



Appendix I
Assessment of Past Resettlement
Activities and Action Plan (APRAP)

BUJAGALI ENERGY LIMITED

BUJAGALI HYDROPOWER PROJECT

**ASSESSMENT OF PAST RESETTLEMENT ACTIVITIES
AND ACTION PLAN (APRAP)**
(Bujagali HPP)

Prepared for:
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Kampala - Uganda

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Acronyms

AESNP	AES Nile Power
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
PS	Performance Standard
RAP	Resettlement Action Plan
RCDAP	Resettlement and Community Development Action Plan
SEA	Social and Environmental Assessment
TOR	Terms of Reference
UETCL	Uganda Electricity Transmission Company Limited
UGX	Uganda Shilling
USD	United States Dollar
WBG	World Bank Group
WWR	White-Water Rafting

The Uganda Shilling (UGX) to United States Dollar (USD) Exchange Rate considered in this document is:
USD 1 = UGX 1,800

1 INTRODUCTION

1.1 PROJECT GENERAL BACKGROUND

The Bujagali Hydropower Project (hereinafter “Project” or “HPP”) 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 (see Figure 1). Bujagali Energy Limited (“BEL”) is the proponent of this project.

Development of the HPP was first initiated by AES Nile Power Ltd., (“AESNP”) in the late 1990’s. Among other things, AESNP prepared Environmental Impact Statement documentation for the Project 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.

In 2003 AESNP withdrew from the Project. Subsequent to AESNP pullout, the Government of Uganda (“GoU”) initiated an international bidding process for the development of the project. BEL, a project-specific partnership of Sithe Global Power (USA) and IPS Limited (Kenya), won that bid.

The lenders’ Board approvals and the permits issued by NEMA for AESNP are no longer valid.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 – Bujagali HPP) is part of the required SEA Documentation. 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 has been 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, a lecturer at Makerere University (Department of social work and social administration), and her team of three Ugandan social scientists in March and April 2006.

The Terms of Reference for the new SEA of the Project, 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 compensates, particularly from the perspective of livelihood restoration,
- Where gaps are identified, the formulation of recommendations and recovery plans intended to meet these gaps.

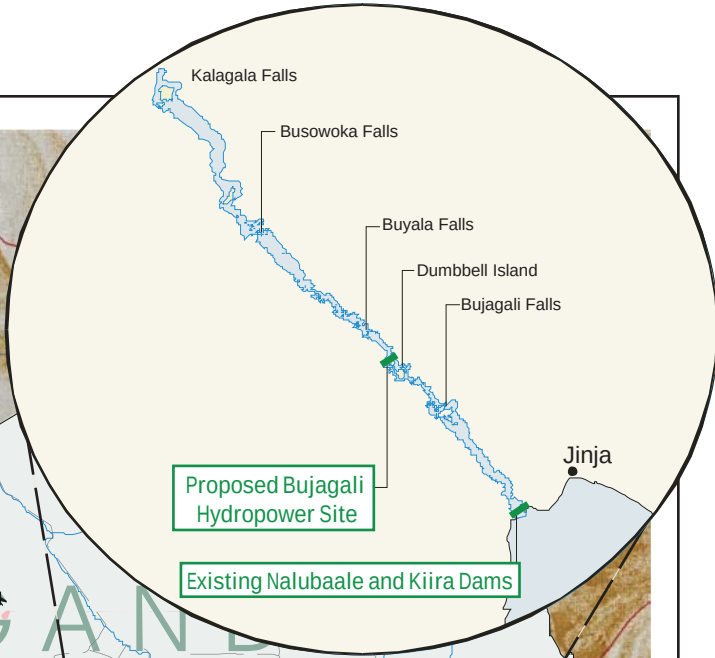
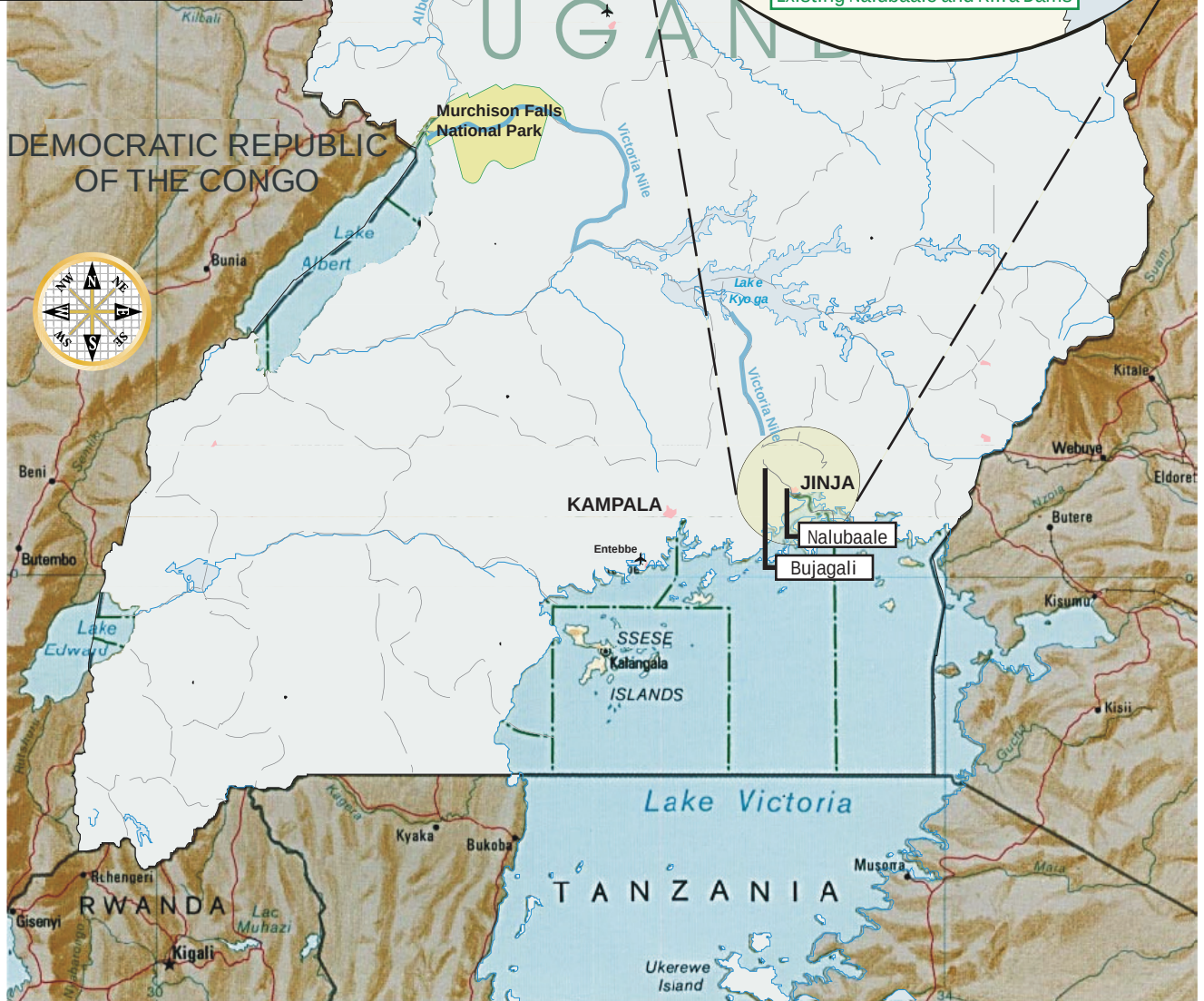
1.2 SCOPE OF THIS DOCUMENT

1.2.1 Social Documentation submitted 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 Hydropower Project:
 - o Assessment of Past Resettlement Activities and Action Plan (**this document**),
 - o Community Development Action Plan,
 - o Environmental and Social Action Plan (Section 8 of the general SEA report),
- Bujagali Interconnection Project:
 - o Assessment of Past Resettlement Activities and Action Plan (applies to the Kawanda sub-station),
 - o Resettlement and Community Development Action Plan.



50km

Project Name:
**BUJAGALI HYDROPOWER
PROJECT APRAP**

Prepared for:
BUJAGALI ENERGY LIMITED

Date: December, 2006

10045-H-APRAP-1

Figure 1

**LOCATION OF THE
BUJAGALI PROJECT**

Prepared by:  **BURNSIDE**

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1.2.2 Scope of this Document

AESNP developed a Resettlement and Community Development Action Plan (RCDAP) in 2000 and 2001, and this document was approved in 2001 as part of the Environmental Impact Statement 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 between the first half of 2001 and mid-2003. All compensation for identified land use in the inundated area was effected. Amongst others, compensation included:

- Resettlement of physically displaced people,
- Cash compensation of assets such as land and land use rights, perennial crops and trees, structures,
- Compensation for spiritual and cultural sites, including compensation of physical structures and ceremonies required for the relocation and appeasement of the spirits.

The purpose of this document is to assess whether AESNP's commitments to comply with the publicly-released RCDAP were met. Where gaps are observed, recovery activities are recommended.

1.3 THE DISPLACEMENT IMPACTS OF THE BUJAGALI HPP

A Project-Affected Person (PAP) is any person who, as a result of the implementation of the Project, loses the right to own, use, or otherwise benefit from a built structure, land (residential, agricultural, or pasture), annual or perennial crops and trees, or any other fixed or moveable asset, either in full or in part, permanently or temporarily. PAPs include Displaced People and people otherwise affected. Displaced People include Physically Displaced People, and Economically Displaced People¹.

The total number of PAPs who were affected in one way or other by the Bujagali Hydropower Facility is 1,288 households, or 8,700 individuals. This number includes all "dependents" declared as such by the household head during the socio-economic survey, some of whom may be children over 18 years, or other dependents who are not household members in sociologic or economic terms. When these latter are deducted, the number of project-affected persons is 5,158.

Displaced persons are those Project-Affected Persons who have had to relocate as a result of the project. They may have been either physically-displaced or economically-displaced. The total number of Displaced Persons that have moved their domicile was 634 individuals from 85 households.

Amongst the 85 households who were displaced:

- 34 households elected to resettle to a site specifically developed for resettlement by AESNP, located within Naminya LC1 near the affected area to the south-west;
- 51 households elected to relocate by their own means without resettlement assistance, using the cash compensation paid by AESNP to relocate and in-kind compensation to build their new residences.

Section 2.2.3 presents the main reasons that led a majority of PAPs to choose cash compensation rather than resettlement.

¹ *Definitions of these terms can be found in the 2001 RCDAP, as well as in the IFC's « Handbook for Preparing a Resettlement Action Plan ».*

2 AESNP'S RESETTLEMENT AND COMPENSATION ACTIVITIES

2.1 THE 2001 RCDAP

The executive summary of the 2001 RCDAP is presented in Appendix 1.

2.1.1 Eligibility and Entitlements

Eligibility to resettlement and compensation is based upon the census: any household who has been identified in the field at the census stage as having interests affected by the project is eligible to resettlement and compensation packages proportionate to the level of impact. All land rights give eligibility to compensation and/or resettlement whichever the land tenure regime (formal or customary, ownership or tenancy).

In summary, AESNP committed to the following entitlements:

- 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 the provision of a replacement house, improved vis-à-vis usual houses, featuring amongst other improvements a corrugated iron roof, a concrete floor, and a ventilated pit latrine;
 - o agricultural inputs such as seeds, seedlings, fertilizers;
 - o cash compensation against the value of lost perennial crops plus disturbance allowance;
 - o cash compensation against the cost of moving.
- Cash compensation for those households who do 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.

2.1.2 Resettlement Site

A resettlement area had been identified in Naminya village, one of the 8 affected communities, on the West Bank. This site was chosen for the following reasons:

- It was at a short distance (a few kilometers) from the affected peoples' present location, thus causing minimal social and psychological disruption,
- Because sufficient land was available there,
- o It was conveniently located near the main road and Jinja town. A primary school and a clinic are available in the vicinity.

2.1.3 Implementation

The implementation of the RAP was entirely under the responsibility of AESNP. AESNP put in place a team based in Jinja that was in charge of resettlement and compensation for both the hydropower facility and the transmission system.

In addition to AESNP's implementation team, the following independent institutions were also involved in the monitoring of the implementation of the RAP:

- An independent legal counsel firm was available to advise PAPs on legal issues relevant to compensation and resettlement;
- A Ugandan NGO (Interaid) independently witnessed the whole RAP implementation;
- Local Government representatives were involved in signing off on compensation payments to individuals, and participated in various consultation bodies.

2.2 RESETTLEMENT AND COMPENSATION ACTIVITIES

2.2.1 Census

Affected People and their affected assets have been identified starting in 1999. A first identification and valuation exercise took place with a first contractor, but AESNP decided to cancel it as it had appeared that the

whole exercise was flawed by corruption attempts. AESNP then took full responsibility for the implementation of the census and valuation, starting in late 1999. This exercise, which is described in details in the 2001 RCDAP, included:

- the identification of all affected “stakeholders” in the Project-Affected Area,
- the valuation of their assets,
- a detailed socio-economic survey.

The census was undertaken in each of the eight affected communities by a field team including AESNP personnel and Local Government representatives (LC1 representatives and Parish Land Committees at LC2 level).

Appendix 2 presents a brief summary of the socio-economic information derived from the census and used for the 2001 EIA/EIS and RCDAP.

2.2.2 Implementation of the RCDAP

AESNP started implementing the RCDAP shortly after its release in the first quarter of 2001. Physically- and Economically-Displaced People were offered a choice between resettlement and cash compensation, with 34 households opting for resettlement on land that AESNP had secured in late 2000 within the village of Naminya. Figure 2 shows the location of this resettlement site. The resettlement site was developed in 2001 and the actual move of the resettlers took place in late 2001. The village of Kikubamutwe had by far the largest number of physically displaced people together with Namizi on the East Bank. As a result, most resettlers at Naminya resettlement site come from Kikubamutwe as people from the East Bank were more reluctant to resettle on the West Bank.

Meanwhile, the majority of affected people were receiving cash compensation for their affected assets. The payment of compensation for land, crops and structures started in April 2001 and the first half of 2001. It included a so-called “disclosure” step, first in group, then individually, and the signing of agreements and actual payment.

Participants in the field implementation of the RCDAP were:

- AESNP,
- the Counsel of Affected Residents,
- the Witness NGO,
- Local Government representatives (usually Parish Land Committee members at LC2 level, and LC1 representatives),
- Representatives of the Uganda Lands Commission, acting as the formal “purchaser” of the land.

After interests in the affected land were compensated by AESNP, titles were transferred to the Uganda Lands Commission (ULC). AESNP was supposed to be granted a 30-year occupation lease on this land by the ULC.

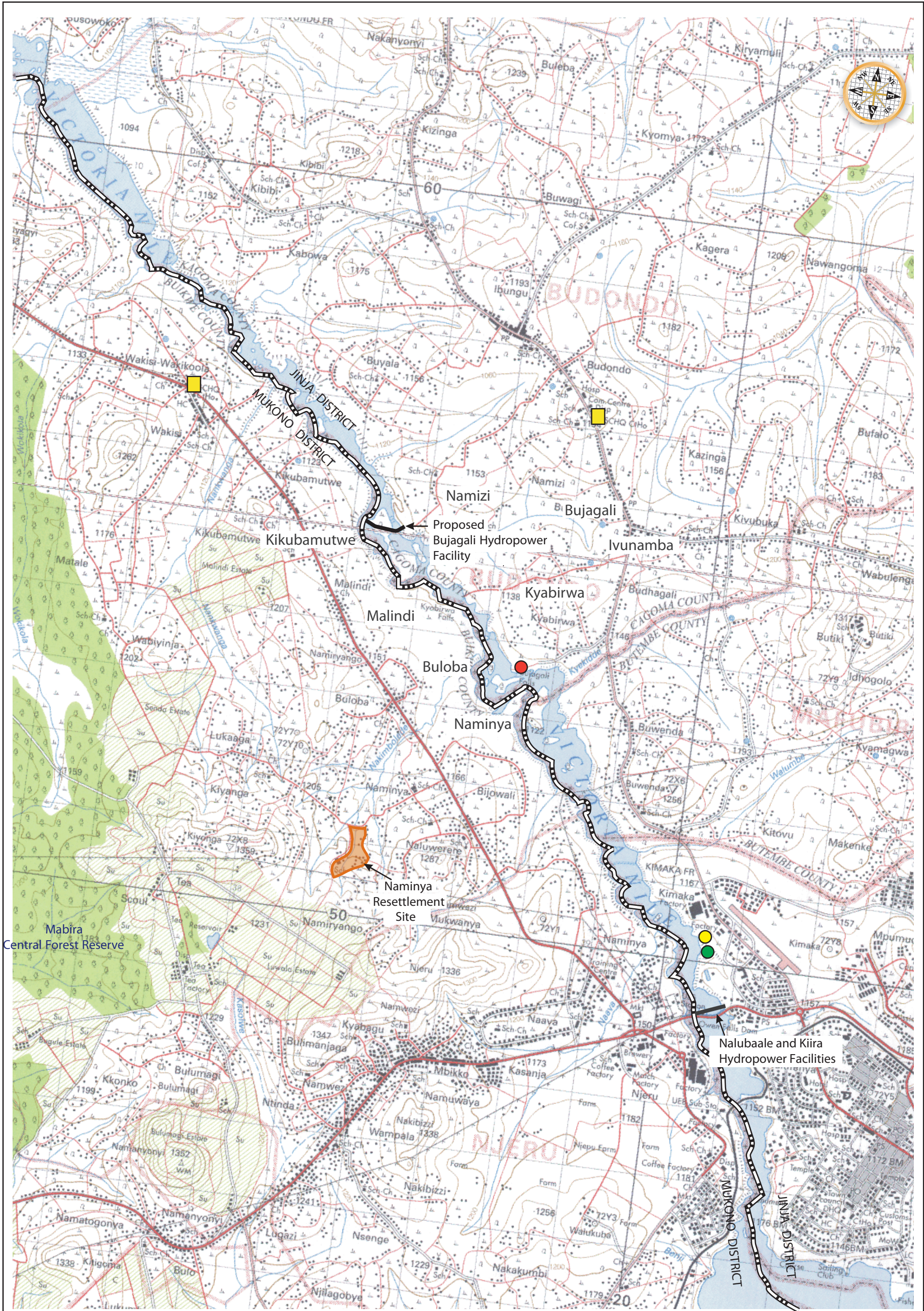
After AESNP withdrew from the country, affected land has remained in the custody of the ULC, which holds a formal freehold title on it. The area has been fenced (West Bank) or watched (East Bank) to avoid encroachment. No new settlement is indeed observed in the fenced area.

