the communities have any rights/access to this information? This is important, since information can be used "against" them;

- Regarding the Knowledge Management presentation, there seems to be lots of information available, but the issue is the extent to which this is enabling learning to take place. Best practices also need to be facilitated, as well as shared.

The group identified the following tools as applicable to the thematic area:

- Satellite imagery and landscape mapping are both useful for big picture trends, etc. and can be used more often as tools for planning;
- Evictions Approaches in the GLTN tool box can be useful for securing the rights of informal urban settlements and “indigenous” communities;
- Structured “learning routes”, including with community members. Important elements here are to have a clear idea on what will be done with the information and learning back in the community? “It’s a two way street!”;
- Dissemination of relevant case studies to a wider audience through local NGOs/CBOs;
- Documenting customary rules and codification in certain circumstances.

Useful tools, approaches and initiatives not covered in the presentations include:

- Multi-disciplinary teams approach to planning/ policy development, etc.;
- Structured, multi-level consultations (i.e. national/ regional/provincial/county/district levels);
- Formalizing customary institutions and structures (with an eye on gender equity and maintaining traditional/cultural values as much as possible);
- Participatory mapping of resources and resource uses can be useful for securing group use and access rights;
- More good governance capacity building/ Alternative Dispute Resolution skills are needed.

Céline Allaverdian (GRET) asked about the distinction between formalizing and recognizing and the group clarified by saying that they want to provide for recognized management rules within the formal law and the distinction lies between local legitimacy versus the formally legal.

The group suggested that it could apply these tools and approaches in the following ways:

TOOL	HOW WILL WE USE THE TOOL?
Multi-disciplinary team approach	<ul style="list-style-type: none"> • The Lands Commission in Ghana • The Land Use Planning Commission in Tanzania • Formulation of the Community Land Bill in Kenya
Structured, multi-level consultations	<ul style="list-style-type: none"> • Village Land Use Planning process in Tanzania (IFAD SRMP) • Formulation of the Community Land Bill in Kenya
Formalizing customary institutions	<ul style="list-style-type: none"> • IUCN Resource Advocacy Programme in Garba Tula (Kenya) • Encapsulated in Community Land Rights Recognition Model (Kenya SECURE Project)
Participatory mapping	<ul style="list-style-type: none"> • Village Land Use Planning process in Tanzania (IFAD SRMP) • Can help in boundary demarcation for communities in Ghana • Encapsulated in Community Land Rights Recognition Model (Kenya SECURE Project)
Good governance capacity building	<ul style="list-style-type: none"> • Encapsulated in Community Land Rights Recognition Model (Kenya SECURE Project)



One of the participants reporting after the group discussions.

Women's access to land: This group made the following observations on tools, approaches & initiatives covered in the morning presentations:

- The LPI Framework and Guidelines provide a platform in addressing women access/ownership to land through advocacy and partnership and innovations in land management at continental and country level;
- The LPI Framework and Guidelines encourage monitoring and reporting on performance, which is crucial for women's access to land;
- In respect to the LPI, land policy in itself is a tool which civil society can use for advocacy on policy alignment to the continental policy framework;
- The GLTN tools are appropriate for specific investigations, which enables monitoring of performance on women's access to land, among other issues;
- The GLTN tools are participatory and help unearth issues at grassroots level;
- The GLTN tools (and tools generally) need customization to be usable in the local context;
- The STDM and the Gender Evaluation Criteria are tools which are useful for measuring women's access to land;
- The mapping tools do not highlight women's access to land specifically, but mapping itself is gender blind and could be used to identify gender disparities or women's specific access to land;

- The KM activities reveal that the method of sharing is sufficiently flexible to allow one to introduce women's access to land. When sharing stories, we can highlight gender gaps.

The group identified the following tools as applicable to the thematic area:

- Access and control profiles;
- The Village Land Use Planning tool, applied as per the Village Land Act (1999) in Tanzania, provides an opportunity to address women's access to land;
- Gender policy is a useful approach/tool to facilitate women's access to land and property;
- Legal aid clinics at community level.

