REPORT 2 / 2017





TSLI-ESA PROJECT REVIEW

PROCEEDINGS OF THE LAND TENURE TOOLS KNOWLEDGE SHARING WORKSHOP
26 MAY 2017,
KAMPALA, UGANDA

SECURING LAND AND PROPERTY RIGHTS FOR ALL

UN-HABITAT
FOR A BETTER URBAN FUTURE

IFAD
Investing in rural people

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GLOBAL LAND TOOL NETWORK

REPORT 2 / 2017

TSLI-ESA PROJECT REVIEW: Proceedings of the Land Tenure Tools Knowledge Sharing Workshop, 26 May 2017, Kampala, Uganda

HS Number: HS/068/17E

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Acknowledgements:
We wish to thank UN-HABITAT, IFAD and the Netherlands Government for their technical and financial contribution for TSLI-ESA Project. Likewise, our sincere appreciation to key GLTN partners, and staff and communities from IFAD supported projects and programmes in Eastern and Southern Africa whose participation and contribution over the past five years have steered and shaped the TSLI-ESA Project.

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Layout and Printing: UNON, Publishing Services Section, Nairobi, ISO 14001:2004 certified
Sponsors: IFAD, Government of the Netherlands

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GLTN
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ABBREVIATION/ ACRONYMS

ASALs	Arid and Semi-arid Lands Organisation
DCA	Dairy Centralization Area
DCAC	Dairy Centralization Area Committee
DLSP	District Livelihoods Support Programme
FAO	Food and Agriculture Organization
FDE	Farmer Driven Enumerations
GAPs	Good Agricultural Practises
GDP	Gross Domestic Product
GEC	Gender Evaluation Criteria
GIS	Geographic Information Systems
GLTN	Global Land Tool Network
GNP	Gross National Product
GoU	Government of Uganda
GPS	Global Positioning System
IFAD	International Fund for Agricultural Development
IRLADP	Irrigation Rural Livelihoods and Agricultural Development Project
IWUA	Irrigation Water Users Association
LIM	Land Information Management
LPI	Land Policy Initiative
M & E	Monitoring and Evaluation
MAAIF	Ministry of Agriculture, Animal Industry and Fisheries
MIS	Mwea Irrigation Scheme
MLHUD	Ministry of Lands, Housing and Urban Development
NIB	National Irrigation Board
NRM	Natural Resource Management
NUA	New Urban Agenda
O&M	Operations and Maintenance
OPUL	Oil Palm Uganda Limited
QGIS	Quantum Geographic Information System
RCMRD	Regional Centre for Mapping Resources for Development
RECONCILE	Resource Conflict Institute
RIW	Regional Implementation Workshop
SAPP Malawi	Sustainable Agricultural Production Programme
SDCP	Smallholder Dairy Commercialization Programme
SDGs	Sustainable Development Goals
STDM	Social Tenure Domain Model
TSLI-ESA	Tenure Security Learning Initiative for East and Southern Africa Project
UN Habitat	United Nations Human Settlements Programme
UTaNRMP	Upper Tana Catchment Natural Resources Management Project
VGGTs	Voluntary Guidelines on the Responsible Governance of Tenure of Land, Forests and Fisheries
VODP	Vegetable Oil Development Project

PREFACE

Land governance affects access to land and security of tenure. Access to land and security of tenure are essential for the fulfilment of a range of human rights, including the right to housing, food[1] and water. This is clearly vindicated in the global and regional development frameworks such as the New Urban Agenda, Sustainable Development Goals (SDGs), the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security (VGGTs), the Agenda 2063 of the Africa Union and many others.

The New Urban Agenda (NUA) clearly acknowledges the central role of land in promoting inclusive housing rights and fostering resilient and sustainable settlements. As stated in paragraph 123 of the New Urban Agenda endorsed at the 68th Plenary Meeting of the 71st Session of the General Assembly held on December 2016.

"We will promote the integration of food security and the nutritional needs of urban residents, particularly the urban poor, in urban and territorial planning, in order to end hunger and malnutrition. We will promote the coordination of sustainable food security and agriculture policies across urban, peri-urban and rural areas to facilitate the production, storage, transport and marketing of food to consumers in adequate and affordable ways in order to reduce food losses and prevent and reuse food waste. We will further promote the coordination of food policies with energy, water, health, transport and waste policies, maintain the genetic diversity of seeds, reduce the use of hazardous chemicals and implement other policies in urban areas to maximize efficiencies and minimize waste" (UNHABITAT, 2016).

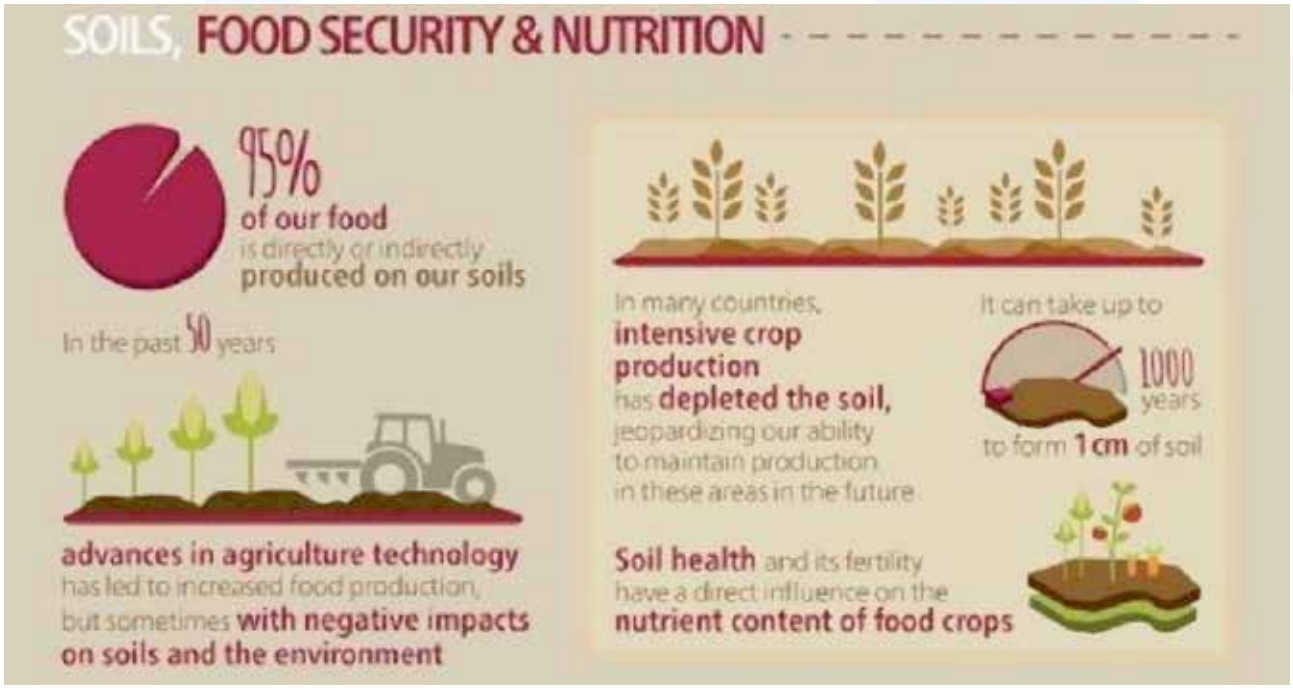
In order to implement these global and regional development frameworks on the ground, there is need for tools. The strategic partnership between IFAD and GLTN through UN-HABITAT on the Land and Natural Tenure Security Resources Learning Initiative for East and Southern Africa (TSLI-ESA), has demonstrated on one hand the salient tenure security issues that IFAD supported investment projects and programmes are grappling with, on the other hand, the efficacy of the innovative tools[2] and approaches that GLTN has supported the projects and programmes. Since resources were limited to cover all IFAD supported projects and programmes, the Land Tenure Tool Knowledge Sharing Workshop was an important platform for the IFAD supported projects and programmes in the ESA region to share their experiences on the implementation of selected GLTN tools and how these tools have helped the projects address some of the disabling tenure issues in their projects' areas.

TSLI-ESA Phase I (2011-12) and Phase II (2013-17) worked with 39 IFAD-supported investment projects from 16 countries in the ESA region and 5 countries in the West Central African region, which have a total of just over 4.9 million beneficiary households. The initiative has engaged 202 staff of IFAD supported investment projects and programmes from 16 countries in Eastern, Southern, Western and Central Africa regions in biennial regional learning programmes (2012, 2015, 2017); over 600 staff and farmers in IFAD supported projects and programmes have been trained in various tenure skills, including women's land rights. The initiative has produced 15 country tenure analysis reports. It has also supported staff of IFAD supported projects and programmes to produce over 20 knowledge products, 15 of which were presented at the annual World Bank conferences on Land and Poverty from 2013 to 2017.

1 Secure tenure and access to land for actors in the food market chain is important factor for stability of urban food supplies and prices.

2 GLTN (2012) defines a land tool as "A resource for understanding how to carry out and perform actions which allow us to implement large-scale changes in the land arena responding to a multiplicity and complexity of land issues".

The TSLI-ESA II is closing down in December 2017, and this Tenure Tool Learning Workshop presented an opportunity for the Coordinators and staff of IFAD supported projects and programmes, GLTN staff and partners to reflect on the project implementation and way forward. Moving ahead, the participants called on IFAD and GLTN to pro-actively programme tenure interventions of the TSLI-ESA into IFAD supported investment projects and programmes right at the design and development stage so that the interventions are dully incorporated in the annual work plan and budgets of the projects.



95 percent of food produced in the soil (FAO, 2015).

Photo © FAO

01

INTRODUCTION AND BACKGROUND

01

Land and natural resource tenure security is a central yet often neglected area for economic development and poverty reduction in the developing world. Of 1.2 billion people who suffer from extreme poverty (IFAD, 2001) and close to one billion people who suffer from chronic hunger (FAO, 2011) in the world today, 75 percent live and work in rural areas. Many rural people suffer from chronic hunger because they are either landless, do not hold secure tenure, or land sizes are so small that they cannot grow enough to feed themselves.

Land tenure risk is significant in developing countries. In recent years, sectors like mining, energy and agriculture have seen substantial increases in disputes with local populations over land and natural resource rights, which threaten the viability of development projects. Conflicts over land can delay development projects for years and may result in project cancellation. Governments and development partners need to better account for and effectively prevent and/or manage land-tenure related risks. Managing tenure risk requires careful risk analysis and deployment of better tools to address the challenge.

As with many projects that promote rural development, most IFAD-supported projects and programmes[3] often have land tenure implications. In some cases, the design of projects includes land tenure interventions such as improvements to land tenure arrangements in order to support the development goals of the project.

In most cases, however, potentially salient tenure issues may not always be apparent at the design stage. In such cases, land tenure interventions are not explicitly integrated into the project design, mainly because their impacts on the outputs of the project are, initially, perceived and/or calculated to be insignificant. The failure to exhaustively consider implications of potential land tenure issues from the start may result in unanticipated consequences.