2.2.3 Resettlement vs. Cash Compensation

As shown by the numbers in section 1.3, only 40% of the eligible displaced households chose the full resettlement package. The following factors explain this rather low number:

- In many displaced communities such as the one interested by this project, people tend to think that they will get a better deal taking cash and choosing their relocation housing themselves rather than relying on the Project sponsor to provide resettlement houses, which they usually think would be incompletely built or poor quality;
- Ugandan law does not provide for resettlement as a compensation option; per Ugandan law, compensation is normally offered in cash; AESNP was therefore compelled to offer cash compensation as an option; offering resettlement only would have been illegal, and there was anyway a large community demand for cash compensation;

- Ugandan law requires all household members to give their consent to the compensation option; this is a factor that may have favored cash compensation as it is easier to obtain consent on a compensation option (of which everyone in the household can easily claim a share) than on a resettlement option.



Resettlement Land

District boundary

Road

Buloba Project-affected Village

Nile High Club

Bujagali Speke Camp and Picnic Site

Jinja Nile Resort

Sub-county Office LC3

SCALE 1:50,000

05001000 M

Project Name:
BUJAGALI HYDROPOWER PROJECT APRAP

Prepared for:
BUJAGALI ENERGY LIMITED

Date: December, 2006

10045-H-APRAP-2

Figure 2

LOCATION OF THE RESETTLEMENT LAND

Source: Forest Department 1999, WS Atkins 1999b.

Updated by: **BURNSIDE**

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METHODOLOGY OF THE ASSESSMENT

2.3 STUDY TEAM

The assessment was carried out in the field in March 2006 by a team of six, including:

- the author of this report, also the author of the AESNP 2001 RCDAP, who was not involved in its implementation;
- a Ugandan senior social scientist from Makerere University, Dr. Florence Nangendo, coordinator of the field assessment;
- three experienced social scientists from Makerere University (two males, one female), who took part in the implementation of both qualitative and quantitative methods of investigation (administration of questionnaires and moderation of interviewees with individuals and focus groups);
- one data processing officer.

Significant support was obtained from the Bujagali Implementation Unit, particularly in terms of qualitative information, access to the database of affected people and compensation, and to other documents. The assessment also included an interview with one representative of the witness NGO Interaid, who had been involved in witnessing activities at the time AESNP implemented the RCDAP. Extensive use has also been made of the Interaid final report, an excellent document with many pertinent observations.

2.4 SAMPLING

The sampling of Affected People to be interviewed was based on the use of the database established in 2000 and 2001 by AESNP, which has since then been maintained by the Bujagali Implementation Unit. The generation of lists of people in the three categories below was carried out by the BIU database officer based on the study team's indications. Further to this generation of overall lists, the samples themselves were drawn randomly by use of a computer program.

Project-Affected People were split into three groups:

- Resettlers at the Naminya resettlement site: the initial intention was to interview all of them (34 in total); it appeared however when starting the exercise in the Naminya resettlement site that 10 resettlers had in fact moved from the resettlement site, and that their house was now occupied by tenants; these tenants were interviewed by the study team but it appeared that they had no relation whatsoever with the affected people apart from occupying their houses at the resettlement site, and they were eventually taken out of the sample; the sample of resettlers includes 24 households (actual sampling rate: 71%); according to their tenants, the remaining 10 have moved to Jinja or Kampala;
- Non resettled physically displaced people: these are people who did not choose resettlement but were nevertheless compelled to move by the acquisition of most of their agricultural land or of the plot of land where their residence was located; the initial intention was to interview 50% of people in this category; 51 households in total were identified, out of which a sample of 26 was extracted (50%); these households were, however, particularly difficult to find, and a lot of time was spent trying to identify their whereabouts, with the assistance of the BIU and of local councils representatives; a secondary sample was drawn to allow for the replacement of people who could not be found, but in spite of this effort, only 18 households could eventually be located and interviewed, out of a total of 51 (actual sampling rate: 35%);
- Non physically displaced people: the initial intention was to interview 3 to 5% of households in this category; based on the experience with the previous category, a sample of 120 households was generated to allow for replacement of those people who could not be located; eventually 60 households could be found and interviewed (actual sampling rate: 5%).

2.5 METHODS AND INSTRUMENTS

Both quantitative and qualitative methods were used. A questionnaire was administered to all households in the three groups mentioned in the previous section. The questionnaire was based on the socio-economic questionnaires administered in 2000 and 2001 by AESNP, in a slightly modified and simplified version (unsuccessful or irrelevant questions were removed). Three variations of the questionnaire were prepared, to match the three categories of interviewees. The questionnaire was administered to the head of household, whether a male or female, or to the spouse (usually a female) in the event of the household head's absence.

In addition to the administration of the questionnaire to a total of 102 household heads (not including the 10 non-affected tenants mentioned in section 3.2), qualitative instruments were also used as follows:

- 8 Focus Group Discussions were held as shown in Table 1 below; males and females were separated in different focus groups, which has proved extremely useful; the two women of the study team dealt with the female interviewees, while the two men were moderating the groups of men;
- Key-Informant Interviews also took place with the following individuals:
 - o Chairman LC3, Wakisi sub-county,
 - o Clerk LC3, Budondo sub-county,
 - o Chairman LC1, Kikubamutwe,
 - o Chairman LC1, Budhagali,
 - o Health officers, Budondo health center,
 - o Health officers, Wakisi health center,
 - o Headmaster, Kyabirwa primary school,
 - o Headmaster, Naminya primary school.

Table 1: Focus Group Discussions

Community	Groups and number of participants	
Naminya Resettlement Site	Males (9)	Females (14)
Naminya Host Community	Males (5)	Females (7)
Kikubamutwe (West Bank)	Males (8)	Females (9)
Namizi West (East Bank)	Males (12)	Females (10)

Appendix 3 presents the full transcripts of the Focus Group Discussions. Appendix 4 presents those of the Key-Informant Interviews.

2.6 ASSESSMENT LIMITATIONS

2.6.1 People whose Whereabouts are Unknown

Since AESNP's withdrawal, the BIU has tried to do as much monitoring of affected people as its limited resources allowed. The BIU has tended to focus on the Naminya resettlement site, where significant issues have appeared, some of which have drawn media and other attention. This is certainly legitimate as the resettlers are rightly assessed as the people who have been the most affected. However, for lack of resources, the BIU has been at pains monitoring non resettled affected people, particularly those who have moved out of the area, or those who were not permanent residents of the area, such as the numerous "licensees" (sharecroppers). It now appears that the whereabouts of many people, who received compensation in 2001, are unknown. A specific concern arises for people who were significantly affected and were considered as Displaced People but did not opt for AESNP's resettlement assistance, and chose rather to relocate themselves. A significant number of these households could not be located (see 3.2 above), in spite of numerous attempts and help from the BIU and Local Government officials.

2.6.2 Database

As often in compensation and resettlement programs, AESNP's database was established as a compensation management tool. A record in the database is usually an affected plot, or part of an affected plot with one or several identified "stakeholders". As per Ugandan law, the compensation recipient (or "stakeholder", to use AESNP's terminology) is not necessarily the household head, it is the actual interest holder. As a result, the "stakeholder" as recorded in the database is not a household or a household head. It can be the spouse, the child or the dependent of a household head recorded elsewhere in the database. As a result, each household is recorded through its individual members as many times as there are household members who received compensation. In this particular compensation and resettlement exercise, it has occurred in addition that household heads deliberately split their land holdings amongst their spouses and children in an attempt to maximize compensation.

The database as it was designed made perfect sense in the perspective of compensation management. It makes, however, socio-economic monitoring of households extremely difficult, because information is not recorded by household, but by individual, whereas the unit in which socio-economic monitoring is interested is the household in its entirety. Establishing the link between every individual recorded in the database and the household to which he/she belongs is probably possible, but would be extremely time-consuming.

Another issue related with the database was its safety. There was only one copy in Uganda of the original AESNP's database, which was physically located on an old computer in the BIU Jinja office. The database has now been saved on another UETCL computer.

2.6.3 The Resettler Syndrome

Most of the observations, complaints and requests are certainly genuine and well founded. In some instances, complaints and/or requests were expressed that were either not founded or unrealistic. This is a common observation in communities that are disrupted by land acquisition and resulting compensation and resettlement programs. People tend to expect everything from the authority that displaced them: *"you have put us here, you must take care of us for the rest of our lives"*. Creating a sense of ownership of resettlement houses for instance requires a lot of time and attention.

In the Bujagali case, disruption has in fact been particularly high due to a combination of factors, such as:

- interruption of the project, after the area was for 3 years the object of extremely high attention by all sorts of people,
- high media attention in Uganda and elsewhere, and political controversies attached to the project,
- introduction, through the compensation, of a vast amount of cash in a society that was not used to it, and resulting social troubles,
- low social cohesion, related with relatively recent settlement in the area, and resulting attempts by PAPs to maximize their own compensation at others' detriment,
- fraudulent valuation and hesitations on some aspects of the valuation and compensation policy (the "1-4" issue – see § 6.1.1).

It is indeed interesting to observe (Appendix 4) that people who were not affected themselves and have observed the exercise from a distance are often more critical than PAPs. Hearsay and rumor play a tremendously important role in an oral communication society such as the affected communities. Most PAPs have in fact kept a fairly balanced view, and do for instance acknowledge that their situation has improved on certain aspects, deteriorated on others. Some affected people have, however, obviously taken the opportunity of interviews with an independent study team to express as many complaints as they could. Although not all comments made by PAPs and recorded in Appendices 3 and 4 must be taken at face value, each must be responded to in further stages of the Project development.

3 FINDINGS – RESETTLERS

3.1 RESETTLEMENT SITE LOCATION AND DEVELOPMENT

The site was chosen at the stage of RAP preparation in 2000, its location and characteristics were widely known of the resettler community at the time the displacement took place. In this sense, implementation is consistent with commitments made by AESNP in the RAP.

Resettlers at the Naminya resettlement site are generally satisfied with its location. The situation is assessed as convenient by most, for the following reasons:

- Close to Jinja, which is good in terms of accessing to markets for agricultural produce,
- Close to Njeeru and Mbiko towns,
- Close to the Mehta sugar estate, where some males indicate they could get employment,
- Close to the Jinja - Kayunga tarmac road,
- No relationship problems with the host community.

Qualifications are expressed by some, as follows:

- The site is farther from the river than the previous location, which makes fishing in the river very difficult (a livelihood issue for some resettlers, as will be discussed further in this report),
- The site location is good, but it is too small for each to have sufficient agricultural land (this too is discussed further in this report).

The layout and general development of the site are generally appreciated and do not appear to raise any specific issues.

3.2 HOUSING

3.2.1 Houses

The house design was developed at the stage of RAP preparation in 2000, and was disclosed in the RAP. Houses actually built correspond to the design disclosed in the RAP. Implementation is therefore generally compliant with commitments made in respect of house design.

Resettlers generally recognize that their current houses are much better than the previous ones, particularly in terms of durability (iron roofs) and of size (usually larger). However, the following criticisms are made:

- No good plastering of the inside walls (see Photographs – plate 2),
- No ceilings (see Photographs – plate 2),
- Some walls are cracked, and there is a general belief amongst resettlers that cement was stolen by contractors' workers during construction and they are concerned as a result that the houses might not be durable,
- Some roofs are leaking,
- No kitchens were built by AESNP (they were compensated in cash where they existed),
- Some problems are observed with doors and windows.

When asked whether they regard these houses as really theirs, it appears that since resettlers obtained their title, they do regard the house and plot as theirs. However, some also note that the company should assist them in maintaining their house. Women further note that their husbands are usually not very interested in maintaining or improving the house.

3.2.2 Latrines

People are usually happy with ventilated improved pit latrines (VIP). A particular issue has occurred with six houses in the lower part of the site. It was initially observed that these six latrines did not function properly, and the reason was identified as groundwater in-flow into the pit. These six houses were then equipped with an "ECOSAN" latrine, based on a model developed in Asia and that the Department of Water Development (DWD) was trying to promote at that time. This latrine is designed for excreta recycling and does not have an underground pit, which was expected to mitigate the groundwater issue. However, beneficiary households

were observed not to use these structures as latrines, and use the lower compartment as a pigsty or granary instead. They still use the VIP latrines, which were not dismantled, in spite of the groundwater in the pit. Others, who did not receive these ECOSAN latrines now complain that they did not receive such a structure, whereas their six neighbors now have a small ancillary building that they can use for other purposes.

3.2.3 Rain Water Harvesting System

Each house has a rain water harvesting system, including a network of gutters catching the rainwater falling on the corrugated iron roof of their house, and a storage tank. This provides a storage that lasts well into the dry season, and alleviates the water chore to a great extent.

Although not mentioned by the resettlers as a major issue, it was observed that the great majority of tanks have leaking taps.

3.2.4 Land Titles

Most people interviewed have stated they had received land titles from AESNP. This is viewed as a major improvement and has a lot of significance to affected people. It seems, however, that a few of the resettlers may not have received their land titles, although this cannot be stated with certainty as in some cases, the person who has received the title was not around during the interview. It will therefore need to be checked whether all households were indeed issued a valid land title.

3.3 ACCESS TO PUBLIC SERVICES

3.3.1 Access to Public Transport

Vehicular access to the resettlement site is possible at all times, and some resettlers have specifically recognized this as an improvement in comparison with their previous location. It is worth noting that the majority of affected people used to live in the area to be inundated at some distance from the main road, and that their residences and agricultural fields were accessible only by bicycle or on foot. Several people in the resettlement site have however mentioned that seldom did taxis and other public transport vehicles reach the site.

3.3.2 Water

The site has one drilled well built by AESNP. This well is equipped with an Orbit handpump like all other wells constructed by AESNP. It is located near the health center at the entrance of the resettlement site (northern end). In addition, AESNP built an improved spring catchment in the middle of the resettlement site. Both water points are shown on Photograph Plate 1. Another pre-existing drilled well is available to resettlers at the other end of the resettlement site to the south-west. It is equipped with an India Mark 2 handpump. In addition, resettlers have rain water harvesting systems with a storage tank. Qualitative indications are that the storage capacity allows to draw water from these tanks for 1 to 3 months into the dry season, depending on the household size, and of course during the whole rainy season itself.

Few Ugandan rural communities have such a level of water service. For planning purposes, it is usually assumed that in rural Uganda a handpump can serve between 30 and 50 households. In the Naminya resettlement site, 34 households are served by two handpumps, a spring catchment and rainwater harvesting systems.

In spite of a few resettlers complaining about the water situation, it is therefore not deemed necessary to upgrade the water systems at the resettlement site. BEL however plans to replace the Orbit handpump (which is of an obsolete type) by a more common and easier to maintain India Mark 2 handpump. These activities, which are starting in August 2006, are described in more detail in the CDAP document.

