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Appendix F
Kawanda Sub-Station Assessment of
Past Resettlement Activities and Action
Plan (APRAP)

**UGANDA ELECTRICITY TRANSMISSION COMPANY LIMITED
(UETCL)**

BUJAGALI INTERCONNECTION PROJECT

**ASSESSMENT OF PAST RESETTLEMENT ACTIVITIES
AND ACTION PLAN
(Kawanda Sub-Station)**

Prepared for:

Uganda Electricity Transmission Company Limited
Bujagali Energy Limited
Kampala - Uganda

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Acronyms

AESNP	AES Nile Power
AIDS	Acquired Immunodeficiency Syndrome
BEL	Bujagali Energy Limited
BIU	Bujagali Implementation Unit
CDAP	Community Development Action Plan
DWD	Department of Water Development
EIA	Environmental Impact Assessment
GoU	Government of Uganda
HPP	HydroPower Project
IFC	International Finance Corporation
IFI	International Financial Institutions
IP	Interconnection Project
LC	Local Council
MW	MegaWatt
NEMA	National Environmental Management Authority
RAP	Resettlement Action Plan
RCDAP	Resettlement and Community Development Action Plan
SEA	Social and Environmental Assessment
TOR	Terms of Reference
UEB	Uganda Electricity Board
UETCL	Uganda Electricity Transmission Company Limited
UGX	Uganda Shilling
USD	United States Dollar
WBG	World Bank Group

Exchange Rate considered in this document: USD 1 = UGX 1,800

1 INTRODUCTION

1.1 PROJECT GENERAL BACKGROUND

The Bujagali Hydropower Project is a proposed 250 MW hydropower facility on the Victoria Nile in the Republic of Uganda. It is located at Dumbbell Island, approximately 8 km downstream (i.e. north) of the Town of Jinja. Bujagali Energy Limited (“BEL”) is the proponent of this project.

The Bujagali Hydropower Project requires a new interconnection system, the Bujagali Interconnection Project (“Bujagali IP”), including, but not limited to, new transmission lines, to deliver the electricity power at Bujagali HPP to the national grid of Uganda, particularly to the main demand center of Kampala, the capital city. The Bujagali IP will also support other planned initiatives to expand and strengthen the national grid in future.

The Bujagali Interconnection Project (“Bujagali IP”) is developed by the Uganda Electricity Transmission Company Limited (UETCL).

Development of the Bujagali HPP and of the Bujagali IP was first initiated by AES Nile Power Ltd., (“AESNP”) in the late 1990’s. Amongst other activities, AESNP prepared Environmental Impact Statement documentation for both projects that was approved by the Government of Uganda’s National Environmental Management Authority (“NEMA”) in 1999/2001, and by the World Bank, IFC and African Development Bank Boards in December 2001.

The overall project (both hydropower and transmission facilities) was approved by the Government of Uganda’s (GoU) National Environmental Management Authority (NEMA) in 1999/2001, and by the World Bank and African Development Bank Boards in December 2001. However, in 2003 AESNP withdrew from the Project. Subsequent to AESNP pullout, the GoU initiated an international tendering for the development of the hydropower project, which was awarded to BEL, a project-specific partnership of Sithe Global Power (USA) and IPS Limited (Kenya), whereas UETCL took responsibility for the development of the Interconnection Project.

To facilitate completion of the Bujagali IP, UETCL has selected BEL to manage the planning and approvals and construction activities of the Interconnection Project on UETCL’s behalf. The current planned transmission facilities are very similar to the previously approved scheme that was proposed by AESNP, and BEL plans to build on the previous development work as appropriate.

The lenders’ Board approvals and the permits issued by NEMA for AESNP are no longer valid. Thus, BEL was required to prepare and submit for approvals new Social and Environmental Assessment (SEA) documentation. This report (Assessment of Past Resettlement Activities – Kawanda Sub-Station) is part of the required SEA Documentation for the Interconnection System, prepared by BEL on behalf of UETCL. For this assignment, BEL has appointed a consulting team led by R.J. Burnside International Limited of Canada to conduct and oversee the SEA tasks, manage the SEA process on behalf of BEL, and author the SEA documentation to comply with GoU and international lender requirements. Within the general SEA exercise, this specific report was prepared by Frederic Giovannetti, a sub-consultant to R.J. Burnside International Ltd, based on field information that was gathered and compiled by Dr. Florence Nangendo, lecturer at Makerere University (Department of social work and social administration) in July 2006.