Land: farmland, wetlands, pastures and forest

Land tenure: rules, norms and institutions that govern rights on access to and ownership rights of land:

Land tenure security: enforceable claims on land supported by local and national regulatory frameworks

Neglect and/or failure to address tenure issues may render a development project anti-poor and any benefits may go to people who are not poor. As such, when insufficient attention is paid to secure access by small-scale producers and to land tenure issues, development projects can become part of the problem.

Tenure security is important not only for agricultural production. It also allows people to diversify their livelihoods by using their land as collateral, renting it out or selling it. Tenure issues affect the everyday choices of poor rural women and men, such as which crops to grow and whether crops are grown for subsistence or commercial purposes. They influence the extent to which farmers are prepared to invest in the long-term wellbeing of their land or to adopt new technologies and innovations. Lack of secure land tenure exacerbates poverty and has contributed to social instability and conflict in many parts of the world.

It is for this and other reasons that land tenure analysis and intervention are an integral component of the design and implementation of IFAD-supported investment projects and programmes.

3 Hereafter referred to as projects.

01 INTRODUCTION AND BACKGROUND

To strengthen efforts to identify and address land and natural resources tenure security issues in IFAD-supported projects, IFAD entered into a partnership with the Global Land Tool Network (GLTN) through UN-Habitat in 2011 to implement a Land and Natural Resources Learning Initiative for Eastern and Southern Africa (TSLI-ESA). This was necessary to identify land and natural resources tenure security issues that affect IFAD supported projects and programmes, and the tools and approaches used to address them; provide a platform for sharing and learning among practitioners; provide demand-driven capacity development on key specialized skills and tools for addressing tenure security issues; and to facilitate and support tenure tool implementation in selected IFAD supported projects and programmes in Eastern and Southern Africa.

The Global Land Tool Network (GLTN) is an alliance of global regional and national partners contributing to poverty alleviation through land reform, improved land management and security of tenure particularly through the development and dissemination of pro-poor and gender-sensitive land tools. The GLTN secretariat is hosted by UN-Habitat

01

A participant poses in a oil palm tree nursery in Kalangala, Uganda during the 2015 learning route hosted by IFAD, GLTN and Procasur at the Vegetable Oil Development Programme (VODP).

Photo: @ Procasur/ Tim Mwaura

02

LAND AND NATURAL RESOURCES TENURE SECURITY LEARNING INITIATIVE FOR EAST AND SOUTHERN AFRICA (TSLI-ESA) PROJECT

02

To strengthen efforts to identify and address land and natural resources tenure security issues in IFAD-supported projects, IFAD entered into a partnership with the Global Land Tool Network (GLTN[4]) through UN-Habitat in 2011 to implement a Land and Natural Resources Learning Initiative for Eastern and Southern Africa (TSLI-ESA[5] [6]).

The overall goal of the initiative is to contribute to the development and integration of pro-poor tools and approaches for securing land and natural resource rights into development programmes in selected countries in Eastern and Southern Africa (ESA). By integrating pro-poor and gender-responsive land documentation tools, TSLI-ESA strengthens the rights of poor communities in IFAD-supported projects to land and natural resources and the revenue streams linked to those rights.

TSLI-ESA Phase 1 (October 2011 – June 2013) aimed at improving knowledge-management strategies and approaches to pro-poor and gender-sensitive land and natural resource tenure rights in selected ESA countries.

TSLI-ESA I produced and disseminated knowledge products within IFAD supported projects.

These products focused primarily on the following five themes:

i. Using advanced geographic information technologies, such as aerial photography, remote sensing technology and geographic information systems for mapping land and natural resource rights, use and management.
ii. Recognizing and documenting small-scale farmers' land and water rights in irrigation schemes.
iii. Recognizing and documenting group rights, focusing on range and grazing lands, forests and artisanal fishing areas.
iv. Strengthening women's access to land.
v. Documenting best practices in securing land and natural resource rights through business partnerships between small-scale farmers and investors.

4 GLTN was established in 2006, and its secretariat is hosted by UN-Habitat It is a partnership network of over 70 organizations representing mainly land professional bodies, research and training institutions, CSOs and IGOs dedicated to development, testing and the application of pro-poor and gender-responsive land tools for promoting tenure security for all.

5 TSLI-ESA Phase 1 was a small grant agreement (October 2011 – June 2013) and TSLI-ESA Phase 2 (October 2013 – December 2017) is a large grant agreement.

6 In addition to the TSLI-ESA cooperation, IFAD and GLTN have developed another small grant agreement project to develop and test guidelines for carrying out impact assessment of tenure interventions. The project focuses on IFAD-supported investment projects while benefiting similar development programmes.

02 LAND AND NATURAL RESOURCES TENURE SECURITY LEARNING INITIATIVE FOR EAST AND SOUTHERN AFRICA

2.1 Objectives of TSLI-ESA II

In addition to knowledge management, the key activities of TSLI-ESA Phase 2 (October 2013 – December 2017) include capacity development of the staff and partners of IFAD-supported projects on tools and approaches for strengthening security of tenure in the target communities using low-cost and gender-responsive technologies. The activities of the TSLI-ESA Regional Project are aligned in four main approaches:

a) Scaling-up knowledge management through research, analysis, documentation and dissemination;
b) Promoting capacity development through training and learning events at regional, cross-country, in-country and project levels;
c) Supporting implementation, scaling-up and scaling out of innovative tools and approaches in IFAD-supported projects and programmes;
d) Feeding into policy dialogues and substantive debates at country, regional and global levels.

2.1.1 Knowledge management

- Knowledge generation:- research, analysis and documentation of land and natural resources tenure security issues, approaches and tools, best practices and lessons learnt in IFAD-supported projects in the ESA region. This is done through partnerships with IFAD-supported projects, GLTN partners and others, such as the Association of African Planning Schools, and the African Institute for Strategic Research on Governance and Development;
- Knowledge storage/hosting:– on the GLTN website (http://www.gltn.net/) with some texts on IFAD's website;
- Knowledge sharing and dissemination: at TSLI-ESA-organized events, GLTN events, IFAD events and GLTN partners' events (such as the annual World Bank conference on land and poverty).

2.1.2 Capacity development

- Annual regional training programme on "Use and Application of Geospatial Technologies in Strengthening Land and Natural Resources Tenure Security", hosted by a GLTN partner, the Regional Centre for Mapping Resources for Development (RCMRD), in Nairobi, Kenya;
- Regional Learning Workshop on "Strengthening Land and Natural Resources Tenure Security";
- Learning Route on Inclusive Business Models

and Mapping – in partnership with Procasur and Vegetable Oil Development Programme/ Kalangala Oil Palm Growers Trust (VODP/KOPGT), Kalangala, Uganda.

2.1.3 Pro-poor land tool implementation in focus countries

Four focus IFAD supported projects in three countries jointly selected by IFAD and GLTN based on the number of IFAD-supported projects with significant land tenure components;

- Uganda – Vegetable Oil Development Programme (VODP) II: Farmer Driven Enumerations of Tenure Security for Strengthening Value Chains for Oil Palm and Oil Seed Farmers;
- Kenya – Upper Tana Natural Resource Management Programme (UTaNRMP) & Mwea Irrigation Scheme (MIS): Improving Land Information System for Efficient Water Resource Distribution and Utilization;
- Kenya – Smallholder Dairy Commercialization Programme (SDCP): Securing Shared Communal Grazing land and Water Resources through Participatory Enumeration and Mapping;
- Malawi – (Smallholder Agricultural Production Programme (SAPP): Integration of Land Tenure Monitoring in M&E System.

The TSLI-ESA II Project is finishing in December 2017, as such, GLTN and IFAD co-organized the Land Tenure Tools Knowledge Sharing Workshop as a post event of the 2017 IFAD Eastern and Southern Africa Regional Implementation Workshop in Kampala, Uganda, to provide a platform for the Project's stakeholders to reflect on the Project, Share key impacts and lessons, and agree on the next steps forward

03

LAND TENURE TOOLS KNOWLEDGE SHARING WORKSHOP PROCEEDINGS

03

INTRODUCTION

The Land Tenure Tool Knowledge Sharing Workshop took place on 26 May 2017 as a post-event of the IFAD ESA RIW 2017 in Kampala, Uganda. The workshop brought together key project stakeholders - the staff and beneficiaries of IFAD-supported projects and programmes in Eastern and Southern Africa - to reflect, share key achievements and lessons learnt, and to chart the way forward. The workshop was attended by 72 participants (48 men and 24 women) mainly from 19 IFAD-supported projects and programmes in 11 countries in the ESA region.

They included 19 coordinators, 30 technical staff and 6 farmer representatives of beneficiary communities; and 4 GLTN partners supporting tool implementation and delivery of the regional training and learning events.

The workshop was also attended by representatives from Uganda's Ministry of Land, Housing and Urban Development (MLHUD) and Ministry of Agriculture, Animal Industry and Fisheries (MAAIF). This report summarizes the proceedings of the workshop.

The workshop programme was divided into four sections:

- Opening session – High-level statements on key land and natural resources frameworks and contexts;
- Substantive reflection, experience sharing and learning session;
- Action planning session - commitments to jointly engage in integration of land and natural resource tenure knowledge management and capacity development within IFAD supported projects.
- Closing session.

The participants of the Land Tenure Tools Knowledge Sharing workshop pose for a photo outside Meera Conference Hall, Speke Resort Munyonyo, Kampala.

Photo: Alwan/ Emmanuel Juma

03 LAND TENURE TOOLS KNOWLEDGE SHARING WORKSHOP PROCEEDINGS

A key conclusion of the workshop is that through regional training and learning events, the TSLI-ESA project has delivered significant knowledge and very useful skills on application of tools for strengthening land natural resources tenure security among IFAD-supported projects and programmes. This has enabled key outputs to be documented and shared at national, regional and global events, and successful tool implementation within selected IFAD-supported projects. A key lesson learnt is that there is that there are human resource capacity constraints in some IFAD-supported projects and programmes to implement some innovative tenure tools; these can be attributed to the long bureaucratic process to not only recruit technical staff but also to integrate new project activities based on developed capacity in on-going projects. It was recommended, therefore, that IFAD and GLTN need to pro-actively engage right from programme/project design phase so that land tenure issues are duly analysed and interventions integrated in the programmes and projects.

The Land Tenure Tool Knowledge Sharing Workshop was co-organized by GLTN and IFAD under the TSLI-ESA II budget. The Vegetable Oil Development Programme (VODP), provided logistical support and the Regional Centre for Mapping and Resource Development (RCMRD) co-facilitated the workshop sessions.

3.1 THE OPENING SESSION

3.1.1 Harold Liversage – IFAD Senior Land Tenure Specialist (via video conference)

Harold Liversage – IFAD Senior Land Tenure Technical Specialist.