3.3.3 Power

There is no electricity supply in the resettlement site. Some residents have mentioned promises to have electricity in the site, which AESNP would not have kept. However, it does not seem that it was ever planned to supply the resettlement site with electricity and this is not mentioned in the 2001 RCDAP as a commitment by AESNP. What AESNP had indeed planned under the 2001 RCDAP was to equip the trading centers of the four Western Bank affected villages with transformers and low tension lines that would allow nearby residents of these four villages to connect to the grid. This was not expected to benefit the resettlement area, which is too far away from the existing mid tension line, which runs along the Jinja – Wakisi road.

It has also been noted by outside parties that the resettlement site was crossed by a high voltage line (the Kiira dam – Kampala line) while residents did not have electricity. However, such high voltage lines are not intended for power supply of local communities that they intersect, but for long distance transport of electricity. Nonetheless, BEL will discuss with interested authorities, including the utility, the feasibility and priority for a possible expansion of the rural electrification network to the resettlement site, and keep consulting with the resettled and host community about this issue.

3.3.4 Education

This is an area of legitimate discontent on the resettlers' side. The situation is the following:

- The 2001 RCDAP included a commitment by AESNP to refurbish the existing Naminya public primary school, which is located at about 1,500 meters from the resettlement site; although it was budgeted as one of the first activities under the CDAP, this project never took place before AESNP pulled out of the Project, for reasons that are not totally clear;
- This has caused a lot of frustration both in the host community, to which this commitment was also made, and in the resettlers' community; the additional pressure put by resettlers' children on Naminya R/C school has not been mitigated;
- The resettlers took the option of claiming a specific school for themselves, rather than insisting on the existing school's upgrade;
- After multiple requests to obtain a specific school never achieved any result, the resettlers, together with some nearby residents, took action in early 2006 and created their own school in one of the vacant houses of the resettlement site; this raises a number of issues:
 - o This school is not recognized by the Primary Education authorities of the Mukono district, and as such could be deemed illegal;
 - o It is established in a building that is not suitable for normal schooling of children;
 - o It does not have recognized teachers.

Subject to consultation with the District of Mukono primary education inspectorate, the resettlers' community and the host community, the recommended solution is the following:

- Fulfill the old AESNP commitment to refurbish and expand the Naminya R/C primary school (the budget earmarked by AESNP for these works was in the order of USD 100,000 and included the construction of a new 10 classroom block),
- School all resettlers' children there, except for those under 7 years of age,
- Support the creation of a private kindergarten for children under 7 in one of the vacant houses of the resettlement site, with BEL providing funding for the refurbishment of this house into a proper kindergarten and for furniture.

3.3.5 Health

The site has a level 2 health center, which is intended for both the resettlers' and the host communities. This health center is staffed with a qualified nurse, a qualified midwife, and three support staff. It is established in the model house built in 2001 by AESNP at the entrance to the resettlement site, near the drilled well. It has been established two years ago, and is supervised by the Sub-County level 3 health center located in Wakisi. The center in itself is operational and appears to meet or exceed usual Ugandan standards for health centers of this level. It is in fact the only one available to communities along the road between Njeru and Wakisi, as none of the three other affected communities (Kikubamutwe, Malindi, Buloba) has a health center.

However, resettlers and the health staff have repeatedly mentioned to the study team that the lack of staff accommodation on-site jeopardized the normal operation of the Naminya health center. Staff have to commute from Jinja everyday, and cannot come early, if at all, not to mention the cost associated with transport which is no incentive for them to show up.

Another issue is the fact that residents of Kikubamutwe (most of the resettlers originate from this village) had easy access to the Level 3 health center located in Wakisi, which was in fact only a few hundred meters away from Kikubamutwe. Obviously the Wakisi health center was able to provide a more complete range of health services than the smaller Naminya health center.

The issue of staff accommodation has been discussed between BEL and the Mukono District public health Directorate. Although BEL, not being the formal owner of the vacant houses in the resettlement site, cannot make a firm commitment to avail these houses to the District for staff accommodation, BEL will facilitate negotiations between the Uganda Lands Commission and the Mukono District and it is expected that two houses could be made available to the District for its health staff. Further details on this activity can be found in the CDAP report.

3.4 AGRICULTURE AND LIVELIHOOD RESTORATION

3.4.1 AESNP's Plot Allocation Policy

AESNP's entitlement policy for land allocation in the resettlement site was the following:

Residential plots (the plot where the homestead was located in the original location, usually a combination of residential and agricultural use):

- i. A residential plot of less than 1 acre would be replaced by a plot of 1 acre;
- ii. A residential plot of more than 1 acre would be replaced by land rounded up to 1/8 acre. Additional pieces of land would be compensated in cash.

Non-residential plots (usually agricultural plots without a residential homestead on them):

- i. An agricultural plot of less than 1/8 acre would be replaced by a plot of the same surface;
- ii. An agricultural plot of more than 1/8 acre would be replaced by a plot of 1/8 acre with cash compensation to offset the difference in surface above 1/8 acre.

In other words, every resettler household was allocated as a minimum a one acre residential plot, where the house is located, with additional surface compensated in kind if it was part of the same residential plot in the original location. Any other agricultural surface was compensated in cash.

This policy was designed to accommodate the following factors:

- Provide a minimum "safety net" of one acre to the poorest landowners (those with less than one acre);
- Leave it to the better-off people to deal themselves with acquisition of additional land using the cash compensation they were allocated in this purpose;
- Manage as best as possible the limited agricultural surface available on the resettlement site.

The result of this policy is that some resettlers are net winners (those who had less than one acre), while others have lost in agricultural surface, particularly where, as some women repeatedly pointed out to the study team, the man in the household has spent the cash on other purposes than purchasing replacement land.

In addition to the individually allocated plots, a communal agro-forestry plot was intended for all the resettlers' community to be able to gather firewood. Its surface is 8 acres, it is located near the Faithful Servants Orphanage at the western end of the resettlement site.

3.4.2 Comparison of Previous and Current Land Situations

The comparison of actual surface areas of land available to affected people before and after land acquisition is made difficult by the fact that the information on previous land holdings is not available from AESNP's database. Only the surface of affected plots is available, and that was only a part of the overall household land holdings. In addition, as mentioned above in section 3.4.2, information on land holdings is not consolidated at household level, and is therefore impossible to process adequately.

Faced with the impossibility to produce a quantitative comparison of the current and past situation with respect to agricultural land available, the study team therefore had to rely on qualitative indications given by the affected people themselves, and this produces a mixed impression. Some acknowledge that they now have more land to cultivate (these are the households with the smallest plots in the original situation – see above 4.4.1), while others say they now have less.

The difference between women's and men's reactions in this respect is also interesting. Men complain that they could not buy land (*"With what would I buy land? With my teeth?"*). Women indicate that men indeed received cash compensation to buy land, but did not do so and used the money for other purposes, including marrying other women and *"touching the bar even those who had never touched the bar before"*.

On land fertility, it is again a mixed picture that respondents depict. Some indicate that the land fertility is better than before, others that it is dryer, more stony, and overall less fertile. Observation of crops in March 2006 in the resettlement site (see photograph plate 3) seems to indicate however that maize, cassava and plantain bananas are in adequate, if certainly not the best, soil conditions. It is true, however, that not all plots are adequate for plantain bananas for instance, with some obviously too dry and with a too thin layer of arable soil for this particular crop.

3.4.3 Livelihood Restoration

It is again a mixed picture that is described by respondents in Naminya resettlement site. Some indicate that they are clearly better off, but seem to include all aspects of life quality, specifically their house, in the concept. In this respect, resettlers seem to be very sensitive to the fact that they received land titles and are formal owners not only of a piece of land but also of a permanent residence. Several resettlers include this asset, although not productive as such, in their assessment of being "well-off".

Several people have also explicitly mentioned that they had more land, and/or more fertile land, than in the previous situation, and were better off as a result. Others have described better access to market and better employment opportunities, in relation with the SCOUL sugar plantation and factory and the proximity of employment centers at Njeru, Mbikko and Jinja.

Where people complain that they are worse-off than before, it is usually related with the following three aspects:

- Loss of fishing opportunities, the most frequently mentioned cause for being worse-off than before: this is specifically mentioned by some men² in the resettlement site as the most significant loss they have experienced since resettling in the new site; their inability to fish is in relation with:
 - o The increased distance to the Nile River, which makes it difficult for them to go fishing;
 - o Obstructed access due to fencing of the area;
 - o The fact that AESNP has not built new landing sites as it has committed to do;
- Loss of fruit trees (jackfruit and mango trees are specifically mentioned), which provided an income and also a source of self-consumed food that was particularly appreciated by mothers of young children;
- Less agricultural surface than before.

The RCDAP stated that about 10% of households fished, and that these were mainly living in the East Bank communities, but it is quite likely that the significance of fishing has in fact been underestimated when planning resettlement and compensation. Particularly, physically displaced people, such as those now resettled

² Fishing is (was) a male-only occupation.

in were living closer to the river than others, and were therefore more likely to derive a significant part of their income and livelihood from fishing.

All resettler households acknowledge that AESNP has put substantial effort in training, particularly in agriculture and in money management. The actual impact of this training is, however, not very visible. Agricultural practices, including types of crops farmed and cultivation methods, seem to be very much the same as they were before. There is no modern equipment in the resettlement site, such as post-harvest transformation or animal traction equipment. The fact that people were not supported in purchasing agricultural equipment after they received training may have dramatically reduced the impact of training.

While not all households have lost in the resettlement process, some certainly have. In fact what seems to have happened is that the resettlement process has leveled the social and economic differences that existed before, through the provision of the same house to all and of a minimum agricultural surface to all, while the better-off (those who had more land) have received cash in compensation of their additional land, which some misused.

Alternative sources of livelihood need to be aggressively promoted in the near future to balance losses. In the context of the resettlement site, there is little to expect from traditional agriculture because land is not available in sufficient quantity. Subsistence agriculture must be viewed as a safety net for most households, as it indeed was before. Additional sources of income should be promoted, such as the following:

- Employment, either directly at the dam construction site, or indirectly in opportunities that will arise from the presence of workers, such as food supply,
- Animal husbandry, with a focus on applications that require little land (pigs, poultry),
- Intensive garden agriculture, possibly using the opportunity of free water provided by the spring catchment in the resettlement site.

3.5 RELATIONSHIP WITH HOST COMMUNITY

Interviews with members of the host community (see Appendix 3) as well as with resettlers do not indicate that there is any major issue in this respect. It was observed, however, that:

- The resettlers have consistently sought to establish their own LC1 for the resettlement site, to no result to-date, as they do not appear to be eligible due to insufficient population size;
- They have also consistently sought to establish their own school (see section 4.3.4).

The resettlers do not mention, however, that the host community displays any hostility.

Seen from the host community's perspective, the resettlers do not appear to pose any serious problem. Initial concerns that there might be a deterioration of the security situation in relation (increase of petty theft) have not been confirmed. Some members of the host community have indicated that the land that was purchased by AESNP from an individual landowner for the establishment of the resettlement site was used before by some squatters, who received no compensation when they were evicted, but this has not been confirmed.

The most serious issue for the host community is the fact that AESNP's promises to upgrade the existing Naminya primary school were not met (see above 4.3.4).

3.6 CONSULTATION AND TRAINING

Resettlers met unanimously indicated that they were well informed and that they had a say in decisions related with their compensation package, including the option of resettlement versus cash compensation. Training provided by AESNP was also appreciated, but as mentioned above, people tend not use it due to lack of equipment and absence of credit facilities.

It is also interesting to see the different reactions from men's and women's groups with respect to training. Women seem to have been very interested in matters pertaining to their rights over property and compensation, and some of them have indeed taken advantage of it, avoiding deprivation by their husbands, thanks to their

being better aware of their rights. Women also indicate that in spite of AESNP's numerous warnings in relation with misuse of cash, many men spent their compensation unwisely on second-hand cars that broke down quickly, or on women and drinking.

Overall, the resettlement package seems to have played well one of the roles for which it was intended, the protection of more vulnerable women against potential misuse of cash compensation by men.

4 FINDINGS – NON-RESETTLERS

4.1 GENERAL

As already mentioned in this report, resettlers at the Naminya resettlement site have attracted a lot of attention from the different parties involved. They are easy to locate and identify, hence they are easy to monitor, and they have come up as a somewhat cohesive community to express grievances and negotiate with the BIU or other parties.

It can be assumed that resettlers were amongst the most affected of the PAPs. But they were not the only ones to be significantly affected, as other people were also physically or economically displaced, but simply did not opt for the AESNP resettlement package. However, these people, who were not resettled by AESNP are much less in focus than the resettlers. Their current whereabouts are frequently unknown, and they proved very difficult to locate when the study team endeavored to interview them. Neither the BIU, nor the Local Councils are able to identify the current location of many of these affected people. This is understandable for people who were only marginally affected (such as sharecroppers who were not permanent resident in the area). It needs to be corrected for people who were significantly affected, particularly those who were displaced by the Project. This aspect is further addressed in Section 7 (Action Plan).

4.2 USE OF COMPENSATION

The first priority of affected people once they were paid compensation was usually to improve their existing house and/or build a new one. Purchasing agricultural land usually came only second in the affected peoples' concerns. Housing is obviously important to affected people, as an indicator of social status. When asked whether their overall livelihood has improved or deteriorated against the pre-compensation situation, PAPs often respond that it is indeed improved because they now have a permanent house, regardless of their access to agricultural land or lack thereof.

When questioned separately from men on the use of compensation, women indicate that men have not used compensation wisely. The purchase of second-hand vehicles has been common, they were intended as taxis, but they usually did not last. All (including the men) however acknowledge AESNP's efforts to create awareness on the use of compensation.

4.3 AGRICULTURE AND LIVELIHOOD RESTORATION

4.3.1 Replacement Land

The option given to AESNP to provide replacement agricultural land to landowners in-lieu of cash compensation is generally well appreciated, and a significant number of PAPs benefited from this option without relocating their houses, particularly on the East Bank. However, plots of land provided as replacement land are generally assessed as too far away from the PAPs' residence ("our crops are stolen") and less fertile.

Another issue that was raised by people on both banks is that the price that landowners would charge for replacement land was higher than the price paid in compensation for the lost land. While one acre of land would be compensated between UGX 0.8 M and UGX 1.2 M, it was not uncommon, according to PAPs, to be charged UGX 2.2 M for a similar piece of land. PAPs state that they were viewed as rich persons and were overcharged for everything, including most prominently agricultural land. This cannot be substantiated as there was no monitoring of land transactions in the area.

The situation of tenants and sharecroppers (who were compensated only for crops as they did not own land) appears to be worse in this respect than that of landowners. The discontent about the "1-4" crop compensation comes mainly from tenants and sharecroppers, and they usually state that they have lost more than landowners as a result of land acquisition. However, there are also examples of tenants and sharecroppers who have been able to secure new land.

4.3.2 Agriculture Restoration

People usually do not appear to have changed their agricultural methods as a result of scarcer land. The loss of fruit trees (which were compensated taking account of a re-establishment period – see the 2001 RCDAP) is mentioned more as a lost opportunity to introduce variety in children's diet than as a loss of income.

4.3.3 Fishing

In contrast with resettlers, there is no mention in the non resettled community of the loss of fishing opportunities as a major issue. People have usually stayed where they were, and are therefore still able to practice fishing as they used to. However, the commitment of building better landing sites for fishermen, which was not met by AESNP as this was intended to be available in the post-dam impoundment period, is repeatedly mentioned as detrimental to fishermen.

4.3.4 Livelihood Restoration

Like with the resettlers' community, it is a mixed picture that is depicted by non-resettled PAPs. Some proudly state that they are now much better-off because they have been able to use their compensation money as initial capital for various profitable ventures, such as the following:

- Building houses for rental (although some also say that they have built houses for rental to Project workers, which of course never happened);
- Buying motorcycles for use as a "boda-boda";
- Engaging into small-scale poultry farms or production of various live animals.

Where PAPs say that they are worse off, the main reason for it is usually the loss of agricultural land, the smaller size of the replacement land they have been able to secure, or its deficient fertility. When questioned separately from men, women also indicate, as already mentioned in several occasions this report, that many men have misused their compensation money. However, some women also state that they have lost out in the process, either because they tried to engage into a business that eventually collapsed, or because they now have too little land to make a living.

4.3.5 Firewood

The firewood issue is often mentioned by non-resettled PAPs. On the West Bank, people state that they cannot obtain access to the fenced area and that they now have to purchase firewood, which adds to their difficulties in re-establishing their livelihood.

