



RESETTLEMENT ACTION PLAN

Rubaare-Kakukuru-Kyempene
(Approx. 26 km of MV and 10 km of LV)

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ABBREVIATIONS AND ACRONYMS

CAO	Chief Administrative Officer
CBO	Community Based Organization
CGV	Chief Government Valuer
DLB	District Land Board
DLT	District Land Tribunal
DPs	Displaced Persons
ERT	Electricity for Rural Transformation
GO	Grievance Officer
GoU	Government of Uganda
GRC	Grievance Redress Committee
GRM	Grievance Redress Mechanism
HIV/AIDS	Human Immune Virus/Acquired Immune Deficiency Syndrome
ICT	Information and Communication Technology
IDA	International Development Agency
LDC	Licensed Distribution Company
LDC	Local District Council
LGA	Local Government Act
LGRC	Local Grievance Redress Committee
LG	Local Government
NGO	Non- Government Organization
PAP	Project Affected Person
PLC	Parish Land Committee
RAP	Resettlement Action Plan
REA	Rural Electrification Agency
REB	Rural Electrification Board
REF	Rural Electrification Fund
RESP	Rural Electrification Strategy and Plan

DEFINITIONS

Unless the context dictates otherwise, the following terms will have the following meanings:

“Census” means a field survey carried out to identify and determine the number of Project Affected Persons (PAP) or Displaced Persons (DPs) as a result of land acquisition and related impacts. The census provides the basic information necessary for determining eligibility for compensation, resettlement and other measures emanating from consultations with affected communities and the local government institutions (LGIs).

Project Affected Person(s) (PAPs) are persons affected by land and other assets loss as a result of the project activities. These person(s) are affected because they may lose, be denied, or be restricted to access economic assets; lose shelter, income sources, or means of livelihood. These persons are affected whether or not they will move to another location.

“Compensation” means the payment in kind, cash or other assets given in exchange for the acquisition of land including fixed assets thereon as well as other impacts resulting from the project program activities.

“Cut-off date” is the date of commencement of the census of PAPs or DPs within the project area boundaries. This is the date on and beyond which any person whose land is occupied for project will not be eligible for compensation.

“Displaced Persons” mean persons who for reasons due to involuntary acquisition or voluntary contribution of their land and other assets under the project, will suffer direct economic and social adverse impacts, regardless of whether or not the said Displaced Persons are physically relocated. These people may have their standard of living adversely affected, whether or not the Displaced Person will move to another location; lose right, title, interest in any houses, land (including premises, agricultural and grazing land) or any other fixed or movable assets acquired or possessed, lose access to productive assets or any means of livelihood.

“Involuntary Displacement” means the involuntary acquisition of land resulting in direct or indirect economic and social impacts caused by: loss of benefits from use of such land; relocation or loss of shelter; loss of assets or access to assets; or loss of income sources or means of livelihood, whether or not the Displaced Persons has moved to another location; or not.

“Involuntary Land Acquisition” is the repossession of land by government or other government agencies for compensation, for the purposes of a public project against the will of the landowner. The landowner may be left with the right to negotiate the amount of compensation proposed. This includes land or assets for which the owner enjoys uncontested customary rights.

“Land” refers to agricultural and/or non-agricultural land and any structures there on whether temporary or permanent and which may be required for the project.

”Land acquisition” means the repossession of or alienation of land, buildings or other assets thereon for purposes of the project.

Rehabilitation Assistance” means the provision of development assistance in addition to compensation such as land preparation, credit facilities, training, or job opportunities, needed to enable Project Affected Persons and Displaced Persons to improve their living standards, income earning capacity and production levels; or at least maintain them at pre-project levels.

Resettlement and Compensation Plan”, also known as a “Resettlement Action Plan (RAP)” or “Resettlement Plan” - is a resettlement instrument (document) to be prepared when program locations are identified – i.e. such as this document. In such cases, land acquisition leads to physical displacement of persons, and/or loss of shelter, and/or loss of livelihoods and/or loss, denial or restriction of access to economic resources. RAPs are prepared by the party impacting on the people and their livelihoods. RAPs contain specific and legal binding requirements to resettle and compensate the affected party before implementation of the project activities.

“Replacement cost” means replacement of assets with an amount sufficient to cover full cost of lost assets and related transaction costs. The cost is to be based on the **Market rate (commercial rate)** according to Ugandan law for sale of land or property, however without depreciation. In terms of land, this may be categorized as follows; (a) “Replacement cost for agricultural land” means the pre-project or pre-displacement, whichever is higher, market value of land of equal productive potential or use located in the vicinity of the affected land, plus the costs of: (b) preparing the land to levels similar to those of the affected land; and (c) any registration and transfer taxes;

“Replacement cost for houses and other structures” means the prevailing cost of replacing affected structures, in an area and of the quality similar to or better than that of the affected structures. Such costs will include: (a) transporting building materials to the construction site; (b) any labor and contractors’ fees; and (c) any registration costs.

“Resettlement Assistance” means the measures to ensure that Project Affected Persons and Displaced Persons who may require to be physically relocated are provided with assistance during relocation, such as moving allowances, residential housing or rentals whichever is feasible and as required for ease of resettlement.

EXECUTIVE SUMMARY

The Government of Uganda is set to receive financing from the World Bank towards the cost of the Energy for Rural Transformation (ERT) Project Phase II under Additional Financing project restructuring and intends to apply part of the loan proceeds for Consultancy Services to undertake project specific Resettlement Action Plans for the proposed 33kV Distribution lines and associated Low Voltage networks for Rubaare-Kakukuru-Kyempene (Approx. 26km of MV and 10km of LV). The project area is located in Western Uganda-Ntungamo district.

Scope of Project Activities

The construction of the electricity distribution lines will be associated with the following key activities:

1. Erection of medium voltage line support structures, accessories and conductors;
2. Clearing of the Right-of-Ways for medium voltage and low voltage lines;
3. Erection of the low voltage reticulation lines to bring supply points close to potential consumers.

Objectives:

Specifically this Resettlement Action Plan has been prepared to;

- a) consult relevant stakeholders, including potentially affected persons to identify and address people's concerns well before the project is implemented;
- b) identify, assess and recommend mitigations to socio-economic impacts created by implementation of the project;
- c) peg the different areas to be acquired for the distribution line i.e. fix the distribution line on the ground;
- d) identify people and property that will be affected by the construction of the 33 kV power lines; and
- e) determine appropriate valuation and/or resettlement packages for the affected persons

Approach and Methodology

Both quantitative and qualitative methodologies were applied to identify the project impact and compensation assessments based on the current verifiable socio-economic and demographic information. Below is a brief description of the methodologies applied by the consultant.

Quantitative Methods

Socio-Economic Survey and Census: Quantitative method using a household questionnaire was used to capture detailed data at household level including inventories for all project affected households. All together 107 respondents who are going to be directly and indirectly affected by the projects were interviewed. About 225 Project Affected Persons who stay and earn their livelihoods in the project area were identified.

Project Area	Number of PAPs Interviewed	Numbers of PAPs Affected
Rubaare- Kyempene	107	122

Qualitative Methods

Qualitative methodologies including Key Informant interviews, Focus Group Discussions, Community Meetings, Observation and Photography were used to get information regarding the project areas. The OP 4.12 Safeguard guidelines require the people likely to be affected by a development project to be consulted so that their views and fears are incorporated in planning.

Property Valuation Methodology

Property valuation, the results of which (e.g. types and value of affected assets) will be utilized in this RAP, was done by an independent chartered surveying and valuation firm following the methodology described below.

Cadastral Surveys

The way leaves corridor was surveyed and mapped to establish to rightful demarcation to of the affected crops and trees plus recording the owners of affected properties and strip maps produced. Survey ribbons were placed along the line way leave to enable easy identification later. Based on this, the number of crops and trees affected were calculated and a Valuer determined the commensurate compensation values for each affected property.

Legal Framework

There are a number of national and local legal frameworks that regulate land relations in Uganda. These frameworks define land rights, ownership, procedures and requirements of transfer and acquisition of land between individuals and groups. They also provide procedures for the acquisition of land by the state or a public body for public projects. Among the most important legal instruments in this regard are The Constitution of The Republic of Uganda (1995), The Land Act (1998), The Land Regulations, (2004) The Local Government Act (1992), and The Land Acquisition Act (1965), The Electricity Act (1999), The National Land Policy 2013 and The National Gender Policy, 1997.

Project Impacts

Power line	No. of Villages Affected	No. of PAPs Identified
Ntungamo Rubaare-Kyempene	11	122

Compensation Costs

The compensation budget for the project affected persons computed amounts to Uganda Shillings 58,884,274/=.

Disclosure

This RAP will be disclosed in compliance with relevant Ugandan regulations and the World Bank Operational Policy 4.12. The documents will be disclosed at the *Infoshop* of the World Bank and will also be available to any interested persons through the media in Uganda. A simplified version of the RAP report will be provided at the district headquarters and the Local Council Offices. REA personnel, with the help of the community leadership for translation purposes, will carry out sensitization campaigns to inform PAPs of the upcoming project and what it entails as per the simplified RAP report.

a) Rubaare – Kakukuuru Line

The new proposed line starts from Pearl Flowers on Mirama/Kagitumba boarder between Uganda and Rwanda, 8kms and ends at Rwenanuura Trading center where it joins the single phase 33kv line supplying Kakukuuru. The [33kv] line already exists at Rwenanuura trading Centre and only needs to be upgraded. The directly affected villages are Buyoora, Kyeizinga, Mutojo III and Rwenanuura. Other surrounding villages included Rwemiriro II, Buyoora, Kyeizinga II, Mutojo III, Mutojo II, Rwenanuura I, Rwenanuura II, Rwemiriro II, Mutojo I and Rwaminaba,

b) Kyempene Line

This line is located in Kagongi and Kakanena Parishes, Rugarama Sub-county, Rushenyi County in Ntungamo District off Rubaare – Kisiizi Road at Kyempene Trading centre near Kagongi Parish headquarters. It covers the villages of Kagyeo I, Kabingo, Kakanena II, Kagyeo II, Kasana Central II, Kasana Central I and Kasana West II. It covers a distance of approximately 7.3kms.

Ntungamo District

Ntungamo is located in Western Uganda and like most districts of Uganda, it's named after its 'chief town' Ntungamo which also houses the district headquarters.

In the past, Ntungamo District was part of the Ankole Kingdom, a traditional monarchy that dates back to the 18th century. The kingdom was abolished by President Milton Obote in 1967. The Ankole Kingdom is coterminous with Ankole Sub-Region, home to an estimated 489,323 inhabitants according to the National Population and Census conducted in 2014. The 9 districts that constitute the sub-region are: Behweju, Bushenyi, Ibanda, Isingiro, Kiruhura, Mitooma, Ntungamo, Rubirizi, and Sheema District.

The district is bordered by Mitooma District in the north, Sheema and Mbarara districts, from the west to east respectively and Isingiro District which lies eastward. It is bordered by the Republic of Rwanda in the south, Kabale District to the southwest and Rukungiri District to the northwest. The district headquarters are located about 66 kilometres (41 mi), by road, southwest of Mbarara, the largest city in Ankole sub-region. The general coordinates of the district are: 00 53S, 30 16E. The district covers 2,051.4 square kilometres (792.0 sq mi) of which approximately 0.2% is open water, 3.4% is Wetland and about 0.01% is forest.

Population

The 2014 population census estimated Ntungamo District to have 489,323 people up from approximately 480,100 in 2012, with a growth rate of 2.11 by 2014. Just like the National trend there are more female than male with more people living in rural areas than urban therefore extending power to these rural areas will enhance urbanization in Ntungamo District. Further analysis of the population trends by Sub-county affected still shows that there are more female than male in the project areas with an average household size of 4.7.

Table 1: Ntungamo District Population Statistics

Ntungamo District Population statistics							
Male	Female	Urban	Rural	No. HH	No. HH	Total	Growth rate
234,244	255,079	58,062	431,261	483,075	6,248	489,323	2.11

Source: National Population and Housing Census Revised November 2014 Provisional Result.

Population of Ntungamo per Affected Sub-county

Table 2: Population of Ntungamo per Project Affected Sub-counties

Sub-county	No. of HH	Average Size	Male	Female	Total
Rubaare TC	3,203	4.1	6,491	6,849	13,340
Rugarama	6,524	5.0	15,912	17,101	33,013
Rwenkiniro	7,363	5.0	17,450	19,170	36,620

Source: National Population and Housing Census Revised November 2014 Provisional Result.

Economic Activity

Agriculture with emphasis on food crops is the backbone of the district economy. Crops grown include: sorghum, millet, peas, sweet potatoes, beans, cabbage and onions. Tourism in Ntungamo District is not well developed despite the several potential tourist sites, including: Karegyeya Rock, Lake Nyabihoko at the Uganda-Rwanda border and bird-watching in the wetlands.

Scope of Project Activities

This RAP is as a result of the reviewed designs of the Rubaare-Kakukuru-Kyempene (Approx. 26km of MV and 10km of LV) power line project which will subsequently lead to temporary interference and loss of food crops. The RAP is to ensure that the losses to be incurred by PAPs are addressed in order for the population to share project benefits. The affected people should be assisted to develop their social and economic potential so as to improve or restore their incomes and living standards to pre-project levels. The RAP aims at ensuring that the PAPs are not worse off than they would have been without the project. In developing the RAP, the consultant took into consideration the peculiarities of needs for women, children and the vulnerable groups by involving them in the stakeholder consultations through focus group discussions where they could easily voice their concerns.

The construction of the electricity distribution lines will be associated with the following key activities:

1. Erection of medium voltage line support structures, accessories and conductors;
2. Clearing of the right-of-ways for medium voltage and low voltage lines;
3. Erection of the low voltage reticulation lines to bring supply points close to potential consumers; and
4. Post Construction Clean up: Excess and waste material shall be removed from the right of way and disposed to designated areas.
5. Routine line maintenance will be done every year or as deemed necessary by the system operator. The activities will include line clearance along the Right-of-Way; repair damaged structures, conductors and cracked or broken insulators. The maintenance will also include selective tree trimming depending on their growth rate and weeding around poles for a radius of one meter to protect them from bush fires. Emergency maintenance will also be

carried out including technical breakdown done whenever there is a fault on the line or after severe wind/lighting storm.

Project Impacts

The project area of the Rural Electrification Programme as indicated below covers the district of Ntungamo as shown in the table 3: below.

Table 3: Showing Project Area of Impact

Project	District	County	Sub-county	Parish	Village
Rubaale – K – Kyempene (26km MV & 10km LV)	Ntungamo	Ruhaama Rushenya	Rubaare T/C Rugarama Rwenkino	Kabungo Kagongi Kakanena Kitashakwa Rwenkino Ward	Kagyeyo I, Kabingo, Kakanena II, Kagyeyo II, Kasana Central II, Kasana Central I, Kasana West II, Buyoora Cell, Kyeizinga II, Mutojo III and Rwenarura II

Project Area of Influence

This RAP has focused on areas that will be affected in the project implementations. A way leaves corridor of 10m shall be reserved throughout the entire line system.

- The minimum distances of 13.0m from a house and 4.0m from the road edge for both LV and HV shall be observed.
- The 33kV lines shall be erected with a minimum clearance from the ground or highest water level will be 6.0m or 2.0m from the highest point.

This land in the Way Leave would be subject to the following zoning restrictions:

- No construction is allowed in the Way Leave area
- All vegetation to be kept below 6 feet height (1.8 meters)

Cultivation or other uses of land will continue provided the owner and the occupants of land comply with the above-mentioned prescriptions.

Description of Areas for which compensation is required

Physical land would be required if there was construction of towers, construction of sub stations and access roads; **this is not the case for the 33kV line and therefore land take is not expected.**

The main socio-economic impacts of the proposed 33kV power lines will largely be associated with project activities of line construction. They include cutting down vegetation to create 10m diameter right of ways through which the poles will be erected and strung. The activities will lead to loss of property (mainly crops and trees) and a reduction of income/means of livelihood which could potentially lead to the creation of vulnerable people. Therefore compensation will be required for:

- Damages to crops and trees during pegging the right of way;
- Damages to crops and trees for creating temporary wayleaves for ferrying materials;
- Damages to crops and trees for lay down areas and during stringing procedure.

Much of the rural roads lack recognisable reserves and utility corridors, as the reserves are fully utilised by the communities. It therefore becomes inevitable to have some trees, crops and vegetation cleared during the course of the project implementation.

Agriculture and livestock grazing will be possible under the way leaves with minimum clearance from the ground or highest water level will be 6.0m or 2.0m from the highest point,

Contractors usually hire already existing facilities or hire spaces for short periods during line constructions and hence will not lead to permanent land take.

Minimizing or Avoiding Impacts

Environmental and social considerations were taken into account during the studies in order to minimize or avoid impacts. Location considerations that minimized the need for land included the following:

- Avoiding displacement of people as much as possible i.e. using the road reserve;
- Minimizing the number of PAPs, to the extent possible i.e. restricting the project as much as possible along the road reserve;
- During the community consultations, concerns were raised regarding plots within the trading centers that would need to be developed yet with the way leaves restrictions should be undertaken in future. Resultantly, the land survey avoided buildings and plots especially within the rural growth centres by shifting the line behind them.

There is no land acquisition that is going to take place. REA is acquiring only user rights as earlier mentioned. The construction of 33kV will lead to acquisition of user rights for the 10 metres corridor also known as a way leave or an easement or Right-of-Way granted by a land or property owner for development, erection and lying of power lines.

Therefore, REA only uses the land for Right-of-Way; the affected land is **not permanently taken** by REA as is the case with high voltage transmission lines. After the erection of the pole, the owner of land can **continue using the land with caution not to plant high growing crops** and trees. **However REA/or the operating agency remains with the right to maintain and/or clear any vegetation or crops that are likely to cause danger or disruption of the power line.**

Table 4: Number of PAPs per Village

Ntungamo Rubaare-Kyempene	
VILLAGE	No. of PAPs
KAGYEYO 1	8
KABINGO	3
KAKANENA II	7

KAGYEYO II	12
KASANA CENTRAL II	14
KASANA CENTRAL I	27
KASANA WEST II	2
BUYOORA CELL	3
KYEIZINGA II	7
MUTOJO III	33
RWENARURA II	6
TOTAL	122

Table 5: Public Institutions affected by the Project

Project Area	Public Institution Affected
Rubaale-Kyempene	<ul style="list-style-type: none"> a. Kagongi Parish Land b. St. Luke Kagyeyo Church Land c. Kagongi Pentecostal Assemblies of God d. Kanguruka Cooperative Society Rweneniro e. Kabungo Tuyimukye Cooperative Society f. Rwenanura Revival Church

A full list of the all people and institutions affected including the number of crops and trees affected is attached as Appendix 12.3 -Compensation Assessment.

Objectives of the RAP

This section focuses on the rationale, purpose, objectives, scope, and guiding principles for the development of this RAP.

Rationale

This RAP is prepared to fulfill The World Bank OP 4.12 on Involuntary Resettlement which outlines policy for World Bank funded projects where displacement of persons and entities within the path of infrastructure improvement may not be avoidable. It sets out procedures and conditions that borrowers are expected to meet in operations involving involuntary resettlement. The Constitution of the Republic of Uganda also has clear cut guidelines in relation to land acquisition such as The Land Act 1998 as amended in 2004.

The Resettlement Action Plan (RAP) is a pre-requisite to the implementation of grid-extension lines under the ERT III project. It is envisaged that the proposed overhead power lines will mainly run within existing road reserves and therefore, will have minimal negative environmental and social impacts.

Purpose

The purpose of this RAP therefore, is to provide procedures and undertakings to be effected before and during the construction works that will ensure that any economic or physical displacement whether permanent or temporary is effected in a socially acceptable way, and in accordance with

Ugandan Law as well as The World Bank's Operational Policy 4.12 on Involuntary Resettlement.

Objectives:

Specifically this Resettlement Action Plan has been prepared to:

- identify people and property that will be affected by the construction of the 33 kV power lines;
- consult relevant stakeholders, including potentially affected persons to identify and address people's concerns well before the project is implemented;
- identify, assess and recommend mitigations to socio-economic impacts created by implementation of the project;
- continually engage with PAPs during RAP implementation to prevent future conflicts;
- peg the different areas to be affected by the distribution line i.e. fix the distribution line on the ground; and
- determine appropriate valuation and/or compensation packages for the affected persons;

Guiding Principles of the RAP

In order to ensure that the RAP complies with international best practices as regards resettlement, the principle implementing agency, REA shall bind itself to the following guiding principles:

Principle 1: Resettlement must be avoided or minimized

Action: To comply with the principle, REA has demonstrated that the proposed resettlement is both necessary and viable, and that its scope and extent cannot be lessened. REA has shown that the project has been designed to cause the least possible displacement and/or disruption hence the various options of utilizing the road reserve as much as possible are being considered by the design group.

Principle 2: Genuine consultation must take place

Action: Given its focus on resettlement, the primary concern is to take seriously the rights and interests of the PAPs. For this to take place, their voices need to be made clear through local level consultative forum. These structures have been coordinated at the community level by REA personnel and the current consulting teams that have been contracted to prepare the RAP.

Principle 3: Establishment of a pre-resettlement baseline data

Action: To support the successful re-establishment of affected property, the following activities have been undertaken prior to displacement.

- An inventory of landholdings and immovable/non-retrievable improvements (buildings and structures) to determine fair and reasonable levels of compensation or mitigation.
- A census detailing household composition and demography, and other relevant socio-economic characteristics has been carried out as part of this RAP.

The assets inventories have been used to determine and negotiate entitlements, while the census information is required to monitor homestead re-establishment. The information obtained from the inventories and census will be entered into a database to facilitate resettlement planning, implementation and monitoring. However, REA policy is to compensate only adversely affected landholdings and buildings and it is not given that every land that is within the way leave has to be compensated. People can continue carrying out their activities side by side with the power lines unlike transmission.

Principle 4: Assistance in relocation must be made available

Action: REA will guarantee the provision of any necessary compensation for the people whose land will be disturbed to make way for the power line adjustments or any other disturbances of productive land associated with the project in proportion to their loss.

Principle 5: A fair and equitable set of compensation options must be negotiated

Action: Compensation will be paid for crops and trees that are disturbed according to set Chief Government Valuer's rates derived from market values of the specific districts.

Principle 6: Resettlement must take place as a development that ensures that PAPs benefit

Action: Where practical, the employment and sub-contracting opportunities that arise from the project will be made available to the affected population.

Principle 7: Vulnerable social groups must be specifically catered for

Action: Members of vulnerable groups are often not able to make their voice heard effectively; they are often physically weaker, and may need special help in the relocation/disturbance phase. In particular, female-headed households may lose out to more powerful male-headed households when assets will be demolished to make way for the projects. An account of this has been taken during the consultation and planning processes, as well as in establishing grievance procedures. REA will ensure that the pre- resettlement database specifically identifies vulnerable social groups and makes provision for them to be included in consultative forum. REA will further ensure that these vulnerable groups are given the necessary protection to ensure that they receive equitable access to replacement resources. In addition, REA will make specific reference to vulnerable social groups being paid, particularly during the monitoring process. Vulnerable groups will include those with minimal assets, the illiterate, and the aged (i.e. 65 years and above).