Photo: UNHABITAT/Eric Gachoka

Harold Liversage, Senior Land Tenure Specialist at IFAD, noted IFAD's longstanding collaboration with GLTN in supporting the identification of land tools for securing land and natural resources tenure, and reiterated that land and natural resource tenure security is key in the eradication of poverty. He underscored IFAD's increased level of investments, especially in Eastern and Southern Africa, to support securing land and natural resource tenure under the auspices of rural agricultural development as an enabler in unlocking the sustainable improvement of the rural poor's welfare. In this regard, he reiterated the importance of IFAD IFAD/ UN-Habitat collaboration.

'In the last ten years, there has been a growing recognition of the importance of tenure security for poor rural people and a lot of that has been led in Africa through the Land Policy Initiative (LPI). The LPI helped to develop a set of primary guidelines for land policy formulation in Africa which were endorsed at the summit of Heads of States in 2009, and which contributed to a global process leading to the development to Voluntary Guidelines on the Responsible Governance of Tenure (VGGTs). More recently, with the development of the SDGs, there is greater recognition of the importance of tenure security on the outcomes of the SDGs'. Harold Liversage, Senior Land Tenure Specialist, IFAD.

He stated that the key challenge now is to be able to demonstrate the impact security of tenure will have on the SDGs and in this instance the impact tenure security has on IFAD-supported projects. He noted that the workshop provided a good opportunity for the programmes for dissemination and taking up of the GLTN tools, especially for the newer IFAD-supported projects.

3.1.2 Connie Masaba – VODP Project Manager

Connie Magomu Masaba, VODP Programme Manager.

Photo © VODP, Richard Kabuleta

Welcoming participants, project VODPII manager, Connie Masaba, said she was delighted to co-host the event that thematically bridged the land tenure questions that VODP struggles with in the implementation of their programme in the target area of Kalangala. She said smallholder farmers in Kalangala have had challenges due to the lack of land documentation proving problematic for investing in their land. She said oil palm is a perennial, long-term crop that requires heavy investment at the beginning

and it takes up to 25 years to get to commercial production. She reiterated the need for smallholder farmers to ensure the documentation of their interests and claims to their farm land as a means of securing their long-term investments.

'GLTN tools implemented in Kalangala enhanced data collection, analysis and formulation of maps showing the area and location of the smallholder farmers. This has also increased awareness of land-use changes and analysis through acquisition of satellite images.' Connie Masaba, VODP Project Manager, Uganda.

She said the GLTN tools implemented in Kalangala enhanced data collection, analysis and formulation of maps showing the area and location of the smallholder farmers. "This has also increased the awareness of land-use change analysis through acquisition of satellite images," she said.

She said that the next steps will be engaging the Ministry of Lands for pro-poor tenure security options and managing the land administration, and to incorporate land-use planning in all palm oil areas. She urged other project heads to learn more from the workshop and embrace the use of the land tenure tools to assist and support the smallholder farmers in their project jurisdictions.

3.1.3 Oumar Sylla – Leader GLTN / UN-Habitat

Oumar Sylla, UN-Habitat's Land and GLTN Unit Leader, commended all the participants for accepting the invitation to the workshop which he said was a timely moment to reflect on the five years of TSLI-ESA's implementation and to chart the way to build on the best practices and lessons learnt.

He reiterated that the Sustainable Development Goals (SDGs), VGGTs, NUA and Malabo Declaration are frameworks aimed at lifting the poorest people out of

Oumar Sylla, Land and GLTN Unit Leader - UN-Habitat.

Photo: UN Habitat / Eric Gachoka

hunger and that these have provided an entry point for tenure security in the context of the emerging challenges of migration, climate change and need for value addition for agricultural products.

'The sharing of GLTN tools and experience is giving feedback on the direction and partnership as we move into the future.' Oumar Sylla, GLTN Leader

He advised participants to start planning the process which will link the rural and urban societal fabric. He said he was looking forward to teaming up and working together to ensure a mechanism is developed to secure long and short-term benefits for rural poor communities. He thanked VODP-Uganda for hosting the workshop and IFAD for spearheading the process.

3.1.4 Commissioner Naome Kabanda - Ministry of Land, Housing and Urban Development (MLHUD)

The Commissioner contextualized land administration, management and tenure issues in noting that; only 20 per cent of land in the country is documented in the

cadastral system. This has resulted in multiple ownership of the same piece of land, land-related conflicts, lack of access to land by the poor, land fragmentation, corruption and grabbing, poor land use and low land prices in some areas.

She said that the development of land tools has a number of benefits – particularly for poor and disadvantaged people - and offers practical ways of solving long-standing land questions.

She acknowledged that in Uganda, a number of organizations are using land tools, e.g. GEC, STDM[7], while the Ministry of Agriculture has also adopted some of the tools, e.g. STDM and participatory enumeration in their work programmes.

She noted that the Ministry with support from GLTN will be developing a national strategy on Land Administration that is fit for purpose.

The GLTN engagement in Kalangala and the results coming out are providing evidence of the policy debates on efficacy of these innovative tools on the ground'

Naome Kabanda, Land Commissioner, Uganda.

Ms. Naome Kabanda- Assistant Commissioner- Ministry of Land Housing and Urban Development.

Photo © UNHABITAT

The strategy is expected to provide the methodology to increase the percentage of Uganda's rural land that is surveyed from the current 20 per cent. It is expected that the communal land will be secured through the issuance of certificates of customary ownership and certificates of occupancy.

She urged participants to visit some of the Ministry Zonal Offices and to visit the Ministry of Land website for further information and updates of ongoing programmes.

7 STDM is pro-poor, affordable and integrates geo-spatial data collected using simple hand-held geographical positioning system (GPS) tools, with gender-aggregated attribute data gathered through participatory enumerations.

3.2 SUBSTANTIVE REFLECTION, SHARING AND LEARNING SESSION

3.2.1 Overview of the TSLI-ESA Project to date

Solomon Mkumbwa, TSLI-EA Project Coordinator, presented an overview of the project, its achievements, lessons learnt outlining a proposed framework for future cooperation.

3.2.1.1 The TSLI-ESA theory of change

Theory of change can be defined as the conceptual model for achieving a collective vision through linkages among the strategies, outcomes, and impacts, along with the underlying assumptions that are related to these linkages. Essentially, theories of change explain how to get from "here" to "there," (Organizational Research Services, 2007). Theory of change and impact pathway for TSLI-ESA is that learning to understand the range of tenure risks that the project beneficiaries are exposed to, the effects of these risks on the project outcomes, and learning about the tools and approaches available to address the tenure risks, will encourage staff and partners of IFAD-supported projects to participate in the various regional and in-country training events on tenure tools (Figure 1).

Once staff and partners are equipped with the tools, skills and confidence, they will implement some of the tools to address tenure risks, at pilot, scale and out-scaling to other new programmes. Effective tool implementation will address the tenure risks thereby enhancing security of rights and equity of access to land and natural resources, reducing conflicts and promoting investment. Increased and secure investment will improve productivity, income, food security, and equitable and secure rights will direct some significantly appropriate benefits of investments (income) to stream and reach the poor, thereby reducing poverty.

3.2.1.2 The TSLI-ESA framework for land tenure tool implementation

Following awareness-building through information dissemination and regional training and learning events on land tenure tools developed by GLTN, some projects expressed interest in testing and implementation. To also benefit other IFAD-supported projects and partners who did not participate in the regional training

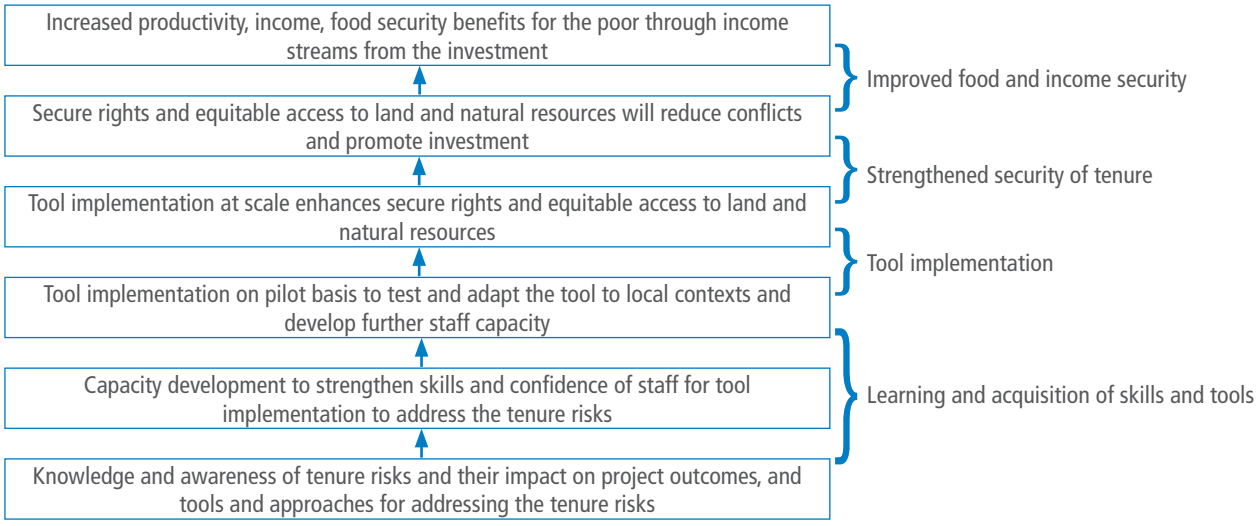


Figure 1: Theory of change and impact pathway of the TSLI-ESA Phase 2

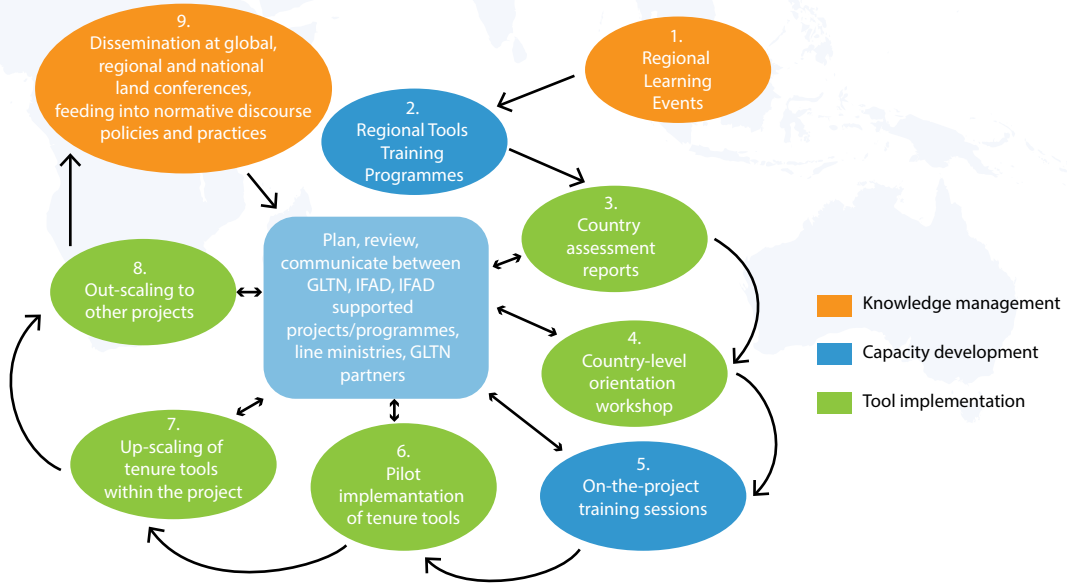


Figure 2: TSLI-ESA Stages for land tenure tool integration in the IFAD supported projects and programmes

and learning events, a comprehensive country-level programme was designed. At country level, the process of land tenure tool integration in the IFAD-supported projects and programmes the TSLI- ESA process flow as in Figure 2:

Country Scoping - consultations with the IFAD supported projects and partners to identify land tenure issues and areas of collaboration with TSLI-ESA Project;

Orientation Workshop – platform to showcase GLTN tools, initiate plan of engagement with IFAD country office, IFAD supported project/programmes, and in-country GLTN partners;

Action planning – a joint meeting for putting in place a strategy and plan for tool pilot implementation;

Tool implementation of selected tools – on a pilot basis to assess appropriateness and efficacy of the tool;

Up-scaling – adopting the tool for implementation at large scale within the project area; and

Out-scaling – adapting the tool to another context or geographical area.