The Kawanda sub-station is a key component of the interconnection system between Bujagali HPP and the main power consumption center, the capital city Kampala. The site was identified in 1999-2000 following an analysis of alternatives, which is reflected in the Environmental Impact Statement EIS submitted in 2001. Resettlement and compensation activities took place in 2001 and were implemented by AESNP based on the Resettlement Action Plan submitted to NEMA and IFC in early 2001. For the rest of the transmission lines component, resettlement and compensation were not implemented by AESNP, but identification and valuation of affected assets, and census of affected people took place in 2000 and 2001.

The Terms of Reference for the new SEA of the Interconnection System, approved by NEMA and submitted to the lenders, include the Assessment of Past Resettlement Activities, wherever such activities took place. This assessment is expected to include:

- An assessment of compliance of the activities undertaken with the RAP and applicable safeguard policies,
- An assessment of the current status of resettlers and compensatees, particularly from the perspective of livelihood restoration,
- Where gaps are identified, the formulation of recommendations and recovery plans intended to meet these gaps.

The Assessment of Past Resettlement Activities addresses the activities undertaken in the area affected by the hydropower facilities, which are presented in another report, and those carried out at Kawanda Substation, which are presented in this report.

1.2 BRIEF PROJECT DESCRIPTION

The proposed Bujagali hydropower facility is located at Dumbbell Island, 70km east of Kampala the capital city, and approximately 15km north of Jinja, the second largest town in Uganda in terms of both population and industrial capacity. The hydropower project is being designed for a final capacity of 250MW. The need and rationale for this project, together with its detailed description, are presented in the SEA main report for the HPP.

In order to interconnect the HPP with the National Grid, the Uganda Electrical Transmission Company Limited (“UECTL”) is developing the Bujagali Interconnection project (“IP”). The IP will be constructed, owned, and operated by the UECTL. The IP constitutes an “associated facility” for the Bujagali HPP according to the IFC’s definition of “Area of Influence” (IFC Performance Standard 1, 2006). UECTL has contracted BEL to assist with the development of the IP, including the SEA documentation. The “Integrated SEA Summary for the Bujagali Hydropower Project and the Bujagali Interconnection Project” that accompanies the SEA integrates the findings of the HPP SEA and the IP SEA in one place.

The routing of the transmission lines that form the main component of the Interconnection Project was selected after comprehensive studies that assessed all the alternative design and route options taking cognizance of the environmental, technical and economic considerations. In conjunction with the above criteria, the final route alignment considered the GoU’s power requirements and its future infrastructure strategy.

The Interconnection Project comprises amongst other the following components (details in the SEA main report for the IP):

- a 200kV / 132kV switchyard on the west bank of the Victoria Nile adjacent to the Dumbbell Island hydropower facility;
- a new 220 kV transmission line from the Bujagali switchyard to a new substation at Kawanda, north of Kampala (length 70.4 km);
- a new 132 kV line from the Kawanda substation to the existing substation at Mutundwe in southern Kampala (length – 17.4 km). Internal improvements (i.e. new bay and switching gear) at Mutundwe to accommodate this new 132 kV line will also be required.

Other lines are planned from the Dumbbell Island switchyard to the existing 132 kV line from Owen Falls to Tororo and from the Owen Falls-Tororo line to interconnect with the Bujagali switchyard.

The IP also includes the construction of a new substation in Kawanda in the northern outskirts of Kampala. Kawanda was selected as the most appropriate location:

- To facilitate the emergency needs of Kampala, the main load center,
- To support the medium to long term infrastructure development for supply from other potential sources and distribution to the whole of Uganda.

The 2001 EIS for the transmission system presents a detailed comparative analysis of potential sites for the Kawanda sub-station.