Going forward the group felt that the following points were important:

- Capacity building on the tools;
- "Domesticating" the tools into local contexts;
- Use of the tools to inspire direction in communities;
- Use of the tools to sensitize other key stakeholders on policies affecting women.

Inclusive business: This group made the following report back on its discussions:

- There is a need to distinguish between different kinds of lands;
- Inclusive business initiatives based on land are necessarily adapting community practices and are therefore about social tenure;
- Registration processes (recording ownership and legitimate rights) at community level already exist and there are different practices;
- All the steps in labour/land valuations need to be identified;
- It is important to apply appropriate safeguards (IFAD, FAO, World Bank);
- We should examine using land banks as a model (as in Ghana) where there are facilities available to different stakeholders;
- The leveraging of a partnership requirement for foreign investors, as in Ghana, can strengthen local participation.

Synthesis of plenary discussion on thematic area reports

The following is a summary of the question and answer session after the group discussions:

- **Q: We have not heard about trans-boundary water courses and the common management of water and hydro infrastructure. How can this be tackled?**
- *A: In Southern Africa there is a protocol on water courses; consultations are undertaken before water extraction or the building of dams, etc. A similar protocol exists in West Africa.*
- **Q: The formalization and codification of customary rights, if done comprehensively, could be in conflict with formal law. How do we approach this?**
- *A: When the Namibian Government looked at codifying traditional law, they decided against doing it. Instead, the Land Officer has discretion at the point of registration, so customary recognition is dealt with at that time.*
- **Q: Who owns the data in maps? This is an important issue; there are lots of data regarding water rights in Ecuador, but these were not shared with local government because we knew they would create problems. There are also problems with updating data: people die, get married, move elsewhere.**
- *A: This relates to the sustainability of land registration systems. The kind of evaluation that has been done in Asia has not been carried out here. A World Bank review of Asia experience suggests, for example, that after many years and millions of dollars, up to 90 per cent of people are not registering subsequent land transactions.*
- **Q: How can you value community contributions in inclusive business ventures? Is there a case study?**
- *A: It depends on the specific activity. In Rwanda, valuations are conducted of community contributions (e.g. work on feeder roads, soil erosion protection etc.). It is up to a specific country to develop tools and guidelines.*
- **Q: Are there other thematic areas that we should include in the future: e.g. access to credit? What is the link between land and microcredit? What about economic empowerment?**
- *A: Microfinance could be very good topic. It is a possible and feasible alternative to enable women to get out of poverty (Burundi).*
- *A: Land decentralization is part of the reform in Madagascar; there are communal land officers in more than 400 areas. Certificates can theoretically be used to get access to microcredit, but are not accepted as a guarantee. There are also risks: being unable to pay could mean the loss of land.*
- **Q: What tools exist to measure the cash value of land?**
- *A: The Royal Institute of Chartered Surveyors (RICS) and GLTN are trying to develop a tool for this. We hope it will be available by the end of the year.*
- **Q: What about the issue of women within customary and pastoralist communities, for example, the Maasai women? There is a need for mainstreaming women's access in all thematic areas.**
- *A: It is not necessarily as simple as saying that customary and pastoralist groups exclude women; women do get access to land through customary pastoral institutions.*
- **Q: In Burkina Faso, there is a Land Law being developed, but in reality nothing specific has come from it. We have workshops to say the same thing over and over again. In the law the mayors of every commune must give priority to women. Where government land is involved, a certain proportion of allocations must also be made to women. It is always within their discretion, however.**
- *A: The main thematic area is education. If we want people to secure rights, we have to invest in education.*

REMARKS FROM IFAD/GLTN AT CONCLUSION OF SESSION 2

Workshop convenors summarized what they felt was important from the session.

Harold Liversage (IFAD) said there was obviously an expression of real interest in the development and sharing of new tools and approaches. He felt that participants were looking for future opportunities for sharing on topics, as well as tools. These topics could include a focus on the youth and the poor, as well as women and on group rights and pastoralism, where one area to understand more could be social stratification.