3.2.1.3 Results of the TSLI-ESA

Summary of key outputs of TSLI-ESA I

- ❑ 5 country tenure analysis reports
- ❑ 12 Knowledge products generated & shared
- ❑ 80 staff, 24 IFAD supported programmes, 21 countries - Regional Leaning Programme
- ❑ 3 papers shared at 2013 World Bank Conference

Summary of key outputs of TSLI-ESA II

- ❑ 24 IFAD-supported programmes, 17 countries, 122 staff - Regional Leaning Programmes
- ❑ 4 IFAD programmes adopt GLTN tools: VODPII (UG), SDCP (KE), UTaNRMP (KE), SAPP (MW)
- ❑ 12 papers at 2014/15/16/17 World Bank Conference
- ❑ 15 country tenure analysis reports
- ❑ 3 Special reports (IMT/Malawi, ICCO/Uganda, PhytoTrade Forest valuation/Malawi)

03 LAND TENURE TOOLS KNOWLEDGE SHARING WORKSHOP PROCEEDINGS

3.2.1.3.1 Knowledge Management

Knowledge management - defined as a process of identifying, capturing, analysing, distributing and effectively using knowledge (resources, documents and people skills) - was a key component of TSLI-ESA I & II projects. Some of the highlights of the outputs are in Figure 3 below.

Various knowledge products have been produced mostly as text documents and few audio-visual documentaries. TSLI-ESA has produced:

- ❑ 14 Country tenure analysis reports for Kenya, Uganda, Tanzania, Malawi, Mozambique, Zambia, Botswana, Swaziland, Lesotho, Ethiopia, Zimbabwe, Angola, Burundi and Rwanda.
- ❑ Three special feature reports:
  - Irrigation management transfer experiences in IRLADP in Malawi,
  - Issuance of customary certificates of occupancy experiences in DLSP in Uganda,
  - Community forest resource valuation and access and benefit-sharing (ABS) of collection and trade of wild products experiences from PhytoTrade in Malawi.
- ❑ Learning notes and fact sheets on five thematic areas:
  - Women's access to land
  - Land and water rights
  - Strengthening group rights
  - Inclusive business models
  - Use and application of geo-spatial technologies.

Figure 3: Some TSLI-ESA Knowledge products disseminated to IFAD supported projects and programmesa

- ❑ 15 conference papers have been produced and presented by staff of IFAD supported projects and programmes at the annual Land and Poverty Conference organized by the World Bank in Washington DC in 2013/14/15/16/17.
- ❑ Roster of land and natural resource tenure consultants and organizations

3.2.1.3.2 Capacity Development

Capacity development has been the process through which individuals, projects and communities from IFAD-supported projects and programmes obtain, strengthen and maintain the capabilities to set and achieve their own development objectives over time. Some highlights of the events are in Figure 4 below.TSLI-ESA II capacity development activities included:

- ❑ Several GLTN/IFAD missions to IFAD project sites to provide technical expert advice;
- ❑ Three regional residential training workshops on geo-spatial technologies at the Regional Center for Mapping Resources for Development (RCMRD) in 2014, 2015 and 2016. Each of these residential workshops trained about 30 staff drawn from a minimum of 10 countries;
- ❑ Three regional learning workshops on land and natural resources tenure security,
  - 82 staff from 24 IFAD supported programmes in 21 countries participated in the 2012 Regional Learning Programme on Land and Natural Resources Tenure Security in Nairobi, Kenya.
  - 79 staff from 22 IFAD supported programmes in 19 countries participated in the 2015 Regional

Figure 4: Some TSLI-ESA learning events for IFAD-supported projects and programmes

Learning Programme on Land and Natural Resources Tenure Security in Nairobi, Kenya.

- 76 staff from 19 IFAD supported programmes in 17 countries participated in the 2017 Regional land Tenure Tool Sharing Programme on Land and Natural Resources Tenure Security in Kampala, Uganda.

- One learning route co-organized by Procasur with 15 staff from 6 IFAD supported projects and programmes to VODPII in Kalangala, Uganda in 2015;
- Two country level orientation training workshops on GLTN tools to staff and partners of IFAD supported projects and programmes in Kampala Uganda in 2014, and Maputo Mozambique in 2015;
- 10 project level training workshops to staff and communities in UTaNRMP, VODP, and SDCP;
- Provision of support to key staff of IFAD supported projects and programmes to participate in international land tenure workshops:
  - 10 staff of IFAD supported projects and programmes participated in the training on gender and grassroots participation in good land governance and
  - Four staff of IFAD supported projects and programmes participated in the Workshop on tools for strengthening women's land rights
  - 12 staff of IFAD supported projects and programmes presented papers at the annual Land and Poverty Conference organized by the World Bank in Washington DC in 2013/14/15/16/17

3.2.1.3.3 Tool implementation in selected projects and programmes

Tool implementation is the carrying out, execution of a plan, a method, or any design, idea, model, specification, standard or policy for doing something. Depending on the needs of the specific project, several GLTN tools were used. First, the tool implementation process was framed in the lens of Continuum of Land Tenure Rights, that is, recognition and respect of all forms of tenure rights or claims which in some instances may overlap on a piece of land (Figure 5). Some of the highlights of the activities and outputs are in Figures 7 - 10.

Second informed by the Continuum of Land Tenure Rights, the Participatory Enumerations were carried out to elicit and document all tenure rights and claims including the all people associated to those tenure rights and claims, bring them to community forum for scrutiny and validation. Thereafter, using the STDM to map (getting coordinates of the parcel of land) and record both the people and the parcel in a QGIS-based database. The database also contains information on

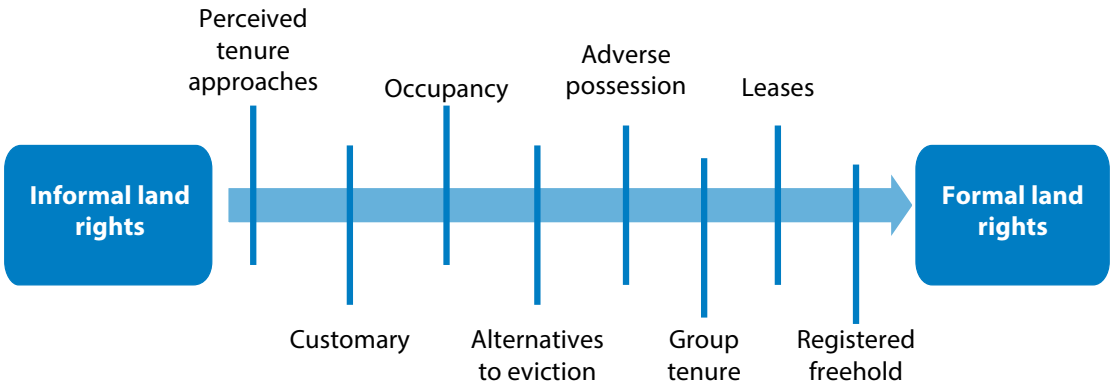


Figure 5: The Continuum of Land Tenure Rights

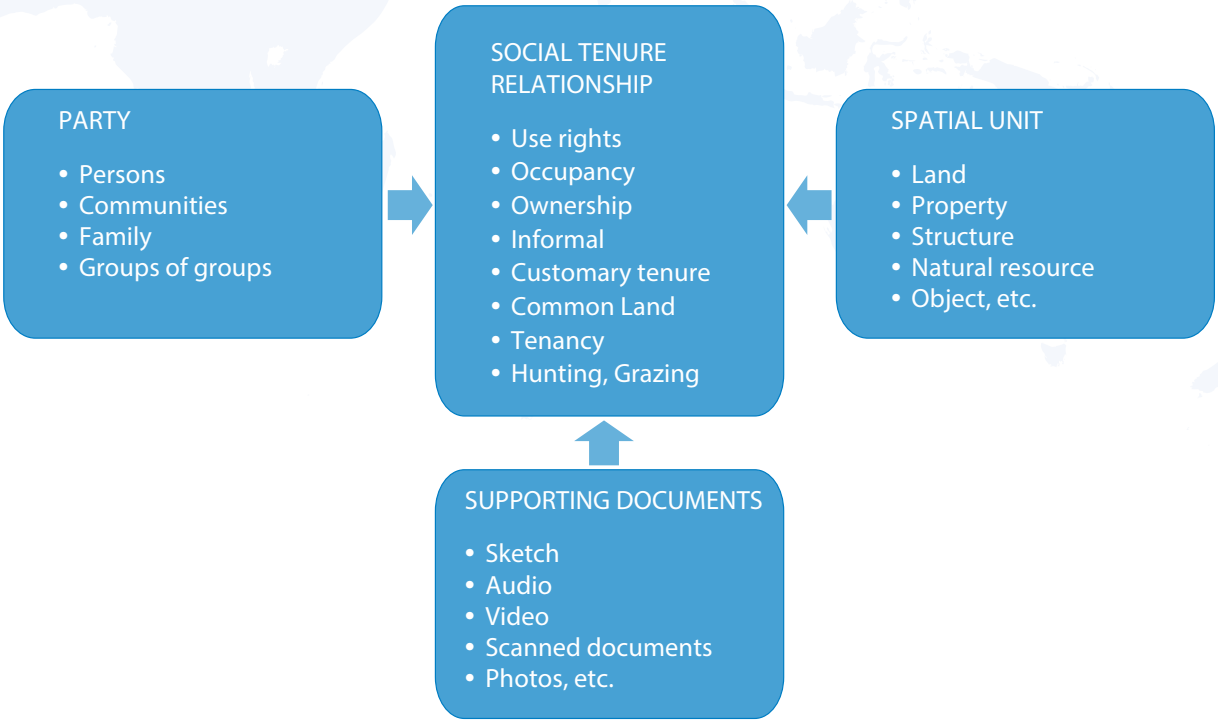


Figure 6: Conceptual Framework of the Social Tenure Domain Model

tenure rights holder's household demographics and socio-economics, and the land use, productivity of the land parcel (Figure 6).