As mentioned above, a RAP was developed in 2000 – 2001 for the whole transmission system. However, it was implemented only at Kawanda sub-station. While socio-economic surveys and consultation with potentially affected persons were undertaken by AESNP in the 2nd and 3rd quarters of 2000 for the whole route, while the valuation of affected assets was carried out by independent valuers, the compensation and resettlement program was put on hold for the transmission lines themselves. The actual implementation of compensation and resettlement took place in the 3rd and 4th quarters of 2001. The area where the Kawanda sub-station is to be built is now substantially vacated by its former owners and users.

To minimize impacts on a neighboring school, UETCL plans to change the Kawanda sub-station layout slightly. This will result in very limited additional land acquisition. Compensation for this land acquisition will comply with principles described in the new RAP, which is part of the SEA documentation for the IP (see next section).

1.3 SCOPE OF THIS DOCUMENT

1.3.1 The Social Documentation within the SEA

The contents of the general SEA report are designed to meet requirements of the GoU as well as the policies and guidelines of the various International Financial Institutions (IFIs) that are expected to finance the project.

As far as documents presenting social mitigations and action plans are concerned, the following documents are prepared:

- Bujagali Interconnection Project:
 - o Assessment of Past Resettlement Activities and Action Plan (Kawanda sub-station – **this document**),
 - o Resettlement and Community Development Action Plan;
- Bujagali Hydropower Project:
 - o Assessment of Past Resettlement Activities and Action Plan (this document assesses mitigations implemented by AESNP from 2000 to 2002 in the Hydropower Project area),
 - o Community Development Action Plan,
 - o Environmental and Social Action Plan (Section 8 of the general SEA report for the Bujagali HPP)

In addition, the general SEA for the Bujagali Interconnection Project presents an assessment of social impacts entailed by that project, as well as an action plan to mitigate these impacts.

1.3.2 Scope of this Document

In 2000 and 2001, AESNP developed a Resettlement Action Plan (RAP), which was approved in 2001 as part of the Environmental Impact Statement for the Transmission System that was cleared successively by NEMA and by the International Finance Corporation prior to the Project approval by IFC's Board.

AESNP then started implementing resettlement and compensation at Kawanda sub-station. All compensation for identified land use was effected. It included:

- Resettlement of physically displaced people,
- Cash compensation of assets such as land and land use rights, perennial crops and trees, structures.

The purpose of this document is to assess whether AESNP's commitments to comply with the publicly-released 2001 RAP were met. As mentioned above, this document addresses only impacts at the Kawanda sub-station. Where gaps are observed, recovery activities are recommended.

1.4 THE IMPACTS OF THE KAWANDA SUB-STATION ON LAND AND PEOPLE

Table 1 below presents a summary of the impacts of the Kawanda sub-station on land and people:

Table 1: Impacts of Kawanda Sub-Station on Land and People

Acreage of land compensated (acres)	12.75
Total number of affected households	27
Number of affected structures	10
Number of affected residential structures	9
Number of physically displaced households	8
Total paid in compensation (UGX)	227.34 M
Total paid in compensation (USD) – does not include resettlement site development	145,000

2 AESNP’S RESETTLEMENT AND COMPENSATION ACTIVITIES

2.1 THE 2001 RAP

AESNP with assistance from a specialized consultant produced a RAP in 2001 (disclosed in April 2001) for the transmission lines, which included mitigation of land impacts at Kawanda sub-station.

In contrast with previous practice in Uganda for similar projects, AESNP committed to compliance with World Bank Group safeguard policies (OD 4.30 “Involuntary Resettlement”¹). For the Kawanda sub-station, the principles for compensation included in the transmission lines RAP were the following:

- Full land acquisition² by AESNP acting on behalf of the then licensing authority (the UEB - Uganda Electricity Board), with transfer of the land title from the present owner to the UEB;
- Resettlement package offered as an option to all physically or economically displaced households, including:
 - o the provision of a plot on a resettlement site, with slightly greater surface area than the present affected person’s plot, and similar or better agricultural potential;
 - o cash compensation for the lost residential structure and/or provision of building materials, plus disturbance allowance;
 - o cash compensation against the value of lost perennial crops plus disturbance allowance;
 - o cash compensation against the cost of moving.
- Cash compensation for households who would not opt for resettlement or who are not displaced, for their land, perennial crops and buildings. All compensations were calculated according to the Ugandan legislation, with an “uplift” from AESNP to meet WB/IFC requirements.