Clarissa Augustinus (GLTN) felt that the issue of women's rights was coming through strongly. She referred to the Gender Evaluation Criteria tool, which was implemented very successfully by Espaço Feminista (an NGO) in Brazil, which mobilized women to fight eviction. She noted that at the end of the process, the system was changed and put this down to the fact that women were empowered with knowledge about how land administration systems work. She stated that a better understanding of how to build this kind of capacity will affect women's rights and increase productivity. She noted that the participants were obviously eager to learn from each other and that maybe the workshop did not need a programme, but just a framework to allow people to engage.

The key objective of Session 3 was to identify opportunities for scaling up lesson learning, piloting new approaches and strengthening policy dialogue. Participants were asked to:

- Identify the top five things that came out strongly during the workshop, and
- Suggest the focus of the initiative for the next six months, at:
 - Thematic level;
 - Cross-thematic level;
 - LPI/UNECA level;
 - UN-Habitat/IFAD partnership level.

Rapporteurs of the five working groups subsequently drafted the workshop agreement that was later presented to and adopted by the plenary.

COMBINED REPORT OF THEMATIC GROUPS: CONCLUSIONS AND WAY FORWARD

Top five issues from the workshop

Each group identified the most important issues with respect to their themes. There was a consensus on the need to extend the use and sharing of tools, capacity-building, awareness creation and work designed to inform and monitor policy-making in regard to specific issues.

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Mapping land and natural resource rights group

- Mapping process should be done in a participatory manner;
- Tools should be customized to align and fit within the cultural context;
- The process of land policy formulation through LPI should be hastened, with deadlines and strong political will;
- Capacity building should be carried out in the use of the tools, for application across all levels (decision makers, implementers, etc.);
- Financiers of the initiative should coordinate the networking with relevant institutions.

Land and water rights group

- Capacity building should be for stakeholders and beneficiaries on land and water rights;
- Advocacy needs to be done at all levels;
- The formalization of land rights should be a priority;
- Mapping is one of the most important tools for use in land and water rights.

Group rights group

- Mapping of both internal and external boundaries of land is an important tool for groups to understand their rights;
- There is a need to support group institutions – capacity building and awareness creation, as part of creating and developing local land tenure governance systems;
- Legalization and formalization of groups is important; law and policy frameworks should recognize group rights;
- The interests of the youth, poor and vulnerable and the women should be recognized.

Women's access and ownership group

- The formulation of laws and policies promoting women's access, where they do not exist, and amendments to the ones that have gaps;
- Awareness creation and capacity building is important; should be all-inclusive, and particularly involve men;
- The economic empowerment of women for poverty reduction should be promoted;
- Monitoring of inequalities in land policies and their implementation should be undertaken using the GLTN tools.

Inclusive business models group

- Recognizing rights to land, taking into account legitimate occupation versus legal rights, and how to capture the continuum of rights in designing inclusive business models;
- Developing safeguards for smallholder farmers as they deal with investors, including how they should be packaged to make them legally binding. Parameters to include land rights, benefit sharing mechanisms, pricing, investor commitments, having intermediaries to facilitate farmer relations with investors, and valuing community contributions in terms of land and labour;
- Catalytic funds and other financial mechanisms that ensure community growth;
- Developing policy that ensures the participation of local people and regulation of the inclusive business models. Taking into account land (leases versus freeholds), community participation and consultation, local context within which the business operates (e.g. identification of local partners to the business), decision on what business model to adopt, community capacity building to participate efficiently and effectively and government investment in strategic businesses with an intention to divest when business stabilizes.

Focus of the initiative for the next six to twelve months

Each group provided a list of activities which are priorities in the immediate future. They related to the



Networking and discussions continue during breaks.

thematic areas and to issues cutting across the themes. Specific activities and priorities were listed in respect of the LPI and to the IFAD/GLTN partnership initiative.

Mapping land and natural resource rights group

- Make mapping tools available and make them easily accessible to practitioners;
- Up-scaling through linking like-minded projects using the KM tools for study, materials sharing, field visits, learning routes, etc.;
- LPI to provide lists for all the focal point persons in member states for networking and capacity building.