Principle 8: Resettlement must be seen as an upfront project cost

Action: Experience across the world shows that unless resettlement is built in as an upfront project cost, it tends to be under budgeted. That money gets whittled away from the resettlement budget to 'more pressing' project needs, and that it tends to be seen as peripheral to the overall project. REA will ensure that compensation costs, as well as those resettlement costs if any that fall within their scope of commitment, are built into the overall project budget as up-front costs.

Principle 9: An independent monitoring and grievance procedure must be in place

Action: In addition to internal monitoring that will be provided by REA, an independent team comprising local administration and the locals will undertake monitoring of the resettlement aspect of the project. Grievance procedures will be organized in such a way that they are accessible to all

affected parties; with particular concern for the situation of the vulnerable groups. Monitoring will specifically take place via measurement against the pre-resettlement database.

Principle 10: World Bank’s Operational Policy on Involuntary Resettlement

Action: The World Bank’s OP 4.12 on Involuntary Resettlement will be adhered to. It requires that involuntary resettlement be avoided where feasible, or minimized, exploring all viable alternative project designs. Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits. Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs. They should also be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of the project implementation, whichever is higher.

APPROACH AND METHODOLOGY

A variety of methods were applied to identify the project impact and compensation assessments based on the current and verifiable socio-economic and demographic information. Both quantitative and qualitative methodologies used are described below;

Quantitative Methods

Socio-Economic Survey and Census: Quantitative methodology using a household questionnaire was used to capture detailed data at household level including inventories for all project affected households.

The questionnaire captured the following information:

- Household Bio data (Demographic information).
- Characteristics of Households and Houses.
- Current energy sources.
- Income, Livelihood and Economic Activities.
- Infrastructure inventories including land, common and cultural properties and social services infrastructure.

Qualitative Methods

Qualitative methodologies including Key Informant Interviews, Focus Group Discussions, Community Meetings, Observation and Photography were used to get information regarding the project areas. The World Bank’s OP 4.12 on Involuntary Resettlement requires the people likely to be affected by a development project to be consulted so that their views and fears are incorporated in planning. Knowledge of what the community perceives will go a long way to help during the compensation and resettlement action plan. Therefore, during the RAP process, consultations were conducted with relevant stakeholders, including potential beneficiaries, affected groups and local authorities about the project’s social aspects. The RAP team held consultation with the District Local Authorities and Communities in all villages that were near and around the power line area as indicated in the table 6: below. Other methods used in the RAP

preparation work included; focus group discussion, key informant interviews with several stakeholders, photography and field observations.

Table 6: Showing Venues and Dates of Consultative Meetings

PROJECT AREA	VENUES	DATES
Rubaare-Kyempene	Ntungamo District Authority	November 8, 2014
	Rwenanura II, Rwenanura I, Mutojo I, Rwaminaba, Mutojo III, Mutojo II, Kyeizinga, Rwemiriro II, Buyoora, Rwaminaba, Kagyeyo I, Kabingo, Kakanena II, Kagyeyo II, Kasana Central II, Kasana central I, Kasana West II	November 7 – 20, 2014



Figure 2: Showing Community Consultations

Key issues that emerged during the consultation processes include:

- Majority of the PAPs preferred to be paid via mobile money or cash as opposed to bank payments since most were illiterate and lacked bank accounts
- The PAPs demanded for a proper contact office to coordinate all their matters including grievance redress and compensation.
- Employment – community desire and demand for employment of their own as a way to benefit from the project economically and avoid a rise in immorality as a result of an influx of foreigners who most times use obscene language.
- Compensation - adequacy of the cash compensation.

-
- It was agreed that compensation would only be where the electricity poles were to be placed in order to minimize impacts.
 - The PAPs insisted that the project management should control the workers' behavior in order to avoid spoiling young girls in the area.

Data Entry and analysis

Answered survey questionnaires were edited and coded. The data entered was cleaned, checked for inconsistencies, validated and exported to the Statistical Package for Social Scientist (SPSS) software version 16 for analysis.

Property Valuation Methodology

Property valuation, the results of which (e.g. types and value of affected assets) were utilized in this RAP, was done by independent chartered land surveyors and valuation engineers following the methodology described below.

Cadastral Surveys

The way leaves corridor was surveyed and mapped to establish to rightful demarcation of the land and determination of affected crops and trees plus recording the owners of affected properties and strip maps produced. Survey ribbons were placed along the line way leave to enable easy identification later. Based on this, the number of crops and trees affected were calculated and a valuer determined the commensurate compensation values for each affected property.

Census and Valuation Methodology

In the presence of the LC I Chairperson or representative, the Valuer carefully counted all crops and trees, measured buildings/structures while the owner/affected person verified the count. A "Compensation Assessment Form" was filled to record properties affected. The LC I Chairperson, property owner and Valuer verified the contents and signed the form. The Chairperson signed as witness to the count. The affected person retained a copy and the valuer kept the original. Approaches used to derive compensation rates for land and buildings are described below:

i) Land

Land in the way leaves is not acquired but since its use is restricted, it is "orphaned land" and valued at a proportion of the market value reflecting this restriction. Plantation crops such as tea in way leaves that are shorter than 1.8 m are allowed beneath the line or in the way leaves and are not compensated. However allowance was made in the valuation exercise for their compensation if damaged during power line construction. Although REA does not completely prohibit human activities within the way leave, it restricts certain uses and heights in there. For example no buildings are allowed and crops therein grown must not exceed 1.8 meters in height.

Compensation for land arising out of diminution is measured by loss in property value. 'Diminution' refers to the act of decreasing or reducing the worth of something (land, in this case) caused by an action of a second party or entity. Diminution is a form of land degradation as the affected land may not be used for its "highest and best use". "Highest and Best Use" is defined as the reasonable probable and legal use of vacant land or improved property which is physically

possible appropriately supported financially feasible and that results in the highest value. Compensation due for way leaves is explained below:

ii) Way leaves:

Limited land use activity is allowed. Where power lines can co-exist with agricultural activities for especially those not higher than 6 feet

iii) Crops

Under the Local Government Act, the District Land Board in each local government has a mandate to develop own compensation rates for crops and semi-permanent structures. Specific District's rates were therefore used to derive compensation values for crops, graves, fruit trees, flowers and shrubs owned by project-affected persons. According to Ugandan compensation regulations, seasonal crops (maize, beans, tomatoes) which could be harvested during the period of notice to vacate (3 or 6 months) given to land owners/occupiers are excluded from compensation unlike perennial crops such as coffee, bananas, fruit or timber trees. Valuation rates for these crops takes into account the possible income generated from them.

In this RAP the following procedure was used;

- Inspection for assessment was carried out at the same time with the survey
- The construction of the power line imposes restrictions on the use of land within the 10 meters way leaves corridor including planting of trees and construction of buildings and structures.
- Wetlands, Road Reserves and Forest Reserves were considered to be Government Land. However in areas where economic activities were being carried out by claimants, assessment for compensation of damaged crops and trees was made.
- Where community lands were identified, the crops and trees on the land were assessed and the whole compensation amount will be paid for those assets. Working with local leaders, every effort will be made to identify the PAPs who were cultivating the land at the time of the census. Payments will be made directly to the beneficiary entity.
- Seasonal crops were not considered in the assessments since people would be given time to harvest their crops
- The assessment covered only trees and some perennial crops

CENSUS AND SOCIO-ECONOMIC SURVEY

This section presents the socio-economic status of the main target groups in the project areas for rural electrification and gives an assessment of the Social economic baseline information and project impacts detailing the project affected people by household, background characteristics their losses and impact electric power supply will have on the different groups. The current socio-economic situation was formed through a combination of primary survey data, secondary data and stakeholder consultation. The key target groups are household heads, household members, men, women and children.

The project was clearly known and a census of all the affected PAPs was carried out. A total of 107 respondents out of the 122 PAPs who stay and earn their livelihoods in the project area were identified as those who will be affected see table 7 below. The 107 respondents were mainly household heads who represented the rest of the PAPs who were family members such as wives and children.

The rest also known as absentee land lord were not available during the consultation period because some of them were either absent on that particular day or live elsewhere or in urban places but own the land. The survey and valuation team worked closely with the local council leadership since these people were known to them. Access to their property for valuation was therefore guaranteed by the presence of the local council leadership. The leaders also remain with the valuation forms or some other persons within the family signs the forms on their behalf.

Table 7: Number of Interviewed and Total Impacted by the Project

Project Area	Number of PAPs Interviewed	Numbers of PAPs Affected
Rubaare-Kyempene	107	122

Table 8 below shows the detailed administrative profile of the project areas right from the district to village level and number of household heads that were found available for the interviews.

Table 8: Detailed Administrative Profile and Areas of Impacts

District	County	Sub-county	Parish	Village	HHs
Ntungamo	Ruhaama Rushenya (2)	Rubaare T/C Rugarama Rwenkino (3)	Kabungo Kagongi Kakanena Kitashekwa Rwenkino Ward (5)	Kagyeyo I, Kabingo, Kakanena II, Kagyeyo II, Kasana Central II, Kasana Central I, Kasana West II, Buyoora Cell, Kyeizinga II, Mutojo III and Rwenarura II	107

Socio-Economic Baseline of the Power lines

The socio-economic data will form the baseline for future Monitoring and Evaluation of the project impacts towards the targeted groups. Knowledge of existing population, available healthcare services and prevalent diseases, economic activity and literacy levels of the project area is essential to understanding project targeted communities, potential benefits to recipient communities and likely challenges during and after project implementation.

Gender of Household Head

Assessment of all user needs is essential to design a rural electrification system that serves all people equitably. Public consultation builds public support for rural electrification initiatives. Separate consultation of women and men often results in practical considerations that would be overlooked without women's input. Rural electrification baseline and feasibility studies and surveys can effectively identify electricity uses, needs and constraints of households (female-headed and male-headed) and businesses (women-owned and men-owned). In an effort to fulfill its main objective of providing electricity to rural areas, construction of the power line alone is not enough. Collective participation and decision making must be at household level to effect the connections. Since electricity is not going to be distributed free of charge, money has to be saved by households to enable them connect to the grid.

Men here play a very important role in deciding whether to get connected or not, depending on their ability to wire the house and pay without necessarily involving women; though women are important in prioritizing the rooms to be lit. For example, a woman may prefer to have light in kitchen rather than in the bathroom. From the field survey, it is evident that overall majority of the primary survey respondents were male with 67 % while the female were 33% (Figure 3). In Uganda, decision making at household level is mainly done by men unless the household is headed by a woman. Therefore during implementation of the project participation of all stakeholders at household level must be upheld.

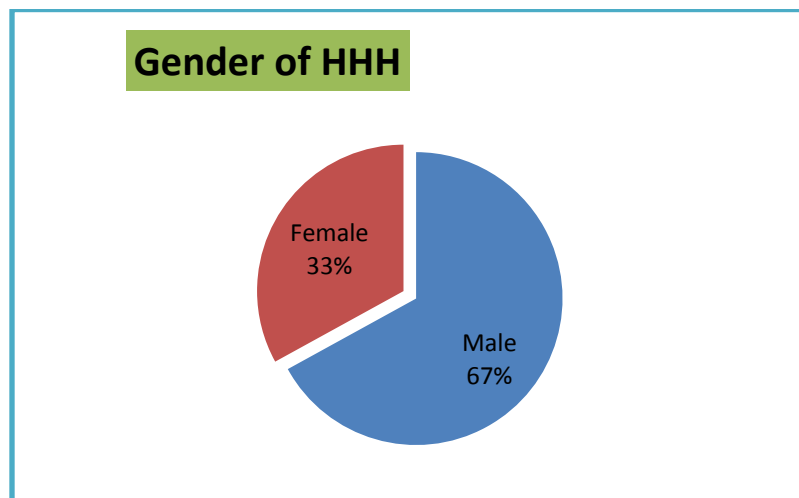


Figure 3: Gender of Household Heads Interviewed

Gender of all household members was also analyzed and **figure 4** below indicates that the Ntungamo-Kakukuru –Kyempene power line has more females (51%) than males (49%). During community sensitization meetings it emerged that communities are more concerned on the employment opportunities that come with the construction of the power lines, they are aware of their lack of technical skills but are willing to perform the jobs that do not require technical skills like casual labour for mostly men and provision of services like cooking food for women. It is therefore recommended that REA alerts the power line contractors to not always take unskilled labour to rural areas.

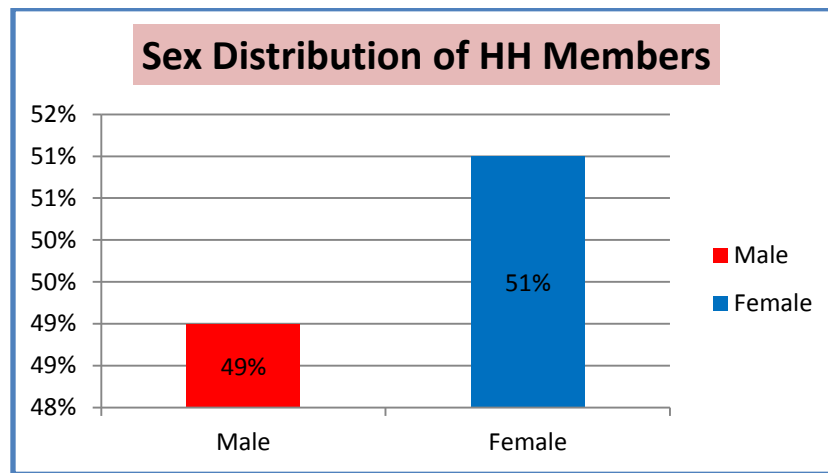


Figure 4: Sex Distribution of Household Members

Age of Household Heads

In efforts to reduce poverty by making electricity available, the age of the target group plays an important role in the ability to utilize electricity productively. Age affects the type of awareness session and participation programmes that are implemented as a result of project implementation and impacts. A youthful dynamic population can easily adapt to changes that come with rural electrification. From the **Figure 5** below, 86% of the overall household heads interviewed were aged between 18 – 69 years and are hence considered to be adults and therefore making the targeted group appropriate for rural electrification. The elderly i.e. 65 years and above constitute a considerable 14% of the household heads. These elderly people qualify to be vulnerable given their advanced age and may not be very eager to connect power to their houses after all they have lived most of their life without power. Similarly the under-18 years that are heads of households are in the category of the vulnerable households as their heads are already taking responsibility when they are not of age. They are expected to take decisions concerning the management of the entire household. In this particular area REA may consider changing the rural electrification strategy by providing Renewable Energy such as solar panels alongside the National grid for those households that are considered vulnerable. Since rural electrification comes at a cost of house wiring, connection costs and power bills; the household heads must be ready to meet those costs and be able to take a decision on whether to get connected or not after weighing the opportunity cost.

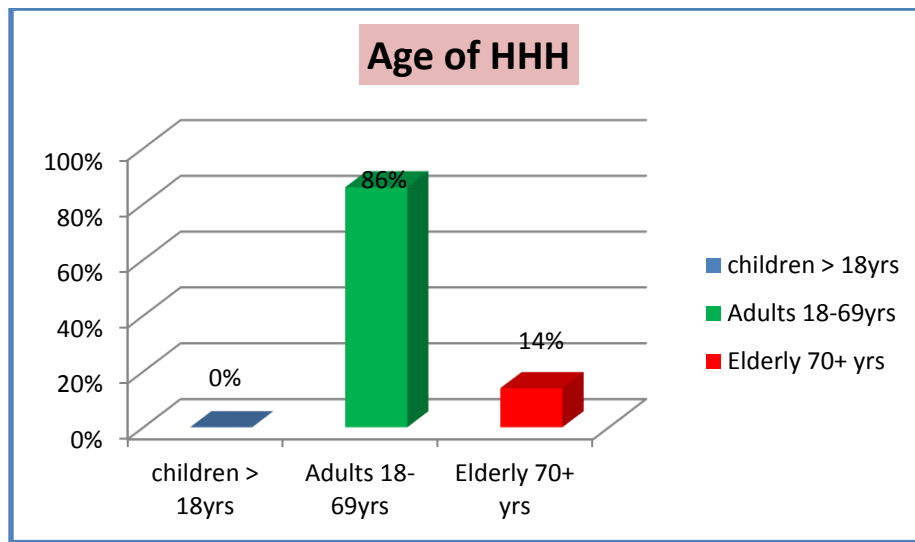


Figure 5: Age of Household Heads

Relationship to HHH

The study further inquired about the relationship household members had with the household heads, and from the figure 6 below it was established majority of household members are sons (47%) compared to daughters (4%) and wives (19%). These statistics indicate that most of the household members are either children or youth would do really need electricity in the early years of their lives and stand to highly benefit from it especially for enhancing their educational skills. These boys will be capable of transforming their livelihoods with availability of electricity in their areas.

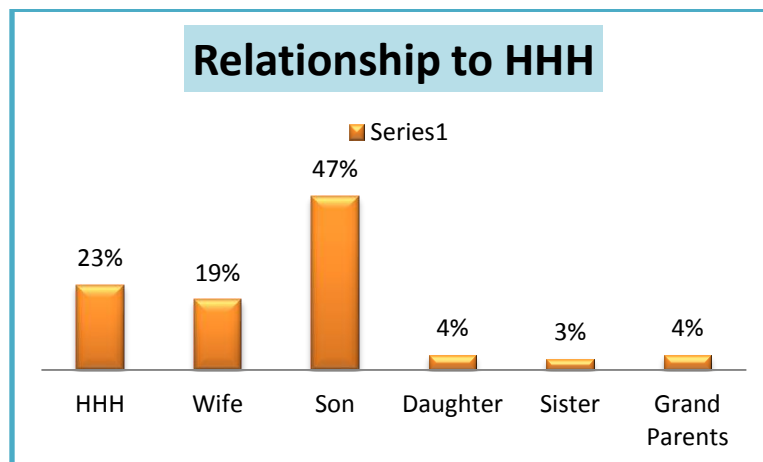


Figure 6: Relationship of Household Members to Household Head

Marital Status of HHHs

Majority (80%) of household heads in all the project areas are married or cohabiting while 18% are either widowed or widowers and only 2% are single as shown in (Figure 7) below. This depicts the typical situation on the ground since majority of men in Uganda have more than one wife and even those with one always re-marry immediately the wife dies. While this is different for the

women who may fail to remarry after the death of their husbands. Widows usually suffer the wrath of the husbands’ relatives who claim most of the family property abandoning the children with the mother. The impact of the project on ability to get connected and utilize power productively thus makes them more vulnerable. However, it is worth noting that there are a large number of widows/widowers in Ntungamo-Kakukuru-Kyempene power line (18%) making them vulnerable in terms of affording the cost of connection to power and maintenance. Also during compensation, special assistance should be provided to these groups of PAPs to ensure that they are fairly compensated as it is likely that they not have bank accounts.

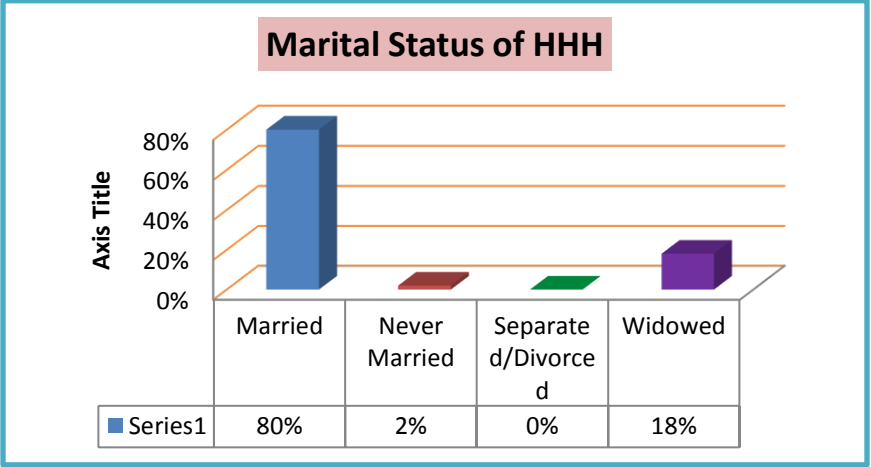


Figure 7: Marital Status of Household Heads

On the contrast, marital status of household members shows that majority (64%) are never married followed by those who are married (30%). This is so because majority of household members are children as earlier indicated in figure 8 below.

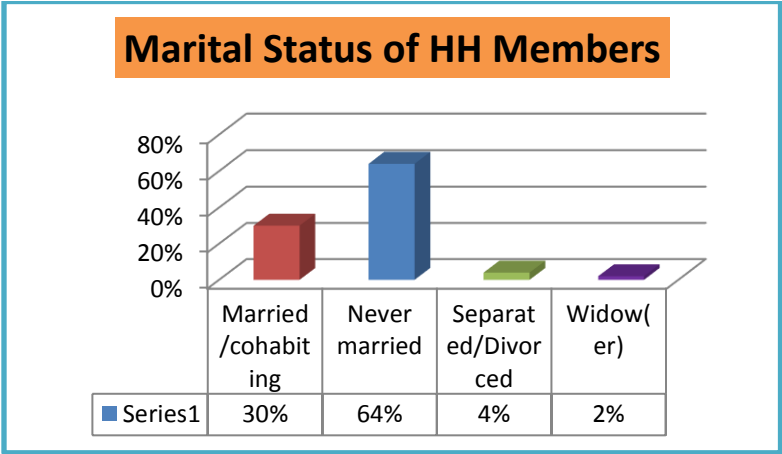


Figure 8: Marital Status of Household Members

Religious Affiliations of Household Members

From the figure 9 below the most dominant religion in the project area is Protestant/Anglican (Church of Uganda) at 54%, followed by the Catholics at 37%. It is important to know the religious

affiliations of the project affected persons so as to plan the RAP implementation programs effectively. For example in an area where majority of the affected are Seventh Day Adventists it may not be effective to call a consultative/sensitization meeting on Saturday because members of this religion spend the whole day in church. This is the same with others religions that worship on particular days. In other religions like Islam where women have restricted contact with men it may not be advisable to hold a meeting of both sexes at once because the women may not freely air out their views.