3.2.1.4 Lessons Learnt

The key normative assumption that underpinned the design framework of the TSLI-ESA Phase 2 is that if knowledge gaps are plugged, awareness created and land tenure tools are availed, the targeted IFAD-supported projects and programmes will adopt and implement the land tenure tools and approaches advocated under the initiative to address the various tenure security issues in their respective projects and programmes.

With reference to Figure 11, at the start of the TSLI-ESA I there were 37 active IFAD-supported projects and programmes in 17 countries of Eastern and Southern Africa. Out these, 22 projects and programmes were

Figure 7: Farmer Driven Enumerations in Kalangala, Uganda

Photo © UNHABITAT

identified by IFAD to have significant land and natural resources tenure security components. All 22 projects were involved in one or more of the TSLI-ESA I&II regional training and learning events. Two TSLI-ESA regional learning workshops on land and natural resources tenure security were held in Nairobi, Kenya, in May 2012 and July 2015. All 22 projects also participated in the TSLI-ESA three regional training

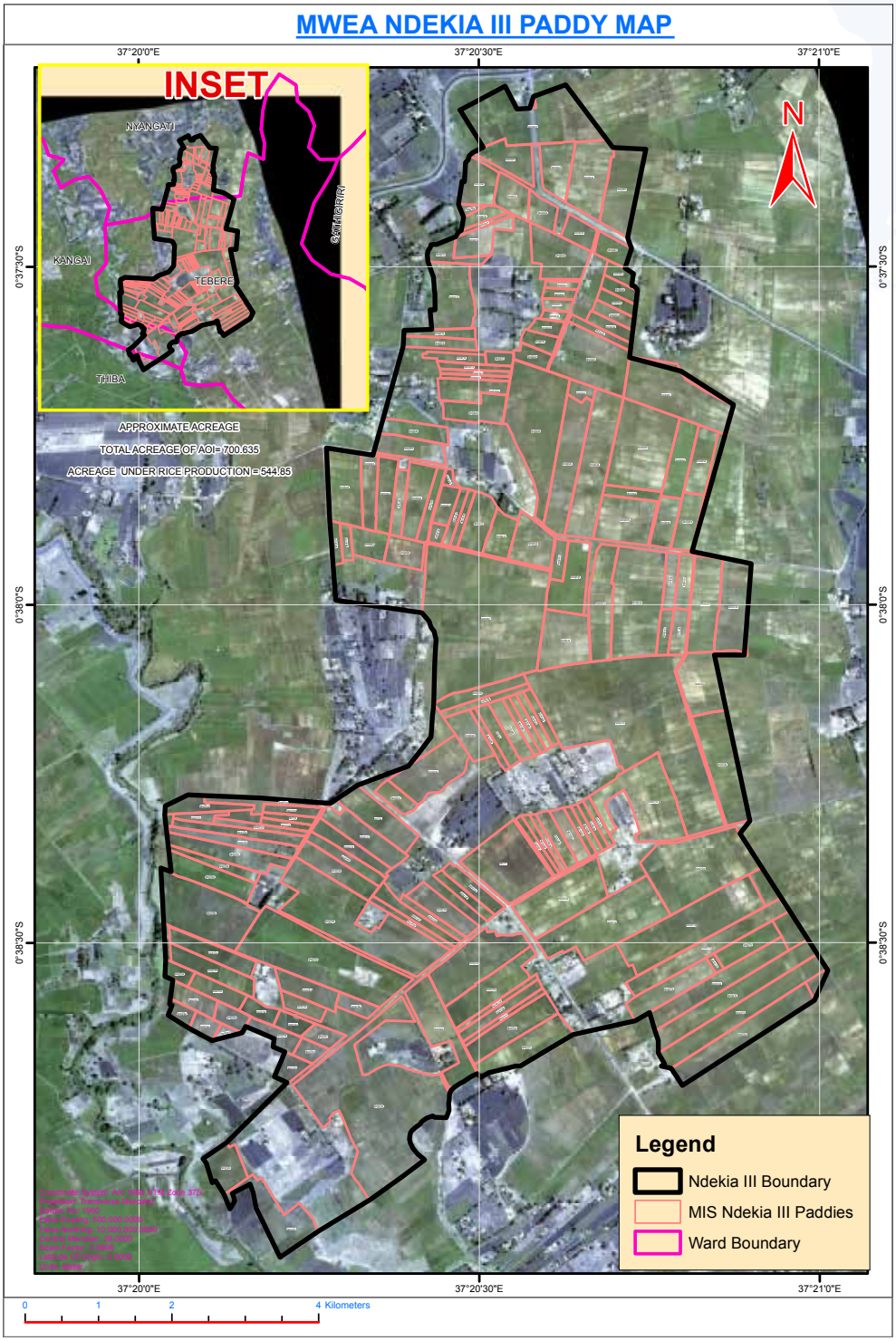


Figure 8: Participatory mapping in Ndekia III, Kirinyaga, Kenya

Photo © UNHABITAT

Figure 9: Participatory enumerations in Ndekia II, Kirinyaga, Kenya

Photo © UNHABITAT

Figure 10: Participatory enumerations in Bomet, Kenya

Photo © UNHABITAT

workshops on application of geospatial technologies held in 2014, 2015 and 2016, and co-facilitated by GLTN and RCMRD in Nairobi.

With further discussion and negotiation, seven projects expressed interest in piloting the GLTN land tenure tools, and four implemented the tools.

The targeted four IFAD supported projects and programmes have moved ahead, albeit at different paces, to implement the tools, and they are at different stages of land tenure-tool integration in their programming (Figure 12).

So far, VODPII has progressed to stage 6 – where STDM-based Farmer Driven Enumerations (FDE), initially used in KOPGT are being adapted the for use in the oil seeds component of VODPII in central and northern Uganda, and to a new programme, the Palm Oil Development Programme, in Buvuma. The other three projects are at stage 5, up-scaling to other sites within the project. These projects are the Smallholder Dairy Commercialization Programme (SDCP) in Kenya, the Upper Tana Natural Resources Management Programme (UTaNRMP) in Kenya, and the Smallholder Agricultural Production Programme (SAPP) in Malawi.

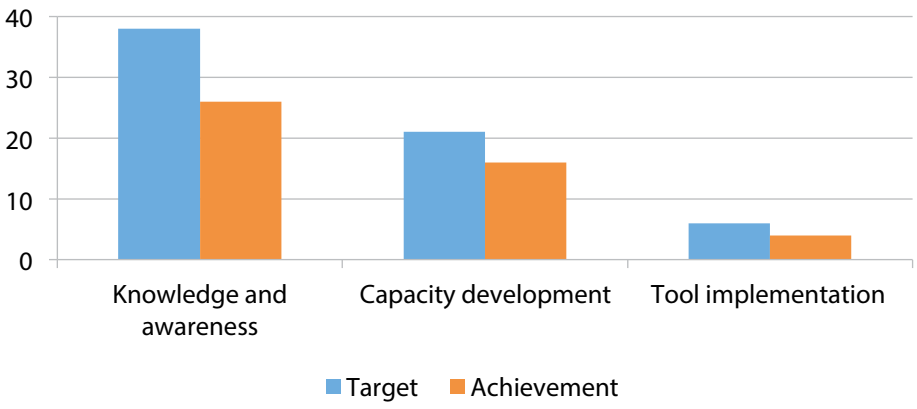


Figure 11: Level of achievement by component of the TSLI-ESA Phase 2

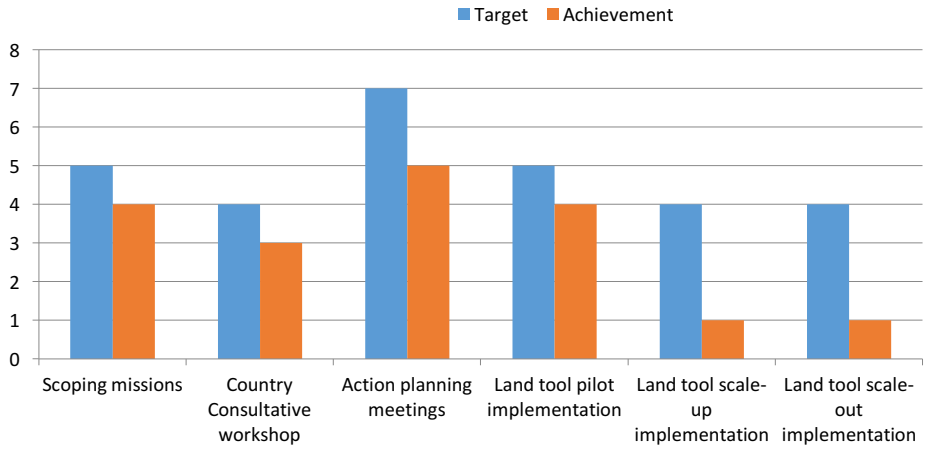


Figure 12: Level of achievement by stage of land tool implementation process

Some of the key challenges reported for weak implementation of the GIS-based land tenure recordation tools, include limited technical skills and knowledge of the staff in IFAD-supported projects and programmes to handle GIS, and limited GIS equipment and software (Figure 13).

3.2.1.5 Key recommendations

Pro-active engagement with IFAD-supported projects / programmes from design phase throughout the project cycle - to conduct tenure analysis during programme identification, formulating tenure interventions during programme design, support tenure monitoring during programme supervision.

Strengthen cross-fertilization of tools, knowledge and practices and working with the various GLTN partners at global and regional levels.