4.4 CONSULTATION AND TRAINING

As with the resettler community, people are generally happy with consultation and training and recognize AESNP's efforts in this regard. There is, however, a sense of having been cheated in the deal. People interviewed repeatedly say that they have fulfilled their side of the deal ("*we voluntarily surrendered our lands to the dam*") while "the dam" (which associates AESNP, the Government, the World Bank) did not keep its promises. Some add that they gave their land voluntarily to AESNP because of these promises, to build boreholes, to improve schools and to build "hospitals", to build landing sites for fishermen, which in the end were never fulfilled.

Another promise that was not kept is of course employment. PAPs again mention repeatedly that the perspective of employment at the dam was for them a strong motive for not opposing land acquisition.

4.5 LAND TITLES

Several affected people met by the study team claimed that land titles for replacement land provided by AESNP to non-resettlers were not all issued, particularly on the East Bank. This will need to be checked, and follow up actions will need to be taken to fix any deficiencies.

5 OTHER GENERAL ISSUES

5.1 CASH COMPENSATION

5.1.1 Crop Compensation

Two issues appear to have been particularly contentious, and PAPs keep complaining now about the treatment they received from both AESNP and the Government of Uganda, which they think was unfair in respect of these crop compensation issues:

- the “1-4” issue, as it is commonly known in the area, refers to crops of less than 4 months of age, which after some hesitation and numerous discussions, were excluded of the compensation formulas; AESNP observed fraudulent attempts to maximize compensation through the planting of young seedlings (specifically vanilla seedlings, because the rate for vanilla was particularly high at that time); AESNP requested the Government of Uganda to rule on this issue, and this ruling eventually excluded all plants younger than four months; however, the ruling in question came relatively late in the process, and was given a particularly bad reception by PAPs;
- the “max cap” issue: as a result of fraudulent attempts to maximize the number of plants in a given surface of land, AESNP requested agricultural experts to calculate what the maximum value of crops could be for an acre of land, and also received backing from the Government of Uganda.

PAPs on the other hand usually state that their crops were indeed genuine, and that where one of these two rules were applied, they unfairly missed out on due compensation. It is interesting to observe that men are bitterer about the “1-4” issue than women.

Some PAPs have mentioned that they will expect this issue to be reconsidered by the new sponsor. It is the opinion of the author of this report that this would be highly risky, for the following reasons:

- Records of 1-4 crops (which were indeed counted and valued before the Government ruled that they should be excluded) may or may not have been kept after AESNP has left;
- As there is no visible evidence of what was in the field at the time of the census, a reconsideration of this question would generate countless disputes;
- If some PAPs may have unfairly missed out, the vast majority of young crops was indeed speculative; for those which were not speculative, the 3-month notice to vacate provided time to harvest most annual crops without suffering any loss.

As mentioned in section 6.1.2, several court cases are pending in relation with 1-4 crops. The above opinion that this issue must not be revisited may need to be reconsidered would the Jinja District Tribunal rule that claimants be paid compensation for 1-4 crops.

5.1.2 Outstanding Claims and Court Cases

According to information provided by the BIU, there are about 25 cases pending at Court (March 2006). These belong to three categories:

- 8 stakeholders have taken Court action because they reject the absence of compensation for young crops (“1-4” – see above 6.1.1);
- There is a dispute between two landowners over land ownership, who have brought the case to Court;
- The rest (about 15 cases) have not taken their compensation because it is deemed to be too small (these are usually licensees with small interests). The BIU has been following up as closely as possible on these cases and has tried to convince these stakeholders to come up and take their compensation.

These Court actions seem to proceed very slowly, all the more since in several occasions interested stakeholders did not show up at Court hearings.

5.2 COMPENSATION FOR CULTURAL PROPERTIES

The 2001 RCDAP made a distinction between two types of cultural properties that required compensation:

- Individual cultural sites, usually in the form of *amasabo*, small shrines used by a household or a local medium for offerings to ancestors' spirits or other rites;
- Community cultural sites, most prominently the Bujagali Rapids, which bore cultural significance to the whole community at regional and even national level.

Compensation for individual cultural sites usually involved a comprehensive consultation exercise with dedicated groups in each of the interested communities, who were tasked with identifying the sites and devising adequate compensation measures, which included compensation for the structures and compensation for a ceremony allowing for relocation of the *amasabo*. This was organized by specialized consultants (the Synergy group of Kampala) on behalf of AESNP, and was duly witnessed by Interaid in its capacity as witness NGO. It appears that there is no pending issue related with compensation in respect of the relocation of these sites.

The compensation for the spiritual value of the Bujagali Rapids was also preceded by a thorough consultation exercise, under the responsibility of Synergy Consultants, with amongst others the participation of Government of Uganda authorities and the Kingdoms of Buganda and Busoga. Three interested "stakeholders" were identified as holding interest in the Bujagali Rapids³. An appeasement ceremony was organized on the 28th of September, 2001, and was attended by the three stakeholders and their followers, and was entirely financed by AESNP, with considerable media coverage and general public interest. The compensation also included relocation and reconstruction of several large *amasabo* that were located in the then Bujagali Picnic Site (now "Speke Camp"). All three interested parties then acknowledged in writing that compensation had been adequate and that construction of the dam at Dumbbell Island could proceed, with the partial inundation of Bujagali Rapids as a result. This whole process has been witnessed by the Witness NGO.

While the two other stakeholders appear to have been genuinely satisfied with measures taken by AESNP, the Budhagali medium seems to have remaining claims over the site. This particular individual has been able in the past to draw a lot of attention, including international attention, which later did not appear to be justified by his actual spiritual performance, in contrast with the other two. It cannot be excluded that he will seek to obtain more compensation through media coverage for instance.

One of the cultural commitments made by AESNP in the RCDAP was not met. It appeared during consultation in 1999 and 2000 that an unknown number of people had been buried in the Nile River islands. After consultation with local communities and religious authorities, it was decided to hold an inter-denominational remembrance service to honor the memories of those buried in the islands, as it was impossible to locate these graves with certainty and therefore also impossible to exhume and relocate their bodies. This service never took place. BEL will honor this commitment prior to island inundation.

5.3 SPEKE CAMP POTENTIAL DISPUTE

The site next to Bujagali Rapids has been operated as a tourist attraction for a long time (see also section 6.5). When AESNP paid compensation for land acquisition, the site, which was then known as the "Bujagali Picnic Site", was formally the registered property of the Jinja District, who had let it to a private operator. The Jinja District was compensated and land was acquired by the Uganda Lands Commission and re-registered in the ULC's name according to the usual transaction process.

³ *Ntembe Waguma, Nfuudu Lubaale, and Nabamba Budhagali. Ntembe Waguma was identified as the head of the clan that traditionally owns the area where the Bujagali falls are. The divine custodianship of the spirit in the Ntembe clan rests with Mr. Nfuudu, who is a diviner, and Mr. Ntembe Waguma, who is the clan head. Mr. Nabamba Budhagali is the medium the spirit uses to communicate. There has been fierce rivalry between Nabamba Budhagali on the one hand and Ntembe and Nfuudu on the other during the whole consultation and negotiation process. Nabamba has been quite successful in attracting media attention and obtaining significant compensation, whereas the other two seemed to be more genuinely interested in cultural and spiritual aspects.*

The site is now operated by a new operator, which is a member company of the Speke Hotel Group (Kampala). It has been renamed the Speke Camp, and is promoted as a rafting excursion departure site (Equator Rafting), while the previous operation (bar, restaurant, accommodation) has been maintained under the new umbrella. According to a representative of the operating company met in July 2006, a new lease was issued by the Jinja District, further to the transaction with the ULC, in the benefit of the Speke Hotel Company. If this was indeed the case, the Jinja District would have had no right to issue such a lease as it did not own the land any more.

This somewhat unclear situation is assessed as a potential dispute that could cause delays and legal difficulties. Legal advice should be sought by BEL to obtain a better understanding of the situation, and possibly dismiss any further compensation claims for a piece of land that has already been compensated by AESNP and acquired by ULC. The BIU has documentation clearly establishing that compensation was indeed paid.

5.4 VULNERABLE PEOPLE

This is an area of serious concern and of potential non-compliance with WBG operational policies. The available database fails to identify vulnerable people properly. Vulnerability criteria were indeed stated in the 2001 RCDAP, in compliance with applicable policies. Vulnerable people in the affected area include, amongst others, a sizable number of orphans, widows and people with disabilities. However, the 2001 RCDAP failed to identify a clear way forward, and as a result little has been done in terms of implementation of identification and assistance measures in favor of vulnerable people. While both AESNP and the BIU have been sensitive to the issue when implementing resettlement and compensation activities and the monitoring thereof, vulnerable people do not seem to have been properly recorded by AESNP, and it is now virtually impossible to identify, locate and monitor vulnerable people.

In addition, good practice has changed since 2001 in this respect: there are now good practice examples of what should be done to mitigate hardship on vulnerable people when implementing a compensation and resettlement program in Africa. This will need to be corrected as a matter of utmost importance: vulnerable people need to be identified (or re-identified) and monitored, and assistance measures need to be devised where needed. This applies specifically to orphan heads of households and other affected orphans.

5.5 TOURISM ACTIVITIES

5.5.1 Context

In its 2002 report, the World Bank Inspection Panel pointed out that:

“In failing to ensure that compensation was paid, and/or rehabilitation was provided to people who will lose their primary sources of income as a result of the Project’s impacts on the tourist industry, the Panel finds that Management is not in compliance with OD 4.30.”

BEL is committed to reach compliance with World Bank Group policies on this particular issue. BEL has updated in 2006 the baseline information related with tourism operators (see SEA section 3.6.5), and has engaged in pro-active consultation with tourism operators. While this specific consultation exercise is not complete at the time of submitting this draft SEA, it is expected that agreements will be reached with the tourism operators on mitigations acceptable to the parties.

5.5.2 Summary Baseline Information

5.5.2.1 Overview

The site of the Bujagali hydropower facility is approximately 8 km downstream of the “source of the Nile” (i.e. where Lake Victoria empties into the Victoria Nile). Due to the history and scenic topography of the area, it is attractive to tourists, especially to white water rafters who come to take advantage of the sequence of rapids on the upper reaches of the Victoria Nile. Many white water rafters are primarily adventure and overland tourists.

In such cases, Jinja represents a convenient stopping point for tours, where WWR is available as an optional activity.

Four companies currently operate WWR excursions in the Bujagali area: Adrift, Nile River Explorers (NRE), Equator Rafting and Nalubaale Rafting. These companies market one- or two- day rafting trips, which start above Bujagali Falls. Rapids are classified based on the degree of danger and “thrill”, on a scale of 1 to 6, with Grade 6 being a vertical drop and unsafe for commercial rafting operations. Three of the ‘Big Four’ Grade 5 rapids (considered the most thrilling) are downstream of the Dumbbell Island dam site.

Details below are summarized from the main SEA report (section 3.6).

5.5.2.2 Adrift (Uganda) Ltd

Adrift was the first company to operate white water rafting in Uganda, commencing operations in 1996. Adrift was and still is based in Kampala, and brings the majority of its clients to Bujagali on a one-day excursion from Kampala. In mid 2003, Adrift opened the ‘Nile High Club’ which is a campsite with dormitory (and more recently a few thatched bandas) a bar/restaurant and 44m bungee jump located on a 32 m cliff-top site overlooking the Nile, adjacent to the Jinja Nile Resort Hotel.

Adrift originally launched their rafts from the riverside recreation site beside Bujagali Falls and paid a commission to an entrepreneur who held a lease for the site from the Jinja District Council. This arrangement continued until they entered a business partnership with the Kenyan Mada Hotels group, who own the Jinja Nile Resort and extensive cliff top landholdings adjacent to their hotel, upon which the ‘Nile High Club’ is now located and below which their rafts are now launched.

Adrift generates their market from amongst Kampala based ex-pats and other Ugandan based NGO employees as well as some travellers staying in Kampala as opposed to the overland truck based market. Some 90 percent of their rafters originate from Kampala sources.

Adrift offers several rafting options, one day, two day, family rafting etc., but 90 percent of their clients take the one day trip which currently costs USD 95 per person. It is estimated that Adrift took around 4,000 clients rafting during 2005, putting it in second place behind the current market leaders NRE.

Adrift as a company has developed from being simply a white water rafting provider to a more broadly based travel company offering gorilla trekking, mountain climbing, wildlife safaris and outdoor management development programmes for companies, NGO’s, school groups etc. They have recently been awarded a concession from the National Forestry Authority to operate a high quality eco-tourism Lodge on Kalagala Island, within the Kalagala – Itanda Offset area, which would involve an investment of USD 1 M in association with international partners.

5.5.2.3 Nile River Explorers Ltd (NRE)

Nile River Explorers (NRE) was the second rafting company to operate on the Victoria Nile, commencing operations early in 1997, with initially a rafting base and backpacker lodge in Jinja, and later a camp site near Bujagali Falls.

NRE’s market focus is different from that of Adrift. The base at Jinja made it the natural stop for the overland truck based traveller market and this sector has dominated NRE’s business. NRE indicates that around 60 per cent of their clients are sourced through the overland truck sector and that some 40 per cent therefore come through various Kampala or other Ugandan based organisations, travel agencies, ex-pats or NGO’s.

The Explorers Campsite at Bujagali is located on the cliff top overlooking the Bujagali Falls, and has been significantly upgraded in the recent years, enabling higher-value markets to be attracted from Kampala and overseas. The overland truck market stays three nights at the campsite which gives the travellers time to engage in a variety of activities, including a day devoted to working with local NGO’s assisting with community based projects such as renovating school buildings or similar, in liaison with the NGO “Soft Power”.

NRE have always launched their rafts from a river bank site close to the Nalubaale (Owen Falls) Dam, in order to give their clients more practice and familiarity on the raft and in the water before they decide to proceed to the rapids. Like Adrift, they also offer a range of rafting options, 1 day, 2 days, family trips etc. but once again it is the 1 day option which accounts for the large majority of rafting trips. One-day rafting trips cost USD 95 per person, the same as Adrift. Estimates of the number of rafters handled during 2005 suggest a figure of around 5,000, which would make NRE the leading rafting company with Adrift in second place.

5.5.2.4 Equator Rafting

Equator rafting was originally established as a joint venture between a former employee of Adrift Rafting, and the Speke Hotels Group in early 2001. The partnership and performance of Equator was very successful for a while but the partnership broke up, which appears to have resulted in a decline in operational performance.

The Speke Camp, however, appears to be more successful. It has a location immediately beside the Bujagali Falls and the site doubles as a visitor recreation and picnic site as well as a campsite and rafting base. All visitors to the site are charged for entry, UGX 2,000 for a Ugandan, UGX 3,000 for a non-Ugandan and UGX 500 for a child, while vehicles are charged at an additional UGX 1,000. Revenues from the operation of the site as a visitor picnic/recreation site alone are understood to be around UGX 130 million (some USD 72,000) and this suggests annual visitor numbers of between 50,000 to 60,000.

Equator, who launch their rafts from their own campsite upstream of the Bujagali Falls, offer the same rafting options as Adrift and NRE and again find that the one day trip is the most popular choice. Their market is dominated by Kampala sourced/based ex-pats, NGO's and visitors and this is assisted by the Speke Hotels Group owning several prominent hotels in both Kampala and Entebbe. Formerly, rafting rates were the same as Adrift and NRE but as of early 2006 Equator had dropped its price to USD 75 per person. The rafting business is understood to have carried only 600 to 700 clients during 2005 and continues to operate weakly.

5.5.2.5 Nalubale Rafting

Nalubale Rafting was started in mid-2005. The rafting operation operates out of rented premises in Jinja town but has no campsite or related facilities. Kampala is the main source of clientele.

At present, Nalubale only operates at weekends and while it offers a range of rafting trips like the other rafting companies, the majority of trips are one day in length and costs USD 95. The company employs eight people in Jinja, including three ex-pats and is the smallest of the four rafting businesses. It is estimated that they carried around 200 – 300 clients during the six months in which the business operated in 2005.

5.5.2.6 Summary

Research carried out in 2006 as part of the SEA indicates that total rafter numbers are approximately 10,000 per year, with Adrift and NRE each carrying 4,000-5,000 per year, and 800 to 1,000 per year being carried by Equator and Nalubaale combined. Table 2 below provides summary data on the four WWR companies that currently have operations on the Upper Victoria Nile.

