



UCOBAC Executive Director, Mrs. Solome Mukisa (in the center) participating in a community resilience activity (Giving drought resistant cassava stems to community members - promoting food security)

Warm greetings to all our dear partners and friends. Your continued support and encouragement has enabled us to empower and transform many children, women, their families and communities.

Highlights of the last six months

- *Capacity building of grassroots women leaders on pro-poor and gender responsive land tools.*
- *Implementing the New Urban Agenda - Urban Thinkers Dialogues*
 - *A dialogue on land and housing*
 - *A dialogue on Public Open Spaces*
- *UCOBAC to build community resilience to effects of climate change*
- *Women's Land Rights -Social Norms Transformation*
- *Hunger is serious problem here....*
- *UCOBAC now on Twitter and You Tube*

2 Capacity Building of Grassroots Women Leaders on Pro-poor and Gender Responsive tools.



Participants in a practical session of using a Global Positioning System (GPS) to capture coordinates

February 2017 – At Sports View Hotel, Kireka, 30 grassroots leaders participated in a three day Training of Trainers (ToT) on pro-poor and gender responsive land tools namely; Social Tenure Domain Model (STDM) and Gender Evaluation Criteria (GEC). Participants of the training included representatives of Civil Society Organizations and cultural institutions as well as government agencies that aim to promote and provide land justice.

The training aimed to; (i) support consolidation and refinement of the land tools, (ii) support peer to peer learning and capacity building efforts towards the use of STDM and GEC, (iii) enable participants to acquire skills and map out their relationships with and uses of land (iv) promote collaboration and partnership among member organizations at different levels.

Dr. Mabikke Samuel from Global Land Tool Network (GLTN), while addressing participants mentioned the relevance of supporting land tenure security for women in relation to promoting food security. He said that women should have equal access, control and ownership of land just as men to be motivated to continue producing food for the nation.

Ms. Naome Kabanda, the Assistant Commissioner of the Land Inspectorate Division, in the Uganda Ministry of Lands, Housing and Urban Development (MLHUD) appreciated the diversity of participants convened for the training.

She reported government’s adoption of the land tools. She said, “MLHUD piloted these land tools in some different districts of Uganda based on the kind of land tenure system in the region to check the effectiveness of government structures and leaders in administering responsive land justice.” Ms. Naome urged participants to implement the tools in their own contexts because they are very essential in measuring the impact and gender responsiveness of their programs.

Trainees underwent a number of sessions to learn about STDM and GEC and also participated in fieldwork in Nabusugwe village, Goma sub-county in Mukono district to acquire hands on skills for implementing the tools. Participants found this kind of training very useful and efficient versus traditional means of collecting information on land and housing structures.

They especially found it relevant in marking land boundaries which have been and still are one of the major causes of land disputes in Uganda and collecting multiple information on a given piece of property. They were guided on developing action plans for implementing knowledge gained on the land tools.



Discussing the application of Gender Evaluation criteria tool



A land owner (in dark green shirt) indicating their land boundary to be marked using a GPS



Some of the panelists at the Urban Thinkers dialogue. From left Ms Dorothy Baziwe - NEMA, Mr. Simon Mwesige - GLTN, Mr. Don Rukare - session moderator, Ms Hafsa Namuli - AcTogether and Mr. Samuel Mabala - Ministry of Lands

Challenges of urbanization such as pressure on available resources like land and infrastructure, evictions of market vendors, increasing insecurity, [diminishing] quality of livelihoods among others are not going away easily without planned and sustainable solutions. An inclusive planning process for our cities/urban areas will lead to ownership of the transformation process”, said Mareike Le Pelley, Resident Representative of Friedrich Ebert Stiftung (FES) in Uganda.

On 13th April 2017 – UCOBAC and Friedrich Ebert Stiftung hosted a one-day urban thinkers’ dialogue at Hotel Africana in Kampala. The dialogue that brought together key stakeholders including; government, private sector, civil society, grassroots organizations and the academia aimed to start a debate on urbanization as an opportunity that can be lead to positive development and transformation of Uganda’s urban areas.

This dialogue comes at a time when Uganda’s urban areas are overwhelmed by the population pressure on the limited land resource thus leading to emergence of informal settlements (slums) and inadequate housing facilities.

The percentage of population living in urban areas in

increased from 12.3% in 2002 to 18.6% in 2014 (UBOS, 2016) and the rate of unplanned urbanization is very high ranging from 85.5% to 93% across the country (CESR, 2016).