…most projects often indicated that they are too busy implementing their annual plans…as GLTN was not part of the project design. Solomon Mkumbwa, TSLI-ESA Coordinator

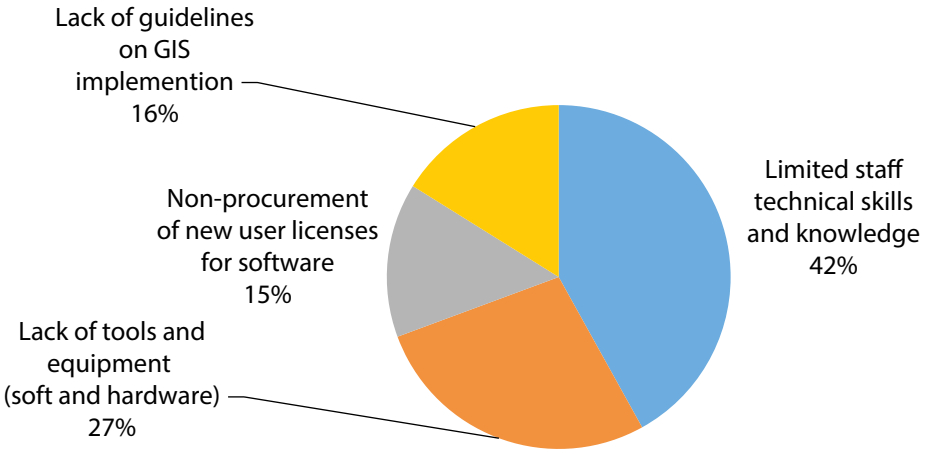


Figure 13: Challenges for land tenure tool integration in the IFAD-supported projects and programmes

3.2.2 Mapping tenure risks in IFAD-supported project and programmes

The Land Tenure Risk Mapping Session enabled the participants to discuss how their thematically diverse projects are affected by various land tenure issues and various measures they take to address them. Rural finance projects reported that they have been confronted with farmers whose land generated weak collateral security due to weak tenure security. The key land tenure concern for projects working on value chain market development was uncertainty of tenure for communal market structures that are built with projects' support. The main concern for projects that promote agricultural productivity was the failure of uptake of long-term good agricultural practices (GAPs) by smallholder farmers with insecure tenure on the land that they are working on. For programmes on natural resources management, the main issue was how to promote cooperation among diverse groups with diverse tenure types to sustainably use natural resources in pursuit of their diverse livelihoods (Figure 14)

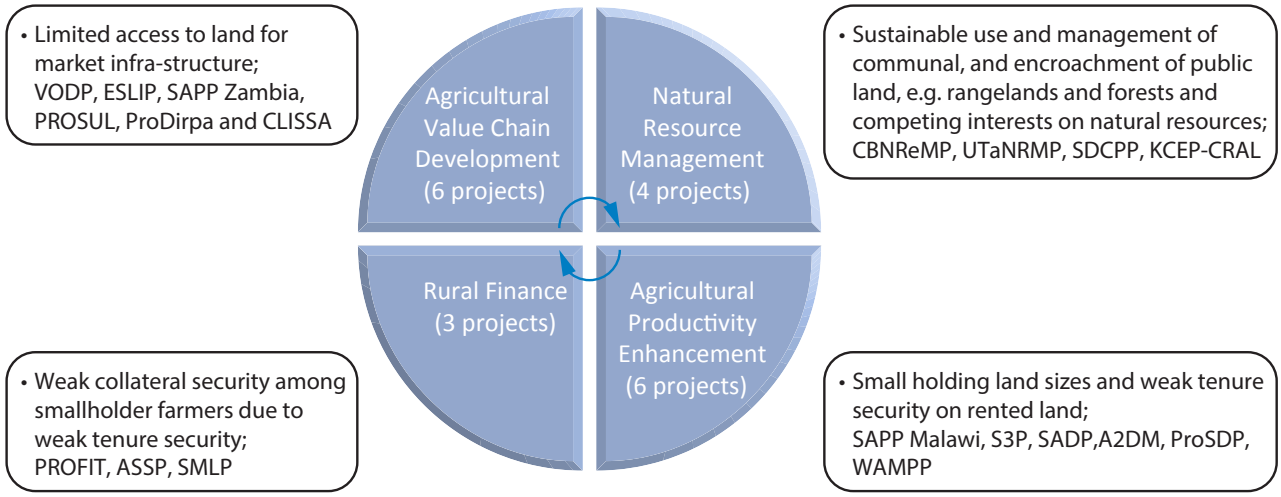


Figure 14: Core Challenges related to land tenure

3.2.3 Four country cases presentations

3.2.3.1 Integrating geospatial data in project monitoring and evaluation (M&E) – Smallholder Agricultural Production Programme (SAPP), Malawi

Presenters: Rex Baluwa (Project Coordinator), Kefasi Kamoyo (Project Officer), John Mussa (Director of Land Resources Department of the Ministry of Agriculture)

With a population of 14.8 million (2012 official estimate), Malawi is one of the world's most densely populated countries (139 habitants per square kilometre) and it has one of the highest population growth rates in the region (2.6 per cent per year). It has been designated by the United Nations Population Fund (UNFPA) as one of the 15 "population hotspots" across the globe: its population is expected to triple to over 40 million by 2040.

In part as the result of strong demographic growth, the country's land and natural resources are under enormous pressure. Land degradation (aggravated depletion of soil fertility) is the most worrying sign of the ecological crisis in Malawi. Forest cover is decreasing at the alarming rate of 2.8 per cent per year. Unsustainable natural resources management costs Malawi an estimated US$ 191 million annually, or 5.3 per cent of gross domestic product (GDP).[8]

Malawi is prone to natural disasters, in particular floods, droughts and dry spells. Between 1991 and 2005, 10 out of 14 growing seasons were affected by large-scale climatic events each affecting more than 100,000 people, and as many as 5.1 million in 2005. Droughts and floods push, on average, approximately 265,000 more smallholder farmers into poverty each year and cause an annual average loss of 1.7 per cent of GDP.[9]

The Malawi Government, with technical and financial assistance from development partners such as the International Fund for Agricultural Development (IFAD), continues to invest in smallholder agriculture to boost productivity, rural incomes and food security.

Smallholder Agriculture Productivity Programme

International experience has shown that agricultural growth has proven much less pro-poor in countries that began with an inequitable distribution of land and or that fail to recognize legitimate land rights for women, peasant farmers, fishing communities, pastoralists and indigenous peoples. Land tenure rights status determines who captures the benefits of agricultural development. The land tenure system affects agricultural land use, prospects for improvement, productivity and food security. Using the Social Tenure Domain Model (STDM), IFAD-supported Smallholder Agriculture Productivity Programme (SAPP) in Malawi captured land-based data and examined how the structure of land tenure system among the beneficiaries influenced technology adoption, agricultural productivity, and food security among the beneficiary households. The analysis revealed that despite receiving the same package of extension training and farm inputs, households with less than 0.5 ha land holding size experienced more months of hunger (that is, depleted own food stock) and earned the least agricultural income. Again, those that rented land for agricultural production least adopted the soil and water conservation that would improve the net value of land. The adoption of STDM to capture and include geo-spatial land tenure data in the SAPP monitoring and evaluation system has helped unlock the salient but often neglected impact of tenure security on the effective and sustainable impact of agricultural development investment programmes.

Mr John Mussa, Director of Land Resources Department of the Ministry of Agriculture, Malawi.

8 Malawi, United Nations Development Programme (UNDP) and United Nations Environment Programme (UNEP), *Economic Analysis of Sustainable Natural Resource Use in Malawi – Economic Study* (2011), p. ii.

9 Karl Pauw et al., "The economic costs of extreme weather events: a hydro-meteorological CGE analysis for Malawi", Environment and Development Economics, vol. 16, No. 2 (2011).

03

SAPP is an investment programme of Government of Malawi supported by IFAD and aims at contributing to reduction of poverty and improved food security by creating a viable smallholder agriculture sector employing good agricultural practices (GAPs). SAPP targets 200,000 poorest smallholder farmers in six of the 28 districts in Malawi. SAPP provides the farmers with extension and training on GAPs, improved seeds and fertilizers, and facilitates access to markets.

Through regular monitoring, it was observed that despite receiving the SAPP assistance, some farmers systematically failed to follow the GAPs, especially soil and water conservation practices. Some failed to expand their production in the subsequent seasons as envisaged by the project impact pathway. Effectively, such farmers did not benefit from SAPP, thereby stifling attainment of the goal of the programme.

Kefasi Kamoyo sharing on the integration of GIS into project M&E by SAPP, Malawi

Photo © UNHABITAT

Following participation of two SAPP project staff in the 10-day Regional Training on Integrating Geospatial Technologies into Programmatic M&E co-organized by GLTN/ UN-Habitat and RCMRD in Kenya, SAPP refocused its thinking to allow for the trained staff to conduct national training of the entire project staff in Malawi on the use of GIS in M&E and the application of STDM, a GLTN tool within the project scope related to land tenure security. On a pilot basis, SAPP project begun measuring coordinates, landholding sizes and recording tenure type of the farmers alongside other established indicators, starting with one district, Chiradzulu.

A farmer planting maize in Chiradzulu District, Malawi

Photo © UNHABITAT

The tool provided a platform to assess how land tenure influences adoption of GAPs by smallholder farmers. SAPP was able to establish that those farmers who rent their fields are not fully adopting sustainable land management practices. As a result, their fields are prone to soil erosion and this affected their yields. The smallholder farmers indicated that because they are renting the fields they work on they cannot make long-term investments as they are not sure if they will cultivate the same fields the next season.

In addition, SAPP established that smallholder farmers who owned land had less periods of hunger than those renting land. Further, using extension planning areas within the pilot district, SAPP was also able to find the intricate link between occurrences of boundary conflicts and the adoption of good agricultural practices. Using STDM, SAPP could see that it is important to assess land tenure issues and integrate them into development interventions. A paper on this was presented at the Land and Conflict Conference in March 2017 in Washington D.C.

SAPP plans to assess in other districts the effect of land tenure issues on the good agricultural practices in sustainable agricultural production.

3.2.3.2 Digitizing land records for efficient sharing of irrigation water resources for out-grower rice farmers – Upper Tana Natural Resources Management Programme (UTaNRMP) and Mwea Irrigation Scheme (MIS), Kenya

Presenters: Innocent Ariemba (Mwea Irrigation Scheme Manager), Paul Njuguna (UTaNRMP NRM Coordinator), Faith Muthoni (UTaNRMP Coordinator), Alex Nguu Difatha (MIS IWUA member), Mauricius Mutugi Maingi (MIS IWUA chairperson).

Upper Tana Natural Resources Management Programme (UTaNRMP) is an investment programme of the Ministry of Water and Irrigation of Kenya funded by IFAD. It aims to promote sustainable natural resource-based livelihoods in communities living and dependent on the Mount Kenya water tower that is a source for 28 river systems. The project covers six counties in central Kenya. One of the major downstream food security and livelihood projects using a large volume of water from the Mount Kenya water catchment's intricate river system is the Mwea Irrigation Scheme (MIS), which gets irrigation water from the Thiba and Nyamindi rivers.

A section of the Irrigation Link Canal 2 from Thiba River within the Mwea Irrigation Scheme.

Photo © UNHABITAT

Digitized land records to enhance irrigation water service provision

The Mwea Irrigation Scheme (MIS) lies at the foot of Mount Kenya and is supplied by the Thiba and Nyamidi river systems which rise on Mt. Kenya. It is on gazetted public land with a total of 26,000 acres being used for paddy production, making it the largest rice irrigation scheme in Kenya. The National Irrigation Board (NIB) manages the scheme, including all the records relating to land and rice production.

The rise in national demand for rice is pushing the rapid expansion of rice production that has necessitated the expansion of irrigation water supply services by the National Irrigation Board (NIB) to the out-growers who farm rice on private land outside the gazetted MIS land. The challenge, however, has been that the NIB did not have data on the size of individual paddies and the estimated area under the out-growers. This posed challenges to both the NIB and the Irrigation Water Users' Association (IWUA) on how to calculate precisely the optimal irrigation water requirement that needs to be supplied, and the appropriate operation and maintenance (O&M) fee that individual farmers have to pay depending on their paddy sizes.