Table 2: Summary Operational Characteristics of the Rafting Companies

	Company Started	Market Mix	Most Popular Rafting Trip	Rafting Trip Fee (USD)	Number of Staff	Rafter Nos. in 2005 (estimate)
Adrift	Mid 1996	90% NGO / Kampala 10% Truckers	1 Day Trip (90% of clients)	95	40 F/T (10 ex-pat, 30 local)	4,000
N.R.E.	Early 1997	40% NGO / Kampala 60% Truckers	1 Day Trip (95% of clients)	95	50 F/T (10 ex-pat, 40 local)	5,000

	Company Started	Market Mix	Most Popular Rafting Trip	Rafting Trip Fee (USD)	Number of Staff	Rafter Nos. in 2005 (estimate)
Equator	Early 2001	95% NGO / Kampala - 5% Truckers	1 Day Trip (95% of clients)	75	35 F/T (10 ex-pat, 25 local)	600 - 700
Nalubale	Mid 2005	100% NGO / Kampala	1 Day Trip (100% of clients)	95	8 F/T (3 ex-pat, 5 local)	200 – 300 (6 months)

5.5.3 Impacts on the WWR Operations

5.5.3.1 Overview

It is overall important to observe:

- that the two older rafting companies (Adrift and NRE) have significantly changed since 2001 when the first EIS for the AESNP-sponsored project was submitted: both now offer a broader range of services, including predominantly rafting but with other non-rafting related services;
- that the other two were established well after the Bujagali HPP was initiated.

The following description of impacts is a summary of the main SEA report.

5.5.3.2 Adrift

Adrift have confirmed that they will continue to operate their white water rafting business after the Bujagali HPP is constructed and that they have no intention to move their rafting base from the 'Nile High Club' location. Once the dam is built, rafting trips will have to move downstream of the dam and while this will represent a different mix of rapids in the traditional one day trip from the existing experience they do not expect this to diminish the experience of rafting on the Nile for probably 99.9 per cent of the market. Most rafters will be trying the trip for the first time and the fact that the experience will have one or two fewer grade 5 rapids than at present will not be regarded as a poorer trip since they will have no basis for comparison and in reality, the same thrill of having had the opportunity to white water raft on the Nile will still be available.

Adrift accepts the reality of the proposed Bujagali HPP and recognises that they will need to manage the change in their rafting product once the timetable for the dam becomes clear. Maintenance of the integrity, quality and thrill of the rafting experience is considered to be fundamental and a core value of the company's operating philosophy and thus the commitment of the company to its current and future product, in marketing and promotional terms, is regarded with a similar passion which understands the need to embrace change positively.

Although Adrift will not need to relocate their rafting base, the one impact which they will suffer is the need to find a new launching point into the river somewhere below the new dam. A facility shared with other rafting companies is not regarded as ideal. Each operator has historically used different access points and exit points to/from the river and has a different approach to delivering their operationally distinct rafting product and will prefer to maintain their own separate site for entry to and possibly exit from the river.

5.5.3.3 NRE

NRE have also confirmed that they will not be closing down their white water rafting business if the Bujagali HPP project proceeds, nor will they move from either their base in Jinja or their campsite close to Bujagali Falls. For the overland truck market, Jinja and the option to raft the Nile is simply one stop and one experience among many on a tour around Uganda or an even longer trip around East Africa and thus the change to the rafting trip caused by the Bujagali HPP has no bearing on whether they will choose the holiday or not, or take the rafting trip or not. Contact with leading U.K. based adventure/overland trucking tour operators has confirmed this position and their commitment to including Jinja/white water rafting in their future itineraries.

The principal impact upon NRE's business operation once the Bujagali HPP is built is exactly the same as for Adrift, that is, the need to find new sites to enter and exit the river below the dam. The primary concern is to have a launch site which is solely for their own use, as is the current situation, so that they can provide their clients with the distinct NRE rafting experience without distraction from other rafting companies. NRE feels that the provision of toilets and changing facilities would be a desirable improvement on current practice.

5.5.3.4 Equator Rafting

Equator Rafting confirmed that it was their intention to continue rafting following the completion of the Bujagali HPP but that since their existing base at Speke Camp would be submerged by the new reservoir they would need to find a new location for these activities. The Speke Hotels Group owns an extensive cliff top site above the Bujagali Falls where it plans to build a 200 room hotel and conference centre and it may be possible to find a discrete part of this site to relocate their rafting operation to but Equator indicates that no examination of alternative sites has been undertaken so far.

The principal impacts upon Equator Rafting from the development of the Bujagali HPP are therefore related to the loss of their existing business base and associated structures, the costs of relocating these business assets to a new site and in common with other rafting companies, the need to find new entry and possibly exit points to/from the river. As mentioned in section 6.3, this site has been acquired by ULC based on compensation paid by AESNP in 2001.

5.5.3.5 Nalubale

Nalubale is quite prepared to operate rafting trips below the new dam after it is built and although it indicates that it has an operating relationship with NRE, sharing a new launching site with them is unlikely to be acceptable to NRE and they will need to find an alternative location. It may be possible for Nalubale to share a facility with Equator Rafting who expressed preparedness to share such a facility with other rafting companies.

5.5.4 The Consultation Process About Proposed Mitigations

BEL has launched consultation with WWR operators in March 2006 (description of the baseline situation) through a specialized consultant, and has then (July 2006) started consulting directly with the four companies involved in WWR operations. BEL has requested that the WWR operators should formulate mitigation concepts themselves.

To-date (August 2006), preliminary contributions have been made by the rafting companies (details and budgets are not provided as BEL has committed to the rafting operators that their contributions would be kept confidential for obvious reasons), as follows:

- Adrift has submitted a comprehensive proposal, which includes:
 - o The development of several different tourist attractions in the area of Kalagala island,
 - o Establishment of a new starting point and of a new camp downstream to the dam;
- NRE has submitted preliminary ideas:
 - o Transport of the rafters from the current NRE base at Bujagali to the dam wall where the rafting trip would start,
 - o Re-establishment of a new base downstream to the dam, as the current NRE accommodation site near Bujagali falls would lose part of its interest.

BEL intends to enter into more detail discussions with Adrift and NRE towards establishing the financial and operational viability of these investment proposals. BEL will then consider these investment opportunities within the context of the principles established for the overall SEA and CDAP for the hydropower project before arriving at a set of investment priorities, subject to satisfactory negotiations with the tourism operators, to be implemented during the construction phase of the project.

To-date, discussions with Nalubale and Equator Rafting have not resulted in formal proposals from either company. At this time, BEL's discussions with Nalubale and Equator Rafting only indicate possible involvement of BEL in establishing separate launch facilities downstream of the Bujagali dam. For BEL to be involved in specific tourism-oriented investments with these two entities, they will need to take initiative in the

coming months. In this purpose BEL will continue to keep open lines of communication with Nalubale and Equator Rafting throughout the 120-day SEA commenting period.

5.5.5 Tourism Industry Employees

During the SEA consultation exercise in August and September 2006, employees of the tourism industry have publicly expressed concerns that they may lose jobs as a result of the HPP construction and operation, specifically in relation with impacts to the rafting industry. As shown above, BEL is taking steps to maintain the current levels of activities in the tourism industry unaffected, and has engaged with tourism operators in this perspective. It is possible, however, that changes in activities, for example with the reduction in rafting-related activities, may result in certain skills not being needed in the long term. For instance, smaller numbers of rafting guides or rafting safety personnel may be required when tourism companies change their offer from rafting-related to non-rafting products, and not all staff will be able to acquire new skills to adapt to the change in activities. This might result in some staff being made redundant by the tourism companies. It is impossible at this stage to provide a quantitative assessment of this impact, although it is fair to say that numbers should be small.

If there are clearly documented examples of tourism industry employees being laid off as a result of a change in their employers' activities in response to Project impacts, these employees qualify as Project-Affected People.

BEL will address such situations on a case-by-case basis, in cooperation with both employers and workers. Cash compensation will not be proposed as a mitigation. The following mitigations can be proposed to affected workers:

- Training course to acquire new skills that may be required in the changed local tourism industry;
- Employment on a temporary or semi-permanent basis on the construction site, and related training to enhance employability;
- Enrollment in livelihood restoration programmes detailed hereunder (section 7.3), namely agriculture, fisheries and small business enhancement components.

5.5.6 Informal Tourism-Related Activities

During SEA consultation in October 2006, representatives of informal sector tourism businesses have similarly expressed concerns that their businesses would be affected by the Project construction and operation. Representatives that came out during meetings and wrote a letter to express their concerns and ask whether they would be assisted indicated they represent the following professions:

- The Bujagali jerrican swimmers (local people based at the Speke Camp who swim across the Bujagali Rapids with the help of a jerrican);
- Photographers;
- Craft sellers;
- Acrobats and other artists who perform at Bujagali Speke Camp during week-ends and functions.

These self-employed people could also potentially be affected by the planned inundation of the Bujagali Rapids. A census of people who actually rely on this kind of activities for a living is not available. By some accounts, they may be around 30 people who occasionally and informally earn some income from different activities in or immediately outside the Speke Camp. These include a few (about 10) rather well-established businesses (craft sellers), some of which run a small kiosk near the Speke Camp main gate (an area that is not itself affected), while the others are hawkers with no fixed assets affected.

Even assuming impacts are ascertained, Ugandan law makes no obligation to BEL to compensate these activities. While some of these businesses may indeed be affected, compensation to hawkers raise difficult eligibility and legal issues (as the actual loss is very difficult to ascertain and to value). This is why most resettlement and compensation projects faced with similar situations usually do not provide compensation to hawkers. At this point in time and subject to further consultation with representatives of these professions, it is proposed to consider them in the same manner the fishermen were considered by AESNP: they would not be entitled to any form of compensation, particularly not to any cash compensation, but might benefit from livelihood restoration activities. The Bujagali swimmers might be enrolled in the fisheries enhancement

programme described in Section 7.3.2. Other professions such as photographers and craft sellers could be enrolled in the small business enhancement programme described in Section 7.3.3.

Further consultation is required to gain a better understanding of this issue. It is particularly important that informal business operators themselves understand that identification of people who are genuinely affected is critical to the success of the exercise as people with false claims might undermine the credibility of the others.

6 ACTION PLAN

6.1 OVERVIEW

This assessment indicates that while AESNP has overall complied with commitments contained in the 2001 RCDAP, its early withdrawal in mid-2003 resulted in incomplete activities, particularly with respect to the following three topics:

- Deficient tools and resources for monitoring of affected people, in spite of all the efforts put by the BIU in this task, with a specific concern for the monitoring of vulnerable people,
- Incomplete or insufficient livelihood restoration activities, leading to potential hardship on certain categories of affected people,
- Unmet commitments in respect of public services at the resettlement site and in the Naminya host community, as well as some issues of more limited impact with regard to housing at the resettlement site.

The other issues requiring attention are the following:

- Impacts on tourism activities,
- Outstanding claims and court cases, and the potential dispute related with the Speke Camp,
- Inter-denominational remembrance service for people buried in the islands.

The action plan below provides details on each of the activities required to fix these observed deficiencies or address outstanding issues. Where linkages are envisioned with activities planned under BEL's Community Development Action Plan (CDAP), these linkages are mentioned.

6.2 IMPROVING MONITORING OF AFFECTED PEOPLE

6.2.1 Establishment of a Monitoring Tool

Two tasks are critical for the establishment of a proper monitoring tool, based on the current database:

- Reconsolidating information by household, rather than by individual; compensation and socio-economic information recorded for the different individuals belonging to one household needs to be consolidated into one household file within the reorganized database; no monitoring can be done if this lengthy and cumbersome task is not done;
- Identifying the current whereabouts of as many affected people as possible, as follows:
 - o Inputting the address of all those for whom it is known,
 - o Seeking LC1 officials' cooperation in identifying other PAPs' whereabouts.

6.2.2 Establishment of a Social Unit

The BIU has been tasked with the monitoring of affected people since AESNP withdrew, and has received limited funding from the Government of Uganda in this purpose. One entity needs now to be clearly responsible for monitoring of affected people in the current pre-construction period and further during the construction and operation phases.

BEL will establish a Social Unit, which will be responsible for the following:

- Implementation of the CDAP (see CDAP report),
- Implementation of commitments made under this APRAP.

The Social Unit will include the following personnel:

- One head of unit, specifically responsible for the implementation of the CDAP, and preferably one of the BIU staff who has long experience in dealing with affected people and knows the history of the Project prior to AESNP's withdrawal,
- One social worker, tasked with monitoring of vulnerable people and responsible for the activities listed in the following section (7.2.3),
- One database manager, with temporary assistance as appropriate for the database upgrades mentioned under 7.2.1.

- One social worker, specifically in charge of monitoring vulnerable people.

6.2.3 Specific Activities for Vulnerable People

6.2.3.1 General

There is no proper identification of vulnerable people at the moment, and it needs therefore to be done (or redone). Although this is not “best practice”, the Bujagali HPP is certainly not going to be the first project where vulnerable people are identified *a posteriori*, after compensation was paid and resettlement took place. The 2001 RCDAP was deficient in this respect, although it was cleared at the time by all parties involved, as it does not propose clear criteria for vulnerability and does not identify adequate assistance actions. Identification and assistance activities need therefore to be revisited in light of current best practice.

6.2.3.2 Identification of Vulnerable People

Vulnerable people⁴ are people who by virtue of gender, ethnicity, age, physical or mental disability, economic disadvantage, or social status may be more adversely affected by resettlement than others and who may be limited in their ability to claim or take advantage of resettlement assistance and related development benefits.

Vulnerable people include, but are not limited to:

- disabled persons, whether mentally or physically;
- refugees and internally displaced people;
- seriously ill people, particularly people living with HIV/AIDS and other illnesses;
- the elderly, particularly when they live alone;
- households whose heads are children;
- households whose heads are female and who live with limited resources;
- households whose heads have no or very limited resources; and
- widows and orphans.

Current best practice is to involve the community in the identification of vulnerable people, which is the only way to mitigate jealousy (everybody wants to be vulnerable) or stigmatization (nobody wants to be vulnerable). In the case of the Bujagali area, it is recommended to establish one “Vulnerable Committee” for each of the two districts, which should include some LC1 elected officials, elders or religious authorities, CBO representatives of both genders, and representatives of the Ugandan Government department in charge of social welfare. A broadly publicized application process would allow vulnerable people to apply to this committee for consideration of their eligibility. A specialized working group within each of the committees would also prepare a list of assistance activities.

6.2.3.3 Potential Assistance Activities to Vulnerable People

It is not BEL’s mission to assist vulnerable people in general. BEL will assist vulnerable people insofar as they were affected by the displacement and resettlement process.

Assistance may take the following forms, depending upon vulnerable persons’ requests and needs:

- Counseling in matters such as family, health, money management, livelihood restoration,
- Food support,
- Health monitoring, or medical attention if required.

A specific focus will be put on orphan affected heads of households, who had been identified by AESNP as a specific group of concern, and have been monitored by the BIU since AESNP left. A full round of orphan re-identification will be carried out, to make sure that most if not all orphans are identified and tracked. Specific activities will be implemented by the BEL Social Unit to assist orphan affected heads of households in the following areas:

- Custody issues, and monitoring of compensation management by designated custodians,
- Use of compensation once it becomes available to the orphans after legal majority.

⁴ IFC’s Handbook for Preparing a Resettlement Action Plan

6.3 ENHANCING LIVELIHOOD RESTORATION

6.3.1 Agriculture

As mentioned above, in the economic strategies of the affected people, traditional subsistence agriculture must be viewed as a safety net, of critical importance for providing self-consumed food. However, improvement in income cannot come from traditional agriculture, due to scarcity of land. This applies to the resettlement site and to the rest of the affected communities.

However, a livelihood enhancement strategy in this area can be based on several positive economic factors:

- The proximity of Jinja, Njeru and Mbikoko provides a large urban market for agricultural produce;
- The construction phase will enlarge this market significantly with a large workforce brought in the area;
- The local agriculture remains a labor-intensive, input-extensive form of production, with a lot of space for intensification and improvement in a new context where land is scarcer.

Support to agriculture will therefore focus on intensification and high-value added crops. Linkage with construction catering needs will be sought, but as this is clearly not sustainable in the long term, better marketing in general should be supported, through better producer organization and linkage with markets in Jinja and other centers of the area. Agricultural extension services are critical to reach these objectives, as farmers remain unfamiliar with high value added crops and marketing.

Areas of intervention will include the following:

- Organization of producers in groups to support extension services and to better structure marketing of local produce in Jinja and Kampala;
- Agricultural extension services:
 - o Provision of technical advice and assistance for new crops, new varieties, fertilization, soil preparation, agro-forestry and erosion control, intensification and market gardening;
 - o Subsidized provision of improved seeds and fertilizers to groups;
 - o Promotion of intensive modes of cultivation (mushrooms, tree nurseries);
 - o Integration agriculture / livestock (use of organic matter);
- Animal husbandry extension services:
 - o Promotion of new animal species (grasscutters) and breeds (higher productivity pigs and poultry for instance);
 - o Integration agriculture / livestock (use of agricultural by-products);
 - o Better methods for animal nutrition;
 - o Improved slaughtering and hygiene management;
- Management support ("farming as a business").