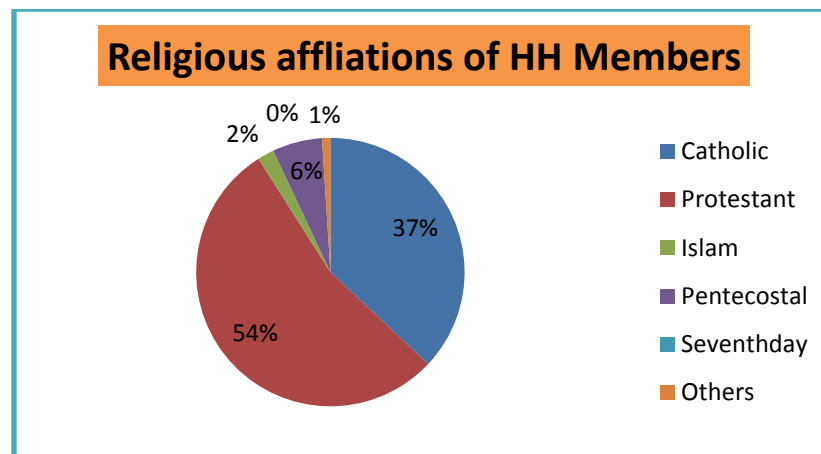


Figure 9: Religious Affiliations of Household Members

Education levels of Affected Persons

The level of education attained by an individual is an indirect measure of the coping ability with economic shocks. Highly educated populations are known to devise better strategies to mitigate risks. This can be true in situations of displacement. Moreover, the type of education, formal or vocational, makes one easily adapt to host communities. Income restoration strategies and mitigation measures should therefore take into account education level as the capacity building and development of social capital depends, among other things on the education level of the beneficiary.

A large proportion (63%) of PAPs attained primary school education with fewer than half of this (16%) enrolled for secondary education see Figure 10 below. During the community meetings it was reported that most of the women did not enroll because factors like early marriages, low priority on girls' education and lack of means to pay for school fees especially for secondary and hence majority of them end up getting married before they complete primary level.

The low levels of literacy in the area implies that any information and awareness programs to be designed for the people in the project area should not rely only on written texts but use illustrations and other suitable information media. Furthermore, low education levels means few PAPs have skills that are required in the construction of the power line. Therefore majority of them may be employed as casual laborers.

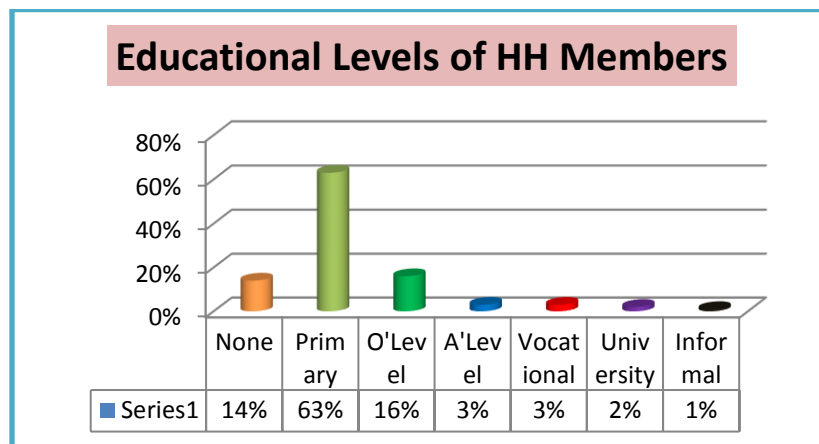


Figure 10: Education Levels of Household Members

HIV/AIDS Prevalence

According to Uganda Demographic and Health Survey 2011, the Western region which includes the project area of Ntungamo District is reported to have the lowest HIV/AIDS prevalence of 6.5%.

HIV/AIDS is presently one of the leading causes of death among the adults and children under five in this region. It is estimated that between 25–40 percent of HIV/AIDS positive mothers in Uganda transmit the virus to their children. HIV/AIDS has also led to the exacerbation of certain diseases like pneumonia, meningitis and tuberculosis, which had hitherto been controlled.

Identification will be required of all residents interested in working on the project to prove their ages before being employed. No person 18 years and below will be employed on the project.

There will be community sensitization on the scourge of HIV. This will include free testing and counselling, condom distribution and distributing of information posters.

Characteristics of Households and Houses

Rural electrification come with costs of house wiring, connection and power consumption bills, and ownership of houses becomes a crucial issue on the decision to get the house connected. It is easier for the owner of the house to welcome the idea of connection compared to tenants due to the costs involved. From the study (Figure 11) below, shows that almost all the houses in the project area are owned save for only 2%. This will make it easy for REA to convince the people in these areas to connect their houses with power.

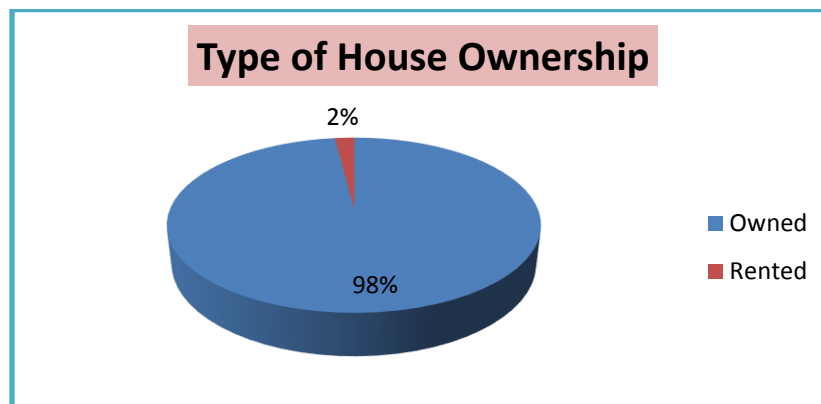


Figure 11: Type of House Ownership

Affected Plot the Principle Place of Dwelling

PAPs were further asked if the affected area or plot is the principle dwelling place in terms areas where they conduct their daily activities. Majority (75%) of the respondents said yes. This means that when power is extended to these areas it is expected that they will put in productive use and the cost of extending it to various work places will be minimal.

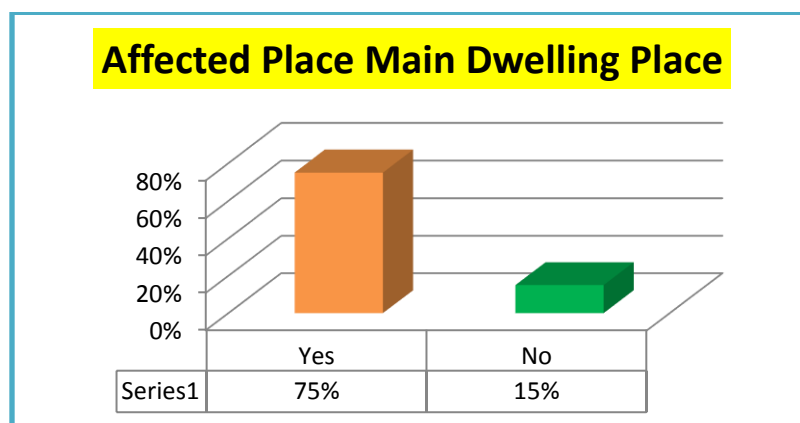


Figure 12: If Affected Plot is Main Dwelling Place

Furthermore, results from figure 13 below indicate that the power lines are going through land that is mainly used for growing crops (63%). This kind of information is vital as it gives guidance on which kind of sensitization information is to be given to communities. Indeed during the community sensitization meetings, PAPs were told that for those whose perennial crops will be affected, compensation using district rates will be calculated and payments done. They were further advised not to grow crops beyond 6 feet tall after the power lines have been connected. They will only be allowed to grow short crops like sweet potatoes and beans and in case of power line maintenance their crops will be slashed without further compensation.

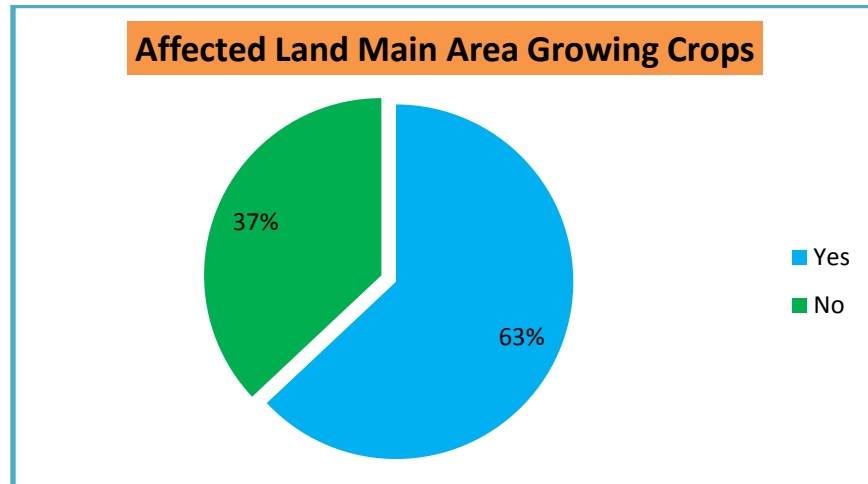


Figure 13: Affected Land Main Area for Growing Crops

Types of Dwelling Places

The type of the dwelling house is important in making decisions to connect by the household head. A bigger house is likely to be very expensive in terms of house wiring and previous studies indicate that the cost of wiring a standard house could rise to beyond one million shillings and this has hindered rural connection. In contrast, connecting grass thatched huts is still a big challenge in most rural areas though REA is promoting the use of READY BOARDS for single rooms and huts. There is however still general fear among the communities that electricity may burn the huts. Furthermore results from the figure 14 below show that in Ntungamo-Kakukuru-Kyempene, the number of huts (61%) is more than the independent houses (34%) making the use of ready boards more appropriate.

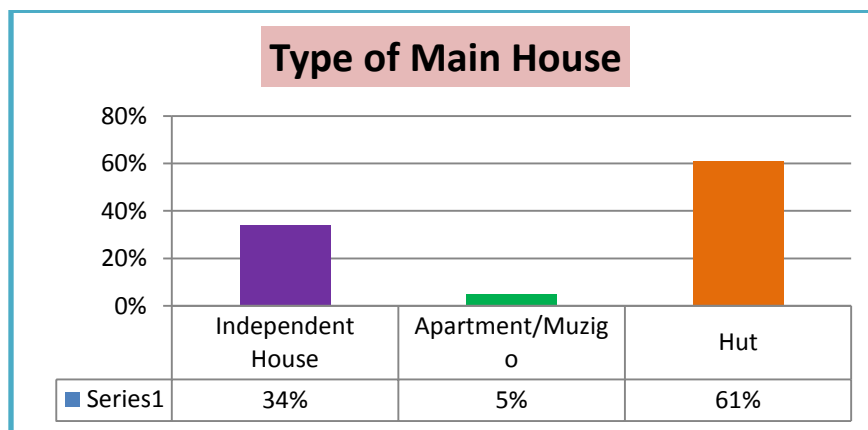


Figure14: Type of Main House

For the house to get connected to electricity, the roof, floor and wall materials have to be of permanent or semi-permanent nature for it to get approval by certified electricians and get certificate to be connected. This study looked at materials used to build houses in the target areas. From the (Table 10) below it can be concluded that 98% houses in the project area of Ntungamo are roofed using iron sheets while only 2% are roofed using grass. 55% of the houses are built with cane and mud as the walling materials. For floor material, 61% of the houses use earth. The type

of housing provides REA with guidance on which connection materials to use. For example using of Ready Boards in grass thatched houses.

Roof Type		Outer wall						Floor Material		
Iron sheets	Grass thatched	Brick or cement block	Stone or cement	Adobe (sun-dried brick)	Quinch a (cane with mud)	Stone with mud	Wood	Cement	Earth	Ceramic tiles
98%	2%	13%	31%	9%	55%	0%	0%	38%	61%	1%

Table 10: Materials Used for Building Houses

One of REA's objectives of increasing rural connection is to save on the environment and the health of rural women who mainly use fuel wood for cooking by encouraging a shift to cleaner and safer energy. For effective connectivity to the kitchen houses the study considered the distance of the kitchen from the main house because usually most household would connect to the main house without bothering connecting to the kitchen. Results from the table 11 below show that in Ntungamo project area the kitchen house is separate (92%) from the main house thereby increasing the cost of house wiring.

Table 11: Location of Kitchen from the Main House

Separate Far from Main House	Separate Near Main House	Adjacent to the Main House	Inside the Main House	On the Veranda
1%	92%	2%	2%	3%

Hygiene and Sanitation

Respondents were asked about the type of sanitary facilities found at their homes. The results in the graph 15 below indicate that 98% of the homes in the project area have pit latrines while others just dig holes in the ground and a few still go to the bush.

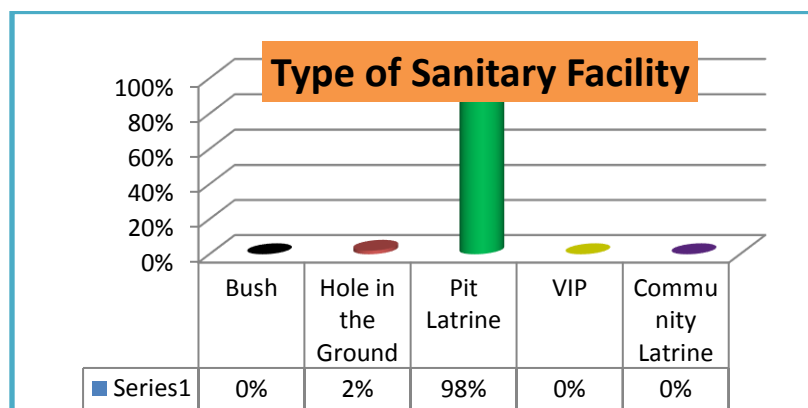


Figure15: Type of Sanitary Facility

Similarly, household heads were asked where they dispose their solid waste majority. 94% dispose of their sold waste in the bush while others just dump it anywhere.

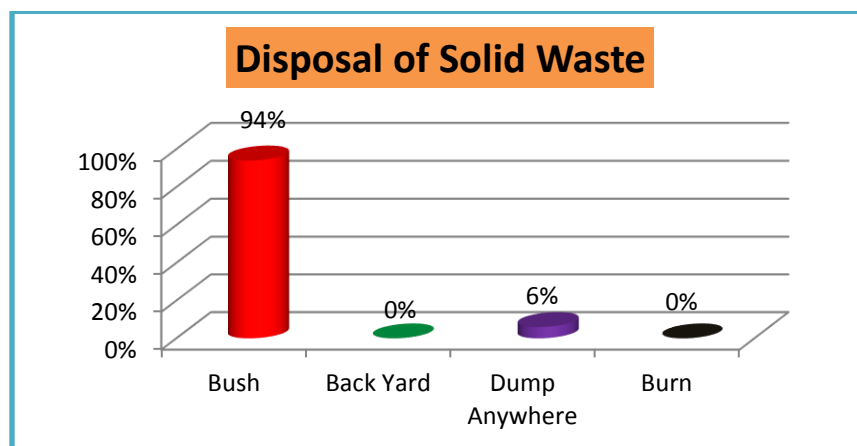


Figure 16: Disposal of Solid Waste

Energy Sources

Table 11: Main Energy Sources Used by Households

Lighting			Cooking		Grinding			Radio			Television		Cell Phone		
Kero sene	Dry Cells	Sola r	Fire wood	Char coal	Engi ne	Gen- set	Manu al	Batter y	Dry Cells	Sola r	Gen- set	Sola r	Battery	Dry Cells	Sola r
27%	6%	5%	36%		13%	2%	12%	2%	29%	2%			6%		18%

Source of Energy used for Lighting

The survey shows that households in the project area rely on various sources of energy for lighting, cooking and appliances. 27% of households use paraffin/kerosene as their main source of energy for lighting. This is followed by 5% who use battery cells and 5% who use solar. Apart from the high cost associated with kerosene (now selling between Ug. Shs 2900-3100/= after the 200/= increase in the budget report), it is also a known health hazard due to the emissions in form of soot that the lamps and candles emit. In addition kerosene as main source of lighting has become a death trap in many households with news of houses burnings and killing mostly children becoming top news stories in the dailies, radios and television news casts. Rural electrification will go a long way in saving lives and household income spent on kerosene as it is a known phenomenon that the first use of electricity in rural areas is household lighting.

Source of Energy used for Cooking

Wood fuel remains the most dominant source of fuel for cooking in the project area with the average being 63%. During the focus group discussions it was also reported that charcoal burning is one of the most common economic activities though not many of them use it as a source of

cooking. Asked if the continued use of firewood and charcoal has any environmental effects, most participants reported that over depletion of fuel wood would cause deforestation. It should also be noted that, as illness data indicates below, respiratory illnesses are significant. Fires for cooking and use of other fossil fuels in household activities are known to be an effect on respiratory health. Although this cannot be quantified, indirect benefits of rural electrification may reduce the need for fossil fuels by populations, as electricity networks become more common in various parts of the nation, thus reducing some of the respiratory illness incidences.

Although it was not possible to establish exact time households spent on grinding/milling, it was acknowledged as one of the major household activity that consumes a lot time for women; a factor this study was interested in. Diesel mortars are mainly used for this purpose in all regions. With rural electrification, this is expected to change to use of cleaner source of energy compared to the mortars that pollute the environment.

Benefits Expected After Connections

Remote or rural regions lacking electricity supply are often characterized by well identified challenges. They may lie at a reasonable distance from national or regional electricity grids and may be difficult to access (far from urban centres with a difficult terrain such as large rivers or jungles). Naturally they may suffer harsh climatic conditions that render electrification through grid extension a perilous task. In addition to these challenges, the rural poor areas without access to electricity either spend relatively large amounts of their scarce financial resources on energy, or a disproportionate amount of time collecting firewood. It should however not be taken for granted that all the rural community is willing to get connected to electricity. Respondents were asked what benefits they expected after getting connected. Results from the table 12 below show that all project areas regarded as very important the fact that electricity will provide an alternative clean source of energy, create more employment opportunities for women and improvement in service delivery in existing health centers.

Table 12: Benefits Expected after Connecting to Power

Benefits Expected	Most Important	Important	Somehow Important	Not Important
Provide alternative and clean source of energy	62%	22%	5%	11%
Create more employment opportunities for women	67%	25%	4%	4%
Improve service delivery in existing health centers	21%	67%	5%	7%
Increase enrolment of girl child and reduce early pregnancies	1%	7%	20%	72%
Improve public security.	4%	43%	31%	22%
Improve the health of women who cook in smoky environments	62%	24%	11%	3%
Current affairs through watching news on televisions	70%	27%	3%	
Establishment of new business to supplement income from farming	15%	27%	14%	47%

Most Desired Appliance upon Connection

The most desirable electric appliance household members would wish to buy upon getting connected to grid power is a television (92%) overall, this is in line with the reason for wishing to be connected as earlier on noted above as being interest in current affairs (70%). This is a clear indication that rural communities are thirsty for information especially current affairs and therefore rural electrification will definitely bridge this gap. The next item that the respondents would wish to acquire is a refrigerator (73%) Refrigeration is also valued for providing the ability to conserve food and medicines and save money by rationalizing shopping. Then electric iron comes third (34%) as a way of avoiding the cumbersome charcoal flat iron and in bid to looking smart without wasting a lot time.

Table 13: Items to be Bought First after Connecting to Power

Radio	Television	Mobile Phone	Cooker	Electric Kettle	Water Heater	Flat Iron	Refrigerator	Electric Fan	Cassette Player	DVD Player	Business Equipment
20%	92%	16%	70%	73%	32%	34%	69%	17%	11%	9%	2%

Income, Livelihood and Economic Activities Status

The occupation of the project affected persons is subsistence farming as indicated in the figure 17 below with an overall of (78%). Other economic activities include and livestock keeping.

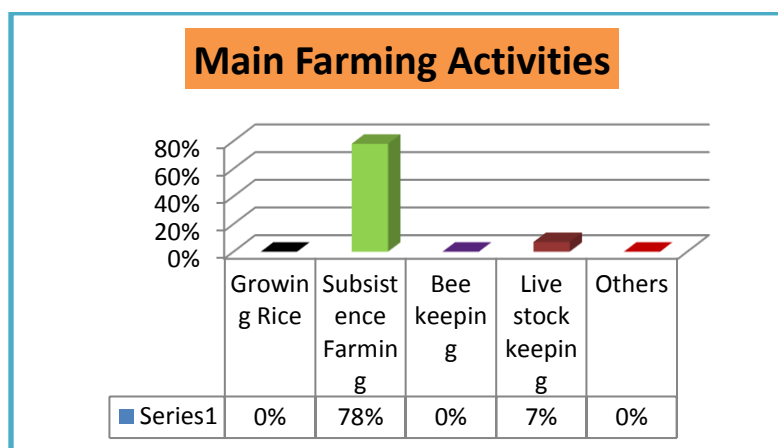


Figure17: Main Farming Activities

Other sources of income for livelihood are obtained through employment and from the figure 18 below it is clear that Ntungamo (86%), has the higher number of household heads employed in the Civil Service compared to who earn from Pension/Handouts (14%).

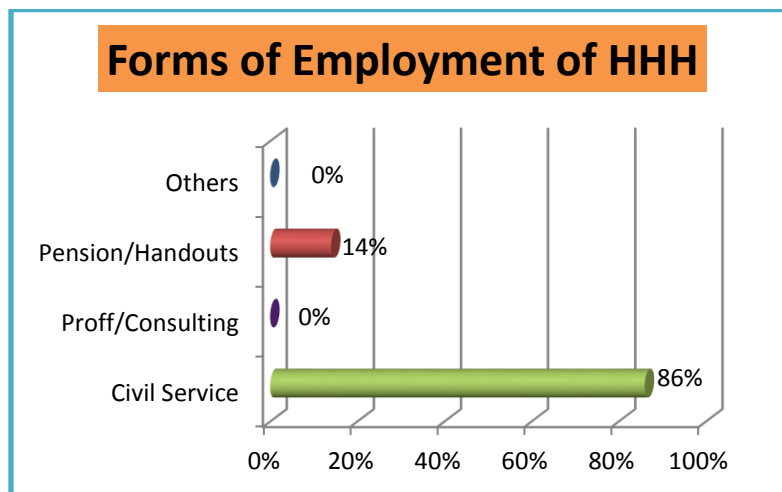


Figure 18: Forms of Employment of Household Heads

The source of income for livelihood through business shows that Project Affected Persons engaged in retail stands at 83% and 17% wholesale.

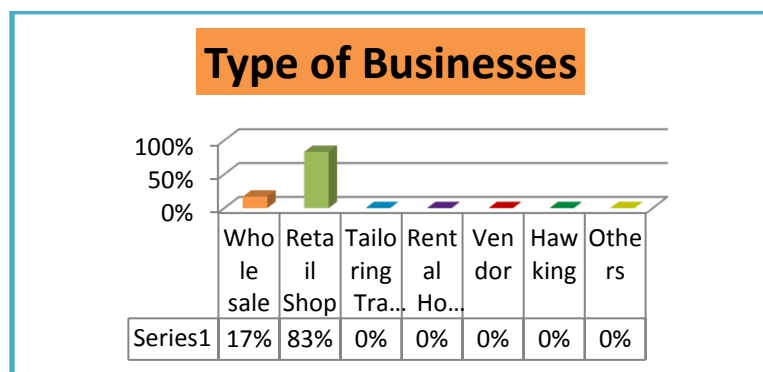


Figure19: Types of Businesses

Estimated family income per month, results from table 14 below show that in Ntungamo project area people earn between 100,000/= to 500,000/= per month (48%). Followed by those who earn between 500,000/= and 1,000,000/= (18%). This estimate indicate that when they get connect to grid power the capacity to pay for the services is promising.