GLTN established an STDM-based database of 169 UTaNRMP-supported farmers using participatory enumerations, paddy fields measurement and mapping, and recordation of paddy associated information for inclusion in the MIS out-grower farmer register.

The Land Information Management Centre and database was launched in December 2016. Certificates of operation were created as a symbol of association between the out-grower farmers with their paddies and the MIS/IWUA.

The MIS manager, Innocent Ariemba, said that MIS is the largest rice scheme in Kenya. It was established in 1954 on only on 65 acres and has since grown to 26,000 acres producing 60 million bags of rice annually to Kenya's food basket. He said that though initially MIS supplied irrigation water within the scheme sitting on gazetted land, due to external pressures the scheme had informally expanded its supply of irrigation water to smallholder rice farmers who farm on either private land or leaseholds. Because the expansion was informal and undocumented, the scheme could not determine the exact number of irrigation water users and the acreage of farming land covered. This issue was a great challenge, he said, and would inform the basis of the pilot project partnership under the TSLI-ESA courtesy of UTaNRM Programme.

He highlighted major activities carried out in the pilot project implementation. They include the capacity development of farmers, their representation in the Mwea Irrigation Water Users' Association (IWUA) and MIS/ National Irrigation Board technical staff; participatory enumeration and mapping of the land parcels (including rice paddies); developing a land information management database and centre to assist in management of the irrigation water. Some of the benefits of the hosting database have been efficient management of the irrigation water provision on a demand basis and acknowledging that water is a limited natural resource; and the equitable distribution of water vis a vis the operations and management[10] fee charge.

Using the pro-poor STDM, documentation of the outgrower section was enabled providing attribute data alongside the spatial data of Ndekia III land parcels/ rice paddies. The data collected was then entered into the Mwea Land Information Management database managed at the LIM Centre hosted by MIS/NIB. The outgrower section is divided into four sections, that is Ndekia I, II, III and IV, and the mapping process is ongoing in Ndekia II using MIS/ NIB resources. Further, he said, the scheme management and IWUA have requested assistance from GLTN/UN-Habitat to map the remaining sections.

Alex Nguu, a farmer, IWUA member and community representative of the Mwea Irrigation Scheme, said that the community led in the enumeration in Ndekia III where he was also one of the enumerators. He highlighted that the tenure mapping facilitated the following:

- The use of STDM provided farmers with sketch maps and exact sizes of farms and the IWUA has issued farmers with nominal numbers as reference numbers to track any issues arising on their farms;
- Farmers were involved in determining a nominal roll record to assist IWUA to track payment of O&M fees by beneficiaries of the irrigation water;
- Farmers are able to pay the exact operation and maintenance (O&M) fees without defaulting;
- The farmers think that this will enhance water efficiency, effectiveness and equity in the distribution of the resources (irrigation water) thanks to the documented acreage that was not previously known.
- The management and the smallholder farmers have inclusively developed a cropping programme for the irrigation water after documenting the acreage of the out grower sections and calling for planned farming due to the reduction of water levels in the two rivers.

10 The operations and management (O&M) fee is the totality of fixed payment per acre on an annual basis charged on irrigation water resource beneficiaries, not only for the supply of the resource but also for the environmental externalities including maintenance and rehabilitation of the murram roads within the irrigated zones; maintenance of the main/ link, branch and drainage canals; the water control structures including the main valves; and wages for the contracted labourers charged with the maintenance work.

Mr. Innocent Ateka of Mwea Irrigation Scheme (MIS) receives STDM infrastructure and a training certificate on behalf of MIS and Mwea IWUA during the launch of the Land Information Management Database Centre in Mwea, Kenya.

Photo © UNHABITAT/Brendah Achungo

One challenge that the farmer noted was that the communities did not have the GPS tools to do the mapping themselves. He urged the project to increase the number of GPS tools to be used by communities to correct errors noted in the spatial mapping.

3.2.3.3 Regularizing tenure of squatter farmers – Vegetable Oil Development Programme (VODP), Uganda

Presenters: Nelson Basaalidde (KOPGT General Manager), Connie Masaba (VODPII Manager), Richard Kabuleta (VODPII M&E Officer), Tonny Ssenabulya and Henry Kizito (Smallholder farmer representatives in Kalangala)

This session was led by the General Manager of Kalangala Oil Palm Growers Trust (KOPGT), Nelson Basaalidde. He said that the collaboration with GLTN/ UN-Habitat and IFAD has helped the Kalangala Community to resolve issues of land tenure security in the Vegetable Oil Development Programme. He noted

Farmer driven enumerations to support regularization of tenure of the squatter farmers

KOPGT was established under the Vegetable Oil Development Project (VODP) to support the smallholder oil palm farmers to increase their production of crushing material (both oil palm and oilseeds) and establish commercial relations to link them directly to processors.

The key tenure challenge for the migrant squatter smallholder oil palm farmers is that the land which they farm on is mailo land belonging mostly to non-resident landlords, including the Government of Uganda (GoU), and some absentee landlords. With ever-rising value of land in the district following the booming economic activity anchored on the production and processing of oil palm, KOPGT and farmer leaders have been handling many land related cases where absentee landlords emerge and claim their land and threaten to evict some farmers.

The GoU through KOPGT has been providing support to the tenant/squatter farmers to regularize their settlement so that farmers have security of tenure for the land that they work and live on. To support these efforts, starting in 2014, collaborated with GLTN to support the development and implementation of "farmer-driven enumeration" (FDE) in Kalangala District, Uganda, where GLTN's Social Tenure Domain Model (STDM) was used to upgrade land database system for farmers under the Kalangala Oil Palm Growers Trust (KOPGT).

A total of 1,200 farms were enumerated and listed in the KOPGT database. KOPGT uses this information in resolving boundary disputes among the farmers, for determining the quantity of fertilizer and other farm inputs loan, and for other field operations.

Many farmers who were initially regarded as squatters on the land they farmed have now negotiated with the land title holders for either tenancy or absolute purchase of the land.

There is increased business activity on the island that has moved from the bottom five poorest to top five wealthiest in terms of head count income per capital (VODP report 2015).

Mr. Nelson Basaalidde facilitating a session during the STDM database base management training for MAAIF and KOPGT staff in Kalangala, Uganda

Photo:UN Habitat/ GLTN Brendah Achungo

that oil palm farming had improved land values on the island, thus making buying and selling land lucrative. This has since triggered land tenure issues on the island. In Kalangala, as with many areas of central Uganda, the land is predominantly *mailo* land, where very few people own land while a number live on it but have no 'formal' claim on it.

Illustrating how land values had improved, he noted that in 2005 an acre of land could be sold for USD 100, but 10 years, this with land values multiplying by at least 15 times and land currently selling for USD 1,500 to USD2,000 an acre. This coupled with the good earnings smallholder farmers get through farming can lead to up to USD 1,900 profit from a hectare of land in a season. Absentee landlords living abroad realized that land was valuable and as such, started demanding back what they had previously abandoned.

Basaalidde said that these issues coupled with conflicting land laws in Uganda, as discussed by group seven - for instance the amended Land Act (2010) which does not address the dichotomies of land holding, and thus does not resolve land tenure issues that the small-holder farmers are already grappling with.

The application of STDM, he said, has helped in mapping land to issue land (garden) certificates. The certificates have been able to give comfort to the smallholder farmers while also documenting the relationship the absentee landlords have with their parcels of land. As a result, negotiations between smallholder farmers and the absentee landlords could begin from this understanding.

Further, KOPGT is engaging the Ministry of Land, Housing and Urban Development to upscale the use STDM, a source of valuable data, into the national land laws. He noted that that this would spur investments on one hand while decreasing land related conflicts on the other.

3.2.3.4 Securing tenure of shared animal grazing land and water resources through community mapping and recordation - Smallholder Dairy Commercialization Programme (SDCP), Kenya.

Presenters: Michael Kibiego (SDCP Market Development Specialist), Evans Kiplagat (SDCP Bomet County Programe Coordinator), Daniel Langat (SDCP DCA1 farmer representative).

Michael Kibiego, Marketing specialist with the Smallholder Dairy Commercialization Programme (SDCP) of the Ministry of Agriculture, Livestock and Fisheries in Kenya, contextualized livestock farming in a country where the sector accounts for 12 percent of the Gross Domestic Product (GDP), 40 per cent of the annual agricultural contributions to the Gross National Product (GNP) and is mainly practiced in the Arid and Semi- Arid Lands (ASALs) in Kenya.

ASALs represent 89 per cent of Kenya's total land area, being home to about 36 per cent of the national population, 70 per cent of the national livestock herd,

carrying just about 90 per cent of the wild game and supporting the country's tourism industry, another backbone of Kenya's economy. However, he said, the ASALs have been experiencing major resource depletion.

This formed the background for SDCP's intervention in the nine counties where the programme is being implemented. Bomet, one of SDCP's target areas, is where the STDM pilot project was implemented, specifically the lowlands of Sugurmerga where pastoral farming is practiced. The enumeration and recordation of communal resources was done for 43 common resources and 498 households in participation with the community in Bomet.

Cattle grazing in a communal grazing area in DCA 1, Sugurmerga

Photo: UN Habitat/ GLTN Brendah Achungo

He said that from these efforts, a database of the communal resources has been developed and will form the basis of management. One of the benefits, he noted, was that farmers earnings have increased at least USD 50 from the milk per month, thanks to the sustainable management of the natural resources with the community of Sugurmerka.

The Bomet SCDP County Coordinator, Evans Kiplagat, said that on his part he largely played a facilitative role in the process, supporting community awareness and advocacy, training of staff and enumerators and encouraging community participation. He said that SDCP as a programme at all stages of the implementation aimed at improving dairy production and worked with smallholder farmers who depend solely on land and natural resources. As such, securing land and natural resources tenure is key to realizing programme objectives.

Securing tenure of shared animal grazing land and water resources through community mapping and recordation

Using STDM, the participatory enumeration captured data from 43 key communal natural resources, (salt licks points, water points, and cattle dips among others) and revealed gaps in terms of accessibility to these communal resources and how these were interlinked to tenure security issues. A complete census of 498 smallholder dairy farmers was done by way of interviews using pre-tested structured questionnaires.

After analysis of the data collected, a geo-referenced database of 498 smallholder dairy farmers (within DCA 1) has been created.

The process has enabled the Sugurmeka community to identify critical shared resources, develop tenure rules to strengthen security of their grazing rights from encroachers and land grabbers, and rules for sustainable utilization of the shared grazing land and water resources.

Next Steps of Action: It is expected that mapping and documenting communal resources within DCA 2 and 3 will be done to expand the STDM–based land and natural resources' information database of all the Dairy Commercialization Areas (DCA) 1, 2 and 3 in SDCP. In addition, SDCP will integrate the use of geospatial information into their monitoring and evaluation system, which can be replicated in the other target eight counties.