Land and water rights group

- Information sharing at all levels;
- Clarification of the definition on land and water rights;

- Harmonization of traditional and statutory laws governing land and water.

Group rights group

- Advocacy on the importance of legal recognition for group rights;
- Piloting with the aim of giving credence to group rights and as a show case for feasibility;
- Developing and documenting the appropriate tools for dealing with group rights.

Women's access and ownership group

- Awareness raising on women's access and ownership of land;
- Capacity building on the monitoring tools;
- Monitoring performance and implementation of the available policies;
- Identification of the laws and tools that support/hinder women's access and ownership of land.

Inclusive business models group

- Developing economic models for land and labour quantification;
- Study of existing inclusive business models to concretize the positive and negative attributes of each to inform the next steps;
- Defining the meaning of community, how it should be structured and how the business will benefit those within and outside the business partnership.

Cross thematic

- Use of mapping to bring in all attributes to benefit all the community (e.g. gender land rights issues);
- Promoting equitable land distribution;
- Promotion of investor partnerships for women's economic empowerment;
- Engendering the mapping tools to focus on women's land rights;
- Carry out gender assessments to explore how businesses have impacted on gender and how both genders can participate better in inclusive

business models, group rights, inclusive business linkages, indigenous peoples and minority groups;

- Design and develop service level agreements on how the different thematic groups will link and reinforce each other (e.g. roles, responsibilities, obligations, etc.);
- Develop a strategic plan for implementation across themes;
- Advocacy for the simplification and dissemination of policies and laws on land and on the importance of group rights;
- Devise practical ways of getting the marginalized to effectively participate in the inclusive businesses (e.g. creating land funds for the purchase of land for women, microfinancing with safeguards, communities setting aside land to specifically benefit the marginalized and land redistribution models by government);
- Developing a communication package that promotes land as an economic good and not just as a social good.

UNECA/LPI

- Developing a communication strategy;
- Awareness/sensitization/civic education of member states to fulfil their commitments;
- Frequent engagements with member states;
- Social networking through web, online, etc.;
- More explicit addressing of women's land rights on the continent;
- LPI should develop and concretize its reporting mechanism by member states;
- LPI should be more robust;
- LPI to map other networks working on land on the continent and build strong linkages with partners working on land and agriculture;
- LPI should review their strategic plan to incorporate technical support in policy development on group rights;
- Document best practices on large scale land investment models and disseminate to member states;
- Providing technical assistance to states on land policy development;
- Identify capacity gaps at national level to respond to the needs of inclusive business models.

IFAD/UN-Habitat

- Support practitioners with information for mapping and make relevant mapping tools available;
- Ensure continuous learning and sharing of info through KM mechanisms;
- Highlight challenges arising from the absence of policies on group rights;
- Ensure that country focal point people are informed of the outcomes of the KM approaches;
- Monitoring of the outcomes of this workshop;
- Mobilize financial support for continuity of the initiative;
- Support the development of tools and models;
- Capacity building;
- Documentation of best practices from projects.

TRANSITIONING OUT

The workshop was evaluated through comments from participants in the final plenary session (see Annex 4). These were overwhelmingly positive and noted in particular the amount of positive learning and sharing that had taken place. Participants noted the increased scope for collaboration in the future and asked for similar regional meetings at regular intervals. They were pleased by the way land and natural resources issues had been addressed and the relevance of the five thematic areas. Many people had expanded their professional network and said that the lessons learned would be shared with colleagues and relevant professionals.

CLOSING REMARKS

The workshop was officially closed with remarks from Joan Kagwanja (UNECA), Clarissa Augustinus (GLTN) and Harold Liversage (IFAD).

Joan Kagwanja said there would be a number of side events at the up-coming AU Summit, where some of the issues raised could be addressed through the LPI. She accepted that the action plan needs more adjustments, and that some of the suggestions from participants could be explored within the context of the partnership between IFAD and GLTN. She noted that the particular issue of group and customary rights could be addressed in the context of the Nairobi Action Plan.