Estimated Family Income per Month

Table 14: Estimated family income in Uganda Shillings per month

Less Than 10,000	10,000 50,000 UGS	50,000 100,000 UGS	100,000 500,000 UGS	500,000 1,000,000 UGS	More than 1,000,000 UGS
2%	12%	15%	48%	18%	5%

Production Activities

The main source of food (68%) for households is grown on the affected land as shown in the figure 20 below followed by those who grow their food elsewhere (28%). A limited percentage, (4%) buy their food from the market.

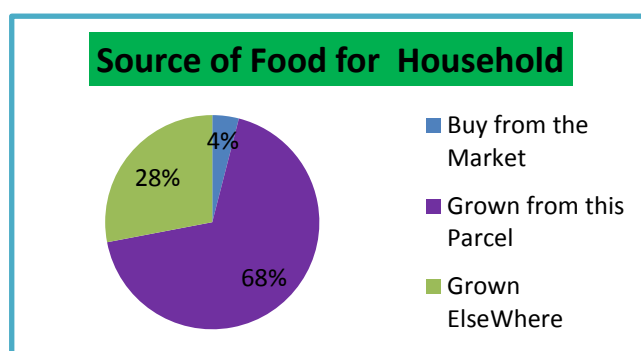


Figure20: Sources of Food for the Household

The land is mainly used for small - scale agricultural production. Crops grown are mainly food crops like bananas, cassava, sweet potatoes, maize, beans, and vegetables such as tomatoes. However, tree crops like coffee, vanilla, moringa are also grown. Eucalyptus and Cyprus plantations too are among the crops grown. The major crops grown in each of the three project areas are clearly shown on Table 15 below.

Table 15: Main Crops Grown by the Household

Maize	Sweet Potatoes	Cassava	Beans	Rice	Bananas	Millet	Irish Potatoes	Others
68%	75%	65%	82%	2%	79%	67%	26%	4%

Animal production acts as good alternative to food production and if enhanced can act as a cushion in periods of crop failure in terms of providing household income that can be used to purchase food. All households interviewed at least reared some livestock as shown in the Figure 21 below. Some of the animals reared include; mostly goats, pigs, cows and poultry. Goats (54%) stand out as the most reared, followed by poultry (44%) and a few cows (37%).

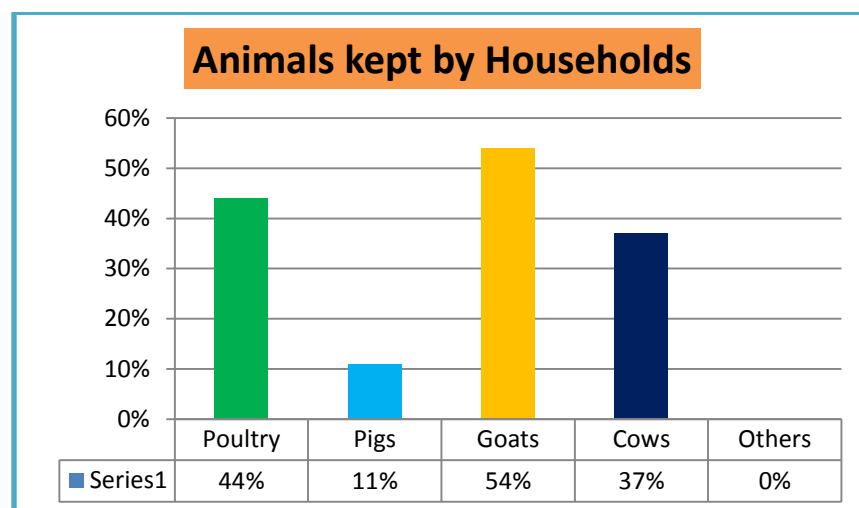


Figure 21: Animals Kept by Households

Land Tenure Systems

The Constitution (1995) defines four different types of tenure namely; freehold, private mailo, lease hold and customary ownership.

1. **Freehold Ownership:** This tenure is mostly prevalent in institutions such as churches, mosques, schools and a few individuals. It is registered and owned in perpetuity.
2. **Private Mailo:** Technically this tenure is equivalent to the English version of freehold. The term “*Mailo*” was adopted in Buganda (south-central Uganda) because of the unit of measurement at the time of its introduction—the mile. It is therefore the most prevalent in Buganda region and forms the bulk of land around Kampala. Land is also owned in perpetuity.
3. **Leasehold Ownership:** This tenure is granted by a controlling authority for a defined period to a lessee for a specific development. This tenure is most predominant in urban centres, with the controlling authorities being municipal or town councils. Under the new law, this authority lies with the District Land Board.
4. **Customary Tenure:** This tenure is the traditional way by which individuals or group held land. It has been recently acknowledged by the Ugandan Constitution as a legal holding. Individuals holding customary tenure can convert it to freehold.

Results from the figure below indicate that customary tenure system is the commonest in Ntungamo at 98% followed by Freehold tenure at 25%.

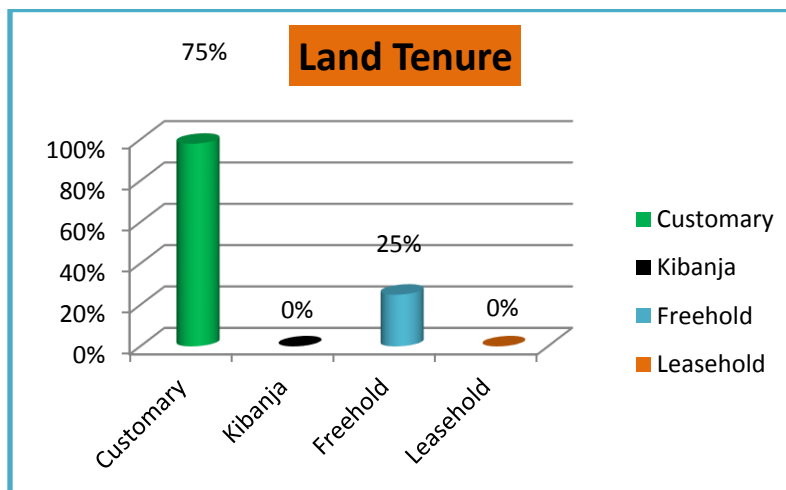


Figure 22: Land Tenure System

Source of Water

Access to safe water and good sanitation are very crucial to the health of the population. Use of unsafe water sources coupled with poor sanitation poses one of the greatest threats to health. Hence universal access to safe water and sanitation is a key priority of the Government of Uganda. The 2002 Census showed that 61% of the households had access to safe water sources compared to 26% in 1991; representing a 35% point's increase. Despite the improvement, the current levels are still below the PEAP targets of 100% and 90% for urban and rural areas respectively by 2007/08 and the MDG target of 80% for all areas by the year 2015. Results from the study indicate that the people from Ntungamo mostly use tap water (55%) followed by protected wells (18%).

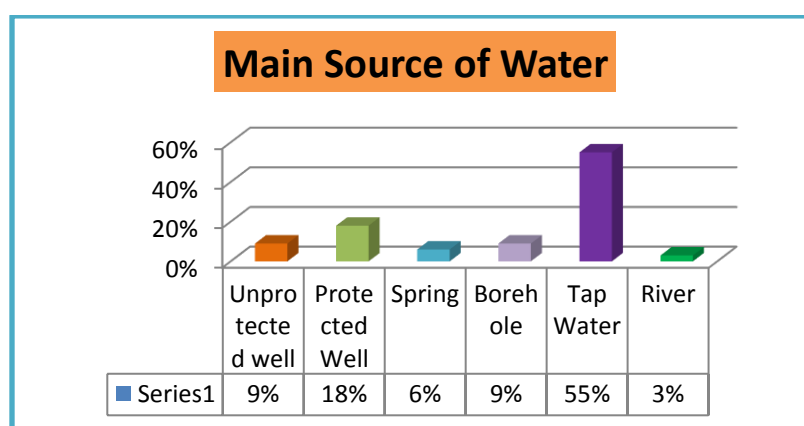


Figure 23: Main Source of Water

One of the barriers to use of safe water is the long distances to the sources. In Uganda the responsibility of fetching water mainly lies with women and children and reduces the time they have available to productively engage in other activities including income generation and household activities for women; education and other childhood activities for children; and leisure for both women and children. From the community meeting in all the three project areas it reported

that mostly wives, girl children and female heads of households are the ones engaged in fetching water. It was further noted that most rural towns or District Headquarters are spending a lot of money in buying fuel to use for pumping water for household distribution. It is expected that with rural electrification this cost will dramatically reduce by the use of electric water pumps and the burden of women fetching water from far distances will be lessened.

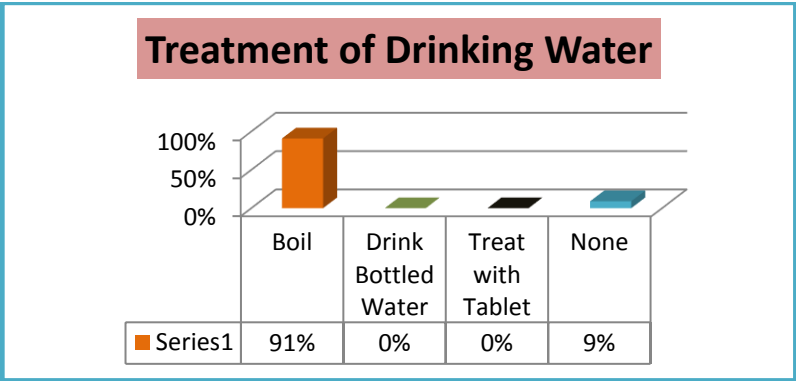


Figure 24: Treatment of Drinking water

Water borne diseases such as diarrhea, intestinal worms and typhoid are associated with drinking unsafe water. Respondents were asked what means they use to treat drinking water. From figure 24 above, it shows that majority of households in Ntungamo (91%), boil water to make it safe for drinking while 9% do not treat drinking water.

Earlier on it was observed that the main source of cooking used by majority of households in the project areas was by fuel wood. Given the scarcity bio mass most families skip boiling drinking water as a way of saving firewood for cooking food, it is therefore expected that some households in the rural are likely to supplement electric energy for boiling water though using electricity for cooking in the rural areas comes as at a cost as well.

Main Mobile Telecom Used

Ownership and use of mobile telephone numbers cannot be underrated in information dissemination. Mobile telephones can be used to provide information on project activities including inviting project affected persons for meetings. Where it might be difficult to deliver funds to the PAPs mobile money could be considered. The social assessment looked at the main telephone companies operating in the project area; results from the figure 25 below indicate that MTN is main telephone company in all the three project areas and AIRTEL is picking up gradually in Ntungamo.

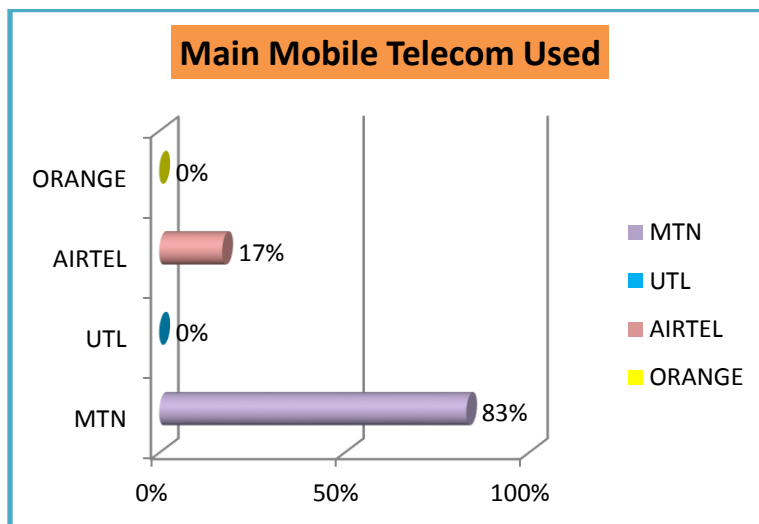


Figure 25: Main Mobile Telecom Used

Bank Accounts

One of the major objectives of preparation of this RAP is to identify the project affected persons and the extent of impact that the power line project will cause so that compensation can be carried out. It should be noted that Government of Uganda has changed its policy on effecting payments to affected persons. Previously payments used to be made in cash but due the corruption tendencies it became difficult to account for all the monies and therefore it was resolved that any payment beyond 200,000/= be effected through the banks. It is important to know information on availability of banks in the areas and which household members have bank accounts so that during the RAP implementation, PAPs without bank accounts can be advised to open accounts in the available banks nearby to avoid the stress of travelling long distances to open bank accounts to be used only for receiving of compensation money. Results from the figure 26 below show that 45% of household heads in Ntungamo have bank accounts. All the 122 will receive their compensation packages in cash.

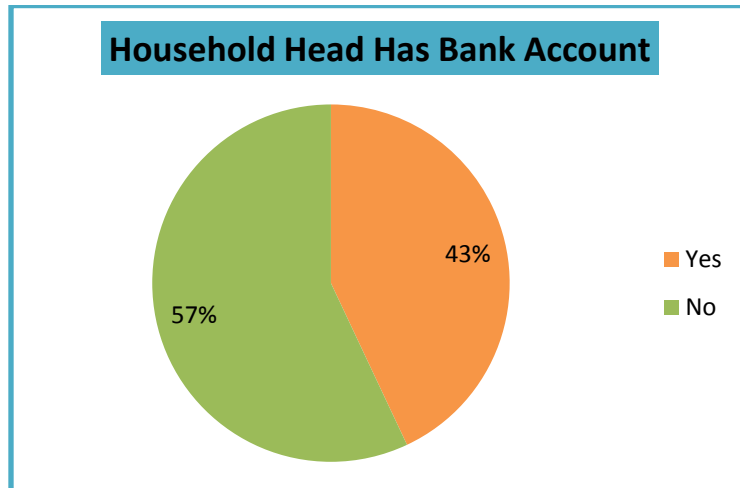


Figure 26: Household Head with Bank Accounts

PAYMENT PROCEDURE

Notification of Compensation

One month in advance of receiving their compensation, each PAP will receive an individual household entitlement matrix, which will be presented to each household. The household entitlement matrix will indicate the details of the final valuation and compensation, including the following:

- Confirmation of the choice of options by the PAP.
- The amount approved by the Chief Government Valuer.
- A description of the methods used, including specifics of the valuation of structures, crops and land.
- The additional measures to be paid by the project, such as transitional or transport allowance, and also detail the other support offered by the Project, such as relocation assistance.
- The total cash compensation payable.
- Information on the grievance procedure.
- Information regarding the documents required to claim compensation (such as original documentation or passport photos).
- Confirmation that the PAP chooses to open a bank account to receive compensation, how, where and when this can be done, and that all charges associated with this will be paid by the Project.
- Upon receiving the individual entitlement matrix, the PAP must sign acceptance of the compensation prior to receiving cash. In addition, the claimant will be asked for identification.
- When claimant consents to all information presented, a cash or cheque payment should be made.

In cases where the Mailo landowners do not reside in affected areas:

-
- REA will check with those currently on the land to identify their location.
 - If this fails, REA will place advertisements in national papers, radios etc. in an attempt to inform the Mailo land owners about their entitlements to compensation.
 - Otherwise, REA will hold compensation payments in trust until the land owners are identified.

Payment Logistics

a) Payment Days:

The days on which PAPs receive payment will depend on the day assigned to the PAP's respective LC1 for disbursement. Payment will be disbursed to PAPS two villages per day ("Village Payment Days"). This ensures that LC1s overseeing the project are not required to stay at payment centers for the entirety of the payment period, but rather just for the days assigned to their villages.

If a PAP misses their respective "Village Payment Days" – the PAP must make special arrangements with their LC1s within the two week "Payment Period" to go to the payment location or Bank to receive their payment. If this is missed, then the PAP, with LC1, will be responsible to contact REA to arrange entitlement distribution.

b) Location

REA will ensure payment is at the weighted center of the affected population to minimize travel distance.

c) Who will be present at payment location?

The following representatives will be present at the Disbursement Location:

- REA representative
- LC1 (these will need a facilitation payment)
- District representative

d) Tracking payment:

To track payments, photographs of all PAPs will be taken, which will be entered into a database or compensation log maintained by REA.

e) Payment by Installment

Payment shall be made by REA or its appointed agent and on payment; a receipt should be signed by the payee, payer/REA representative and a local administration witness. Ugandan law requires that compensation be accomplished before entry onto private property. So where payment in several installments is preferred (as a mitigation of the risk of cash misuse, which could affect female spouses and children) this contradiction can be overcome as follows:

- i) Obtain a written consent from compensation recipients for their payment to be made in installments rather than as a "one-off".
- ii) Sign a compensation agreement that clearly indicates a payment schedule rather than lump sum payment.

Where payment will be made in installments, compensation certificates and agreements should include the detailed schedule of payments. Signatories of the compensation agreements should be the compensation recipient and REA representative, and be witnessed by a member of the parish land committee.

Seeking Redress Mechanism

Projects like rural electrification which result in compensating people usually come with conflicts especially on ownership of land or crops/trees that are to be compensated. Since conflicts are anticipated it was important to understand where PAPs usually seek redress of their grievances; 88% of the respondents confirmed that the Local Council Committee is key in resolving conflicts while 12% argued that family members are also instrumental in resolving conflicts.

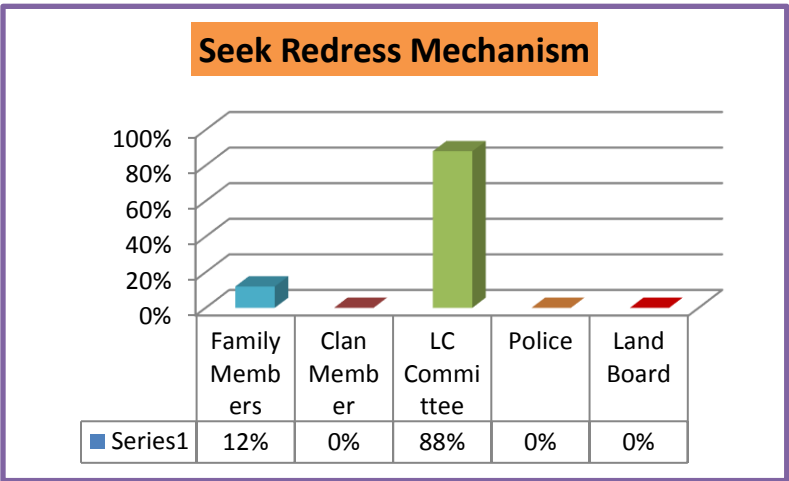


Figure 27: Where to Seek Redress Mechanism

LEGAL, POLICY, AND INSTITUTIONAL FRAMEWORK

This chapter provides analysis of the policy, legal and institutional framework within which the proposed REA projects are expected to operate. The main issue in land acquisition, resettlement implementation and management is presence of an appropriate legal, policy and institutional framework to cater for (i) land acquisition, (ii) compensation, (iii) relocation, (iv) income restoration and (v) livelihoods restoration programs. This section summarizes the relevant policy, legal, institutional and administrative frameworks required during the implementation of the project. It includes:

- a) Relevant Ugandan law (including customary and traditional law) governing land tenure, valuation of assets and losses, compensation; customary law related to displacement and social welfare legislations
- b) The scope of power of eminent domain and the nature of compensation associated with it, in terms of both valuation methodology and the timing of payment
- c) The applicable legal and administrative procedures, including a description of the remedies available to displaced persons in the judicial process, and the normal time frame for such procedures; any available alternative dispute resolution mechanisms that may be relevant to resettlement under the project;
- d) Laws and regulations relating to the agencies responsible for implementing resettlement activities
- e) Legal steps required to ensure effective implementation of resettlement activities under the project, including as appropriate, a process for recognizing claims to legal rights to land, including claims that derive from customary law and traditional usage.

Legal Framework

Ugandan Laws

There are a number of national and local legal frameworks that regulate the land relations in Uganda. These frameworks define land rights, ownership, procedures and requirements of transfer and acquisition of land between individuals and groups. They also provide procedures for the acquisition of land by the state or a public body for public projects. Among the most important legal instruments in this regard are the following:

- The Constitution of Uganda (1995);
- The Land Act (1998);
- The Land Acquisition Act (1965);
- Land Regulation Act (2004)
- Land Act (Amendment) (2010)
- Local Government Act (1997)
- The Electricity Act (1999)

While all matters relating to land acquisition, compensation and resettlement are managed within the provisions of the above legislation, the most decisive document in this regard is the Land Act of 1998, as amended.

The Uganda Constitution (1995)

Article 237(1) of the Constitution vests all land of Uganda in the citizens of Uganda. However under Article 237(1) (a), the government or local government can acquire land in the public interest. Such acquisition is subject to the provisions of Article 26 of the Constitution, which gives every person in Uganda a right to own property.

The Constitution also prescribes the tenure regimes in accordance with which rights and interests in which land may be held namely; Customary, Freehold, Mailo and Leasehold. It introduces ‘bona fide occupancy’ as a form of tenure that gives the occupant some rights to the land occupied. According to the Constitution, all land belongs to the people of Uganda and is held in trust by the Government. Government is authorized to acquire land for a public purpose and compensate affected persons in accordance with the law. It provides procedures to follow during the acquisition of land for public interest and provides for the “*prompt payment of fair and adequate compensation*” prior to taking possession of the land. The Constitution however, does not make resettlement a right.

The Land Act, Cap 227 (1998)

The 1998 Land Act addresses land holding, management control and dispute processing. The Act creates a series of land administration institutions, namely, Uganda Land Commission (ULC), District Land Boards (DLB), Parish Land Committees (PLC) and District Land Tribunals (DLT). Section 78 of the Act gives valuation principles for compensation, i.e. compensation rates to be yearly approved by DLBs. The basis for compensation is depreciated replacement costs for rural properties and market values for urban properties.

Article 75 of the Land Act 1998 and Article 243 of the 1995 Constitution creates District Land Tribunals with jurisdiction to determine disputes relating to the grant, lease, repossession, transfer or acquisition of land by individuals, the ULC or other authority with responsibility relating to land; and the determination of any disputes relating to the amount of compensation to be paid for land acquired. Article 77 (e) of the Land Act 1998 gives power to the DLTs to determine any other dispute relating to land under this act. Article 88 (1) of the act stipulates that an appeal shall lie from the decision of a DLT to the High Court. Key features of the recognized forms of land tenure in Uganda are:

Customary Tenure - Is governed by rules generally accepted as binding and authoritative by the class of persons to which it applies. That is customary tenure is not governed by written law. Landowners do not have deeds recognizing their ownership rights and land is run according to rules and practices generally accepted as legitimate and binding by a particular community. Customary laws vary according to regions but most systems are based on the same general principles. Ownership rights are recognized by the community through inheritance, purchase, or by settling on a plot of land which was previously vacant. Under Ugandan customary legal systems, particularly in northern and eastern Uganda, land is usually communally owned by the

clan but it can also be owned individually. Rights and responsibilities that derive from communal ownership are shared among various members of the clan according to traditional practices. Usually, the head of the clan or family, the “custodian”, has the responsibility to look after each member’s land rights and to allocate land fairly to all. Under this system, disputes are heard and settled by clan elders.