He said that overcoming ingrained societal values with regards to culture of the Sugurmerka people, was important and recommended creating an inclusive process calls for being transparent and encouraging openness with the local community; including the community with regards to the field data collection; and encouraging participation in any intervention at local levels.

Daniel Langat, a community member and beneficiary of the programme, said sensitization was carried out first by bringing together opinion leaders and local organizations for the project to take off. Training and inclusion of the youth in the community in mapping 43 communal resources was innovative and they managed to collect both attribute and spatial data from 498 smallholder dairy farmers.

He sees the database as being vital for the Dairy Commercialization Area Committee (DCAC) who may use it to understand ownership of and reclaiming grabbed resources. In light of this, a subcommittee of the DCA 1 will be formed to look into communally sustainable ways of using the common resources and to establish structures for management and improvement of the land.

Cheptuyet communal resource management committee pose for a photo in front of the Cheptuyet community cattle dip

Photo: UN Habitat/ GLTN Brendah Achungo

3.3 ACTION PLAN ON THE LONG-TERM STRATEGIC COLLABORATION

One key objective of the workshop was to develop an action plan for mainstreaming tenure tools into existing and future IFAD-supported projects and programmes within the ESA region.

A participatory action planning session ensued and the participants agreed to the following action points:

Action plan 1: Formation of a reference group comprising of key staff of IFAD-supported projects to champion tenure in IFAD-supported projects/programmes. This expert group will review and operationalize the proposed "strategy for strengthening tenure in IFAD-supported projects/programmes";

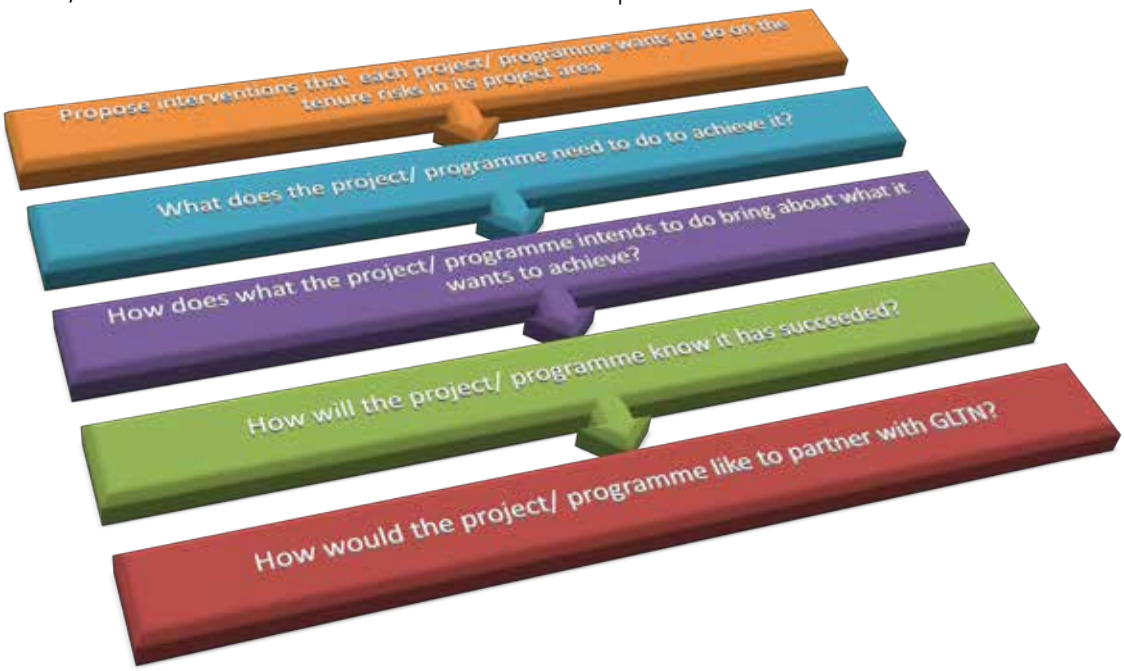
Action plan 2: GLTN to facilitate the development and publication of a resource book called "Strengthening Tenure in IFAD-supported Projects and Programmes in ESA Region - Best practices and lessons learnt" based on TSLI-ESA papers produced and shared at various conferences;

Action plan 3: IFAD will use the four projects (VODPII, UTaNRMP, SDCP and SAPP) as "innovation hubs" for other projects in ESA on thematic areas, and entry points for policy dialogue with governments and other decision makers for mainstreaming tenure in development projects in the countries;

Action plan 4: Tenure analysis and action plan for all other projects/programmes – based on the results of the session "Tenure risks mapping – a self-assessment", each project agreed to:

i) propose interventions that project/programme wants to do on tenure risks in its project area;
ii) What does the project/programme need to do to achieve it?;
iii) How does what the project/programme intends to do bring about what it wants to achieve?;
iv) How will project/programme know it has succeeded?;
v) How would the project/programme like to partner with GLTN?

A list of the members in the core reference team groups is provided in the Annex 4.



TSLI-ESA II training participants engaging in practical sessions during various TSLI-ESA capacity development events and field sessions

Photo: UN Habitat/ GLTN Brendah Achungo

3.4 CLOSING REMARKS

Making closing remarks on behalf of GLTN, Solomon Mkumbwa thanked all participants for their active participation in the workshop. He summarized the outcomes and action points of the workshop and promised to share the workshop report. He urged the various groups to follow up on their action plans.

Closing the workshop, on behalf of the host - Uganda - Nelson Basaalidde, the General Manager of Kalangala Oil Palm Growers Trust, thanked the participants for their enthusiasm and the joint action plans developed. He called on the core reference teams established to ensure the plans are streamlined within the shortest time possible to give way to implementation of the same.

Special Comments from Participants

Several participants suggested that GLTN/ UNHABITAT and IFAD should host more training and capacity building opportunities as an avenue to ensure that knowledge sharing and tools are mainstreamed in their projects.

Participants also expressed the need to replicate this initiative to their projects that also have components of rural development and far greater implications of land and natural resources tenure than anticipated in the programme/ project design.

Annex 1: Workshop Programme

	AGENDA ITEM	DETAILS	TIME (MINUTES)	FACILITATOR
1	Registration		08:30 – 08:40	VODP
2	Welcome Remarks		08:40 -08:50	MLHUD
3	Introductions	Who is here? Why are we here? What will happen today?	08:50 – 09:00	GLTN
4	Opening Remarks		09:00 – 09:10	Oumar
5	Opening Remarks		09:10 -09:25	Harold
6	TSLI-ESA Project presentation	Objectives, activities, outputs, outcomes, lessons learnt	09:25 -09:45	Solomon
7	Mapping tenure risks	In the IFAD-supported projects /programmes	09:45 – 10:30	GLTN/AAPS
8	Tea break		10:30 – 11:00	All
9	Three country case presentations: a) Securing tenure of shared animal grazing land and water resources through community mapping and recordation - Kenya; b) Regularizing tenure of squatter farmers – Uganda; c) Digitizing land records for efficient sharing of irrigation water resources for out-grower rice farmers – Kenya. d) Integrating geospatial data in project M&E - Malawi	What is for you the best achievement of using the tenure tool in the project, and what was the challenge? What connections do we notice between the various highs and lows? • What changes have we noticed that we anticipated the tenure intervention would achieve? • What unexpected changes have we noticed? • What have we learnt about delivering a tenure intervention like this? • What would we do differently in the future?	11:00 – 12:30	GLTN
10	Plenary discussion		12:30 – 13:00	GLTN
11	Lunch		13:00 – 14:00	All
12	Joint action on the long-term	• What do we want to do on tenure in our projects? • What do we need to do to achieve it? • How does what we intend to do bring about what we want to achieve? • How will we know we have succeeded?	14:00 – 14:45	GLTN/IFAD
13	Closing remarks		14:45 – 14:55	Oumar
14	Closing remarks		14:55 – 15:05	Harold

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Annex 2: List of participants

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Annex 3: Mapping risks and challenges related to land tenure

THEMATIC FOCUS	PROPOSED REMEDIES	NUMBER OF PROJECTS
Land Tenure for Agricultural Value Chain Development		
• Lack of clear guidelines of holding land communally bestowing powers on an individual. • Marginalized groups are being marginalized example women and youth. • Corruption such as land grabbing. • Limited access to land due to the market rates. • Out dated and/or poor policies and laws on land matters. • Delay implementation of projects that benefit the community. • Lack of adopting non-conventional tools for tenure security enhancement. • Complexity on land procedures and or inadequate land procedures. • Lack of enforcement both from the community and government. • Inadequate value of value procedures.	• Ownership of land through title issuing • Building effective systems • Certification / coding & digitizing / legally binding • Encourage partnerships / Stakeholder participation • Engage tertiary institutions	6
Natural Resource Management		
• Land degradation and climate change. • Lack of land planning/land use planning processes (planning processes) • Encroachment on land example on range lands like forests. • Population increase • Competing interest on natural resources	• Promoting sustainable use	4
Agricultural Productivity Enhancement		
• Lack of permanent investments on land due to insecurity of tenure. • Subdivision of land reducing the productivity levels. • Lack of proper documentation example titles/ database on land issues. • Lack of defined boundaries. • Lack of public participation from the community. • Lack of knowledge/interests/sensitization • Poor/lack of infrastructure example for irrigation. • Unequal distribution of land and land holding sizes, • Lack of clarity on different ownership on land. • Urbanization resulting to reduction on agricultural productivity. • Absentee landlords/insecure land. • Access to land is expensive such as titling process.	• Land consolidation • Promoting land use and mechanisms to secure land use areas like grazing land	6
Rural Finance		
• Lack of funds example from the government and lack of access to loans. • Lack of investments		3

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Annex 4: List of members of the Technical Working Groups

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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.

THE GLOBAL LAND TOOL NETWORK (GLTN)

The Global Land Tool Network (GLTN) is an alliance of international partners contributing to poverty alleviation and the Sustainable Development Goals through increased access to land and tenure security for all. The Network's partnership of organizations is drawn from the rural and urban civil society, international research and training institutions, bilateral and multilateral organizations, and international professional bodies. GLTN takes a more holistic approach land issues and improves on global land coordination through development, dissemination and implementation of pro-poor and gender responsive land tools. These tools and approaches contribute to land reform, good land governance, inclusive land administration, sustainable land management, and functional land sector coordination.

ABOUT THIS PUBLICATION

This publication is the summary of the Proceedings of the Land Tenure Tools Knowledge Sharing Workshop took place on 26 May 2017 as a post-event of the IFAD ESA RIW 2017 in Kampala, Uganda. The workshop brought together key project stakeholders - the staff and beneficiaries of IFAD-supported projects and programmes in Eastern and Southern Africa - to reflect, share key achievements and lessons learnt, and to chart the way forward. During the workshop, participants shared their tenure challenges and experiences in using some of the GLTN tools 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.

HS Number: HS/068/17E

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