This agricultural enhancement program is proposed in the CDAP, and its funding is included in the CDAP – Construction phase. It will target the 8 affected communities in their entirety, with a specific focus on Project-Affected People, particularly – but not only – physically displaced people. The cost of dealing with Project-Affected People is individualized in the budget of the APRAP. This cost is included in the budget provided under the CDAP.

These activities will start in July 2007 and will last for 5 years.

6.3.2 Fisheries

The loss of fishing opportunities has been consistently mentioned by male resettlers as their most important loss since they resettled at the new site in Naminya. It is therefore of critical importance that resettlers, as well as other affected people, be prioritized for the fishery development program. This program will be developed in consultation with communities and in collaboration with NAFIRRI, the Uganda national fisheries research institute based in Jinja. It should include the following components:

- Construction of landing sites and related facilities,
- Construction of local fish market near the landing sites,

- Support to the formation of fishermen associations and management committees,
- Provision of fishing equipment to the fishermen associations, including boats, paddles, lifejackets, nets, etc...,
- Training to prepare fishermen for the change in the river characteristics following the impoundment of the reservoir.

The fisheries program is proposed in the CDAP, and its funding is included in the CDAP – Construction phase. It will target the 8 affected communities in their entirety, with a specific focus on Project-Affected People, particularly – but not only – physically displaced people. The cost of dealing with Project-Affected People is individualized in the budget of the APRAP. This cost is included in the budget provided under the CDAP.

These activities will start after financial close and will last for the whole construction phase, i.e. from July 2007 to the 1st quarter of 2011.

6.3.3 Small Business Support and Micro-Credit

BEL will also implement a small business support and micro-credit program in the CDAP. This program will include the following three components:

- Establishment of a basic business support center on each of the banks, with the following services:
 - o Training in business planning and business management, with focus on fisheries, petty trade and agricultural businesses;
 - o Support services (assistance in setting up businesses, telecommunication and secretarial services);
- Micro-credit;
- Linkage with BEL and EPC contractor supply chain departments, and support to local businesses being outsourced construction or operation services by BEL or its contractors.

This program is proposed in the CDAP, and its funding is included in the CDAP – Construction phase. It will target the 8 affected communities in their entirety, with a specific focus on Project-Affected People, particularly – but not only – physically displaced people. The cost of dealing with Project-Affected People is individualized in the budget of the APRAP. This cost is included in the budget provided under the CDAP.

These activities will start after financial close and will last for the whole construction phase, i.e. from July 2007 to the 1st quarter of 2011.

6.4 IMPROVING PUBLIC SERVICES IN NAMINYA FOR RESETTLERS AND THE HOST COMMUNITY

6.4.1 School

Establishing a dedicated primary school for the resettlement site is not recommended. Subject to consultation with the Mukono District Education Inspectorate, it seems more appropriate:

- to meet the commitment made by AESNP to significantly upgrade the Naminya R/C primary school, which would benefit a broader population and much more positively influence the integration of the resettlers with the host community than the separate schooling of their children;
- to create a community-run kindergarten at the resettlement site for younger children, who would be unable to walk to the Naminya primary school.

Activities will include the following:

- Naminya R/C primary school:
 - o Construction of one 10-classroom block,
 - o Provision of furniture in respect of the above and upgrade of existing furniture,
 - o Construction of a headmaster office,
 - o Construction of a 12-stance pit latrine
- Naminya Resettlement Site kindergarten:
 - o Establishment of a management entity associating the resettlers' and the host communities, with election of a representative committee,

- o Allocation on a temporary basis of one vacant house,
- o Upgrade to a suitably located vacant house,
- o Provision of furniture.

The cost of works at the Naminya R/C primary school had been estimated at USD 100,000 in 2001, and needs to be re-evaluated at USD 120,000. This cost is included in the Construction phase of the CDAP, which is due for commencement in July 2007.

The cost of the kindergarten at Naminya resettlement site is estimated at USD 10,000.

6.4.2 Health Center

As revealed by this assessment and by BEL's consultation with health authorities in Mukono Districts, the personnel posted by the Mukono Health District in the Naminya level 2 health center does not have accommodation at the site, and has to commute everyday from Jinja. BEL will focus on this issue for the 1st phase of the health component of the CDAP, with the following activities:

- Allocation of three vacant houses in the Naminya resettlement site to the Mukono Health District
 - o one – the former model house, already used as a health center – for the clinic itself,
 - o two for staff accommodation;
- Transfer of the title for the clinic itself to the Mukono District Administration (currently the title is in the name of ULC – Uganda Lands Commission), whereas the ownership for the houses intended for staff accommodation would remain with ULC;
- Limited upgrades to the existing clinic as per agreement with the Mukono District Directorate of Health.

This will be beneficial to the resettlers' community and to the host community of Naminya.

The cost of these activities is borne in totality by the budget of the Pre-Construction phase of the CDAP. Implementation will start shortly.

6.4.3 Water

Water supply in the affected area in general is addressed in the CDAP. In the Pre-Construction phase of the CDAP, BEL will finance the replacement of all Orbit pumps by more common India Mark 2 pumps on all AESNP-installed wells, including the one at the resettlement site in Naminya. In the Construction phase of the CDAP, BEL plans to enhance water supply further in the 8 affected communities of both banks. As mentioned above in the assessment (see section 4.3.2), the resettlement site should not be given priority to be further equipped in the Construction phase of the CDAP, as its water situation is already more favorable than that of the neighboring communities.

The individual rain water harvesting systems should have been properly maintained by the resettlers. This has not been the case. However, as a good will gesture, it is proposed that BEL should fund the replacement of the leaking taps, and train a member of the community to repair them in the future.

6.4.4 Housing at the Resettlement Site

No physical action is planned with regard to houses at the resettlement site (apart from fixing the taps – see previous section). An awareness and education campaign needs to be organized to make resettlers fully aware that these houses are theirs, and that it is their responsibility to maintain them properly.

6.5 TOURISM

BEL will continue consultation with affected tourism operators, with a view to reaching agreement by Financial Close on concrete projects that BEL would be willing to support. These projects could include (see section 6.5.4):

- relocating the landing sites for rafting trips downstream to the dam, including the facilitation of land acquisition,
- participation in the construction of access to the relocated landing sites,
- other mitigations that the WWR operators would propose and that would be agreeable to BEL.

Commitments in this regard will be made public in due time and to the extent that their public release does not breach BEL's confidentiality obligations to the WWR operators.

6.6 CLAIMS

BEL will facilitate the monitoring by the BIU and the Ministry of pending claims, and the settlement thereof, including:

- those pending at Court (see section 6.1.2),
- the Speke Camp potential dispute (see section 6.3).

6.7 OTHER RECOMMENDATIONS

6.7.1 Firewood

Residents of the affected communities should be given priority in salvaging firewood when the fenced area is cleared for construction needs. Subject to construction requirements, they should also be given access to this area

6.7.2 Access to Fishermen Landing Sites

Particularly on the West Bank, where the compensated area is fenced, it seems that residents experience difficulties in accessing the sites that were earmarked as landing sites for fishermen. Security personnel should be instructed to let fishermen access these sites on the River banks. A fisherman pass could be issued for fishermen to be warranted access.

6.7.3 Land Titles

There seems to be some confusion in relation with the actual issuance of land titles, both for resettlement plots in the Naminya resettlement site (where most, but possibly not all, beneficiary households were given a land title), and for replacement land that was purchased by AESNP as in-kind compensation of lost land. The situation must be checked (when the monitoring unit mentioned above is operational), and potential gaps must be fixed.

6.8 IMPLEMENTATION, BUDGET AND SCHEDULE

6.8.1 General Implementation Arrangements

BEL will take responsibility for this action plan and will implement it. Table 3 below shows the general implementation arrangements, the implementation partnerships required, and the linkages with the CDAP where relevant.

Table 3: Implementation Arrangements for Each Activity

Activity	Implementation Responsibility	Partnerships for Implementation	Linkage with CDAP
Improvements in Monitoring of Affected People			
Establishment of a Social Unit	BEL	BIU or BEL	The Social Unit will also implement the CDAP
Establishment of a monitoring tool (database enhancement)	Social Unit BEL	BIU	None
Identification of vulnerable people	Social Unit BEL	BIU – Local Councils – Department of Social Welfare	None
Assistance to vulnerable people, including orphan affected heads of households	Social Unit BEL	BIU – Local Councils – Department of Social Welfare	None
Livelihood Restoration Activities			
Agriculture enhancement	BEL	Specialized NGO	Activity planned under CDAP Construction Phase, with specific budget earmarked for PAPs
Fisheries	BEL	NAFIRRI	Activity planned under CDAP Construction Phase, with specific budget earmarked for PAPs
Small business support and micro-credit	BEL	Specialized NGO – EPC Contractor	Activity planned under CDAP Construction Phase, with specific budget earmarked for PAPs
Public Services			
School	BEL	District of Mukono – Education Inspectorate	Budget included in CDAP Construction phase
Health Center	BEL	District of Mukono – Directorate of Health	Activity planned under CDAP Pre-Construction Phase
Water (individual rain water harvesting systems)	BEL	-	None
Houses (awareness campaign)	BEL	BIU	None

Table 3: Implementation Arrangements for Each Activity (continued)

Activity	Implementation Responsibility	Partnerships for Implementation	Linkage with CDAP
Mitigation of Impacts on Tourism Activities			
Consultation with tourism operators	BEL	Tourism Operators – Ministry of Trade and Tourism	None
Agreement with tourism operators on mitigation projects	BEL	Tourism Operators – Ministry of Trade and Tourism	None
Implementation by tourism operators of mitigation projects	Tourism Operators	BEL will contribute to funding under arrangements to be determined	None
Identify and monitor employees of the tourism industry who might be affected by loss of jobs, if any	BEL with Tourism Operators and employee representatives		None
Identify and monitor informal tourism-related businesses that might be affected if any	BEL		None
Claims			
Monitoring of outstanding claims and facilitation of their settlement	BEL	BIU – Ministry of Energy	None

6.8.2 Action Plan Budget

Table 4 below presents the budget of the activities resulting from this assessment, with the linkages with the CDAP where relevant. BEL's participation to projects formulated by tourism operators to mitigate impacts on their activities is not included in Table 4.

Table 4: Budget and Funding

Activity	Linkage with CDAP	Cost (USD)
Improvements in Monitoring of Affected People		
Establishment of a monitoring tool (database enhancement) - 2 qualified database officers for 6 months	None	12,000
Establishment of the BEL Social Unit - Cost for 5 years - Head of unit + social worker + database manager + vehicle (1) and logistics for 5 years	Budget covered by the CDAP – Total budget: USD 361,000	-
Identification of vulnerable people – Operation of 2 committees for 5 years	None	30,000
Assistance to vulnerable people for five years	None	105,000
Specific activities intended for orphan affected heads of households	None	20,000
Livelihood Restoration Activities		
Agriculture enhancement	Activity planned under CDAP Construction Phase – Total budget: USD 955,000	200,000
Fisheries	Activity planned under CDAP Construction Phase – Total budget: USD 182,000	50,000
Small business support and micro-credit	Activity planned under CDAP Construction Phase – Total budget: USD 286,000	70,000
Public Services		
School (Naminya R/C primary school)	Activity planned under CDAP Construction Phase – Total budget: USD 120,000	-
Health Center	Activity planned under CDAP Pre-Construction Phase – Total budget: USD 5,000	-
Water (individual rain water harvesting systems)	None	5,000
Houses (awareness campaign)	None	5,000
GRAND TOTAL		497,000

6.8.3 Schedule

The implementation schedule is shown in Table 5 below.

Table 5: Implementation Schedule

Activity	Commencement Date
Improvements in Monitoring of Affected People	
Establishment of a Social Unit	July 2007
Establishment of a monitoring tool (database enhancement)	July 2007
Identification of vulnerable people - Operation of 2 committees for 5 years	July 2007
Assistance to vulnerable people for five years	July 2007
Livelihood Restoration Activities	
Agriculture enhancement	Start with PAPs in July 2007 – Five years of activities (till June 2012)
Fisheries	Start with PAPs in July 2007 – Activities till Q1, 2011
Small business support and micro-credit	Start with PAPs in July 2007 – Activities till Q1, 2011
Public Services	
School (Naminya R/C primary school)	July 2007
Health Center	August 2006
Water (individual rain water harvesting systems)	July 2007
Houses (awareness campaign)	July 2007

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General view of the resettlement site seen from its western end looking eastwards
Visible houses are all resettlement houses– January 2006



Site water well with operational Orbit hand pump – January 2006



Spring catchment at the Naminya resettlement site
January 2006



Private VIP latrine – March 2006

Prepared for:
Bujagali Energy Limited
Project : Bujagali HPP - Uganda
**Assessment of Past
Resettlement Activities**

PHOTOGRAPHS – PLATE 1
NAMINYA RESETTLEMENT SITE
Overview – Water & Sanitation

Prepared by:
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6 Rue François Mauriac
84000 Avignon – France

R.J. Burnside International
Guelph - Canada
December 2006



Agricultural plot in the resettlement site (cassava intercropped with maize) – March 2006



Matoke banana in the resettlement site – March 2006



Mango tree – March 2006



Another plot with cassava – maize association
March 2006



Maize just harvested – January 2006



Pilot improved stove installed by AESNP to rationalize firewood use – January 2006

Prepared for:
Bujagali Energy Limited
Project : Bujagali HPP - Uganda
**Assessment of Past
Resettlement Activities**

PHOTOGRAPHS – PLATE 3
NAMINYA RESETTLEMENT SITE
Agricultural Land

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APPENDIX 1 – EXECUTIVE SUMMARY OF THE 2001 AESNP RCDAP

The project

The Bujagali project is a proposed hydropower facility on the Victoria Nile in the Republic of Uganda. The installed capacity of the power plant will be 250 MW. It will be located approximately 8km downstream (i.e. north) of the Town of Jinja. AES Nile Power (AESNP) is to Build, Operate, and Transfer this facility. After a construction period of approximately 4 years, AESNP will operate the power generation plant for 30 years under a Power Purchase Agreement (PPA). New transmission lines will also be constructed. After they are commissioned, they will be transferred to Uganda Electricity Board.

This facility is the subject of an Environmental Impact Assessment (EIA), this Resettlement and Community Development Action Plan (RCDAP) being part of the EIA. The Transmission System has been addressed in a separate Environmental Impact Statement (EIS), including a specific Resettlement Action Plan.

The sponsor of the Bujagali Project, AES Nile Power, is willing to go beyond their obligations under laws and regulations. AES Nile Power will fully respect the social and cultural environment of the Project, and is willing to share the benefits of the Project with the Ugandan community at large as well as with the neighbouring communities.

This RCDAP is comprised of three parts:

1. a Resettlement Action Plan (RAP) prepared in compliance with the relevant Ugandan laws and regulations and the World Bank Group OD4.30;
2. a Cultural Property Management Plan, prepared to address the issues related to Culture and to mitigate the potential impacts of the Project in this regard;
3. a Community Development Action Plan, aiming at sharing the benefits of the Project with the Community in which it is set.

Details on the project can be found in the RAP report (Part I), chapter 2.

The RAP

The scope of the RAP is to provide details on (i) the affected population, (ii) the regulation framework, (iii) the methods used for identification of Project Affected Persons (PAPs), (iv) the methods and scope of consultation with PAPs on resettlement issues, (v) the resettlement and compensation packages, (vi) the methods and planning of resettlement and compensation, (vii) the institutional arrangements for the implementation of the RAP, (viii) the cost of the RAP, (ix) special assistance to vulnerable PAPs, and (x) external and internal monitoring.

The legal and policy background

Both the EIA and this RAP have been prepared to comply with the requirements of the National Environmental Management Authority (NEMA). As the World Bank and IFC (WB/IFC) are potential lenders for the project, this document has also been prepared in accordance with WB/IFC RAP requirements, as they stand in OD 4.30 “Involuntary Resettlement”.

The Constitution (1995), the Land Act (1998), and the Electricity Act (1999) are the main Ugandan laws applicable to the Project as far as acquisition of land for public interest, compensation, and resettlement are concerned. In law, compulsory acquisition (eminent domain) is technically feasible in the context of this Project, however it is not anticipated to utilize this possibility, and all endeavours will be sought to achieve amicable transactions.

The Constitution provides that compensation should be “fair, adequate and prompt”. Both the Constitution and the Land Act make specific provisions to protect the rights of spouses and children. Specifically, the prior consent of spouses is required in writing before land transactions can occur. Land management and the control of land transactions are decentralised at District and Parish levels, according to the general framework of decentralised powers in Uganda.