Clarissa Augustinus congratulated the participants for their discipline, focus and commitment and said that the workshop had exceeded expectations, especially on gender issues. She noted the obvious extent to which IFAD-supported initiatives are mainstreamed within national policy processes and recognized the value of this for UN-Habitat. She was gratified participants had identified some GLTN tools as being important, but warned there are still gaps to fill and a need to take the “long view” on tool development. Finally, she said identifying the issue of formalizing group rights and bringing customary and statutory law together was important and timely.

Harold Liversage said that rather than highlighting about tool “development”, the initiative should recognize that it may be more about sharing and mainstreaming, since many participants are obviously already designing and using tools. He was pleased about how sharing had started and how projects had begun making plans for potential learning visits and exchanges. He said the next nine months were a concern for the initiative and that it was important to work out how to maintain the momentum and how IFAD and GLTN can contribute. He stated that there is only limited funding for the process, but that IFAD and UN-Habitat/GLTN are looking for more resources.

ANNEX 1: OUTLINE OF WORKSHOP AGENDA

29 MAY 2012	30 MAY 2012	31 MAY 2012
<p>Welcome and Opening</p> <ul style="list-style-type: none"> Welcome remarks by Geoffrey Livingston, IFAD, Regional Economist for Eastern and Southern Africa Welcome remarks by Axumite Gebre-Egziabher, UN-Habitat, Director Regional Office for Africa 	<p>Recap of the previous day + agenda for the day</p>	<p>Recap of the previous day + agenda for the day</p>
<p>Session 1: Land and Natural Resources Management: Importance, Challenges and Opportunities</p> <p>Part 1: Overview of Land and Natural Resources Tenure - Concepts and Importance</p> <ul style="list-style-type: none"> Presentation by Harold Liversage, IFAD, and Clarissa Augustinus, GLTN <p>Part 2 – Thematic Presentations</p> <ul style="list-style-type: none"> Mapping land and natural resources rights, use and management – Paul Njuguna, Kenya MIKEPP (Mount Kenya East Pilot Project) Land and water rights – Chisomo Gunda, Malawi IRLADP (Irrigation, Rural Livelihoods and Agricultural Development Project) Group rights – Maria Mashingo, Tanzania SRMP (Sustainable Rangelands Management Project) Women’s access to land - Esperance Musirimu, Burundi PTRPC (Transitional Programme of Post Conflict Reconstruction) Inclusive Business partnerships – Connie Magomu Masaba – Uganda VODP (Vegetable Oil Development Project) <p>Plenary Discussion</p>	<p>Session 2: Strengthening Land and Natural Resources Tenure: Tools, Approaches and Innovations</p> <p>Presentation 1- Land Policy Initiative: Status and updates - Joan Kagwanja, UNECA Open Discussion</p> <p>Presentation 2 – Global Land Tool Network: Partnership, tools and approaches - Danilo Antonio, GLTN Open Discussion</p> <p>Presentation 3 – Mapping for Land and Natural Resource Management: Tools and Services - Hussein Farah, RCMRD Open Discussion</p> <p>Presentation 4 – Mechanisms for Sharing Lessons and Experience in Tools Development - Miriam Cherogony, IFAD Africa Open Discussion</p>	<p>Session 3: The Way Forward</p> <p>Thematic group discussions to identify the top five things that came out strongly during this workshop</p> <p>What should the focus be for the next six months at the level of:</p> <ul style="list-style-type: none"> Thematic areas Cross-thematic areas LPI IFAD/UN-Habitat/GLTN <p>Presentation of workshop agreements by rapporteur</p> <p>Discussion/comments on the workshop agreements Transitioning out</p>
<p>Breakout Session 1: Thematic areas</p>	<p>Breakout Session 2: Thematic areas</p>	<p>Closing Plenary: Workshop Agreements</p>
<p>Plenary Synthesis</p>	<p>Plenary Synthesis</p>	<p>Closing remarks by Harold Liversage & Clarissa Augustinus</p>
<p>Summary of the day and housekeeping</p>	<p>Welcome reception (at Savannah Café)</p>	<p>Field Trip to RCMRD Office, Nairobi</p>