The Urban thinkers dialogue aimed at creating a space for stakeholders to discuss the existing and emerging urbanisation challenges and collectively come up with solutions for a sustainable and transformative urbanisation process. The Dialogue focussed on ways to promote responsible urban land governance for increased security of land tenure, increased access to adequate housing and enhanced sustainable urban land use

Key policy and practice recommendations were reached at the Urban Thinkers’ dialogue. These include for example: - (a) the need for government and all stakeholders to facilitate an equitable, gender responsive and inclusive urbanization process (b) strategic policy implementation (c) planned use and management of land to ensure security of tenure for all and effective utilization of the resource (d) adoption of a human rights based approach for evictions and (e) integration of proven land recordation tools such as the Social Tenure Domain model with Uganda’s land registration system for sufficient evidence on land and structures in the country.

Urban open spaces are not a luxury but a necessity...

Today, urbanization is recognized as one of those unstoppable trends of global social change. The number of people living in urban centers is growing by the minute, thus understanding how the benefits of urbanization can be shared equitably between and among all populations is critical.

Kampala is Uganda's largest and main city with a population of over 1.3 million people. Inhabitants of this great city flock in from all corners of the country to access and enjoy the available opportunities and facilities; among these are the public open spaces of the city.

Public Open Spaces (POS) include non-built up or undeveloped areas within an urban area or city and are accessible to the public. Examples of these can be; public parks, squares, recreational green spaces, public play grounds, public seating areas and open areas with public facilities among others. They have vital functions for society including; recreational, ecological, psycho-social relevance. They facilitate human interaction and largely contribute to the city's identity.

UCOBAC working with Friedrich Ebert Stiftung (FES) held a dialogue at Serena Hotel in Kampala on POS in June 2017. Under the theme, "Developing the Urban Community – In Search of Public Open Spaces in Greater Kampala", the dialogue aimed to kick start a public discussion on how the few POS in the city can better be preserved in face of the multiple socio-economic developments happening. Policy makers, practitioners and the public discussed (i) the relevance of developing and managing urban public open spaces as Uganda embraces the global sustainable development trend;

"All categories of people should be considered in the planning process especially the youth and women. POS should be as free and safe as possible." -

Frances Birungi, Director of Programs UCOBAC

We should borrow and learn from those who have made it for example Beirut, our neighbour Addis Ababa. Slums can be planned and organized. We only need to change our mindset concerning developing our city. It can be done - Captain Francis Babu, Former State Minister for Lands and Housing

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(ii) challenges encountered in maintenance and creation of POS as well as (iii) the best practices and strategies for overcoming the challenges.

Key speakers and participants appreciated the timeliness of the dialogue given the alarming rate at which public open spaces in Greater Kampala such as Centenary park, queens' way grounds, city park, Bocania park, cricket grounds are fast being replaced with commercial buildings and unplanned informal human settlements and the sorry state of the remaining few. Some spaces such as the City Square have restricted access making it impossible for the public to freely enjoy them.

A number of strategic recommendations emerged from the dialogue to guide the future of POS in Kampala and some these were;

- Prioritization of POSs in urban planning of the city;
- Sensitization of Ugandans on POS by government and city planning authorities such as Kampala Capital City Authority;
- Harmonization of the legal framework relating to POS;
- Adoption of inclusive approaches and innovations to address challenges relating to management of POSs;
- Government should buy off private land owners in the city with a deliberate intention of establishing and reclaiming land for public open spaces,
- Creation of POSs in urban areas outside Kampala to de-congest the city and adoption of the neighborhood concept of development for the general public to appreciate and protect the spaces.

Technical and political arms of the city need should collaborate to tackle the issue of multiple tenure systems. We need to allocate resource to acquire land to create POS – Mr. Mabala Samuel, Commissioner for Urban Development – Ministry of Lands

Without POSs, we can't go far with the drive to promote tourism for our city. We should aggressively protect the remaining spaces. – Mark Bwambale, Deputy Director Physical Planning - KCCA

I had to fight like a lioness for my children's future....

Hardly a month after the death of her husband in 2012, Leonita, (41 years), a resident of Rwebyayi vil- lage, in Mubende district in Uganda, faced her worst nightmare in the hands of her ruthless in-laws. Her late husband's siblings and mother in law ordered her and her children to vacate their brother's proper- ties. Leontina, a farmer and mother of six could not believe what was happening to her. The relatives took 3 acres of land, 3 commercial houses and a vehicle from the widow and the children. She and her children were left landless, homeless and desperate.