¹ While AESNP was committed to comply with the “old” WBG involuntary resettlement policy (OD 4.30), new versions of this policy are now in force, respectively (i) OP 4.12 “Involuntary Resettlement”, which is applied by the World Bank, and (ii) PS5 “Land Acquisition and Involuntary Resettlement”, which is applied by the International Finance Corporation and Equator Banks.

² In contrast with “wayleaves” and “right-of-ways” along the transmission lines themselves, which did not require land acquisition but only the creation of an easement (or encumbrance).

2.2 RESETTLEMENT SITE

A resettlement area was identified in Nansana community, about 4 km from the Kawanda sub-station location. Land was purchased by AESNP from a private landowner. The site was demarcated into plots of 1/8 acre for residential purpose, each resettler being allocated one such plot; the rest of the area was dedicated to replacement agricultural land.

AESNP built an access road and a low-tension electricity line to bring power to the site. A borehole was drilled and equipped with an “Orbit” handpump. It is currently not operational.

2.3 RESETTLEMENT AND COMPENSATION ACTIVITIES

AESNP implemented the RAP for the Kawanda sub-station in the third and fourth quarters of 2001. People were moved in late 2001. Most physically-displaced people opted for the allocation of a plot in Nansana resettlement site, while their previous structures in Kawanda was compensated in cash. They were then assisted in rebuilding their house at the Nansana resettlement site.

3 METHODOLOGY OF THE ASSESSMENT

3.1 STUDY TEAM

The assessment was carried out in the field in July 2006 by a Ugandan senior social scientist from Makerere University, Dr. Florence Nangendo, coordinator of the field assessment, with assistance from one other experienced social scientist from Makerere University.

Support was obtained from the Bujagali Implementation Unit, in terms of qualitative information and access to existing documentation.

3.2 METHODOLOGY

3.2.1 Sampling

Given the small numbers of affected people for this site, there was no sampling *per se*, but it was attempted rather to meet with all affected people. While this was quite successful for physically displaced people resettled in the Nansana resettlement site, it was not for other people (mostly sharecroppers and tenants who were cultivating plots at Kawanda but were not residing). In spite of different attempts (through the local councils), it was not possible to identify the whereabouts of most of these people.

3.2.2 Methods and Instruments

A questionnaire (similar to the 2001 AESNP questionnaire) was administered to 7 of the 8 resettled households, who could be identified and found in the Nansana resettlement site. In addition, a group meeting was held with them.

Out of the 7 resettler households at the Nansana resettlement site, 3 are female-headed and 4 male-headed. Five are primarily farmers and two are retired public servants (nurse and teacher).

In addition, a focus group discussion was held with all seven heads of households together.

The host community’s perceptions were captured through an interview with a local LC1 representative (female), who was closely involved in the negotiations with AESNP.

4 MAIN ISSUES

4.1 LAND TITLES

The land at the Nansana resettlement site was purchased by AESNP from the Uganda Lands Commission in 2001. Resettlers were promised a land title, as per commitments made in the RAP.

To-date, none of the resettlers has been issued a land title. This is a significant problem, as resettlers unanimously report in interviews that they feel insecure without any documentation showing that they are the rightful owners of the land. The situation seems to be rather complex, as follows:

- The Buganda Kingdom has a claim over this land, as it appears that it formerly belonged to the Kingdom before 1960, when this land as well as other land was expropriated from the Kingdom without compensation by the Government;
- After the traditional institutions were reinstated into their property rights, negotiations took place between the Kingdom and the Government through the Uganda Lands Commission, to compensate the land at Nansana either by replacement by a piece of land of similar value, or by payment of compensation; it appears that the Kingdom, through its Buganda Land Board, opted for the latter solution, but the Government has never been able to pay the compensation;
- The Ministry of Energy is apparently well aware of this situation, and is reportedly in the process of securing funds to pay this compensation.

If this compensation is paid, the Buganda Land Board would then be able to clear the land title requests for eventual issuance by the competent authority.