Some aspects of the WB/IFC requirements are more favourable to Project Affected Persons than the Ugandan regulations, in terms of compensation amounts (full replacement cost as per WB/IFC instead of depreciated cost as per Ugandan laws) and in terms of resettlement (OD 4.30 strongly recommends “land-for-land compensation” while there is no provision to this effect in Ugandan law). For this Project, specific uplifts are intended to fully meet WB/IFC requirements on top of Ugandan requisites.

Details on the legal context can be found in the RCDAP report, chapter 3.

Identification and categorization of PAPs

WS Atkins International carried out a first comprehensive socio-economic survey in 1998 in the first stages of the EIA process. It was found necessary to complement and update this study, and therefore, AESNP carried out an exhaustive census in 2000. All affected assets were inventoried and valued, which includes land, structures (residential buildings and other structures), and crops. Affected people were taken into account whatever the tenure regime under which they hold or use land (customary or formal rights, ownership or tenancy). The census followed the consultation process described hereunder, and included a comprehensive socio-economic survey addressing all potentially affected households.

All plots falling within the land-take area have been surveyed and valued, together with crops and buildings. Impacts on land are known for all affected households and have been inputted into a database, which also includes detailed socio-economic data as the detailed household composition and size, their activities, their incomes according to their own statements, the disabled persons if any.

Lists of affected people are presented in Appendix 4 to this RCDAP, while the methodology of the census/survey/valuation exercise is detailed in Chapter 4 and Appendix 2 of this RCDAP.

Consultation with stakeholders and PAPs

Consultation has been undertaken at different levels:

- At National Government level during the EIA process with relevant institutions including NEMA, the Ministry of Lands, Water and Environment, the Ministry of Agriculture, Animal Industry and Fisheries, Uganda Electricity Board;
- At Local Government (LCV to LCI) level during the EIA and census process;
- At the household level for purposes of census and socio-economic survey, which allowed for information on the project to be disseminated to all potentially affected persons.

Affected persons and their representatives have been informed of the Project and on the process leading from census to construction. Many consultation meetings at various levels have addressed the issues of compensation and resettlement. Among other staff, AES Nile Power has put in place Community Information Officers in all affected villages permanently residing there. AESNP offices in Jinja are easily accessible to affected persons who can get detailed and updated information.

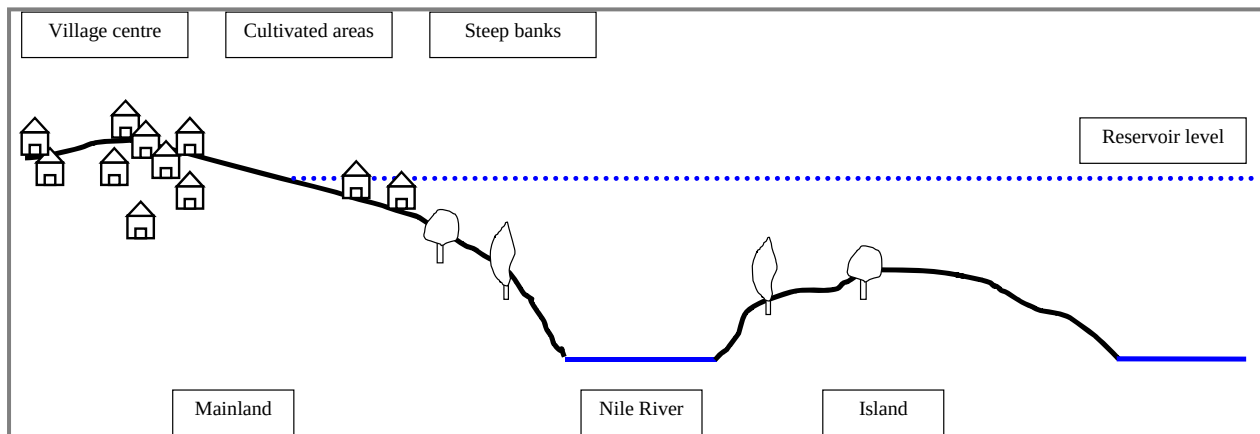
Details on consultation are provided in the RCDAP report, Appendix 2, and in the relevant appendices to the EIA which list all meetings held to date.

The affected area

The affected area is a relatively narrow strip of land on both the western and eastern banks of the Victoria Nile river. It is located a few kilometres to the north of Jinja, the second largest city in Uganda. Eight (8) villages are affected, 4 on each bank, with most of the impact in the villages of Kikubamutwe on the West Bank and Namizi on the East Bank.

The area is characterised almost entirely by smallholder farming, with intercropping and manual cultivation on small plots the predominant system. Subsistence crops are mainly plantain (“matoke”) banana as in all central Uganda, together with sweet potatoes, yam and maize. The predominant cash crop is coffee. Fruit trees like pawpaw, mango and jackfruit are also to be found, together with some timber trees.

The following sketch shows a simplified cross-section across the valley in the affected area.



This sketch shows that no village centre will be flooded as a result of Bujagali hydropower facility. The impact project on land, agriculture and residence concerns mainly:

- the islands which have been recently turned to cultivation in anticipation of compensation but are not inhabited;
- the steepest part of the river banks, which have also been recently cultivated;
- the agricultural areas located between the village centres and the River, where houses can be found.

The total surface of affected land is 238 hectares, with the following distribution:

- 80 hectares of land will be permanently inundated as a result of the reservoir creation;
- 45 hectares of land are required permanently (dam, switchyard, access roads, among others);
- 113 hectares are required for the construction period only.

Details on the affected area are given in Chapter 4 and in the EIA. Affected surfaces of land are detailed in Chapter 6 of the RAP.

The affected people

Project-Affected Persons are all persons who lose assets as a result of the project, whatever the extent of the loss; lost assets may be land rights, structures, crops, or a combination of those three. Most PAPs will not have to relocate as a result of the project as the great majority of PAPs do not reside on affected plots. Also, many of them lose only one of several plots which they own or farm.

The total number of people that will have to move as a result of the Project is 101 households or 714 individuals. This number is based on a count of the people actually residing in the affected part of plots. Amongst these 101 physically displaced households, it is estimated that 19 will only have to relocate to the unaffected part of their plot which will be sufficient for them to continue to run a sustainable farming system. In these latter cases, there will be little disruption to the household.

The surface of land required to resettle the 82 other households is estimated between 30 and 38 hectares. The total number of affected residential structures is 108.

The total number of Project – Affected People is 1,288 households, or 8,700 individuals, including the above-mentioned displaced people. Among the 1,187 not physically displaced households, it is estimated that about 12% will lose such a proportion of their land holding that they will need land compensation.

Definitions of affected persons are given in Chapter 1, while details on the numbers and their breakdown are in Chapter 6.

Socio-economic features of the affected people are detailed in Chapter 4 of the RAP.

Resettlement and compensation packages

Eligibility to resettlement and compensation is based upon the census mentioned above; any household who has been identified on the field at the census stage as having interests affected by the project is eligible to resettlement and compensation packages proportionate to the level of impact. All land rights give eligibility to compensation and/or resettlement whichever the land tenure regime (formal or customary, ownership or tenancy).

A resettlement area has been identified in Naminya village. Naminya is one of the 8 affected villages: the resettlement area is a short distance (a few kilometres) from the affected peoples' present location, thus causing minimal social and psychological disruption. This area is conveniently located near the main road and Jinja town. A primary school and a clinic are available in the vicinity.

A full resettlement package will be offered to affected landowners who are either physically or economically displaced and have to move. It includes:

- the provision of a plot on the resettlement area; this plot will have slightly greater surface area than the present affected person's plot, and similar or better agricultural potential;
- the provision of a replacement house, improved vis-à-vis usual houses, featuring among other improvements a corrugated iron roof, a concrete floor, and a ventilated pit latrine. It is based on a model developed in Uganda by the NGO "Habitat for Humanity", which has been widely consulted on the house design;
- agricultural inputs such as seeds, seedlings, fertilizers;
- cash compensation against the value of lost perennial crops plus disturbance allowance;
- cash compensation against the cost of moving.

Households who do not opt for resettlement or who are not eligible for it, will get cash compensation for their land, for their perennial crops, for their buildings. All compensations are calculated according to the Uganda legislation, with an uplift from AESNP where this is required to meet WB/IFC requirements.

Consultation with the affected persons at the household level will ensure that the final compensation / resettlement package is optimised to the affected household's needs and expectations. Ugandan law requirements regarding prior consent of spouses and children will be complied with. They allow for proper protection of spouses and both minor and adult children in the event of a land transaction carried out by the household head.

Details on the resettlement and compensation packages are given in Chapter 7 of the RAP.

Implementation

The implementation of this Resettlement Action Plan is under the responsibility of AESNP, the sponsor of this Project. AESNP has developed a specialised team based in Jinja, which is in charge of resettlement and compensation for both the hydropower facility and the transmission system. This same team has already carried out the census exercise and therefore has extensive background knowledge of the affected people and area.

Also involved in the implementation of the RAP are the following institutions:

- An independent legal counsel firm is available to advise PAPs on legal issues relevant to compensation and resettlement;
- A NGO independently witnesses the whole RAP implementation and will report their conclusions for public release on a quarterly basis; this NGO is Interaid, a Uganda-based international NGO which has already been appointed so as to become familiar with the area and the affected people;

Financial training of compensated PAPs has been organised with the bank which will process the payments; The Government of Uganda is represented in a Steering Committee that will be set up and facilitated by the sponsor to provide guidance and review the results of the process on a regular basis.

The institutional arrangements associated with the RAP implementation are detailed in Chapter 8 of this RAP.

Grievance

AESNP will put in place an amicable dispute settlement mechanism, which will involve the aggrieved affected person, AESNP, and an independent 3rd party.

Aggrieved persons have a right of access to court, which is guaranteed by the Constitution and the Land Act. Where land disputes are concerned, District Land Tribunals as set up under the Land Act are the relevant jurisdictions in first instance cases. However, these Tribunals are not in place yet, and appeals will therefore be directed to the common jurisdictions.

The grievance mechanisms are presented in Chapter 9 of this RCDAP.

Assistance to vulnerable people

Vulnerable people include:

- Disabled people or people suffering from serious illnesses,
- Women and children at risk of being dispossessed of their productive assets –land– as a result of the land compensation process that may benefit the sole male household head,
- Widows, orphans and elderly persons.

Assistance shall take the following forms, depending upon vulnerable peoples' requests and needs:

- Assistance in the compensation payment procedure (going to the bank with the person to cash the cheque);
- Assistance in the post payment period to secure the compensation money;
- Assistance in moving: providing vehicle, driver and facilitation at the moving stage, providing ambulance services for disabled persons during moving;
- Assistance in building: providing materials, workforce, or building houses;
- Health care if required at critical periods: moving and transition period.

The assistance to vulnerable people is detailed in Chapter 10 of this RAP.

Internal and external monitoring and evaluation

AESNP will monitor the results of the Resettlement Action Plan at implementation phase and afterwards. As a corporation, AESNP will remain present in Uganda for 30 years, which is the contractual period of operation of the Bujagali hydropower facility. When the implementation of this RAP is completed, the resettlement means and team will be downsized, but a resettlement team will be maintained for 5 years after completion. The objectives of the monitoring are the following:

- To identify affected persons who might get into specific difficulties as a result of the Compensation/Resettlement process;
- To provide a safety mechanism and appropriate responses addressing these situations (see "Vulnerable People").

Evaluation procedures have been prepared. External evaluation will take place to ensure that the objectives of this RAP and the applicable requirements have been fulfilled. Independent auditors will evaluate the implementation of the RAP during the implementation phase, and the results will again be evaluated after a sufficient period of time (2 years) in terms of both physical and socio-economic indicators, with the initial socio-economic information gathered as part of the census exercise used as baseline.

The monitoring and evaluation mechanism is detailed in Chapter 11 of this RAP.

Cost of the RAP – Time schedule for implementation

The cost of the RAP is estimated at 17.8 billion Ugandan Shillings or 11.1 million US Dollars. This amount has been calculated to incorporate the cost of compensation and resettlement for all affected people of different categories, together with costs of the implementation organization, monitoring, evaluation and assistance to vulnerable people. Contingencies amounting to 10% of the total take care of potential unforeseen expenses. It is planned that the implementation of the Resettlement Action Plan will be conducted over a period of 15 months. Construction works will not take place on any property where the compensation and/or resettlement process is not completed. Consultation and preparation time requirements are taken into account in this time schedule in a conservative manner.

Details on both cost and time schedule are given in Chapter 12 of this RAP.

Management of cultural property

In accordance with relevant WB/IFC policies and guidelines, AES Nile Power has prepared a Cultural Property Management Plan, which is part 2 of this Resettlement and Community Development Action Plan. This Plan follows extensive consultation with all relevant parties in the field of Culture.

Intangible spirits play an important role in the life of people in the project area, although these beliefs tend nowadays not to be as predominant as they used to be. This mainly concerns the household level, where people keep in contact with ancestors' spirits by offerings in dedicated shrines or "amasabos". Some spirits are of greater influence, and are usually attended by a medium. These latter spirits may be specific to one particular topographical feature like a rapid, a big tree, a rock outcrop.

AESNP is committed to the implementation of mitigation measures at the household and community levels in accordance with the best Ugandan norms and best practices globally as they have been developed in other parts of the world, the recommendations of specialists and in agreement with the affected spiritual entities. It is generally agreed that it is possible to move the dwelling places of spirits as long as the necessary rituals are carried out. This results from the various surveys and studies and the extensive consultations that have been undertaken.

AESNP is also committed to the conservation of cultural property wherever possible in accordance with the best Ugandan norms and best practices globally as they have been developed in other parts of the world. The EPC contractor will undertake detailed transect walks to complete the information which is already available. This will be done through the site with cultural representatives and specialists to map and tag all cultural property prior to the commencement of any works on site. Cultural property will be either preserved within the affected area of the project or relocated to acceptable sites.

At the level of the wider community AESNP acknowledges that the rapids at Bujagali Falls will be largely inundated and that this is an unavoidable impact with this project configuration. However, it is considered by the parties involved with the spiritual value of the site – namely Nabamba Bujagali, Lubaale Nfuudu and the Leader of the Ntembe Clan, that the issue is a local one and the impact is acceptable as long as appropriate measures are taken. Toward this end, these parties have given their consistent support to the project, as long as the necessary ceremonies to ensure appeasement of the spirits are carried out.

Furthermore the preliminary baseline socio-economic survey revealed that the spiritual value of the Falls is not an over-riding issue to the vast majority (83%) of the local community. The Ministry of Culture at the national level and the Kyabazinga (cultural minister of Basoga Government) have also supported the project. A Code of Good Practice will be developed to ensure that all staff is aware of the places, objects and behaviours of cultural significance and that taboos are not transgressed. Training by local specialists will help build cultural awareness in AESNP and EPC contractor staff.

Community Development

The aim of this programme is to share the project benefits with the neighbouring community. The Action Plan has been designed in a demand-responsive manner, with attention paid to communities' priorities, as they were determined from extensive consultations, in terms of infrastructure, equipment, services, and training. All components of the Community Development Action Plan are intended to be sustainable in the long-run. The Community Development Action Plan comprises of two successive phases:

- Phase I has a total budget of 1.8 million USD, and to the extent possible will be implemented prior to the completion of construction;
- Phase II has a budget of 250,000 USD per annum over the 30 years of operation of the facility.

The total amount that AESNP plans to spend on Community Development is USD 9 millions, plus 1.9 million of "uplifts" on compensation.

One of the major positive impacts of the Project is employment at the construction phase. Specific measures are proposed to make the construction of the facility a real employment opportunity for the people in the area:

- a preferential employment policy will be put in place to the benefit of people from the affected area;
- apprenticeships will be sponsored by the EPC contractor during the construction phase (EPC consortium) and by the operator during the operation phase (AESNP);
- a commercial area will be constructed to allow for small local food vendors to market their products in relation with the workers' daily catering; this action is planned to benefit women primarily.