Having attended several sensitization meetings on Women's Land and Property Rights (WLPR) organized by UCOBAC, Leontina approached a community paralegal trained by UCOBAC for advice. The Paralegal supported Leontina through providing counseling, providing legal advice as well referral to different land administration institutions for justice. The in-laws who had money tried to bribe the local officials to "make the case disappear" but the community paralegal supported Leontina through the process. They remained vigilant and never gave up on the case. Whenever they found out that a particular land official was compromised, they would pursue another official or office for support.

Over a period of one and a half years, Leontina successfully obtained the Letter of Administration for her husband's properties. She now has control over the family home, land and commercial houses, which she shares with her co-wife Mary and her four children.

Currently Leontina uses the land to grow beans, maize, groundnuts and bananas that they feed on as a family and the surplus is sold for income. She also rents out the commercial houses to earn school fees for her children.



Leonita displaying the Letter of Administration from the Chief Magistrate

THE REPUBLIC OF UGANDA

IN THE CHIEF MAGISTRATE'S COURT OF MUBENDE AT MUBENDE
ADMINISTRATION CAUSE NO. MBD - AC- 005/2014

A GRANT FOR LETTERS OF ADMINISTRATION

In the matter of the Estate of the late **GERALDO SERUGENDO** formerly a resident of Rwebyayi Kanyegeera L.C.I, Kiyuuni Sub-County, Mubende District.

AND

In the matter of application for letters of administration by **ASABA LEONTINA AND ASIMWE MARY** of Rwebyayi Kanyegeera L.C.I, Kiyuuni Sub-County, Mubende District (widow/concubine of the deceased).

I, **SARAH MPONYE**, CHIEF MAGISTRATE OF MUBENDE MAGISTERIAL AREA, hereby make known that on this 6th day of March, 2014 letters of Administration (without the will annexed) of the property and credits of the late **GERALDO SERUGENDO** are hereby granted to **ASABA LEONTINA AND ASIMWE MARY** (widow/concubine of the deceased).

They having undertaken to administer the same, and to make a full and true inventory of the said property and credits to this court within six months from the date of this grant and also render to this court a true account of the said property and credits within such further time as the court may from time to time.

DATED AT MUBENDE THIS 6th DAY OF March, 2014.

SARAH MPONYE
CHIEF MAGISTRATE

The Letter of Administration



One of the commercial houses rented out to tenants

THE REPUBLIC OF UGANDA

IN THE CHIEF MAGISTRATE'S COURT OF MUBENDE HOLDEN AT MUBENDE:
ADMINISTRATION/ PROBATE CAUSE NO. 005 OF 2014
DECEASED: GERALDO SERUGENDO

IDENTIFICATION OF APPLICANT(S)

1. APPLICANT: ASABA LEONTINA
2. APPLICANT'S AGE: 41 yrs
3. APPLICANT'S OCCUPATION: Farmer
4. APPLICANT'S RELATIONSHIP WITH THE DECEASED: Widow
5. APPLICANT'S PHYSICAL ADDRESS: Rwebyayi Kanyegeera
6. APPLICANT'S TELEPHONE NO: 0700315614
7. APPLICANT'S GRADUATE TAX TICKET/VOTER PERSONAL ID NO.
8. APPLICANT'S SIGNATURE: Asaba Leontina
9. NAME OF ADVOCATE: KWANA BWA NUSIBWANA
10. FIRM OF ADVOCATE: NAMBALE NEMAMA & CO ADVOCATES
11. SIGNATURE OF ADVOCATE: [Signature]
12. AUTHORITY INTRODUCING APPLICANT / LETTER:

The Applicant thus identified.....

SARAH MPONYE
CHIEF MAGISTRATE/MAGISTRATE GRADE I.
DATE: 06-03-14

Women's Land Rights - Social Norms Transformation

In a bid to further strengthen women's access to, control and ownership of land, UCOBAC working with several partners including the International Center for Research on Women (ICRW), Pastoral Women Council (PWC), Kenya Legal and Ethical Issues Network (KELIN) and leaders of various capacities are building a compendium of social norms that support women's land tenure.

Through a three days workshop, partners engaged in a discussion on key social beliefs and practices that support or negatively impact on women's land rights and the possible activities that can be undertaken to change these norms. Partners were involved in a community dialogue organized by UCOBAC in Mityana district in Sekanyonyi sub-county to collect first hand information on some of the existing social norms and how they affect women's land rights.