Leasehold Tenure - Is created either by contract or by operation of the law and is a form under which the landlord or lessor grants the tenant or lessee exclusive possession of the land, usually for a period defined and in return for a rent. The tenant has security of tenure and a proprietary interest in the land.

Freehold Tenure - Derives its legality from the constitution and its incidents from the written law. Involves the holding of land in perpetuity or a term fixed by a condition and also enables the holder to exercise, subject to the law, full powers of ownership.

Mailo Tenure - Has roots in the allotment of land pursuant to the 1900 Uganda Agreement and derives its legality from the constitution and its incidents from written law. It involves the holding of land in perpetuity and permits the separation of ownership of land from the ownership of developments on land made by a lawful or bona fide occupant. The system enables the holder to exercise all powers of ownership, subject to the rights of those persons occupying the land at the time of the creation of the mailo title and their successors.

Land Acquisition Act (1965)

This Act makes provision for the procedures and method of compulsory acquisition of land for public purposes whether for temporary or permanent use. The Minister responsible for land may authorize any person to enter upon the land and survey the land, dig or bore the subsoil or any other thing necessary for ascertaining whether the land is suitable for a public purpose. The Government of Uganda is supposed to pay compensation to any person who suffers damage as a result of any action. Any dispute as to the compensation payable is to be referred to the Attorney General or court for decision.

The Land Acquisition Act stops at payment of compensation. It is not a legal requirement to purchase alternative land for the affected people by the project. Once they are promptly and adequately compensated, then the obligations stop there. The Government through the Ministry of Lands, Housing and Urban development will pay the compensation to the affected persons. There is no requirement or provision in the law that people need to be moved or that alternative land is made available or bought. Each affected person entitled to be compensated; on receipt of his/her compensation is expected to move and has no further claim.

The Land Act 1998

The Land Act principally addresses four issues namely; holding, control, management and land disputes. As regards tenure, the Act repeats, in Section 3, provisions of Article 237 of the Constitution which vests land ownership in the citizens of Uganda, to be held under customary, freehold, mailo or leasehold tenure systems. However, the Land Act provides for acquisition of land or rights to use land for public works.

Regarding control of land use, the Act reaffirms statutory power of compulsory acquisition conferred on the government and local authorities under articles 26 (2) and 237(2) (a) of the Constitution (Section 43). Since the Act does not repeal the Land Acquisition Act No. 14 of 1965, it is assumed that this legislation, meets requirements of Article 26(2) of the Constitution that requires a law to be in place for the payment of compensation and access to the courts.

The rights of spouse and children are protected under the Constitution of Uganda and the Land Act (Cap 227). The consent of spouse and children must be acquired prior to any transaction by the head of household on land on which the family ordinarily resides.

Section 40 of the Land Act, 1998 requires that no person shall:

- a) Sell, exchange, transfer, pledge, mortgage or lease any land; or enter into any contract for the sale, exchange, transfer, pledge, mortgage or lease of any land;
- b) Give away any land *inter vivos*, or enter into any transaction in respect of land:
 - In the case of land on which the person ordinarily resides with his or her spouse, and from which they derive their sustenance, except with the prior written consent of the spouse;
 - In the case of land on which the person ordinarily resides with his or her dependent children of majority age, except with the prior written consent of the dependent children of majority age;
 - In the case of land on which the person ordinarily resides with his or her dependent children below the majority age, except with the prior written consent of the Committee¹;
 - In the case of land on which ordinarily reside orphans below majority age with interest in inheritance of the land, except with prior written consent of the Committee.

The Land Regulations, 2004

Section 24(1) of the Land Regulations, 2004 states that the District Land Board shall, when compiling and maintaining a list of rates of compensation, take into consideration the following:

- a) Compensation shall not be payable in respect of any crop which is illegally grown;
- b) As much time as possible shall be allowed for harvest of seasonal crops;
- c) The current market value of the crop and trees in their locality will form the basis of determining compensation;
- d) For buildings of non-permanent nature, replacement cost less depreciation will form the basis of compensation.

The Land (Amendment) Act 2010

Section 76(1) (a) of the Land (Amendment) Act 2010 states that the jurisdiction of the District Land Tribunal shall be to determine dispute relating to the grant, lease, repossession, transfer or acquisition of land by individuals, the commission or other authority with responsibility relating to land.

The Electricity Act 1999

The Electricity Act 1999, under PART IV, provides for use of land for energy installations. The Act provides for:

- The power of a licensee (or a project developer) to use land (section 67)
- Procedures for using public land
- Removal or alteration of electric supply lines
- Compensation
- Compulsory acquisition of land (section 71)

Part IV of the Act provides for Rural Electrification under which ERT II will be implemented. Section 64 created the Rural Electrification Fund (REF) and authorized the Minister to make regulations for the management of the Fund by Statutory Instrument. Statutory Instruments 2001 No. 75 established the Rural Electrification Board (REB) to manage REF and also established the Rural Electrification Agency (REA) as the Secretariat of REB with powers to:

- Build and maintain a national rural electrification data base
- Prepare for REB an annual status report on rural electrification programmes indicating progress and hindrances to the execution of the rural electrification programme and identifying significant obstacles impeding progress as well as options for mitigating those obstacles
- Recommend to REB the most efficient use of the Fund for the promotion of rural electrification
- Generate and provide information relating to rural electrification investments
- Undertake planning and budgeting for rural electrification and
- Process applications for financial support from the REF

The institutions with responsibilities identified in this RAP are the Rural Electrification Agency (REA) which will play a key role, the Ministry of Energy and Mineral Development (MEMD), The Electricity Regulatory Authority (ERA), private energy developers and communities, and implementing institutions (health, water, and education). These entities will liaise with local authorities and comply with their obligations under the RAP

The Local Government Act (1997)

The Local Government Act (LGA) was enacted to give effect to the policy of decentralisation and devolution of functions, powers and services; and to provide for decentralisation at all levels of local government to ensure good governance and democratic participation in, and control of decision making by the people. The Local Government Act provides for the system of Local Governments, which is based on the district. Under the district there are lower Local Governments and administrative units. This system provides for elected Councils. The chairman nominates the executive committee of each council. The functions of this committee include:

- Initiating and formulating policy for approval of council;
- Overseeing the implementation of the Government and Councils' policies, and monitor and coordinate activities of Non-Government Organizations in the district; and

-
- Receiving and solving disputes forwarded to it from lower local governments.

According to the second schedule to the LGA, the Central Government is responsible for water resources and the environment (Part I, Second Schedule of the Local Government Act). The Lower Local Government Councils (sub-county or division) are responsible for the protection and maintenance of local water resources (Part 4). It is the function of the various executive committees, including the parish or village executive committees, to generally monitor projects and other activities undertaken by government, local governments, and non-governmental organisations in their area (Section 50(8)).

Policy Framework

- The National Land Policy (2011)
- The National Gender Policy, (1997)
- The National HIV/AIDS Policy, (2004)

Rural Electrification Strategy and Plan (RESP) 2013-2022 Program Implementing Policies and Structures

The Government's Rural Electrification Strategy and Plan (RESP) for the ten-year period 2013-2022 programmatic and policy adjustment measures towards increasing connections will include;

1. The Government assuming greater responsibility for planning, financing and overall management of the rural electrification sector by absorbing the major commercial and financial risk for rural electrification development while the private sector plays a complementary role to that of Government.
2. Rural electrification implemented on a model of scaled, multi-technology electricity service territories comprising the entire rural territory of the country.
3. Planning and management for all rural electrification sector programs and investment resources to be centralized in the REA.
4. Rural electrification services and infrastructure will be managed by duly licensed non-governmental concession holders.
5. Off-grid electrification services comprising energy service technologies not dependent on the national grid shall, preferably, be planned, offered and furnished to eligible consumers in the service territories in tandem with on-grid electrification services.
6. Capital financing for infrastructure development for electric distribution-based investment shall be furnished under a system of long-term leasing and financing contracts with the electric distribution licensees.
7. The cost of wholesale power to rural concession licensees may be discounted on a needs-test basis in order to make on-grid rural electricity service more affordable.
8. Investment in small distributed power generation facilities as local sources of supply will be given increased priority and enhanced support

The National Land Policy (2013)

This new land policy addresses the contemporary land issues and conflicts facing the Country. The vision of the policy is: "Sustainable and optimal use of land and land-based resources for transformation of Ugandan society and the economy" while the goal of the policy is: "to ensure

efficient, equitable and sustainable utilization and management of Uganda's land and land-based resources for poverty reduction, wealth creation and overall socio-economic development".

Access to Land for Investment: Section 3.16 of the Policy (88 – b) states that government shall put in place measures to mitigate the negative impacts of investment on land so as to deliver equitable and sustainable development. While part 90 of the same section positions government to protect land rights, including rights of citizens in the face of investments with measures for clear procedures and standards for local consultation; mechanisms for appeal and arbitration; and facilitate access to land by vulnerable groups in the face of investments.

Measures for Protection of Land Rights: Section 3.17 (91) of the Policy recognizes the inability of the majority of Ugandan to afford the cost of formally securing land rights and therefore government will put in place a framework that would ensure that land rights held by all Ugandans are fully and effectively enjoyed.

Rights for Minorities: As regards land rights of ethnic minorities, the Policy states that:

- (a) Government shall, in its use and management of natural resources, recognize and protect the right to ancestral lands of ethnic minority groups;
- (b) Government shall pay prompt, adequate and fair compensation to ethnic minority groups that are displaced from their ancestral land by government action.

To redress the rights of ethnic minorities in natural habitats, Government will take measures to:

- (i) establish regulations by Statutory Instrument to:
 - recognize land tenure rights of minorities in ancestral lands;
 - document and protect such de facto occupation rights against illegal evictions or displacements;
 - consider land swapping or compensation or resettlement in the event of expropriation of ancestral land of minorities for preservation or conservation purposes;
 - detail terms and conditions for displacement of minorities from their ancestral lands in the interest of conservation or natural resources extraction;
- (i) pay compensation to those ethnic minorities that have in the past been driven off their ancestral lands for preservation or conservation purposes;
- (ii) deliberate and specify benefit-sharing measures to ensure that minority groups benefit from resources on their ancestral lands rendered to extractive or other industry;
- (iii) recognize the vital role of natural resources and habitats in the livelihood of minority groups in the gazettement or degazettement of conservation and protected areas

The National Gender Policy, (1997)

The government adopted a National Gender Policy of 1997, a tool to guide and direct the planning, resource allocation and implementation of development programs with a gender perspective. The adoption of the gender policy has facilitated Uganda's gender mainstreaming programs in all sectors of the economy (implying, the planned works project should equally integrate gender into the implementation of works. REA as an agency implementing ERT 3 projects has mainstreamed gender dimensions into its activities, plans and policies.

The National HIV/AIDS Policy, (2004)

The policy provides the principles and a framework for a multi-sectoral response to HIV/AIDS in Ugandan's world of work. The policy applies to all current and prospective employees and workers, including applicants for work, within the public and private sectors. It also applies to all aspects of work, both formal and informal. *ERT 3 has mainstreamed HIV/AIDS interventions into its plan, programmes and activities as detailed in its Draft Project Implementation Manual (PIM).*

Institutional Framework for the Sector

The Government of Uganda, in recognizing the importance of energy in transforming the quality of life of Ugandans, formulated the National Energy Policy in September 2002. *The Energy Policy Goal is "to meet the energy needs of Uganda's population for social and economic development in an environmentally friendly manner".*

Electricity Regulatory Authority

In conformance with the Electricity Act of 1999, an energy sector regulator, Electricity Regulatory Authority (ERA), was established and has developed regulations by which it discharges its responsibility under the law. The primary duties of this Authority are licensing, tariff setting, development and enforcement of performance and safety standards.

Rural Electrification Fund and the Board

Furthermore, prior to the formulation of the Energy Policy, the Government of Uganda, by, Statutory Instrument No. 75 of 2001 (Establishment and management of the Rural Electrification Fund), had established three inter-related mechanisms for management of Uganda's Rural Electrification program namely, the Rural Electrification Fund (REF), the Rural Electrification Board (REB), and the Rural Electrification Agency (REA) all supervised by the Minister responsible for Energy. REA serves as the Secretariat to the Board whose principal responsibility is to ensure management of the Fund for equitable promotion of electricity access and connectivity. The REB, which reports to the Minister of Energy and Mineral Development, consists of seven non-executive board members, of which majority are non-government representatives, appointed by the Minister with Cabinet approval. REB board members include Permanent Secretaries of the Ministries of: (i) Energy and Mineral Development (Chair), (ii) Finance, Planning and Economic Development, (iii) Local Government, and representatives of (iv) the private sector involved in rural electrification, (v) NGOs, and (vi) the financial sector and (vii) donors (currently vacant and is to be replaced by another stakeholder group). The Board is the supreme governing and policy making body of REA, responsible for all major decisions affecting the Agency including providing effective institutional and administrative oversight to the Agency.

In addition, the Minister of Energy, in accordance to the Electricity Act, established a Rural Electrification Fund (REF) with the following sources of funding:

- Significant money appropriated by Parliament;
- Any surplus made from the operations of the Electricity Regulatory Authority;
- A 5% levy on transmission bulk purchases of electricity generation stations;
- Donations, gifts, grants and loans acceptable to the Minister of Energy and Mineral Development and the Minister of Finance, Planning and Economic Development.

The Rural Electrification Agency, REA

REA was established as a semi-autonomous Agency by the Ministry of Energy and Mineral Development through Statutory Instrument 2001 no. 75, to operationalize Government's rural electrification function under a public-private partnership. It functions as the secretariat of the Rural Electrification Board which carries out the Ministry's rural electrification responsibilities, as defined in the Electricity Act of 1999. REA was mandated to facilitate achievement of the RESP goal of a rural electrification rate of at-least 10% by the year 2010 (extended to 2012) from 1% at the beginning of the decade.

In line with the RESP 2, ERT II will be coordinated at REA. REA was established to support implementation of the RESP 1. The RESP 1 was initially predicated on a private sector investment response to the policy, regulatory and planning frameworks which had been set in place, replacing the earlier framework of a Government led Rural Electrification (RE) under the aegis of a state owned national utility. However, as the private sector approach to investments in rural electrification did not succeed, REA's role has changed from a fund manager to an agency responsible for developing rural electrification.

Over time, REA's institutional capacity has been expanded from the original level of mere secretariat to the REB within MEMD to take broader responsibilities including planning, development, monitoring and supervision of construction of RE schemes and operators. REA has gained considerable competence for project implementation. REA has and continues to adapt its internal set-up to more closely align to the changing conditions in its operating environment. In addition, with growing portfolio, and due to inadequate staff especially those to monitor compliance of social safeguards during project implementation, REA has always used consultants to compliment the technical staff to execute projects.

REA is headed by an Executive Director (ED), who is supported by senior managers of: Investment Planning and Promotion, Project Development and management, Energy for Rural Transformation, Legal and Board Services (housing the Way leaves Unit) and Finance and Administration. In addition, there are functions of: Internal Audit headed by Internal Auditor, Procurement and Disposal manned by Head Procurement and Disposal, and public relations.

REA has efficient and high quality financial and internal control systems to ensure proper utilization of funds, accountability and safeguard against corruption. All procurements are done in accordance with the Public Procurement and Disposal of Public Assets (PPDA) Act and other donor regulations including the World Bank Procurement Guidelines and procedures. Besides, REA has an independent Contracts Committee (CC) appointed by the Secretary to the Treasury in accordance with the PPDA Act.

Financial reports are prepared in line with the requirements of the Electricity Act (Establishment and Management of the Rural Electrification Fund) Statutory Instrument No.75 of 2001 and the Public Finance and Accountability Act 2003 and its Regulations. The Office of the Auditor General conducts annual audits of the Financial Statements of REA and reports are presented to Parliament. In addition, REA prepares technical reports that are presented to the Board and the Minister. Annual Reports are also prepared and presented to stakeholders.

The Executive Director of REA will be responsible for the ERT II project implementation. The ERT II project will be housed in the Energy for Rural Transformation Department (ERTD) at REA which will be overall Project Coordination Unit (PCU) for ERT II project. It will be responsible for planning, coordination, monitoring and evaluation, and the implementation of all activities of ERT II Project in consultation with the other implementing agencies while closely relating with the Bank. The department has a Social Development Specialist to screen project activities for involuntary resettlement, guide the preparation of RAPs (including clearance of TORs, draft RAPs, reporting etc.) and monitor the implementation of RAPs and before the implementation of ERT II.

World Bank Policies

World Bank policy requires “screening” of all projects proposed for Bank financing to help ensure that they take social concerns into account with respect to adverse impacts on project affected people (PAP’s) and to appropriately plan for and respond to these impacts, and thus improve decision making about resettlement, options, alternatives, participation of PAP’s and compensation. The World Bank’s OP 4.12 on involuntary resettlement, is to be complied with where involuntary resettlement, impacts on livelihoods, acquisition of land or restrictions to access to natural resources, may take place as a result of the project. It includes requirements that:

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

This policy covers direct economic and social impacts that both result from Bank-assisted investment projects, and are caused by the involuntary taking of land resulting in:

- (i) relocation or loss of shelter;
- (ii) loss of assets or access to assets; or
- (iii) loss of income sources or means of livelihood, whether or not the affected persons must move to another location

The Policy requires that a RAP shall be prepared and cleared by the World Bank prior to implementing resettlement activities. The World Bank also requires that the provision of compensation and other assistance to PAPs, to restore livelihoods when these are affected

appreciably, shall be done prior to the displacement of people. In particular, the policy requires that possession of land for project activities may take place only after compensation has been paid. Resettlement sites, new homes and related infrastructure, public services and moving allowances must be provided to the affected persons in accordance with the provisions of the RAP.

OP 4.12 further requires particular attention to be given to the needs of vulnerable groups especially those below the poverty line, the landless, the elderly, women and children, indigenous groups, ethnic minorities and other disadvantaged persons.

Comparison between Land Law in Uganda and World Bank OP 4.12

Although the Ugandan Constitution requires that prompt, fair and adequate compensation be paid prior to displacement, this is not on par with OP 4.12, as there is no requirement that states that the government should provide alternative land or assist with resettlement. Additionally it is unclear how to interpret “prompt, fair and adequate” compensation. OP 4.12 states that displaced persons should be compensated at full replacement cost.

Ugandan law does not make any specific accommodation for squatters or illegal settlers, and reimbursement is based on legal occupancy. There is also no provision in the law that the state should attempt to minimize involuntary resettlement.

Furthermore, the GoU adopted a new National Land Policy in March 2013 aimed at consolidating a number of scattered policies, which exist on various aspects of the land question, but are diverse, sectoral and inconclusive in many respects.

Uganda has never had a clearly defined and/or consolidated National Land Policy since the advent of colonialism in the nineteenth century. Post-independence and recent attempts to settle the land question by the Land Reform Decree 1975, the 1995 Constitution of Uganda, and the Land Act 1998 failed to deal with the fundamental issues in land tenure due to absence of clear policy principles to inform the enactment of legislation that offers politically and socially acceptable and technically feasible solutions. The key policy issues touch on (1) historical injustices and colonial legacies, (2) contemporary issues, mainly arising from such legacies; and (3) land use and land management issues.

Table 16 Outlines the gaps between Uganda law and World Bank requirements for resettlement and compensation. It is clear in the comparison that the OP 4.12 offers more reasonable and/or fair benefits and recognition to PAPs than Ugandan law; therefore in cases where benefits are greater, OP 4.12 will apply and in all cases, “the higher of the two standards will be followed in the RAP since the procedure also satisfies the requirements of the lesser standard. In this case, the World Bank OP4.12 will be followed since it is higher on application of these policies.”