This situation needs to be fixed for the following two reasons:

- It is a non-compliance with earlier commitments made in the RAP;
- In the sub-urban area where the Nansana resettlement site is located, there is a significant risk of people without land titles being evicted, as land pressure is high and many might want to acquire a well-placed, already developed piece of land.

4.2 ACCESS TO PUBLIC SERVICES

4.2.1 Water Supply

AESNP installed a drilled well with an Orbit handpump. As most similar pumps put in place by AESNP, it is not operational. The source of water for resettlers (and neighbouring residents) is a spring catchment, which was improved by AESNP. Host community members have concerns about the potential impact of houses and latrines in the resettlement site on the quality of water at that spring. According to the BIU, these concerns were substantiated by a hydrogeological expert from DWD. It is therefore important that the pump be replaced by a more reliable model. This is indeed planned by BEL as part of the CDAP (see Bujagali HPP – CDAP).

4.2.2 Electricity

All households interviewed in Nansana resettlement site have access to electricity. This is a significant improvement of their living conditions.

4.2.3 Access

Vehicular access to the site is possible at all times. There are some complaints from resettlers that the road to the site has deteriorated since AESNP built it. The responsibility for maintenance of this road rests with the local authorities.

4.2.4 Health and Education

The offer of health units and of primary and secondary is better and more diverse in Nansana, a larger town, than it was in Kawanda. This is recognized by resettlers themselves in face-to-face interviews.

4.3 LIVELIHOOD RESTORATION

4.3.1 Agricultural Land

The comparison of agricultural land before and after the resettlement is shown in Table 2 below:

Table 2: Agricultural Land Before and After Resettlement

	Respondent's Gender	Land before	Land after (excluding the residential plot)
1	F	2 acres – ownership	2 acres – ownership
2	F	¾ acre – ownership	¼ acre – ownership
3	M	1 acre, including ½ in ownership and ½ in tenancy	1/8 acre – ownership
4	M	½ acre – ownership	¼ acre – ownership
5	M	1 acre – ownership	1.25 acre – ownership
6	M	3/8 acre, including ¼ in ownership and 1/8 in tenancy	1/8 acre – tenancy
7	F	1.5 acre, including ½ in ownership and 1 acre in tenancy	¼ acre – ownership

For the seven resettler households interviewed (out of eight), the total agricultural surface available has been overall reduced by 40%. Five out of seven have less land, sometimes significantly less, one has the same surface, and one has more.

It seems, however, that several resettlers sold part of the land that was allocated to them for agricultural purposes, keeping only the residential plot, because the land value at the resettlement site increased considerably after AESNP built a permanent access road and brought electricity. In addition, several of these resettlers were not primary farmers, and the land they owned at Kawanda was in fact farmed by others, who were their sharecroppers or tenants.

It is clear anyway that with surfaces of ¼ acre or less (about 1,200 m²), some resettlers have no option but shift to a more urban way of life. They cannot expect agriculture to sustain them with such surfaces (it is generally estimated in Uganda that an agricultural surface of about 0.8 hectare (or about 1.75 acre) is required to sustain an average household).

In addition, resettlers also complain about land fertility, as indicated by these quotes from the Focus Group Discussion in Nansana Resettlement Site, below:

What has changed for me is the fact that I was removed from my fertile land and given a relatively small piece of land, which is even infertile. This has reduced the economic activities that I could carry out on my land and therefore reduced on my agricultural income.

Personally, I think I am not well off but what I miss most is my land in Kawanda which was fertile and which would support the growth of a number of crops. I have no other means of employment apart from my land which used to sustain my life. It is now a different story, here the soils are infertile and I am unable to sell crops because of the low productivity).

4.3.2 Incomes

Resettlers interviewed at the Nansana resettlement site were asked by the social researcher to compare and quantify their sources of cash and non-cash income in the pre- (2000) and post- (2005) resettlement situations. They were assisted in assessing incomes from the different sources identified.