A logical model called Behavior-Determinant Intervention (BDI) was developed to guide the activities that will be undertaken to stir change in the social norms. The BDI indicates the overall goal of the team -which is to enable women to have access to, control over and ownership of land, behaviors that can lead to the attainment of the goal, determinants of the goal and the possible interventions.



UCOBAC sin a group work session



Participants ranking determinants of behaviour



Group photo of the team that attended the social norms compedium workshop

UCOBAC to build community resilience to effects of climate change

The impacts of climate change and variability have been and are still detrimental to Uganda’s economy and social development. Uganda has witnessed various natural and human-induced disasters in form of landslides, floods, drought, famine, earthquakes, lightening strikes, pests and disease outbreaks. These have dealt significant blows to the population which can no longer adequately reap from agriculture and natural resources such as land and water hence food insecurity. Many have been left with no shelter or property due to floods and landslides while some have lost lives, families and livestock due to hunger and disease.

Government developed the National Preparedness Policy as an attempt to ensure localization of global instruments such as the post 2015 - Sendai framework for Disaster Risk Reduction and Sustainable Development Goals (SDG) particularly SDG 13 (Climate Action) among others. However, there is a disparity between policy and practice leaving Ugandans vulnerable to the impact of climate change.

UCOBAC in partnership with Huairou Commission are implementing a SIDA funded Community Resilience Development project in Bugiri district. Through the project, grassroots women have organized to take lead in building their community’s resilience to effects of climate change. In their groups, the women undertook a risk mapping exercise through which they mapped drought as the highest impact of Climate Change in their communities. They identified that due to climate change, there are prolonged periods of drought, which have affected (i) food productivity leading to food insecurity and their (i) livelihoods, leading to high poverty.

The grassroots groups thus agreed to adopt “Climate Smart Agri business” to promote food security and boost their livelihoods (income generation) The groups were provided with technical training in climate smart agriculture. In addition to the capacity building process, they were provided with drought resistant inputs including cassava, potato vines and banana suckers to enable them grow crops throughout the seasons. The crops will provide food and surplus will be sold off to generate income.

To sustain this process, grassroots women have organised in Village Saving and Loans Associations (VSLAs). Through the groups, the women are able to save the income generated and later access their savings to boost their agri businesses. Through the VSLAs, the groups have access to a revolving in-kind loan, which is a local goat. The women were given goats to rear, and once the goats reproduce, they are required to pay back one goat to the group, which will be provided to other community members.



Members of Umojama Nguvu in Iwemba sub-county after receiving cassava stems

"Hunger is a serious problem here...people steal food from other's gardens..."



Profile

Name: Rebecca Mwajuma

School: Bukokhe Primary School

Class:: Primary Seven

District Bugiri

Dream: I want to be a nurse when grow up.

My name is Rebecca Mwajuma. I live in Buduma-A village, in Buluguyi sub-county, Bugiri district with my parents, siblings and other relatives. I study at Bukokhe Primary School in primary seven.

I am currently the Head Girl at my school. Before this, I was the Health Prefect in primary five and a class monitor in primary three. I am also a choir leader. I became a leader because I wanted to earn other children's respect, I have a desire to serve my school and leadership is very important because you get a chance to help others in the community. Leadership roles prepare us, [the youth], to be leaders in future.

My parents carry out gardening; sell sugarcane and pancakes to support the family. We grow maize, beans, potatoes, sugarcane, cassava and some vegetables. In case we are lucky to harvest a lot from the garden, the excess is sold to community members.

We face a lot of challenges in my community but the most common ones are; accidents from motorcycles and bicycles, children fall sick. They especially suffer from kwashiorkor because of poor feeding and lack of safe water for home use. We have few boreholes in the village and these are used by many people. But hunger is a very serious problem here. Some people steal food from others' gardens and for this they are punished and sometimes given heavy fines. The thieves lose community respect.

When asked what she has personally done to help control the challenge of hunger. She said, "On weekends and during holidays I help my parents with garden work so that we can have enough to eat".

I would like to be a nurse when I grow up because it is a good job. Patients hunt for you even when you are at home and you get to help many people.

Rebecca is the 6th born of the 7 siblings and is sponsored under UCOBAC/CFTC child sponsorship scheme in the Child Development Project (CDP). UCOBAC aims to compliment national strategies to promote the welfare of orphans and vulnerable children through CDP. A total of 558 children are supported across 8 government aided schools. The project empowers children, their families and communities through a number of activities relating to; education, nutrition, livelihood/food security, capacity building, public engagement and sponsorship administration.