Table 16: Comparison between Ugandan Law and World Bank OP 4.12

Types of Affected Persons/ Lost Assets	Ugandan Law	World Bank OP4.12	Comparison/Gaps	Applicable standard
Land Owners	<p>The Constitution of Uganda, 1995 vests all land directly in the Citizens of Uganda, and states that every person in Uganda has the right to own property. Ugandan law recognizes four distinct land tenure systems, customary tenure, freehold tenure, leasehold tenure, and mailo tenure.</p> <p>Customary land owners are entitled to compensation based on the open market value of the unimproved land</p>	<p>Land-for-land exchange is the preferred option; compensation is to be based on replacement cost.</p>	<p>The legal right to resettlement is applicable only to those with proprietary interest in the affected land.</p> <p>Customary land holds property and ownership.</p> <p>Entitlement for payment of compensation is essentially based on the right of ownership or legal user/occupancy rights.</p>	OP4.12 Prevails
Land Tenants/Squatters	<p>Ugandan law does not make any specific accommodation for squatters or illegal settlers, and compensation is based on legal occupancy</p> <p>The Land Act treats lawful occupants and bonafide occupants as statutory tenants of the registered owner. Under Section 29 of the Land Act, “lawful occupant” means a person who entered the land with</p>	<p>The OP 4.12 explicitly states that the affected persons cannot be denied compensation /resettlement assistance based on the lack of legal title. Bank projects, therefore, need to make provisions for helping squatters / encroachers achieve the objectives of the Bank's resettlement policy.</p> <p>For those without formal legal rights to lands or claims to such</p>	<p>There is no distinction or discrimination made on the basis of gender, age, or ethnic origin between Ugandan law and Bank policy. However, there is no explicit equivalence on the specific requirements for enforcing non-discrimination, including the requirement that particular attention be paid to the needs of</p>	<ul style="list-style-type: none"> • Design ERT III Project to avoid resettlement or minimize displacement of people • OP4.12 Prevails

Types of Affected Persons/ Lost Assets	Ugandan Law	World Bank OP4.12	Comparison/Gaps	Applicable standard
	<p>the consent of the registered owner, and includes a purchaser; or a person who had occupied land as a customary tenant but whose tenancy was not disclosed or compensated for by the registered owner at the time of acquiring the leasehold certificate of title. “Bona fide occupant” means a person who before the coming into force of the Constitution had occupied and utilized or developed any land unchallenged by the registered owner or agent of the registered owner for twelve years or more; or had been settled on land by the Government or an agent of the Government, which may include a local authority.</p> <p>For the avoidance of doubt, a person on land on the basis of a license from the registered owner shall not be taken to be a lawful or bona fide occupant under this section. Any person who has purchased or otherwise acquired the interest of the person qualified to be a bona fide occupant under this section shall be taken to be a bona fide</p>	<p>land that could be recognized under the laws of the country, the government should provide resettlement assistance in lieu of compensation for land, to help improve or at least restore those affected persons’ livelihoods.</p>	<p>vulnerable groups among the displaced.</p> <p>Those without formal legal rights or claims to such lands are not entitled to be resettled or compensated.</p>	

Types of Affected Persons/ Lost Assets	Ugandan Law	World Bank OP4.12	Comparison/Gaps	Applicable standard
	occupant for the purposes of this Act.			
Land Users/Licensees	<p>Licensees are granted authority to use land for agricultural production, usually limited to annual crops. They have no legal security of tenure or any propriety right in the land.</p> <p>The Land Act, section 29(5) clearly states that for the avoidance of doubt, a licensee shall not be taken to be a lawful or bonafide occupant</p>	Identify and address impacts also if they result from other activities that are: (a) directly and significantly related to the proposed project, (b) necessary to achieve its objectives, and (c) carried out or planned to be carried out contemporaneously with the project.	No equivalence between Bank and Ugandan systems for identifying and addressing impacts resulting from project related activities.	<ul style="list-style-type: none"> • Design of ERTIII Project to avoid resettlement or minimize displacement of people • OP4.12 Prevails
Owners of non-permanent buildings	Mailo tenure involves the holding of land in perpetuity. It was established under the Uganda Agreement of 1900. It permits the separation of ownership of land from the ownership of developments on land made by a lawful occupant. Owners of non-permanent buildings are entitled to compensation based on rates set by District Land Boards.	For those without formal legal rights to lands or claims to such land or assets that could be recognized under the laws of the country, Bank policy provides for resettlement assistance in lieu of compensation for land, to help improve or at least restore their livelihoods.	There appears to be a significant difference between Ugandan laws and Bank policy. Those without formal legal rights or claims to such lands and/or semi-permanent structures are not entitled to resettlement assistance or compensation.	<p>Project will provide compensation based on replacement cost (value of asset to be compensated will not be assessed according to depreciation)</p> <ul style="list-style-type: none"> • Compensation will be made available prior to displacement • OP4.12 prevails
Owners of permanent buildings	Valuation of buildings is based on open market value for urban areas and depreciated	Entitled to in-kind compensation or cash compensation at full replacement cost including labor	Values based on depreciated replacement cost do not	<ul style="list-style-type: none"> • Project will provide compensation based on

Types of Affected Persons/ Lost Assets	Ugandan Law	World Bank OP4.12	Comparison/Gaps	Applicable standard
	replacement cost in the rural areas.	and relocation expenses, prior to displacement	reflect full replacement cost/value	real replacement cost (no depreciation). • OP4.12 prevails
Timing of compensation payments	Once the assessment office takes possession, the land immediately becomes vested in the Land Commission, according to the Land Acquisition Act. However the Land Act Cap 227 (section 42) provides compulsory acquisition must comply with the provisions of the Constitution(article 26)	Implement all relevant resettlement plans before project completion and provide resettlement entitlements before displacement or restriction of access. For projects involving restrictions of access, impose the restrictions in accordance with the timetable in the plan of actions.	There is no equivalence on implementing all relevant resettlement plans before project completion or on providing resettlement entitlements before displacement or restriction of access.	Project to pay prompt, adequate and fair compensation as per Ugandan law and prior to displacement.
Calculation of compensation and valuation	According to the Land Act, Cap 227 (section 77), the value of customary land shall be the open market value of the unimproved land. Value of the buildings shall be at open market value for urban areas and depreciated replacement cost for rural areas. The crops and buildings of a non-permanent nature are compensated at rates set by District Land Boards.	Bank policy requires: (a) prompt compensation at full replacement cost for loss of assets attributable to the project; (b) if there is relocation, assistance during relocation, and residential housing, or housing sites, or agricultural sites of equivalent productive potential, as required; (c) transitional support and development assistance, such as land preparation, credit facilities, training or job opportunities as required, in addition to compensation measures; (d) cash compensation for land when the impact of land acquisition on livelihoods is minor; and (e)	There are no equivalent provisions on relocation assistance, transitional support, or the provision of civic infrastructure. The basis of compensation assessment is not stated in the Land Acquisition Act (an old law due for review), although the Constitution provides for 'prompt, fair and adequate' compensation. (article 26)	Market value is based on recent transactions and thus if alternative property is purchased within a reasonable period of the payment of compensation, it is likely that market value will reflect replacement value. However, local inflation in price land or construction materials can affect what is determined as replacement cost. If this is not reflected in recent transactions, market value may not reflect replacement value. OP4.12 shall be followed

Types of Affected Persons/ Lost Assets	Ugandan Law	World Bank OP4.12	Comparison/Gaps	Applicable standard
		provision of civic infrastructure and community services as required.		
Relocation and resettlement	Both The Constitution, 1995 and The Land Act, 1998 gives the government and local authorities power to compulsorily acquire land. The Constitution states that “no person shall be compulsorily deprived of property or any interests in or any right over property of any description except” if the taking of the land necessary “for public use or in the interest of defense, public safety, public order, public morality or public health.”	To avoid or minimize involuntary resettlement and, where this is not feasible, to assist displaced persons in improving or at least restoring their livelihoods and standards of living in real terms relative to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher	Ugandan laws do not appear to make provisions for avoidance or minimizing of involuntary resettlement	Project will provide compensation based on real replacement cost (no depreciation).
Completion of resettlement and compensation	Privately owned land’s value is negotiated between the owner and the developer. In rural areas, land is valued at open market value, buildings are valued at replacement cost.	Implement all relevant resettlement plans before project completion and provide resettlement entitlements before displacement or restriction of access. For projects involving restrictions of access, impose the restrictions in accordance with the timetable in the plan of actions.	There is no equivalence between Ugandan law and World Bank policies on implementing relevant resettlement plans before project completion or on providing resettlement entitlements before displacement or restriction of access.	The project will conform to WB OP 4.12 and best practices during implementation of the RAP.
Livelihood restoration and assistance	There are no explicit provisions under resettlement or relocation for livelihood assistance.	Livelihoods and living standards are to be restored in real terms to pre-displacement levels or better	Ugandan policy and legislation does not consider livelihood restoration	The Bank policy OP 4.12 has to be followed here since World Bank is funder of the project

Types of Affected Persons/ Lost Assets	Ugandan Law	World Bank OP4.12	Comparison/Gaps	Applicable standard
Consultation and disclosure	There are no explicit provisions for consultations and disclosure but there are guidelines issued by separate ministries (e.g. roads and energy). The Land Acquisition Act, however makes provision for an enquiry whereby the affected person can make formal written claim and the assessment officer is obliged to conduct a hearing before making his award.	Consult project-affected persons, host communities and local NGOs, as appropriate. Provide them opportunities to participate in the planning, implementation, and monitoring of the resettlement program, especially in the process of developing and implementing the procedures for determining eligibility for compensation benefits and development assistance (as documented in a resettlement plan), and for establishing appropriate and accessible grievance mechanisms.	While the consultation requirement is inherent in the EIA, it contains a number of differences with the requirements of Bank policy.	OP 4.12 shall be followed
Grievance mechanism and dispute resolution	The Land Act, 1998 states that land tribunals must be established at all districts. The Land Act empowers the Land Tribunals to determine disputes and it provides for appeal to higher ordinary courts. The Land Acquisition Act provides for the aggrieved person to appeal to the High Court.	Establish appropriate and accessible grievance mechanisms.		Grievance committees to be instituted within the procedure but will not replace the existing legal process in Uganda rather it seeks to resolve issues quickly so as to expedite receipt of entitlements and smooth resettlement without resorting to expensive and time-consuming legal action. If the grievance procedure fails to provide a settlement, complainants can still seek legal redress.

ELIGIBILITY AND COMPENSATION

World Bank Criteria for Determining Eligibility for Compensation

According to OP 4.12 of the World Bank, the criteria for determining eligibility for compensation, resettlement and rehabilitation assistance measures for persons to be displaced, are based on the following:

- a. Persons that have formal legal rights to land, including customary and traditional; and religious rights recognized under the laws of Uganda. This class of people includes those holding leasehold land, freehold land and land held within the family or passed on through generations.
- b. Persons who do not have formal legal rights to land or assets at the time the census begins; but have a recognized claim of use to such land or ownership of assets through the national and traditional laws of Uganda. This class of people includes those that come from outside the country and have been given land by the local dignitaries to settle, and/or to occupy.
- c. Persons who have no recognizable legal right or claim to the land they are occupying, using or getting their livelihood from. This class of people includes encroachers and illegal occupants/squatters.

Persons covered under (a) and (b) above are provided compensation for loss of land and assets and other assistance as needed. Persons covered under (c) above are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, if they occupy the project area prior to the cut-off date. In practice, this means that people usually considered in Uganda as “squatters” will be entitled to Project assistance as long as they are present on site at the cut-off date.

In other words the absence of a legal title to land or other assets is not, in itself a bar to compensation for lost assets or to other resettlement assistance. This is also in line with the Land Act (Uganda) which recognises such rights such as sharecroppers and squatters provided they have been in place for twelve years prior to the promulgation of the Land Act. Under the OP 4.12, squatters are also entitled to resettlement assistance provided they occupied the land before the established cut-off date. These PAPs under the third category, to be able to qualify for resettlement assistance, however must comply with the cut-off date as established by the management committees in close consultation with stakeholders following a socio economic study of the project area. None who has moved into the project area only after the cut-off date will qualify for compensation.

Consideration under the Project

Entitlements for compensation were based on the eligibility criteria and the various categories of losses identified in the field surveys and field consultations. Unless otherwise indicated, payment of compensation and other entitlements and the extension of assistance will be made to PAP households and individuals as the case may be.

Strip maps have been prepared to show areas where people are affected on the project distribution power lines. The strip maps are also intended to show the 33 kV power line corridors for the proposed overhead line consisting of Right Of Way and Wayleave reserve, which should be secured and protected from claims made by encroachers after compensations. A census was undertaken for areas that were mapped to capture property and socio-economic information project affected persons.

Definition of a Way Leave

The Way leave is acknowledged as the safety corridor in which harmful impacts from distribution and transmission lines are assumed to be possible. Way leave is defined as:

“an easement or right-of-way granted by a land or property owner for development, say for erection and laying of power lines, water mains, sewers, telephone cables or for a foot path”

Therefore much as land take will not be encountered in the process of erecting power lines, as REA only uses the land for Right-of-Way, the affected land is not permanently taken by REA as is the case with high voltage transmission lines. After the erection of the pole the owner of land continues to use the land with caution of not planting high growing crops above six feet (6ft) directly under the power line. However REA/or the operating agency remains with the right to maintain and/or clear any vegetation or crops that are likely to cause danger or disruption of the power line.

Since REA guidelines provide that compensation to be made only to damaged crops and trees apart from adverse damages to land and buildings, this project saw some few cases in the busy trading centres where the proposed lines will pass directly over the building. The width of the corridor depends on the line voltage. A **10m** wide ‘corridor’ was allowed for a 33kV high voltage and **5m** wide corridor for the Low Voltage in the trading centres.

The Way leaves corridor was intended by Rural Electrification Agency to be along the Road Reserves as an already existing way leave in order to minimize possibility of land take and subsequent relocation/displacement of Project Affected Persons.

Basis for valuation

The basis of valuation for compensation lies in the Constitution of the Republic of Uganda 1995 and the Land Act 1998.

The Constitution of the Republic of Uganda, 1995, Article 26

- a.) Every person has a right to own property either individually or in association with others.
- b.) No person shall be compulsorily deprived of property or any interest in or right over property of any description except where the following conditions are satisfied
 - a. The taking of possession or acquisition is necessary for public use or in the interest of defense, public safety, public order, public morality or public health; and
 - b. The compulsory taking of possession or acquisition of property is made under a law, which makes provision
 - i. Prompt payment of fair and adequate compensation, prior to the taking of possession or acquisition of the property; and
 - ii. A right of access to a court of law by any person who has an interest or right over the property.

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- The Land Act, 1998:
 - a.) The District Land Tribunal shall, in assessing compensation referred to in paragraph (b) of subsection (1) of section 77 take into account the following:-
 - a. In the case of a customary owner, the value of land shall be the Market Value of the unimproved land;
 - b. The value of the buildings, which shall be taken at Market Value in urban areas and Depreciated Replacement Cost in rural areas;
 - c. The value of standing crops on the land, excluding annual crops which could be harvested during the period of notice given to the owner, tenant or licensee.
 - b.) The rates set out in the list of District Compensation Rates referred to in paragraph (e) of subsection (1) of section 60 of this Act shall be used in determining the amount of compensation payable.

Cut-off Date

The cut-off date was November 24th 2014.

In accordance with World Bank's OP 4.12 and for each sub-project activities under the project, **a cut-off date is the date of the start of the census** To ensure consistency between Ugandan legal requirements and WB policies, this cut-off date should be the date of notification to owners/occupiers as provided under the Land Act 1998, where acquisition of land is involved.

The entitlement cut-off date refers to the time when the assessment of persons and their property in the sub-project area is carried out, i.e. the time when the sub-project area has been identified and when the site-specific socio-economic study is taking place. Thereafter, no new cases of affected people will be considered. The establishment of **a cut-off date** is required to prevent opportunistic invasions/rush migration into the chosen land areas thereby posing a major risk to the sub-project.

In order to ensure that no new claimants turned up after the cut-off date, the PAPs were required by the consultant to sign consent forms with the agreed cut-off date clearly shown in the presence of the LC 1 Chairman as a witness.

Where there are clearly no identified owners or users of land or assets, the respective Regional Lands Board and Land Use Administration will notify the community leaders and representatives to help to identify and locate the land users. These leaders and representatives will also be charged with the responsibility to inform their members about the established cut-off date and its significance. The user(s) will be informed through both formal notification in writing and by verbal notification delivered in the presence of the community leaders or their representatives. This has already been done during the compensation assessing period and evidenced by the forms signed by the affected persons. The Cut-Off-Date for the power lines are shown in the **Table 17** below.

Table 17: Cut-Off-Date for Project Area

Project area	Cut-Off-Dates
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Eligibility Criteria for Compensation

Determination of the eligibility of the bona fide occupants of the properties to be compensated was done through a transparent and legal process, taking into consideration all the existing laws of Uganda and policies of the World Bank and local customs. Compensation will be paid only to those persons:

Table 18: Eligibility Criteria

Category of affected persons	Type of compensation
Persons with formal legal rights to land including customary leaders who hold land in trust for community members.	To be provided compensation for land and other assets (crops, trees, structures etc) and income lost taking into account market values/replacement cost and other assistance. Compensation to be granted to communities as appropriate.
Persons with customary claims of ownership or use of property recognized by community leaders (including the landless and migrants)	To be provided compensation for land and other assets (crops, trees, structures etc) and income lost taking into account market values and other assistance at replacement cost. Users to be provided with alternative lands to use.
Persons with no recognizable legal right or claim to land they are occupying, e.g. squatters	To be provided resettlement assistance in lieu of compensation for land occupied at replacement cost, and compensation for loss of any improvements they have made to the land (structures, crops, trees). Right to salvage building materials.
Persons encroaching on land after the notification (i.e after the cut-off date)	Not eligible for compensation or any form of resettlement assistance

The Entitlement Matrix below shows the types of assets to be compensated for, the entitled/affected people, and the forms of compensatory actions that will be taken for each type of asset.

Table 19: Entitlement Matrix

Compensation Packages

Type of assets lost	Entitled Person/Institutions	Compensation Entitlement
Standing Crops Seasonal crops affected by land acquisition or temporary acquisition or easement	1. PAP (whether owner, tenant or squatter)	Cash compensation equivalent to average of at least three years market value for the mature and harvested crops.
Trees and forests Trees lost such as Bush trees, Pine, Back cloth, Acacia, Gravenia, Teak, <i>Musizi</i> , <i>Mvule</i> , Eucalyptus, Cyprus, <i>Musambya</i> , Sisal, Bamboo clumps	1. PAP (whether owner, tenant or bonafide squatter) 2. Government Agencies like National Forestry Authority (NFA)	Cash compensation based on type age and productive value of affected trees + 10% premium NFA may provide land for REA to plant trees as a form of compensation
Crop trees Coffee trees, Banana Clumps, Mango trees, Orange trees, Avocado trees, Guava trees, Jack fruit, Passion fruit, Boro fruit, Paw-paw trees,	1. PAP (whether owner, tenant or bonafide squatter)	Cash compensation equivalent to average of at least three years market value for the mature and harvested crops.

Information from the socio-economic survey and census guided the selection of the most appropriate compensation package. The package chosen was based on the basis that the Affected Household is neither physically nor economically displaced. This means in practice that the remaining land is deemed economically viable and no residential building has to be removed.

In this case, cash compensation for crops and trees destroyed will be offered and not resettlement.

Given the nature of the development, this package is the most appropriate on the basis that although a 10 meter corridor is needed to set up the way leave, the land owner can continue to utilize land under the way leave for crops but not trees. No structures will be demolished. Rather, the line will be diverted in case there is any structure within the original route. Summary of considerations are shown in the table 20 below:

Table 20: Compensation Packages

S/N	Category Of PAPs	Entitlement
1	Land Owners	Nil compensation since land take will not be needed in the process of erecting power lines
2	Land Tenants	Nil compensation since land take will not be needed in the process of erecting power lines
3	Land users	Entitled to compensation for perennial crops within the power line corridor
4	Owners of Temporary Buildings	Not considered since developments can coexist with the power line

S/N	Category Of PAPs	Entitlement
5	Owners of Permanent buildings	Not considered since developments can coexist with the power line
6	Perennial Crops	Compensation for crops within the power line corridor based on approved crop compensation rates
7	Annual Crops	6 months' notice to harvest for crops within the power line corridor
8	Trees	Compensation for crops within the power line corridor based on approved tree compensation rates

ENTITLEMENTS AND VALUATION METHODS

Specific Compensation Components

The RAP study of the three project lines has established the project impacts through the valuation of affected properties after the survey was completed. However, it is worth noting that REA only compensates for crops and trees which fall in required way leaves of the power line unless the if the plot is small and the pole support strings occupy all of it then the owner is compensated for that land.

Determination of Crop Compensation Rates

Prevailing prices for cash crops would have to be determined. Each type of crop is to be compensated for, using the same rate. This rate should incorporate the value for the crop and the value for the labor to be invested in preparing new land.

Compensation Rates for Labour

The value of labor invested in preparing agricultural land will be compensated for at the average wage in the community for the same period of time. The labor cost for preparing replacement land is calculated on what it would cost a farmer to create a replacement farmland.

Compensation for Horticultural, Floricultural and Fruit trees

Given their significance to the local subsistence economy, fruit trees will be compensated on a combined replacement value. Fruit trees commonly used for commercial purposes in Uganda will be compensated at replacement value based on historical production statistics.

Compensation for Public Trees managed by National Forestry Authority

Power lines usually pass through planted forests by NFA and compensation will be for the trees destroyed. *The list of compensation beneficiaries is attached as appendix 2.*

VALUATION AND COMPENSATION

During the RAP study, valuation had two main components, one using the cadastre to establish size, tenure and ownership; the other entailed the physical verification and recording of the affected crops and trees on the identified properties. Computations were based on district compensation rates for crops and trees approved by the Chief Government Valuer.

Key Valuation Methods

In Uganda, values for compensation of assets are determined by the Chief Government Valuer. The process, however, normally takes consideration of depreciation and the market values. The World Bank policy of compensation at Replacement Cost without depreciation will have to be adopted whenever it is more advantageous to the PAPs for handling compensation.

Agricultural land - it is the pre-project or pre-displacement, whichever is higher, market value of land of equal productive potential or use located in the vicinity of the affected land, plus the cost of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes.

Land in urban areas - it is the pre-displacement market value of land of equal size and use, with similar or improved public infrastructure facilities and services and located in the vicinity of the affected land, plus the cost of any registration and transfer taxes. This is to ensure that the values obtained are adequate to secure in-kind alternative land or cash compensation at market value for the affected owners.

Loss of Income - Generally, loss of income will be minimal. The Enumeration Approach will be adopted for the crops affected by the project. The Enumeration Approach involves taking census of the affected crops and applying flat realistic rate approved by the Land Valuation.

Where domestic law does not meet the standard of compensation at full replacement cost, compensation under domestic law is supplemented by additional measures so as to meet the replacement cost standard. Such additional assistance is distinct from resettlement measures to be provided under other clauses in OP 4.12, paragraph. 6. The valuation of the assets will be done with the engagement and participation of the PAPs. All negotiations will be done in collaboration and in the presence of Grievance Redress Committee to ensure that the PAPs who do not have good negotiating skills are not left behind, and that they also get benefits commensurate with their losses in most cases.

Market Value and Replacement Cost

World Bank policy on involuntary displacement stipulates that **Replacement Cost** should be used to as basis for compensation with the view that this would be fair to the affected persons. This assumption may be largely valid in the rural areas where market value for property is typically low. In the case of urban areas however, the **Market Value** may be higher than the replacement

cost, and would be more appropriate to apply in line with the wider objective of the World Bank guidelines on involuntary displacement: that the affected persons will be left in a better or at least in the same situation, as they were in before the project. In each instance the method most advantageous to the PAP will be applied.

Squatters and Renters

National law does not recognise the eligibility for compensation of renters (people who rent property), squatters (unlawful tenants) and residents or users of land, such as road reserves, gazetted prior to their occupancy. According to Ugandan law, squatters who have settled on private land cannot be compensated if the duration of their stay is less than 15 years or if they have ignored calls to leave a parcel of land even though the duration of their stay is more than 15 years. However World Bank policy requires compensation regardless of duration of stay. They have been included in the eligibility list based on the OP 4.12 through which their developments on private land and disruption to livelihood can be compensated. **District Compensation Rates**

The Land Act provides that the District Land Boards (DLB) should set compensation rates every year. At district level these are determined by a committee of technical officers including the commercial officer, district engineer, physical planner; a representative of the Chief Government Valuer etc, chaired by the Chief Administrative Officer (CAO). The committee sets rates after consultation and consideration of the prevailing market rates. The rates set by the committee are scrutinized and approved by the District Land Board.

In addition, Article 26(2) of the Constitution provides that: *“No person shall be compulsorily deprived of property or any interests in or any right over property of any description except where the following conditions are satisfied.*

- a) The taking of possession or acquisition is necessary for public use or in the interest of defence, public safety, public order, public morality or public health and*
- b) The compulsory taking of possession or acquisition of property is made under a law which makes provision for:*
 - i. Prompt payment of fair and adequate compensation, prior to the taking or acquisition of the property, and*
 - ii. A right of access to a court of law by any person who has an interest or right over the property.*

Article 237 (2) (a) further notes that: *“the Government or a local government may subject to article 26 of this constitution, acquire land in the public interest, and the conditions governing such acquisition shall be as prescribed by Parliament. Section 42 of the Land Act also notes that, “the Government or a local government may acquire land in accordance with articles 26 and 237 (2) of the Constitution”.*

Department of Community Development

Community Development Officers in the divisions are under the jurisdiction of the Directorate of Community Services. Throughout the update period, they have been instrumental in the mobilisation of communities and in receiving and forwarding complaints to the Project Coordination Office at the centre. Under the institutional framework for the implementation of

the RAP, they have been designated as Resettlement Officers, to receive and deal with issues from the affected persons and to pass on information to them and from affected persons to the project staff.