Table 3: Comparison of 2000 and 2005 Incomes for Resettlers Interviewed

	Respondent's Gender	Cash income	Non-cash income	TOTAL 2000	Cash income	Non-cash income	TOTAL 2005
1	F	15 600 000	-	15 600 000	4 800 000	3 690 000	8 490 000
2	F	1 200 000	1 920 000	3 120 000	1 920 000	1 200 000	3 120 000
3	M	10 200 000	380 000	10 580 000	12 000 000	300 000	12 300 000
4	M	1 800 000	550 000	2 350 000	1 830 000	1 250 000	3 080 000
5	M	4 680 000	360 000	5 040 000	4 860 000	120 000	4 980 000
6	M	14 760 000	1 380 000	16 140 000	5 400 000	2 000 000	7 400 000
7	F	3 030 000	336 000	3 366 000	720 000	980 000	1 700 000
	TOTAL	51 270 000	4 926 000	56 196 000	31 530 000	9 540 000	41 070 000

This table, which must be interpreted with some caution as such income assessments may not be fully reliable, seems to indicate the following:

- The non-cash income, which is an indicator of self-consumption of agricultural production, was low in 2000 in comparison with the cash income, which indicates that this group was not primary farmers (except respondent 2);
- The non-cash income has increased in 2005, which is paradoxical given the fact that people complain about their lower agricultural production in the new site;
- The cash income has significantly decreased between 2000 and 2005 for three in the group, and is more or less stable for four;
- The overall income has significantly decreased.

These results tend to indicate that about five years after resettlement, livelihood is not restored for three out of seven of the interviewed resettlers.

4.4 VULNERABLE PEOPLE

While vulnerable people were apparently identified and may have received some specific assistance from AESNP at the time of moving, they nowadays appear not to be identified or monitored *per se* in the existing records of resettlers and compensates for the Kawanda sub-station. This is an area of potential non-compliance with WBG operational policies, and is certainly not in line with current good practice. Given the small number of Project-Affected People for the Kawanda sub-station, vulnerable people must be identified (including amongst the non-resettled affected people), located, and assistance measures need to be devised where necessary.

4.5 CONSULTATION

Resettlers express numerous complaints about the way the process was handled by AESNP. They indicate that they were “rushed” to relocate to their new houses, while these were not quite ready yet. Also, a misunderstanding has arisen about the disturbance allowance. As per Ugandan law, the disturbance allowance is 15% of the total compensation if people have more than 6 months notice before vacating the land that is

acquired from them, and is 30% if they have less than 6 months notice. According to the BIU, people in Kawanda did receive more than 6 months notice, and therefore the 30% disturbance allowance was not to be paid. However, a 15% disturbance allowance was indeed paid to them. It does not seem that this issue is properly understood by the affected people, who still claim payment of the disturbance allowance in general, without being specific about the 15% or 30% rates.

5 ACTION PLAN

5.1 CONCLUSIONS OF THE ASSESSMENT AND RECOMMENDATIONS

The main conclusions and recommendations are the following:

- People in the Nansana resettlement site do not have land titles; this is a non-compliance with the RAP, which needs to be fixed;
- The defective handpump needs to be removed and changed to mitigate the impact of the resettlers' community on the spring used by the host community;
- Livelihoods are not restored, and some households need to be supported in their efforts to restore them; these are not households living in an agricultural economy any more (if they ever were), and they need to be supported in non-farming activities;
- Vulnerable people need to be identified, and assistance measures need to be devised if necessary;
- Further explanations need to be given on issues such as the payment of the disturbance allowance;
- Monitoring of resettlers and other affected people needs to be resumed, based on comprehensive information for each affected household, preferably to be incorporated in a household-level database summarizing compensation information at household level and allowing to include further monitoring information.

5.2 ACTION PLAN

5.2.1 Overview

Table 4 below presents the activities identified to address the deficiencies observed in the assessment:

Table 4: Action Plan to Address Observed Deficiencies

Topic / Issue	Activity	Responsibility	Cost (USD)	Schedule
Land Titles	<ul style="list-style-type: none">- Resume and finalize negotiations between the Buganda Land Board and the Ministry of Energy to settle the issue of compensation of the Nansana resettlement site in favor of the Buganda Kingdom- Issue land titles to all resettlers	Ministry of Energy, with facilitation by UETCL	Unknown ³	To be started as soon as possible