ANNEX 2: WORKSHOP PARTICIPANTS

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ANNEX 3: LIST OF PRESENTATIONS

Day One – Tuesday 29th May

Overview of Land and Natural Resources Tenure: Concepts and Importance by Harold Liversage (IFAD) and Clarissa Augustinus (GLTN)	http://www.gltn.net/index.php/resources/publications/search-publications/finish/13-meeting-documents/98-overview-of-landr-concepts-and-importance-eng-2012
Mapping Land and Natural Resources Rights, Use and Management by Paul Njuguna (MKEPP, Kenya)	http://www.gltn.net/index.php/resources/publications/search-publications/finish/13-meeting-documents/97-mkepp-presentation-eng-2012
Land and Water Rights by Chisomo Roxanna Gunda (IRLADP, Malawi)	http://www.gltn.net/index.php/resources/publications/search-publications/finish/13-meeting-documents/93-irladp-presentation-on-land-experiences-eng-2012
Group Rights by Maria Mashingo (SRMP, Tanzania)	http://www.gltn.net/index.php/resources/publications/search-publications/finish/13-meeting-documents/102-srmp-presentation-eng-2012
Women's Access to Land by Esperance Musirimu, (PTRPC, Burundi)	http://www.gltn.net/index.php/resources/publications/search-publications/finish/13-meeting-documents/99-ptrpc-experience-du-femme-et-foncier-au-burundi-fr-2012
Inclusive Business Partnerships by Connie Magomu Masaba (VODP, Uganda)	http://www.gltn.net/index.php/resources/publications/search-publications/finish/13-meeting-documents/103-vodp-presentation-land-issues-eng-2012

Day Two – Wednesday 30th May

Land Policy Initiative: Status and Updates (Implementing the AU Declaration on Land: Draft LPI Strategic Plan and Roadmap) by Joan Kagwanja, UNECA	http://www.gltn.net/index.php/resources/publications/search-publications/finish/13-meeting-documents/96-lpi-presentation-eng-2012
Global Land Tool Network: Partnerships, Tools and Approaches by Danilo Antonio, UN-Habitat/GLTN	http://www.gltn.net/index.php/resources/publications/search-publications/finish/13-meeting-documents/91-gltn-tools-eng-2012
Mapping for Land and Natural Resources Management: Tools and Services by Dr Hussein Farah, Regional Centre for the Mapping of Resources for Development (RCMRD)	http://www.gltn.net/index.php/resources/publications/search-publications/finish/13-meeting-documents/100-rcmrdr-presentation-eng-2012
Mechanisms for Sharing Lessons and Experiences in Tools Development by Miriam Cherogony, IFAD Africa	http://www.gltn.net/index.php/resources/publications/search-publications/finish/13-meeting-documents/92-ifadafrica-km-tools-presentation-eng-2012
Presentation from Breakout Session II, Mapping Land and Natural Resources Rights, Use and Management Group	http://www.gltn.net/index.php/resources/publications/search-publications/finish/13-meeting-documents/87-mapping-land-and-nr-rights-use-eng-2012
Presentation from Breakout Session II, Group Rights Group	http://www.gltn.net/index.php/resources/publications/search-publications/finish/13-meeting-documents/88-breakout-session-ii-theme-3-group-rights-eng-2012

Day Three – Thursday 31st May

Presentation on "Conclusions and Way Forward" by Group Rapporteurs	http://www.gltn.net/index.php/resources/publications/search-publications/finish/13-meeting-documents/89-conclusions-and-way-forward-presentation-by-rapporteurs-eng-2012
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Additional Resources:

Final Programme	http://www.gltn.net/index.php/resources/publications/search-publications/finish/13-meeting-documents/90-final-programmelearning-workshop-eng-2012
Background Note	http://www.gltn.net/index.php/resources/publications/search-publications/finish/13-meeting-documents/101-regional-workshop-background-note-eng-2012
Brief of Knowledge Management Tools	http://www.gltn.net/index.php/resources/publications/search-publications/finish/13-meeting-documents/94-km-tools-summary-eng-2012
GLTN website and relevant pages:	http://www.gltn.net/ http://www.gltn.net/index.php/projects/land-and-natural-resources-ifad
IFAD website and relevant pages:	http://www.ifad.org/ IFAD & Land Issues: http://www.ifad.org/english/land/index.htm Rural Poverty Portal: http://www.ruralpovertyportal.org/web/rural-poverty-portal/topic/home/tags/land

ANNEX 4: WORKSHOP EVALUATION

A workshop evaluation form was distributed to all participants and 39 completed forms were received that confirmed the positive views expressed by participants during the 'transitioning out' session. All sessions including logistical arrangements of the workshop were rated on a scale of 1 to 4 (1 being equivalent to "very dissatisfied" and 4 to "very satisfied") with the following results:

- Overall, participants rated the learning workshop with a score of 3.38.
- The three sessions were also rated extremely positively with scores of 3.25, 3.35 and 3.47 respectively.
- Of the three sessions, the most preferred session was the final one where participants discussed the way forward.

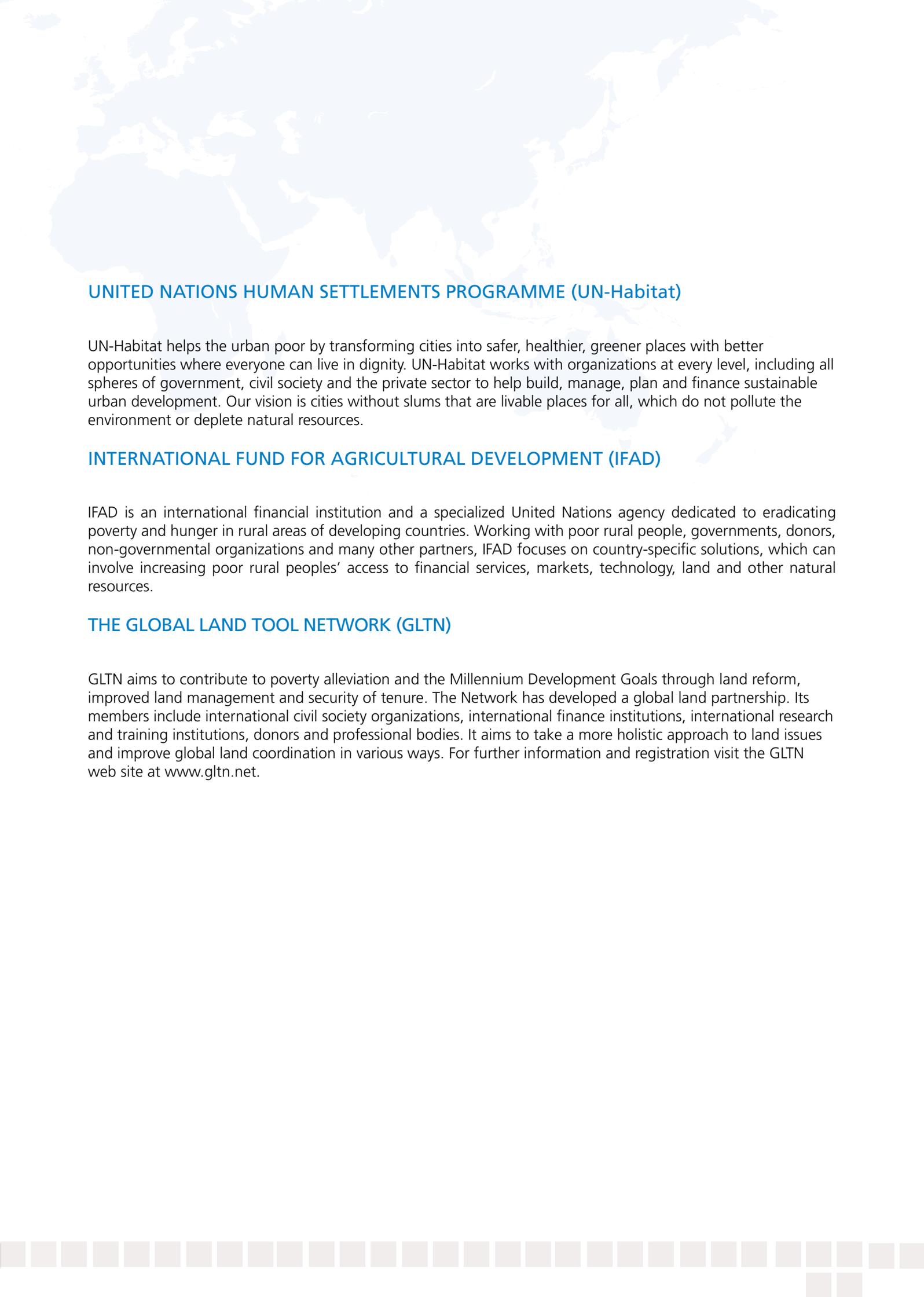
Participants also assessed some aspects of the workshop through open-ended questions. From the evaluation forms it emerged that participants appreciated above all the opportunity of learning from each other and sharing experiences, especially during the group discussions, as well as the possibility to further extend their professional network. Moreover, the thematic areas chosen for the workshop were deemed highly appropriate.