Minister of Lands Housing and Urban Development

Section 2 (1) of the Land Acquisition Act 1964 states:

“In order to ascertain the suitability of any land for a public purpose, any person authorized by the Minister may enter upon the land and;

- i. Survey the land.*
 - ii. Dig or bore into the subsoil and remove sample, and*
 - iii. Do any other thing necessary for ascertaining its suitability for that purpose.*
- (2) The Government shall pay compensation to any person who suffers damage as a result of the exercise of the powers conferred by subsection 1. The Minister appoints specific officers to enter upon the land to survey and ascertain suitability. He also declares a chunk of land as suitable for public purpose through a statutory instrument (section 391 of the Land Acquisition Act.)”*

Attorney General

Section 2 (3) of the Land Acquisition Act states that, any dispute as to the compensation payable under this section shall be referred by the Attorney General to the court for decision. Displaced persons not satisfied with the amount given in compensation have to raise the complaint with the Attorney General, who on failure to settle refers it to the courts.

Chief Government Valuer

Also known as the Assessment Officer, Section 4 of Land Acquisition Act allows the Chief Government Valuer (CGV) to mark out, measure and draw a plan of the land. Section 5 of the same Act mandates the same officer to publish a notice in the gazette that such land is going to be re-possessed by Government and claims for compensation be made. The CGV will approve the valuation and compensation assessment and during implementation will address disputed claims of compensation raised by affected persons on land and other assets.

Uganda Land Commission

Land rights interests in compulsorily acquired land are specifically vested in the Uganda Land Commission. Section 7 (2) of the Land Acquisition Act states that: *“where the assessment officer takes possession of land, the land shall immediately by the operation of this act be vested in the land commission free from all encumbrances.”* Section 49 of the Land Act 2004 as amended specifically under sub sections (a) and (d) confirms that—*“the Uganda Land Commission shall hold and manage any land in Uganda which is vested in or acquired by the government in accordance with the constitution and perform such other functions as may be prescribed by or under this Act or any other enactment.”*

District Land Board

The District Land Board (DLB) manages all the land vested in the District Authorities. Section 56(1) of the Land Act as amended provides that there shall be for each district a land board. Section 60 (2) of the Land Act states that a board shall have power to acquire by purchase or otherwise rights or interest in Land and easements.

Town and Country Planning Board (1964)

The Town and Country Planning Act establishes a town and country planning board that has the powers to declare or recommend to a local authority to prepare a structured plan indicating land use, development proposals and policies. The Board plays a key role in advising district authorities in the compulsory acquisition of land. Under section 16 of the Town and Country Planning Act, *authority acting on advice of the Board may acquire any land in a planned area for roads, open spaces, gardens, schools, markets etc.* Such land is deemed to be acquired for a public purpose and is transferred to the local authority.

Valuation Amounts

The following tables 21 and 22 below show summary of the different values that were calculated per village and are subject to final approval by the Chief Government Valuer as required by law.

Table 21: Summary of Compensation Value

33KV POWER LINE COMPENSATION SUMMARY TOTALS		
Power Project	No. of PAPS	Value of compensation (UGX)
N-K-K	122	58,884,274

The following values were arrived for the project area per village;

Table 22: Compensation Values for Ntungamo -Kyempene per Village

NTUNGAMO 33KV POWER LINE COMPENSATION SUMMARY FOR VILLAGES		
VILLAGE	NO.OF PAPS	AMOUNTS
KAGYEYO 1	8	3,105,000
KABINGO	3	3,320,250
KAKANENA II	7	5,842,500
KAGYEYO II	12	4,767,500
KASANA CENTRAL II	14	12,724,774
KASANA CENTRAL I	27	12,600,750
KASANA WEST II	2	1,385,000
BUYOORA CELL	3	2,526,000
KYEIZINGA II	7	6,807,000
MUTOJO III	33	4,110,500
RWENARURA II	6	1,695,000
	122	58,884,274

PUBLIC CONSULTATIONS AND DISCLOSURE

The World Bank OP 4.12 on Involuntary Resettlement and GoU guidelines require the people likely to be affected by a development project to be consulted so that their views and fears are incorporated in planning. Community perspectives are important for project planning and implementation. Knowledge of what the community perceives will go a long way to help during the compensation and resettlement action plan. Therefore, during the RAP process, consultations were conducted with relevant stakeholders, including potential beneficiaries, affected groups, and local authorities about the project's environment and social aspects and their views considered.

Further, it was recognized that the secondary stakeholders, including local leaders, and other area politicians would be the most effective way by which the affected communities would be reached, because in recent times they have at various instances defended the poor against eviction, in conflict with land developers and are therefore held to a certain extent in trust by the affected communities. Secondary stakeholders were therefore targeted first during consultation. When convinced about the usefulness of the project, they in effect became advocates for the development of the projects.

The RAP team held consultation with the local authorities and community meetings in all villages that were near and around the power line area. Issues discussed included Community Sensitizations; Community Participation in the Project; Entitlement Cut-Off; Grievance Redress; and the Public Disclosure Plan.

Table 23: Locations within the project areas where public consultations were held

PROJECT AREA	VENUES	DATES
Rubaare-Kyempene	Ntungamo District Authority	November 8, 2014
	Rwenanura II, Rwenanura I Mutojo I, Rwaminaba Mutojo III, Mutojo II, Kyeizinga Rwemiro II, Buyoora Rwaminaba Kagyeyo I, Kabingo Kakanena II, Kagyeyo II Kasana central II, Kasana central I, Kasana west II	November 7 – 20, 2014

Approach and Thematic Areas

Community Sensitizations

Community consultation and sensitization involved a participatory approach in which the RAP team described the pre-, during, and post- construction activities planned and informed the community about the compensation and resettlement issues as well the schedule of activities. The community was then given opportunity to respond by asking questions or making comments about the planned project activities. During the meetings community members were informed that this activity (RAP process) was mandatory and a legal requirement by the laws of Uganda. They were informed that projects of this magnitude had great impact on their livelihood therefore their views were vital.

Another issue of contention is the timing of compensation. Communities expressed dissatisfaction with the way compensation is handled in Uganda. The community members were further informed that during the compensation exercise, agreements will be signed between the two parties to ensure smooth compensation process, which is transparent. Each of the landowners shall sign on the verification form and witnessed by the LC1 Chairperson of the respective village. The LC1 Chairperson shall counter sign a certificate of completion.

They were however concerned about the absentee landlords and some family members who may not be available during the compensation period. The team informed them that all efforts will be taken to ensure that the rightful owners or family members are contacted before the compensation is finalized. They were also informed that it took considerable time to complete the whole process and were advised to inform their landlords and relatives about the proposed developments early enough.

Community Participation in the Project

The RAP team outlined to the community the procedures on how they will participate and get involved in the proposed project. They were informed that at each stage of the project, the community would be informed through their Local Council leaders. They were further informed that there would be more consultations, identification and valuation of property for cases that were left out or those whose owners were absent.

Community members were requested to participate in the RAP study since it is from that study that the basis of compensation and other issues will be addressed. The findings of the RAP study would be disclosed to them through subsequent community meetings.

The communities proposed that when the project starts, they should be given the first opportunity and priority to work as semi-skilled or non-skilled laborers. Local Council (LC) officials in the project area also emphasized the need for the contractor to recruit unskilled labor from the communities along the roads. Communities expressed concern that project implementers import even unskilled labor, which the locals could provide.

Entitlement Cut-Off

Members of the communities expressed uncertainty whether they should stop making developments in their land since the project is taking the land. Members were informed that during the detailed RAP studies, all affected property will be identified and counted in their presence. After agreeing on the number, they will be given a letter of notification indicating that any development after that date will not be considered for compensation. The date a person gets the notification will be the cut-off date and for this RAP. However, REA will take the necessary care to ensure that the names of persons omitted during the field survey are included and undervalued assets are re-valued accordingly.

Grievance Redress

Community members expressed fear of their property being taken against their will. Members were informed that whatever payment they got would be determined by the provisions of the law. If they were not happy with the payments, they could raise the matter with the project developer - REA. If they failed to reach mutual agreement with REA, they could go to the village committee specifically set up to handle differences of opinion. To ensure transparency, the area committee will comprise of representatives of the project affected persons, Local Council officials of the area, and opinion leaders in the area. Community members also requested REA to open an office within the project area in to help handle their grievances since Kampala is quite far away.

A local CBO or Civil Society Organization CSO would be incorporated as an independent third party, to advise the developer on the best ways to resolve the compensation grievances. The third party is essential in conflict resolution because both sides of the conflict may not respect the decisions taken by the developer or grievances from the persons affected by the project.

In case disagreements cannot be resolved at the area committee level, the aggrieved party could resort to the existing legal redress mechanism of Land Tribunal (for matters involving land) or a competent court of law. Members were however advised against rushing to courts of law as the process is expensive and time wasting. Emphasis was put on resolving conflicts amicably since the project is for the common good of the people of Uganda. REA will identify legitimate non-government organization that will be invited to take up that task of independent third party.

Public Disclosure Plan

The Ugandan laws and Development Partner guidelines within which this RAP was done require communities consulted to be informed of the decisions made from the study. The views gathered during the RAP process were analyzed and incorporated in this RAP report. The project sponsor (REA) will distribute copies of the report to the relevant stakeholders and the communities consulted. Any issues that may have been omitted will be incorporated and dealt with accordingly. The RAP will be disclosed at the Infoshop of The World Bank.

For the PAPs at the local level, REA will develop a simplified version of the RAP report and provide it to the district headquarters and the Local Council Offices. The report will be used

to explain details of the project and how various social issues are to be mitigated. During the project sensitization campaigns that REA will organize, talking points from the report will be translated verbally by Local Council chairpersons.

Table 24 Summary of issues raised during the public consultation

Summary of Issues Raised During The Public Consultations

Rubaare –Kyempene

Issues that arose during consultation meetings

- The cut- off date that is the day of valuation when the property is surveyed and values taken should be made clear.
- The plan for the LV line should be given to the Chairpersons LC I so that the areas to be connected are well known because rich people and politicians interrupt this good government service for their selfish and personal motives.
- Sometimes plans are changed when contractors have already dug holes in their compounds and farms that have resulted into loss of animals and accidents to human beings. In case of any diversion communities should be adequately informed and any holes dug must be covered.
- The plans and maps should be given to the communities so that in case of diversions, which sometimes may be due to corruption, they can get redress in the courts of law
- Our strong request is that even if you don't pay for what is affected, you simply bring us power, we have suffered over the years and we are willing to pay any price.
- The issue of the society land that part of it was divided among individuals and yet the society remained with the land title, therefore who will be paid for the land.

Resolutions

- The villages from Pearl Flowers up to Rubaare town resolved to even give away what will be affected including trees and banana plants provided they are connected to the grid. This is because they have suffered for many years without power yet the line passes right above them.
- The communities in Kyempene even suggested punishing any member who tried to sabotage the problem by burning their homes and excommunicating them from their communities because this is their golden opportunity which other communities are yearning for but in vain.

Expected positive impacts

- Most of the people in these villages are peasant farmers and have been depending on the hand hoe. With connection to the grid new businesses such as bars, entertainment clubs and even factories will mushroom. There will be agro processing of foodstuffs.

Summary of Issues Raised During The Public Consultations

- Manual work will be eased because of electric machinery. E.g. women who have been using grinding stones for their millet will be taking it to grinding machines that will be established as the result of connection to power.
- Machinery will be safer in terms of health as opposed to doing everything manually. E.g. grinding mills as opposed to grinding stones.
- Security will also improve as a result of street lighting.
- School going children will benefit academically from improved lighting. There will be a rise in boarding schools which are the preferred type as opposed to day schools. This is so because there is more time at night for students to concentrate in class rather than going back home to house chores.
- Through radios, television sets and internet cafes that come up electricity, the villages will be at par with the rest of world in terms of current affairs.
- Electricity is also associated with other infrastructural developments such as roads because if a factory is established in these villages, there will be need for a road to transport equipment and products.
- Electricity is associated with development and expansion of trading centers, (Rural Growth Centers). As more people migrate from villages and other far areas there will be more market for local products and more family income which results into poverty reduction.
- Employment opportunities during construction as some of our people will be employed as porters, casual laborers and even interpreters.

Expected negative impacts

- People coming to construct power have their hidden motives especially on young girls and people's women and at the end of the construction some families have broken up due to constant quarrels, early pregnancies, fatherless children and early drop of schools.
- Use of obscene language by construction workers may lead to moral decadence especially among the youth and children.
- The entertainment centers that spring up also has its negative effects such as insecurity because of thieves and prostitutes that enhance the spread of HIV/AIDS. REA will work with the construction consultant and contractor to develop an implementation schedule for social safeguards including an HIV/AIDS sensitization action plan for both adults and children. The implementation schedule will be developed in liaison with the Local Governments (LC 1s), district health units, Community Based Organizations Community Development Officers and probation officers. It will also look at the contractor's compliance with Employment Act of Uganda and other relevant labor regulations.
- In addition, unskilled locals will be awarded casual jobs and those that are skilled will be hired during construction instead of importing all labor. This will create a sense of project ownership and minimize the use of abusive languages, promiscuity and quarrels among families.

Summary of Issues Raised During The Public Consultations

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- High death rates of accidents from electric shocks.
There will be community sensitization on the dangers related to electricity and how to avoid them.
- Damage to electric equipment is expected because of the unreliable/unstable power supply in Uganda. There are frequent power surges which often damage gadgets like radios, televisions and fridges.
- Corruption may increase especially as some politically influential people may have the ability divert poles their personal friends and relatives. This has resulted into disunity among the population.
The Agency will follow the line drawings as planned and there will be no line diversions as a result of exterior influence.
- Since land is not going to be compensated, there will be a lot of disorganization of future development programs because construction in most of the plots in the trading centers will be hindered by crisscrossing electric wires and poles.
The contractor will as much as possible stick to the road reserve to avoid crisscrossing

COMPLAINTS & GRIEVANCE RESOLUTION MECHANISMS

This chapter explains the procedures for settling or redressing grievances and complaints from the PAPs. The grievances and complaints could be about land expropriation, compensation, activities associated with the construction of the roads, social issues or any other subject related to the project. For effective implementation of the project, grievances and complaints should be redressed from project start through to the end. All grievances and complaints will be recorded and processed at all stages of the project implementation.

Sometimes complaints and grievances arise from lack of information. Information on compensation and progress of the project will be provided to PAPs. Providing information about the compensation and progress of the project to the public, PAPs as well as other stakeholders will increase their understanding of the process and will provide answers to their concerns.

Aim of Grievance Redress Procedure

The grievance redress procedure aims at settling/redressing any grievance or complaint by the PAPs as promptly and fairly in a manner acceptable to all parties concerned. Grievances are useful indicators of a project performance therefore have to be treated with the due care they deserve. A high number of grievances may be an indicator of poor work practices. Likewise, a low number of grievances may not necessarily mean everything is working out smoothly.

The following guiding principles shall be followed during grievance and complaint redressing;

- Resolve PAPs grievances and complaints in a straightforward and accessible manner;
- Identify and implement appropriate and mutually acceptable actions to redress complaints;
- Make sure complainants are satisfied with outcomes of the corrective actions; and
- Resort to judicial proceedings only if necessary.

Types of Grievances

During the implementation of the project, there is a likelihood of disputes/disagreements arising between REA and PAPs because of either construction or expropriation or resettlement activities.

Table 25 Grievances Likely to Occur

During Construction	During expropriation	Resettlement Disagreements
<ul style="list-style-type: none">• Damage to buildings and assets• Disruption or damage to local roads• Closure of pathways• Damage to un expropriated assets such as land, crops and trees• Failure to reinstate immovable assets after temporary use as	<ul style="list-style-type: none">• Disputed compensation (land, crops and immovable asset) amounts• Disputed survey measurements• Improper identification of property owners• Unregistered land users• Disputed compensation for tenants and occupants	<ul style="list-style-type: none">• Failure to get entitlements yet the place of occupancy is taken or somehow indirectly affected• Need to get into project assisted resettlement when it had not been applied for•

occurs during establishment of easements or property rental <ul style="list-style-type: none"> • Nuisance from dust, noise and vibration • Disruption or damage to water sources and infrastructure • Water course alteration • Increase in traffic loads • Health problems, injuries and accidents • Damage to utility infrastructure • Misconduct of project personnel and workers • Unfair recruitment of employees to project related jobs 	<ul style="list-style-type: none"> • Loss of income to traders due to loss of commercial facilities or decrease in customers • Misconduct of project personnel and workers 	
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Grievance Redress Mechanism

The World Bank OP 4.12 on Involuntary Resettlement requires establishment of appropriate and accessible grievance mechanisms to resolve disputes in connection with resettlement and compensation.

The Consultant proposes a three-stage grievances redress mechanism consisting of Village Grievance Committees, Land Tribunals and Courts of Law to resolve disputes and complaints arising from the implementation of the project.

Grievance Procedures

Nationally, there is no resettlement policy that relates to involuntary land acquisition which should have set out procedures for addressing grievances. Grievance Redress Committees will be constituted at LC 1 level so as to ease accessibility for the PAPs instead of the LC 3s which are situated at the district offices. The LC 1s will be clustered along the line in order to have a realistic number of GRMs that REA can work with and are accessible to PAPs at the same time.

The Rural Electrification Agency in collaboration with the district headquarters will be responsible for constituting the committees. A three stage procedure is proposed which will be communicated at disclosure. Resettlement desk staffed by Local Council Chairpersons and Community Development Officers have to be active during the RAP implementation by assisting with community mobilisation, and dealing with community inquiries. These will continue to engage directly with the issues raised by affected persons which will be received throughout project implementation. The desk will act upon a complaint within a fourteen day period, after which or on failure to resolve the complaint will forward it to the REA Headquarters Project office. The details of the stages are:

1. The district is the first point of call where a complaint will be recorded,

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2. The complaint will be dealt with by the RO—for example in explaining the basis for valuation and compensation
 3. The GRC will forward complaints that cannot be resolved at the district to REA offices. In all cases, the issue shall be recorded on an appropriately designed standard form filled with the assistance of the resettlement officer and will be signed by the complainant.

Throughout the project implementation period, District headquarters will receive complaints from the PAPs, and these shall be dealt with in a similar manner by the resettlement officer and the Principal Valuer—RO and PV to provide more professional explanation about the basis of valuation and compensation in consultation with REA and the Consultant. At this stage, complaints will be clustered into major categories to be responded to by REA, within a period not exceeding fourteen days after the initial fourteen day period from receipt of the complaints by the division. Response by REA will be in the form of written letters to affected individuals, and public announcements. REA will dialogue with complainants who are still dissatisfied and offer the following options:

- To choose from a list of certified valuation surveyors a Valuer to re-assess their property. The Valuer chosen (by at least 60% of the complainants) will offer services paid for by REA.
- To propose independent Valuers to be paid for by the complainant.

Estimates from the valuation exercises will be presented and justified by the respective Valuers in a Court of Law. On the one hand the Chief Government Valuer will defend the initial value—on behalf of REA and government, whilst on the other, the complainants' Valuer justifies their estimate. The Court will make a decision on the value to be compensated upon which REA will make arrangements for further payment to the complainant. REA will meet the costs of the Court activities under this project.

4. If the complainant is not satisfied with the decision of the Court (initial will be a magistrate's court), they can appeal to the High Court. The RAP Consultant will provide a summary of this due process to the RAP desks, so that this information can be passed on to the complainants at all times.

Conflict and grievance minimization through information disclosure and consultation

As pointed out above, most conflicts arise from lack or little information about the progress of resettlement and the project in general. Public participation and consultation will reduce complaints and grievances since in the process the stakeholders are informed, their opinions obtained and sustainable solutions found for their complaints. The resettlement unit will thus combine conflict resolution mechanism above with public participation and consultation.

The resettlement unit will evaluate the results and feedbacks from public participation and consultation and give the necessary information to the PAPs and relevant stakeholders. The resettlement unit will also use this mechanism as a monitoring tool for the resettlement process, its progress and any problems encountered.

Two processes are critical in public consultation, (1) information disclosure mechanism and (2) participation and consultation mechanism. Information disclosure shall involve a two-way flow of information enabling obtaining of the opinions of the public including PAPs and at the same time addressing of their concerns and questions. On the other hand, public participation and

consultation will be by both direct and indirect means since it is not possible to have all PAPs and stakeholders participate directly in the consultation. In direct participation, the resettlement unit will interface with the PAPs whereas in indirect participation, the resettlement unit will interface with the representatives of the PAPs mainly the area resettlement committees and witness NGOs.

The resettlement unit receives information and opinions and shares it with the PAPs and relevant stakeholders through the consultation process hence if integrated with grievance redress, will greatly minimize complaints and grievances from PAPs.

When information is disclosed and stakeholders participate, the resettlement unit becomes the centre focus of the public consultation and information disclosure process. A variety of tools are available for the resettlement unit to consult and disclose information to the PAPs and interested stakeholders.

The resettlement unit can use;

- Printed materials;
- Visual materials;
- Community informative meetings;
- Stakeholder meetings;
- Field surveys; and
- Cooperation with local NGOs/CBOs.

Public Announcements

These include written and oral announcements. Written announcements will be made in both the local daily (Orumuri) and national newspapers while oral announcements will be made through electronic media (TV and Radio) again both in local languages (Runyakitara) and English. The announcements should be made at least 5 days before the announced action or request takes place.

Printed Materials

The resettlement unit will publish and distribute printed materials such as brochures (giving information on the project, rights of the PAPs, job application criteria and the resettlement process), maps and reports. Similar materials were distributed in the project area during the RAP studies. These materials will be distributed to PAPs and interested stakeholders at the beginning of the resettlement process. Moreover, any material under distribution and any other document providing information about the project and RAP implementation will be available for public review.

Visual material

This is the material to be used during public, focus group or stakeholder meetings and presentations. Informative posters about the project and resettlement process will be posted in easily accessible places in the villages.

Community Informative Meetings

These will be organized when there is need to provide general information about the project activities. Relevant experts should be present to give information, get opinions of the PAPs and address PAPs concerns.

Stakeholder Meetings

Stakeholder meetings will be held to consult with stakeholders other than PAPs about resettlement process and activities. These meetings will also act as representative participation meetings since some of the stakeholders such as NGOs and village grievance committees

Field Surveys

The resettlement unit can conduct field surveys to establish PAPs and interested stakeholder opinions about the resettlement process. The resettlement unit may use household surveys (face to face interviews), key informant interviews with local leaders or focus group discussions with the PAPs.

Cooperation with NGOs

The resettlement unit will support local NGOs, which would like to participate in facilitating information disclosure and consultation of the PAPs.