³ *The amount claimed by the Buganda Kingdom is unknown. Assuming land value in the area is currently in the order of UGX 15M per acre, the total claim could be around UGX 200M, or about USD 111,000. This number is given for information only. It is likely, however, that there is a lot of space for negotiation, with other, more political, considerations in the balance.*

Topic / Issue	Activity	Responsibility	Cost (USD)	Schedule
Water supply	<ul style="list-style-type: none"> - Replace the Orbit handpump by an India Mark 2 handpump - Train a mechanic in the community (either resettlers or host community) to take care of the pump 	UETCL with facilitation and support from BEL	Part of the CDAP Pre-Construction phase, currently being implemented	In progress (August 2006)
Livelihood Restoration	<ul style="list-style-type: none"> - Include Nansana resettlers in the CDAP Construction Phase activities intended for the HPP affected people, particularly the agriculture component for those whose livelihood is based on agriculture and the small business component for the others – See HPP CDAP Document - Include non resettler affected people in these activities as well (see below “Monitoring”) 	UETCL with facilitation and support from BEL through its Social Unit	Addition of USD 15,000 to the HPP CDAP Construction Phase budget to take care specifically of these two communities	2009
Vulnerable People	<ul style="list-style-type: none"> - Identify and locate vulnerable people, amongst resettlers and other affected people - Develop specific assistance measures for vulnerable people if needed 	UETCL with facilitation and support from BEL through its Social Unit	5,000	To be started as soon as possible
Consultation / Information	<ul style="list-style-type: none"> - Resume contact with the community of resettlers in Nansana - Clarify the disturbance allowance issue 	UETCL with facilitation and support from BEL through its Social Unit	5,000	To be started as soon as possible
Monitoring of Affected People	<ul style="list-style-type: none"> - Identify the whereabouts of non-resettler affected people, investigate their current social and economic circumstances, and include them in livelihood restoration activities - Establish a database of all affected households to allow for further socio-economic monitoring - Monitor affected people on a regular basis before and during the livelihood restoration activities 	UETCL with facilitation and support from BEL through its Social Unit	10,000	To be started as soon as possible

5.2.2 Implementation Responsibilities and Linkage with the HPP CDAP

General responsibility for implementation of the activities identified in Table 4 above rests with UETCL.

BEL has developed a Community Development Action Plan for the HPP Project, as well as an Assessment of Past Resettlement Activities for the HPP Project. BEL plans to put in place a dedicated Social Unit to implement the action plan foreseen in the framework of the APRAP for the HPP Project, and to implement the

Community Development Action Plan for the HPP Project. This Social Unit will assist UETCL in the implementation of the measures envisioned in this action plan.

The livelihood restoration measures envisioned in this document will benefit from the implementation of the HPP CDAP. As for measures planned under the HPP APRAP, they will be implemented jointly with the Construction Phase CDAP for the HPP, although a specific budget is earmarked for the people affected by the Kawanda sub-station as per indications in Table 4 above.

5.2.3 Monitoring & Evaluation

Internal monitoring of the Action Plan will be carried out by the Social Unit mentioned in the previous section. Internal monitoring will be based on the following indicators (the list is not limitative):

- Output indicators:
 - Land titles;
 - Identification of vulnerable people and related assistance measures;
 - Consultation indicators (meetings held, number of attendees);
 - Water supply indicators (operation of the handpump, management, revenue);
- Outcome indicators:
 - Agricultural productivity;
 - Business activities;
 - Incomes and livelihood restoration, based on the baseline gathered in 2000 and 2006;
 - Resettler satisfaction.

An external evaluation will be carried out after 3 years of implementation of the agricultural and small business enhancement programs. Potential for expansion (in time) of these programs will then be assessed.

APPENDIX – TRANSCRIPT OF A FOCUS GROUP DISCUSSION WITH RESETTLERS IN NANSANA RESETTLEMENT SITE

MODERATOR: JJUKO EDWARD

NOTE TAKER: DRICI HUDSON

PARTICIPANTS:

	Gender	Age	Occupation	Village
1.	M	31yrs	Teacher	Nansana
2.	M	38yrs	Self employed	Nansana
3.	M	41yrs	Builder	Nansana
4.	F	32yrs	Housewife	Nansana
5.	F	30yrs	Housewife	Nansana
6.	M	56yrs	Peasant	Nansana

Qn1: How were you prepared for the resettlement and compensation process?