The major concern raised is about language barrier; because some participants were French speaking, discussions were sometimes affected by this. Participants also noted that the workshop materials, such as the agenda and presentation hand-outs, should have been translated into French to facilitate the workshop proceedings.

Several participants also suggested holding the workshop over a longer period of time (i.e. 4 to 5 days) as this would enable exchanges of knowledge to continue. Another consistent suggestion was to allocate longer time to the group discussions so as to allow for rotation between groups.

Other suggestions made for future regional meetings included inviting relevant government officials and organizing a field visit to a land management project in the area.





UNITED NATIONS HUMAN SETTLEMENTS PROGRAMME (UN-Habitat)

UN-Habitat helps the urban poor by transforming cities into safer, healthier, greener places with better opportunities where everyone can live in dignity. UN-Habitat works with organizations at every level, including all spheres of government, civil society and the private sector to help build, manage, plan and finance sustainable urban development. Our vision is cities without slums that are livable places for all, which do not pollute the environment or deplete natural resources.

INTERNATIONAL FUND FOR AGRICULTURAL DEVELOPMENT (IFAD)

IFAD is an international financial institution and a specialized United Nations agency dedicated to eradicating poverty and hunger in rural areas of developing countries. Working with poor rural people, governments, donors, non-governmental organizations and many other partners, IFAD focuses on country-specific solutions, which can involve increasing poor rural peoples' access to financial services, markets, technology, land and other natural resources.

THE GLOBAL LAND TOOL NETWORK (GLTN)

GLTN aims to contribute to poverty alleviation and the Millennium Development Goals through land reform, improved land management and security of tenure. The Network has developed a global land partnership. Its members include international civil society organizations, international finance institutions, international research and training institutions, donors and professional bodies. It aims to take a more holistic approach to land issues and improve global land coordination in various ways. For further information and registration visit the GLTN web site at www.gltn.net.

ABOUT THIS PUBLICATION

This publication is the summary of the proceedings of the Regional Learning Workshop on 'Land and Natural Resources Tenure Security' held in Nairobi, Kenya from 29-31 May 2012 as jointly organized by UN-Habitat/Global Land Tool Network and International Fund for Agricultural Development (IFAD). The aim of the workshop was to deepen the understanding of land and natural resources tenure security issues and to identify opportunities to strengthen land tenure security and land access of the rural poor and marginalized groups in sub-Saharan Africa.

During the workshop, participants shared their own challenges and experiences for strengthening security of land and natural resource tenure of poor people and vulnerable groups. The meeting served as an avenue to discuss existing good practices and appropriate land tools and their possible applications to specific country contexts. The participants also identified opportunities to scale up lessons learning and sharing, pilot new approaches and tools and strengthen policy dialogues.

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to overcome poverty

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