RAP Requirements

Requirements for the success of the plan include:

1. Timely availability of funds for compensation and the physical works
2. More engagement with the affected people to offer legal advice and raise awareness on their rights as well as the positive impacts of the project.
3. Maintenance of a continuous line of communication between REA and the affected population

Institutional Arrangements

The institutional framework to implement the project is proposed as follows:

1. REA through the **Project Manager** will manage the whole resettlement process. The Principal Finance Officer in the Department of Finance will provide technical support on compensation issues. These departments and others to be involved in the resettlement implementation will be assisted to prepare and carry out their respective tasks;
2. For compensation the **Chief Government Valuer (CGV)** will provide support to the Project Coordination Unit both directly, and through the REA. The CGV will be assisted to deliver these services to districts;
3. The **Ministry of Local Government (MoLG)** will support the REA by ensuring release of funds for the resettlement activities from the **Ministry of Finance Planning and Economic Development (MoFPED)**.
4. The **RAP Implementation Consultant** will provide on-going technical support to REA throughout the resettlement and grievance redress processes. The Consultant shall also document this process in detail to guide future evaluation;
5. All implementing agencies in this framework will propose an individual to a **Resettlement Steering Team** which will monitor the resettlement, ensuring that goals are met and provide advice to enable more efficient and effective implementation;

Other agencies which will be involved in the programme at a secondary level are;

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- 1) **District Land Office** through the Registrar of Titles shall be the central to the validation of title owners;
 - 2) **National Environment Management Authority** will provide overall approval, review and supervision of Environmental Impact mitigation activities; and
 - 3) **District Land Board** will clarify on lands under its jurisdiction and advise on compensation of persons sitting on land under its jurisdiction.

Independent (External) Monitoring For Grievance Redress Mechanism

The main purpose of the independent monitoring is to assess the effectiveness of preventive and mitigation measures taken for the social impacts that might arise during the line construction and implementation of resettlement. Differences in socioeconomic, health, educational and cultural status before and after resettlement will be identified and compared. Economic problems might occur after resettlement since PAPs lose their income and livelihood sources. Therefore, the RAP aims to ensure that the living standards of PAPs are improved or preserved at least in the pre-settlement condition. This is checked by independent monitoring and if any aspect is found lacking corrective and preventive actions will be identified and provided to the Resettlement Unit through feedback.

Independent monitoring will cover all the resettlement process (including expropriation, resettlement and grievance redress) and will be done by an independent third party, comprising of experts from an NGO, a consultant or an academic institution, will carry out external monitoring.

For effective implementation of the RAP, independent monitoring of the grievance redress mechanism will be conducted twice a year. The first monitoring activity will be conducted in the scope of general independent external monitoring for the resettlement process, while the second monitoring will only cover the grievance and redress monitoring for the grievance process and solutions related to the grievances.

General changes in socioeconomic, health, educational and cultural status before and after resettlement will be observed. The compensation values (compared with replacement), livelihood sources and achievement of the core objective of the RAP which is to ensure that the living standards of PAPs are improved or preserved at least in the pre-resettlement condition.

The determination of the expropriation values is the main cause of grievances during the expropriation process, so monitoring of provision of expropriation compensations at replacement values will be carried out by independent third parties in the scope of external monitoring as well. The principle for valuation will be replacement value (achieved by using objective criteria) and resettlement unit will inform PAPs in the negotiations that this is the valuation principle. To ensure transparency, an independent source will be mandated:

- Counsel PAPs regarding the valuation principle and legal process before negotiations (as an offer to PAPs independent from and in addition to counseling offered by the resettlement Unit.
- Attend expropriate negotiations as observers, and record the expropriation values offered by DSI and the degree of satisfaction of PAPs.
- Check on compensation values offered by REA against the replacement value

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- benchmark and similar offers in the area.
 - Counsel PAPs regarding title deed issues and procedures (e.g. transfer of title deed from deceased parents to PAP's name etc.) as an offer to PAPs independent from and in addition to the counseling offered by the Resettlement Unit.
 - The independent monitor will report findings (satisfaction of the PAPs with expropriation values offered, discrepancies in offers noted by the monitor, etc.) to the Resettlement Unit. The costs for the independent monitor will be borne by the projects external monitoring budget.

The independent monitor can use a number of tools to gather information on adequacy of the grievance redress mechanism. The independent monitor could use a selection of the following tools and techniques:

- Random sampling
- Informal interviews that will involve casual but in-depth conversations between the interviewer and interviewee. These will be to probe for information in a more relaxed manner that will help respondents open up
- Statistical data
- Performance monitoring outcomes reports
- Random sampling, with randomly selected 10% of the households' categories defined in entitlement matrix.
- Phone interviews with 10% of the PAPs will be conducted
- Field Observations: Periodic observations by the resettlement unit will be conducted in order to get information regarding the expropriation, construction and resettlement activities as well as potential environment and social impacts.
- Grievance and Grievance Closeout forms: throughout the project lifeline, all incoming grievances regarding the project are recorded in the grievance forms and finalized in grievance closeout forms. These forms are an effective means of data collection for monitoring the appropriateness of RAP implementations to construction, land acquisition, resettlement programs and objectives.

Project progress reports: prepared by the resettlement unit will be utilized to monitor the effectiveness and the timing of RAP activities.

IMPLEMENTATION PLAN

The project implementation schedule will consist of three phases namely preparation, implementation and post implementation. It mainly will include works such as clearing of the access roads, areas for materials and provision of alternative routes and will be coordinated with REA. The implementation of the RAP will be undertaken by an external agency that will report to REA. This calls for collaboration from all the stakeholders and requires a properly constituted structure for the administration of the same. The RAP Implementation schedule and key activities anticipated prior to, during and after are outlined in the following Table 26.

Table 26: RAP Implementation Schedule and Key Activities

Activity	Period
Investigations on the prevailing Socio-Economic and Environmental conditions, undertaking a detailed RAP, drawing resettlement schedules and finalization of Investment costs.	Completed 2014
RAP Preparation: Identification and agreement with PAPs on clearance of way leave to create access for moving materials such as transformers and electric poles	Completed Oct – Nov 2014
Construction of the power lines	Completed May - June, 2016
Initial Project awareness campaigns	Completed Aug 22 – Sept 5, 2016
Routine Project Awareness Campaigns	Continuous until closure of ERT II Restructuring Project
Chief Government Valuer's approval of the RAP	Sept 19 – Oct 7, 2016
Internal preparations for the compensation exercise	Oct 10 – Nov 15, 2016
RAP disclosure in country (relevant medias, Ministry of Finance, MEMD, and REA's website)	October 10, 2016
RAP disclosure by World Bank on InfoShop	Immediately after disclosure on the REA website
RAP "disclosure" to the PAPs and their district officials at the project areas.	Oct 17 – Nov 4, 2016
Payment of compensation for the damaged properties (crops and trees)	Nov 18 – Dec 16, 2016
<i>The World Bank Social Safeguards team to join the REA compensation team on stretches of the project areas during exercise</i>	
Finalization and handing over of the RAP Closure report to the World Bank	Dec 19 - 31, 2016

The organizational structure elaborates on the roles of various stakeholders in the implementation and administration of the RAP. It further clarifies the roles of PAPs and their responsibility in the entire exercise

REA's role during RAP implementation

REA will be responsible for:

1. Overseeing the implementation of the RAP;
2. Overseeing the formation of the PAP committee (PC);
3. Ensuring maximum participation of the affected people in the planning of their own resettlement and post resettlement circumstances;
4. Taking financial responsibility for compensation and other designated resettlement related costs;
5. Ensuring consultants provide detailed valuation of the properties in order to determine the case to case value of each component of the project and agree upon a value for compensation;
6. Ensuring monitoring and evaluation of the PAPs and the undertaking appropriate remedial action to deal with grievances; and
7. Ensuring initial baseline data is collected for the purpose of monitoring and evaluation report as per the indicators provided by the RAP.

PAP Committee (PC)

Under the guidance and coordination of REA, the PC will be formed one week after the formation of the REA Resettlement Unit which will act as a voice PAPs. The committee shall comprise of following: two PAP representatives, LC representative, District Valuer, District Surveyor, District land Adjudication and settlement officer and District Community Development Officer and Sub-county/Parish Community Development Officers.

The PC will be concerned with the following;

- Public Awareness: - includes extensive consultation with the affected people so that they can air their concerns, interests and grievances.
- Compensation;

Involves ratifying compensation rates and also serves as dispute resolution body to negotiate and solve any problem that may arise relating to resettlement process. If it is unable to resolve any such problems, will channel them through the appropriate grievance procedures laid out in this RAP.

Related Local Government Department

- Guide the compensation exercise by providing valuation approved valuation rates
- Participate in the grievances that may arise
- Provide the legal guidance and participate in grievance mechanism in case the PC fails.

RESETTLEMENT ACTION PLAN BUDGET

Borrowing from Past Resettlement Experiences in the Region

According to the Ugandan resettlement practices, REA will be responsible for the financing of land acquisition and resettlement costs under the project. REA will also sign compensation agreements with the PAPs when they receive the compensation packages.

Experience has shown that cash compensation is less beneficial to these categories of PAPs as it is subject to abuse by the male beneficiaries. Implementation of Section 40 of the Land Act (Consent of spouses must be sought) will put the female spouses at equal level.

Monitoring and Evaluation

Objectives

Monitoring and evaluation will be key components of the implementation of the RAP. The components will have the following objectives:

Monitoring: Will consider the progress of the implementation of the RAP, including the progress of key procedures such as compensation, resettlement etc. Specific consideration will be given to:

- Any emerging social or economic difficulties faced by the affected persons during resettlement process
- Compliance and completion of the resettlement program.

Evaluation: Will consider the results and outcomes of the resettlement program, through an assessment of the impact of the resettlement programme on affected households, their incomes, standards of living, environmental issues etc. The focus during the implementation of the resettlement programme will be on the compilation of baseline data on the affected households that will enable the comparison during evaluation missions.

Approach

Monitoring of implementation by the RAP consultant will be carried out at different levels every month. At the process level, inputs and outputs will be measured. These will include for example, the amount of compensation paid out and grievance cases successfully dealt with. Specific cases or situations arising during resettlement will be documented. Programme efficiency will be monitored and discussed every month with the RAP implementation Steering Team and ways in which it can be improved will be identified.

The World Bank office in Kampala will provide guidance and comments on compliance and completeness of the resettlement programme from the review of quarterly progress reports and during Resettlement Steering Team discussions in which updates will be presented. Evaluation of the programme by definition will consider long term impacts. There could be one held at the end of the 20-month implementation period. During the resettlement program itself, focus will be on ensuring that the appropriate baseline information is recorded. The bulk of the information has been gathered during the socio-economic census of this update process. A few key indicators shall be identified and agreed, to be collected more systematically for the end of project evaluation. Lessons from the evaluation will be widely shared.

Progress Monitoring

During the compensation and resettlement, progress will be reported against the following key indicators:

1. Number of public consultation meetings carried out with affected persons and local authorities in preparation for and during RAP implementation;
2. Number of affected entities effectively compensated as a percentage of total entities (and their packages) to be compensated;
3. Number of infrastructure for which compensation has been completed;
4. Number of households, businesses and individuals physically displaced as a result of project activities;
5. Number of households, businesses and individuals economically displaced;
6. Number of households resettled by the project (other than cash compensation);
7. Grievances open and closed i.e., number of complaints received—total justified, non-justified including emerging issues; Total complaints resolved; total referred to the legal system including the initiator(REA or affected person);
8. Completion of repayment process in time; and
9. Clearance of the RoW within stipulated demolition time (3 months).

Based on this, quarterly monitoring reports will be prepared and provided to REA by the RAP Consultant, and these will be discussed in the RAP Implementation Steering Team meetings. Progress monitoring will be carried out by the project manager in close liaison with the RAP consultant.

Compliance and Completeness Audit

This audit is suggested here to ensure that there will be compliance to: the requirements contained in the RAP, the Ugandan law and to the World Bank policies. We suggest quarterly external reviews about one-week in duration each during compensation and resettlement, and a final review and audit after the all compensation has been completed. The World Bank could guide this process and would appoint the external auditor.

Compliance reviews: The objectives of the quarterly compliance reviews will be:

1. To assess the overall compliance with the RAP and applicable legislation and requirements particularly:
 - Compliance with the eligibility criteria as described in the RAP
 - Actual delivery of entitlements (compensation and resettlement packages) as described in this RAP
2. Compliance with the implementation mechanisms as described in the RAP To verify that measures to restore or enhance affected people's quality of life and livelihood, including vulnerable groups, are being implemented and to assess their effectiveness
3. To assess the extent to which the quality of life and livelihoods are being restored in an appropriate manner.
4. To monitor and recommend specific corrective actions regarding other social concerns raised including:
 - i. community grievances (e.g. related to worker behavior and interactions with community members including youth)

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- ii. community conflicts
 - iii. optimal use of local labour;
 - iv. implementation of HIV/AIDs community sensitization programs

Completion audit: The purpose of the completion audit is to establish whether REA has implemented all the activities needed to ensure compliance with resettlement commitments defined by the RAP and applicable policies, and whether compensation and resettlement can be deemed complete. A key objective of the RAP is that compensation, resettlement and other mitigation measures should lead to sustainable restoration or enhancement of the affected persons' quality of life and income levels.

The completion audit will be carried out by the same auditor as the compliance audit. Based on data collected during this review and other data collected during implementation, the auditor will form conclusions on the following main issues:

1. Have the objectives of the RAP been achieved in respect to:
 - Identification of the affected people and identification of impacts
 - Compensation for all the impacts of all affected people
 - Timely delivery of entitlements
2. The adequacy of compensation in mitigating experienced impacts
3. Have livelihoods been restored?

Evaluation and RAP Completion Report

This report will be prepared and submitted to the World Bank six months after the completion of compensation, or before the implementation completion report by the World Bank, whichever comes first. The RAP Implementation Report shall include but not be limited to the following information:

- Background to the RAP preparation including a description of the project activities, scope of impacts, number of affected persons and estimated budget;
- Update of its implementation with actual numbers of displaced persons by segments, compensation paid, issues/ complaints raised and solutions provided;
- Complaints status;
- Early assessment of the impacts of resettlement and compensation on affected categories at the time of report production;
- Total sum disbursed;
- Lessons learned from the RAP Implementation; and
- Annexes (Lists of affected persons, List of persons compensated, Maps, and infrastructure drawings etc.)

List of Project Affected Persons

NTUNGAMO DISTRICT,RUGARAMA SUB-COUNTY,KAGONGI PARISH,KAGYEYO I VILLAGE	
KAK-KYE-001	TUGUME GENSI
KAK-KYE-002	KAREKA JULIUS
KAK-KYE-003	RUTUHA GEORGE
KAK-KYE-004	NDUMU ROBERT
KAK-KYE-005	TWIKIRIZE ADRINE
KAK-KYE-006	BASAJA FRANCIS
KAK-KYE-007	BATURINE EDISA
KAK-KYE-008	TWESIGE NELSON
NTUNGAMO DISTRICT,RUGARAMA SUB-COUNTY,KAGONGI PARISH,KABINGO VILLAGE	
KAK-KYE-009	TUMUKWATIRE JUSTUS
KAK-KYE-010	BYARUGOYE ERIC
KAK-KYE-011	WAMALA LILIAN
KAK-KYE-012	RWBWOZI KIBIRIGI
KAK-KYE-013	MUSIMENTA PEACE
KAK-KYE-014	KAMUGISHA TIBERINDWA
KAK-KYE-015	BYARUGABA REMIJIYO
KAK-KYE-016	KABUKYE EDINANSI
KAK-KYE-017	NYAMIHANDA SPECIOZA
KAK-KYE-018	MAGARA OSTEN
NTUNGAMO DISTRICT,RUGARAMA SUB-COUNTY,KAGONGI PARISH,KAGYEYO II VILLAGE	
KAK-KYE-019	GWENZIGYE
KAK-KYE-020	BIRIMUBUSHA EDWARD
KAK-KYE-021	BIRIMUBUSHA EDWARD
KAK-KYE-022	TUMUSIIME BEINOMUGISHA
KAK-KYE-023	RWAMUSHIZA ERIC JOHN
KAK-KYE-024	ENSINIKWERI AMBROSE
KAK-KYE-025	ARINAITWE JUSTINE
KAK-KYE-026	MUZAALY YOSAMU MUGISHA
KAK-KYE-027	OUNYESIGA

KAK-KYE-028	BAMBIJA GODFREY
KAK-KYE-029	ST.LUKE KAGYEYO CHURCH LAND
KAK-KYE-030	KYARITUHA MEDARD
NTUNGAMO DISTRICT,RUGARAMA SUB-COUNTY,KAGONGI PARISH,KASANA CENTRAL II VILLAGE	
KAK-KYE-031	RUKANDA JOHN
KAK-KYE-032	RUTASHEKA JEROM
KAK-KYE-033	MUJULIZI PATRICK
KAK-KYE-034	MUHANGI GEOFREY
KAK-KYE-035	BIJAJIZE EDRIDI
KAK-KYE-036	RUKANDA JOHN
KAK-KYE-037	KABUTUTA SEM
KAK-KYE-038	RUKANDA JOHN
KAK-KYE-039	RUKANDA JOHN
KAK-KYE-040	BWERERE ELIVAIDA
KAK-KYE-041	BIRYOMUMWISHO JOHN
KAK-KYE-042	BAKAINE VIRIGINIA
KAK-KYE-043	TUMUSHABE HENRY
KAK-KYE-044	KAMWITA SEPIRIANO
NTUNGAMO DISTRICT,RUGARAMA SUB-COUNTY,KAGONGI PARISH,KASANA CENTRAL I VILLAGE	
KAK-KYE-045	RWABUKWISI FULUJENSIO
KAK-KYE-046	ASIIMWE AMONI
KAK-KYE-047	TABARO REMI
KAK-KYE-048	TURWAKUNDA ERIYA
KAK-KYE-049	SANYU GEREVAZIO
KAK-KYE-050	MATANTA BENSON
KAK-KYE-051	TABARO REMI
KAK-KYE-052	KAMARA VICENT
KAK-KYE-053	KEITANAZO BENARD
KAK-KYE-054	ARINAITWE ROBERT
KAK-KYE-055	KAMARA VICENT
KAK-KYE-056	KOMWANI ROBINA
KAK-KYE-057	PENTECOSTAL ASSEMBLIES OF GOD

KAK-KYE-058	NGABIRANO SIRIRI
KAK-KYE-059	TABARO REMI
KAK-KYE-060	NGABIRANO SIRIRI
KAK-KYE-061	NDYAMUHAKI BENON
KAK-KYE-062	RWANOGA SIRIRI
KAK-KYE-063	MBABAZI BEATRICE
KAK-KYE-064	RWAMIRURU WILSON
KAK-KYE-065	BAKEZENDA MARGRET
KAK-KYE-066	NDYAMUHAKI IVAN
KAK-KYE-067	ZONGOZA ROY
KAK-KYE-068	MUSINGUZI AARON
KAK-KYE-069	KARUHANGA SILVA
KAK-KYE-070	NUWABINE RONALD
KAK-KYE-071	RWOMUSHANA AUGUSTINE
NTUNGAMO DISTRICT,RUGARAMA SUB-COUNTY,KAGONGI PARISH,KASANA WEST II VILLAGE	
KAK-KYE-072	BARYABASA BILLY
KAK-KYE-073	NDYAHEBWA REUBEN
NTUNGAMO DISTRICT,RUBAARE TOWN COUNCIL SUB-COUNTY,RWEMIRO WARD PARISH,BUYOORA CELL VILLAGE	
KAK-KYE-074	KANGURUKA CO-OPERATIVE SOCIETY
KAK-KYE-075	KARUHANGA JUSTUS
KAK-KYE-076	MUSHAIJA GEOFFREY
NTUNGAMO DISTRICT,RWEIKINIRO SUB-COUNTY,KABUNGO PARISH,KYEIZINGA II VILLAGE	
KAK-KYE-077	KAHINDA MESACH
KAK-KYE-078	KYOMUGISHA KAKWAYA
KAK-KYE-079	BANYOGANA WILSON
KAK-KYE-080	BARYABONAKI BENADETI
KAK-KYE-081	NYINABAGANDE FILESTA
KAK-KYE-082	BANYOGANA WILSON
KAK-KYE-083	RUSAGARA EMMANUEL
NTUNGAMO DISTRICT,RWEIKINIRO SUB-COUNTY,KABUNGO TUYIMUKYE PARISH,MUTOJO III VILLAGE	

KAK-KYE-084	KABUNGO TUYIMUKYE CO-OPERATIVE SOCIETY
KAK-KYE-085	TUMWESIGIRE YORAMU
KAK-KYE-086	MWESIGWA SULAIT
KAK-KYE-087	RWAKAANA JAMES
KAK-KYE-088	NTEZIRYAYO
KAK-KYE-089	NDYAMUBA DENIS
KAK-KYE-090	ZAKUMUMPA GODFREY
KAK-KYE-091	NAMAKURA JUSTINE
KAK-KYE-092	RWAKITYOKOLI GEORGE
KAK-KYE-093	TWONGEIRWE PENINA
KAK-KYE-094	BWERERE AUGUSTINE
KAK-KYE-095	KASHAIJA NATHAN
KAK-KYE-096	MUHEKYI STEVEN
KAK-KYE-097	MASIKO JOHN BOSCO
KAK-KYE-098	KABAREBE HERBERT
KAK-KYE-099	TUMUSIIME EDWARD
KAK-KYE-100	BUSHAIJA
KAK-KYE-101	SEBAGABO DONATI
KAK-KYE-102	RUHANGURA GIBRIL
KAK-KYE-103	TUMUSIIME EDWARD
KAK-KYE-104	MAKARA ALEX
KAK-KYE-105	TUMUSIIME EDWARD
KAK-KYE-106	RUHANGURA GIBRIL
KAK-KYE-107	TUMUSIIME EDWARD
KAK-KYE-108	KUMUHANGIRE EPHRAIM
KAK-KYE-109	TIBEGYEMWA JOHN
KAK-KYE-110	KAHIRWA STANISILUS
KAK-KYE-111	KAZEYI MATAYO
KAK-KYE-112	NTAMAKYEMA AUGUSTINE
KAK-KYE-113	TUMUJIRE ASONI

KAK-KYE-114	NTAMAKYEMA AUGUSTINE
KAK-KYE-115	AKAMPURIRA ROBERT
KAK-KYE-116	KAYUMBA NYENSI
NTUNGAMO DISTRICT,RWEIKINIRO SUB-COUNTY,KITASHEKWA PARISH,RWENARURA II VILLAGE	
KAK-KYE-117	KINYAATA EMMANUEL
KAK-KYE-118	KANYAMURE LAZALO
KAK-KYE-119	MPUMWIRE JACKLINE
KAK-KYE-120	TUMUSIIME EDWARD
KAK-KYE-121	KAFARA TURYATENDA
KAK-KYE-122	TUMUHAIRWE SIKOOLA