R3: There wasn't much preparation as far as the whole process was concerned. However, the project officials came to us and informed us about the up coming national program of relocating people from our area and they simply notified us that they would therefore need out land. They told us that they had acquired an alternative piece of land in Nansana where they intend to take us to.

They really disturbed us a lot because they hurried us to build out houses in Nansana to an extent that all of us were forced to enter wet houses. We had indicated in our meetings with them that we need to be transferred to a mailo land but they kept hiding the truth from us that the land on which we were being transferred belonged to the Kabaka.

R6: I think all I wanted to say has been said by Mr. Luutu. I only want to add that we had a number of meetings with the Nile power Project officials but all they told us in these meetings was that we need to be calm because everything was going to be okay. Eventually we reached a consensus with them that we need to be transferred to a place which was not very far away from Kampala but things eventually changed because the way we were relocated to this place was not in good faith and totally centrally to what we had agreed upon.

R1: Actually, a fortnight ago, I went to the Land office and got information from there that our land titles were being processed but surprisingly up to now nothing has been processed and even no communication to that effect has been made.

Qn2: Were your views taken into consideration?

R1: No, and none of us is happy with the way these people treated us because everything we told them was not fully taken into consideration.

R3: When we tried to resist to their ideas, they threatened us that they were going to sue us if we had not left the land in time and that we would pay for the damaged. At this point in time, all of us had surrendered our land titles to them, so we did not have any way out apart from conceding to what they wanted us to do.

R6: When we tried to put them on pressure for our land titles, they apologised to us going to talk to the Kabaka and have this issue solved but this has taken 5 years now. They later told us that they had got us a lawyer who was working with one Mr. Levi Zzimbe a commissioner in Buganda Land board to process our land titles but since then nothing has been done up to now.

Qn: How did you utilise your compensation packages?

R1: I think it is not right for you to ask us this question right here when we are in a group because this information should have been captured very well in one to one discussion we had the previous day. It will expose out business ventures to the public which I think is not right but as we indicated we used our money to build these houses.

Qn: Have you been able to restore your past livelihood?

R3: Our livelihood has not really changed much compared with the life we led before coming to this place. The biggest difference between there and here is that while there, we had many friends, we had no thieves but here we have no friends and we are disturbed by thieves.

R6: Personally, I have not changed much, but as a family my children have grown up and are now in secondary schools. The other things is that the oils here are not productive as the soils in Kawanda where I lived before coming here but am only happy about the availability of water in this area than there.

Therefore, I would say that to a small extent my livelihood has been restored.

Qn: Are you currently well off or worse off than before?

R3: This is an interesting question but I have this to say: things have not really changed much to me because determining whether I am well off or worse off is not easy for me. What has changed for me is the fact that I was removed from my fertile land and given a relatively small piece of land which is even infertile. This has reduced my economic activities that I could carry out on my land and therefore reduced on my agricultural income.

R6: Personally, I think I am not well off but what I miss is my land in Kawanda which was fertile and which would support the growth of a number of crops. I have no other means of employment apart from my land which used to sustain my life. It is now a different story, here the soils are infertile and am unable to sell crops because of the low productivity.

Qn: Are there any unfulfilled promises?

R3: One of them and very important one is the issue of land titles. We feel very insecure on this land without anything to show that we are the rightful owners. Anytime we can be evicted from this land in case the Kabaka wants to set up any development venture on his land without any compensation. In addition, these people promised us to build a good road in the resettlement site, a bore hole which they have not done up to date.

R2: They also promised to pay us a disturbance allowance of 30% each of the total amount we received from the project which they haven't done up to now.

R6: The road was not properly made, we get sick most times because we are located next to a forest and valley but we have to walk long distances in search of treatment, we need a health centre here as they had promised us to reduced on the distance and costs of medication.

R4: They promised a school and a health facility.

Qn: Any recommendations?

R2: We request Nile power AES project team to pay us our disturbance allowance which they promised so that we can buy things/items that got destroyed in the resettlement process. They should also honour their promised by building for us a road, repair the broke down borehole and finally but most importantly, we need our land titles.