While addressing parliamentarians in February this year, the Minister for Agriculture, Mr. Vincent Bamulangaki, said the food situation in Uganda is dire and requires urgent attention. He pointed out that up to **1.6 million Ugandans are in need of food relief**. This constitutes 5 percent of Uganda's total population. This situation is majorly attributed to the unpredictable weather patterns that have led to drought and reduced crop and livestock production.



Rebecca with classmates and their teacher posing at a UCOBAC advocacy signpost.

Below: Rebecca addressing fellow girls at school.



UCOBAC at World Bank Land and Poverty Conference 2017

2017 World Bank Land and Poverty conference held at Washington, DC was under the theme; Responsible Land Governance - Towards an evidence based approach. The annual international event hosting participants and presenters from across the globe was organized to provide an opportunity to present and discuss latest research and experiences in the land sector.

UCOBAC represented by its Director of Programs, made presentations on Strengthening Customary Rights - Options and Impacts:- Institution for managing the commons and customary land and Gender and Land Tenure: - Gender, land rights and access to land justice in Northern Uganda.

National dialogue on land and extractives governance in Uganda



Panelists at the dialogue

Held at Hotel Africana in Kampala, the multi-stakeholder dialogue was held as a platform to discuss extractives revenue management, resource rights including land rights and conflicts sensitivity, challenges in Uganda's extractives sector and exploring the proposed amendment of Article 26 of the Constitution and its implications to participation and benefit sharing in the oil and gas industry.

Among the strategies proposed for good governance of the oil and gas mineral resources in Uganda was (i) the need to handle compensation grievances in a timely and justly manner, (ii) Avoiding compulsory acquisition but rather engaging in voluntary buyer-seller agreements and alternative allocation of infrastructure (iii) Adoption of the principles of inclusiveness and transparency where all people affected by proposed projects are engaged in on-going processes from the on-set.

While discussing the implications of the proposed amendment of Article 26, Frances Birungi - UCOBAC Director of Programs, cautioned on the likely increase of scramble for land and increased land conflicts and grabbing due to infringement on citizens' rights.

The dialogue organizers were: - Action Aid Uganda (AAU), Civic Response on Environment and Development (CRED), Saferworld Uganda and Transparency International Uganda (TIU).

Learning participatory qualitative data collection methods

UCOBAC along with several other NGOs participated in a learning session on participatory qualitative data collection methods. The session facilitated by a team from International Center for Research on Women (ICRW) equipped participants with knowledge and techniques to collect and analyze data on given phenomena using several Participatory, Learning and Action approaches. Some of the approaches explored and discussed include; participatory learning, community risk mapping, photo based methods such as photo elicitation, projective photo elicitation and photo voice, collaging, projective drawing and use of diagrams.

Integrated water and land resource management in Uganda for social economic transformation

Food Rights Alliance (FRA) organized a high level strategic thinking session to brainstorm on strategies for an integrated water and land resource management system for social economic transformation in Uganda. The session that brought together actors in the sectors of water and land generated a wealthy discussion on the existing situation regarding the simultaneous use of the two resources.

“We usually plan for the use of land but not the use of water yet we almost use both concurrently in all economic activities. It is important to plan for the use of land and water in an integrated and sustainable manner because both are becoming scarce resources yet they very important to all of us”—
Mr. Jude Sebuliba, Food Rights Alliance.

The main discussant of the day, Mr. Muwaya Stephen, Program Coordinator for Sustainable Land Management under the Ministry of Agriculture, Animal Industry and Fisheries (MAAIF) pointed out how land degradation and climate change and variability have greatly impacted Uganda’s agricultural sector. This was during his presentation on the Strategic Investment Framework for Sustainable Land Management (SIFSLM) developed by MAAIF in collaboration with other sectors. The SIFSLM is a multi-sector national initiative created to promote key sectors cooperation to improve natural resources based livelihoods and other ecosystems services in a period of 10 years (2010-2020).

Mr. Muwaya noted that, *“36 percent of land in Uganda is affected by land degradation caused by natural and human induced factors.”* He further emphasized that land degradation is a major impediment to the fulfillment of the Sustainable Development Goals but has not received adequate attention in the development agenda of Uganda. He shared information on the various strategies that have been taken up by MAAIF to respond to the problem of land degradation and progress on the implementation of Uganda’s Climate Smart Agriculture program (2015-2025) at grassroots level. MAAIF is in the process of developing soil maps for the different regions of Uganda to further compliment farmers’ activities by enabling them decide on the most appropriate fertilizers to apply to their respective soils and the crops to grow for improved agricultural production.



Uganda Community Based Association for Women and Children Welfare

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