The main components of the Community Development Action Plan are the following:

- the Water component will include the construction of boreholes fitted with handpumps, within the general framework of the Rural Water Supply policy implemented by DWD with World Bank support. The siting of the water well, together with the organization put in place by the community, will result from extensive consultation, sensitisation and training;
- the Electricity component aims to expand the benefits of rural electrification to the affected villages. 33kV transmission lines were recently constructed in the area along the main roads on both banks. These lines do not effectively serve the affected area and more low voltage lines are needed to penetrate inside the villages; AESNP is proposing to build these LV lines, to set up users' committees and to help build a sustainable electricity service in the affected villages;
- the Fishery component comprises of monitoring and training on the one hand, provision of equipment and infrastructure on the other; both these sub-components are designed and implemented in close consultation with existing fishers' associations of both banks and the Ugandan relevant institutions of training and research in the field of fisheries; monitoring and training will aim at help fishers deal with modified river conditions when the reservoir is impounded, while the provision of infrastructure and equipment will include nets and boats, together with the construction of landing sites (jetty + accessible marketing area);
- the Training and Financial Services component will include a revolving credit line managed by a local Micro-Finance Institution or other suitable institution and targeting people who did not receive cash compensations, and various training actions aimed at helping people taking advantage of the compensation cash they received to build new business opportunities in agricultural or non-agricultural fields;
- an Education component was also identified as meeting one of the affected peoples' major needs: 5 schools will be refurbished and/or expanded in order to improve the quality of education;
- The development of Tourism will be supported through the construction of a cultural centre at Bujagali picnic site or in another location; this centre will later aim at presenting to visitors the culture of the area through exhibitions, with documentation and guides available; a visitors' centre will later operate at the hydropower facility;
- following a detailed review of existing health facilities and consultation with Ministry of Health officials, one Grade IV health centre will be built on the West Bank while on the East Bank, the existing Health centre in Budondo will be upgraded and refurbished.

Sponsor's commitment

This Resettlement and Community Development Action Plan has been prepared by an independent consultant in close consultation with AESNP, who has helped to develop the Plan and provided all relevant baseline information. The Plans as they stand in this Resettlement and Community Development Action Plan are fully endorsed by AESNP. AESNP is committed to their implementation and agrees to carry out all obligations under these Plans.

APPENDIX 2 - OVERVIEW OF THE SOCIO-ECONOMIC CONDITIONS IN THE CDAP AREA

ADMINISTRATIVE AND POLITICAL ORGANIZATION

Uganda is a decentralized form of Government, with a large level of devolution to Districts. Districts are further divided into counties, sub-counties, parishes and villages. At each level the area is run by elected local councils (LC5 at District level to LC1 at village level). Districts (LC5), sub-counties (LC3) and villages (LC1) generally play the most important role in local government.

In the project area, the River Nile forms the boundary between Jinja District on the east bank and Mukono District on the west bank. Within Jinja District, the area directly affected by the project lies within Budondo Sub-county (LC3) within which lie the villages (LC1) of Kyabirwa, Ivunamba, Bujagali and Namizi. Within Mukono District the area directly affected lies in Wakisi sub-county within which lie the villages of Naminya, Buloba, Malindi and Kikubamutwe.

The Nile River also forms the limit between the traditional kingdoms of Buganda to the West and Busoga to the East.

HISTORY

In the pre-colonial period both river banks were settled but the east bank was particularly densely populated being the heart of Busoga land. In the second half of the 19th century, however, the population decreased due to a sleeping sickness epidemic. The west bank was less severely affected.

During the colonial period, the east bank was repopulated and there was extensive settlement and clearing of forest. On the west bank, extensive areas of forest were cleared following the eradication of the mbwa fly (the sleeping sickness vector) in 1952. Settlers came from all parts of Uganda, particularly the south-eastern part of the country, as well as from other East African countries. As a result both banks have a very heterogeneous population. The best land was cleared first and cash crops were planted, particularly cotton. Bush vegetation was left in swampy areas and on the dry hills. Later, coffee was planted and cassava, sweet potatoes and groundnuts introduced as subsistence food crops. Jinja town grew rapidly in the 1950s in the wake of the construction of the Owen Falls dam (now renamed Nalubaale).

After Independence, coffee was developed as the main cash crop. Jinja continued to expand and became a marketing centre and industrial base. The area was relatively prosperous.

However, with the onset of political instability there was economic collapse. Jinja town was adversely affected. People were afraid of accumulating wealth and reverted to subsistence agriculture.

Since the return of political stability in 1985, population pressure in the area has increased, and the subdivision of land has intensified. Plots were divided into long strips stretching from the roads to the hills or swamps to include both fertile and poorer quality land. Virtually the entire area is now cultivated and very little forest remains.

DEMOGRAPHIC CONDITIONS

Demographic data at the district level was obtained from the 2002 census (GoU, 2002). The total populations of Jinja and Mukono Districts in 2002 were 387,573 and 785,393, respectively, with population in Mukono District presumably having dropped from 824,606 in the 1991 census as a result of the creation of Wakiso District. The growth rates of the population in the two districts were 2.5 percent and 2.6 percent per annum respectively between 1991 and 2002, which was below the national average of 3.3 percent per annum.

The population of both districts was 49 percent male and 51 percent female for Jinja District; 50 percent male and 50 percent female for Mukono District. In Mukono District 49 percent of the population was under the age of 15 while in Jinja District the proportion was 46 percent. In Mukono District 82.8 percent of the population

lived in rural areas whilst in Jinja District the proportion is only 77.9 percent due to the presence of the Jinja urban area, Uganda's second largest urban centre.

Sixty-seven percent (73.4%) of the population over 10 years of age is literate in Jinja District whilst in Mukono it is 79 percent. In both districts it is higher than the national average (68 percent). The proportion of the population over the age of six who have never attended school is 13.2 percent in Jinja District and 13 percent in Mukono compared to a national average of 32 percent. Overall literacy rate was 68 percent for persons aged 10 years and above, with 76 percent male and 61 percent female. In conclusion, standards of education in the study area are generally higher than at the national level, particularly in Jinja District.

The proportion of economically active population (defined as between 10 and 64 years) is higher in Jinja District (53 percent) than in Mukono (29 percent), and both are lower than the national average (60.5 percent). These trends relate closely to the trends in educational enrolment described above. The proportion of economically active population engaged in agriculture is 43 percent in Jinja District compared to 53 percent in Mukono and 71 percent nationally. In Jinja, the proportion of the population in the sales and service sector is 0.9 percent, whereas in Mukono, it is 18.7 percent. Within the project-affected area, 46 percent of affected people are primarily involved in agriculture, while 16 percent are involved in business, 15 percent are students, 4 percent are fishermen and 4 percent are bicycle or taxi drivers (AESNP RCDAP, 2001).

SETTLEMENT PATTERNS

The town of Jinja is the second largest town in Uganda and the administrative centre for Jinja District. Located on the East Bank, it forms an urban agglomeration with the smaller town of Njeru on the West Bank. Together, these two towns are an industrial center with paper, textile, beer, plastics, flour milling, food processing, leather and other industries. Jinja has a substantial commercial center providing hotel, business and social services. It also functions as a tourist base for visitors to the source of the Nile and the Bujagali Falls and as a marketing centre for agricultural produce from the surrounding area. The town has a strategic location on the main route from Kampala to Mombasa in Kenya, which also gives it a significant trading function.

Outside of Jinja on the east bank, settlement is concentrated along the main road from Jinja to Kamuli, and along tracks between this road and the Nile River. It is more dispersed and evenly distributed than on the west bank. The villages of Kyabirwa, Namizi and Buyala are clearly defined by pronounced valleys. Ivunamba is a sizeable trading centre with grocery shops, butchers, tailors, workshops, restaurants and market stalls.

On the west bank, settlement is concentrated along the main Jinja -Kayunga road. There is almost continual linear development along this road through the project area. Between the main road and the river a number of minor roads and tracks give access to clusters of homesteads within the villages of Nkokonjeru, Naminya, Buloba, Malindi and Kikubamutwe. Settlement is generally on higher land.

HOUSING AND PUBLIC INFRASTRUCTURE

Housing in the rural areas is constructed mainly in family compounds. Buildings are either 'temporary' (built with traditional materials), 'semi-permanent' (with traditional walls and corrugated iron roofs) or 'permanent' (with brick or concrete walls). The majority of housing is owner-occupied. Water is obtained from the river and from boreholes, wells and springs. Sanitation is normally via traditionally-built pit latrines.

Charcoal is generally used for cooking and kerosene for lighting. Electricity is in theory available from a low voltage line running along the roads on both banks, but in fact it is cut off at least 50% of the time as a result load-shedding.

There are six primary schools in the project area. Several organizations, including AESNP, have participated in refurbishing primary schools in the recent past. Secondary schooling is provided in Jinja town. There are no significant recreation facilities for local people in the area, other than the Bujagali picnic site. There are no fixed line telecommunication in the rural areas but cellular phone services are available everywhere.

PUBLIC HEALTH

Health centers in Uganda are categorized according to the level of services they are able to provide, from 1 (village level health posts) to 5 (district and regional hospitals). Two local health centers serve the population of the project area, as follows:

- On the west bank of the Nile (Mukono District), approximately 20 km from Jinja, is the Wakisi health center level 3; this center supports lower level health facilities, such as the Kalagala (north to Wakisi) and Naminya (in the Project-Affected Area) health centers (both level 2);
- On the east bank of the project area, approximately 15 km north of Jinja, is Budondo Health Centre level 4, which amongst others supports the Ivunamba level 2 health centre.

These rural health units refer difficult cases and emergencies to Jinja Hospital, which is a general hospital with complete medical, surgical, laboratory, radiological and other diagnostic and treatment services.

Further details on the baseline health situation in the Project-Affected Area can be found in Section 3.6.3. of the SEA report.

ECONOMIC ACTIVITIES

Overview

46% of households are primarily peasant farmers. While the vast majority of people in the area undertake some farming, a significant number of people are involved in other occupations. These include business / trade, fishing, and bicycle taxi driving.

According to 2001 agricultural statistics from the Jinja District Agricultural Office, the average sustainable land holding in the District is 0.8 ha per compound/household, with a net annual income of UGX 3.7 million or USD 2,300 per compound/household. Based on an average of 8.4 persons per household in the project area (WSAtkins, 1998), the average annual agricultural income per individual is USD 270.

The average annual household income from fishing, according to the AESNP baseline survey is UGX 527,400 (USD 350). As with agricultural income derived from AESNP surveys, the reported income from fishing may have been exaggerated in anticipation of possible compensation for loss of income.

Average income per household from business activities or formal sector employment, according to the baseline survey, is UGX 3,481 m (USD 2,700). Other sources of income include rents and social benefits. The total average annual income per household in the project area is estimated at approximately UGX 8 m or USD 5,360. However, income is not distributed evenly among households in the project area.

The important categories of expenditure are education, food/household essentials, health care, farming, taxes, transport, credit and home building. The costs that are considered to impose hardships on a family are, in general order of importance:

- education,
- acquiring land and health services;
- marriage, death and transport requirements;
- starting a household and having a first born child; and,
- paying taxes and hosting visitors.

People are able to save during the productive seasons of May to July and September to December. However savings are inadequate to address needs during the lean months of January to March when incomes are low and expenditures high.

Any savings are normally used to cover anticipated costs. If more unexpected financial burdens, e.g., a death, occur during a period when income is high, the expense may be manageable but if it occurs during a low

income period these costs may have a very negative impact on the household. In such cases, routine needs such as school fees or even money for food may be sacrificed.

Affordable and reliable opportunities for saving and obtaining credit are limited. About 10% of households have a bank account. Micro-Finance institutions are currently not playing an important role in the area. About a third of all households are in debt with the average debt being Ush 850,000 (US\$565). Borrowing mainly takes place from friends and relatives rather than financial institutions.

Agriculture

Agriculture is practised as a labour intensive, intercropping system with both cash crops and subsistence crops. The main cash crops grown today are coffee and some sugar cane whilst there has recently been extensive planting of vanilla. The main subsistence food crops grown are bananas, cassava, sweet potatoes, maize, beans, groundnuts, cocoyam, millet, sorghum, peas, sesame, and yams. A range of horticultural crops is grown throughout the year including tomatoes, onions, cabbages, pepper, eggplants and carrots.

Trees are planted for a wide range of reasons including: to demarcate plots; provide shade and windbreaks; to provide a source of fuel and building materials; to produce fruit for sale and household consumption; to provide fodder; and, to improve soil moisture and fertility. The main fruit trees are jackfruit, avocado, mango, oranges and pawpaw.

Few livestock are kept due primarily to a shortage of grazing land although wealthier families on larger plots tend to keep livestock. A few cattle are kept for milk although yields are low. Goats, turkeys and poultry are the main livestock kept, along with some pigs.

There is a clear subdivision of responsibilities between men and women with regard to farming. Women are responsible for food supply including planting, weeding, harvesting, collection of firewood and the preparation of meals as well as childcare, fetching water and household tasks. They generally do more work than men who are responsible for cash income including cash crops, trading and providing income from other activities. They clear the land and are responsible for building houses and looking after trees and animals. Despite the hard work, women generally do not own family land but merely have access to it. This has inhibited women's economic advancement by blocking avenues to credit schemes.

Land is being subdivided and production is being intensified. The number of plots into which a holding was traditionally subdivided was usually proportional to the size of the holding because the largest families tended to have the largest holdings.

In his study of Budondo sub-county, Anderson (1994) considers the smaller holdings to be not only poorer but also less environmentally sustainable. He considers a holding of less than 0.5 ha to be below the threshold to support an average family.

Other problems and constraints to production include:

- Steep slopes and erosion;
- Low capital base and high costs of inputs;
- Pests and plant diseases, especially in coffee and bananas;
- Mechanization not possible due to topography;
- Lack of business planning and management skills;
- Low prices for crops;
- High transport costs and poor roads that become impassable during the rainy season; and,
- Lack of a co-operative approach, which could assist in bulk purchase of inputs, value added to crops and/or access to more lucrative markets.

Fisheries

Four quarterly surveys carried out by FIRRI during 2000 indicate that the most important commercial fish species in the Upper Victoria Nile are the introduced Nile perch and Nile tilapia.

Fishing effort in terms of active fishing canoes showed no major change in 2006 from the April 2000 counts (50 fishing canoes in 2000 vs 51 fishing canoes in 2006) for all the four transects sampled. However, in terms of type of canoes used, there was a 57 percent increase in the more robust Ssesse type of craft and a 39 percent decrease in the active dugout type of fishing canoe. The April 2006 survey also revealed an increase in the number of fishers from 89 during 2000 to 128 during 2006. Similarly, there was an increase in the number of fish traders from 12 to 47 (a 74 percent increase) by the April 2006 survey. Further details can be found in the SEA report, Section 3.6.4.4.

The total monthly yield from the four transects was much higher in April 2006 (16,816 kg valued at UGX 12M) compared to April 2000 (7,969 kg valued at UGX 4M) in 2000. However the 2006 figure is heavily influenced by the report from one owner, who may have overstated his catches. If this latter is omitted from the analysis, the overall fish catch in 2006 is similar to that in 2000.

The commercial fishing gears were the same as in 2000, i.e. multifilament gill nets, hooks, cast nets and mosquito nets.

It should be noted that the Uganda Fisheries Master Plan Study (Ministry of Agriculture, Animal Industry and Fisheries) states that average income for full-time fishermen in Uganda is *circa* USD 280 or US\$ 350,000 per annum, which accords well with the estimate for the Bujagali area of USD 350 per annum.

Tourism

The site of the Bujagali hydropower facility is approximately 8 km downstream of the “source of the Nile” (i.e. where Lake Victoria empties into the Victoria Nile). Due to the history and scenic topography of the area, it is attractive to tourists, especially to white water rafters who come to take advantage of the sequence of rapids on the upper reaches of the Victoria Nile.

Four companies currently operate one- or two-day WWR excursions near Bujagali: Adrift, Nile River Explorers (NRE), Equator Rafting and Nalubaale Rafting.

Many white water rafters are primarily adventure and overland tourists. In such cases, Jinja represents a convenient stopping point for tours, where WWR is available as an optional activity.

Research carried out in 2006 as part of this SEA indicates that total rafter numbers are approximately 10,000 per year, with Adrift and NRE each carrying 4,000-5,000 per year, and 800 to 1,000 per year being carried by Equator and Nalubaale combined.

Further details on tourism can be found in the SEA main report, Section 3.6.

APPENDIX 3 – TRANSCRIPTS OF FOCUS GROUP DISCUSSIONS

WOMEN – RESETTLEMENT SITE – NAMINYA

VENUE: CHAIRMAN’S RESIDENCE – NAMINYA RESETTLEMENT SITE

START TIME: 02.21 P.M.; END TIME: 03.48 P.M.; 9/3/06

MODERATOR: DR. NANGENDO ; NOTE TAKER: KENYONGA GRACE

PARTICIPANTS:

Names	Identification No.	Previous Location	Marital Status	Present livelihood activity
F	F1	Malindi	Married	Peasant farmer
Lukiya	F2	Malindi	Married	Peasant farmer
Robinah	F3	Malindi	Married	Animal Husbandry/Crop farmer
Juliet	F4	Kikubamutwe	Married	Primary teacher
Jane	F5	Kikubamutwe	Widow	Animal/Crop
Florence	F6	Kikubamutwe	Married	Peasant farmer
Beatrice	F7	Kikubamutwe	Married	Peasant farmer
Florence	F8	Kikubamutwe	Married	Peasant farmer
Eilizabeth	F9	Kikubamutwe	Married	Peasant farmer
Juliet	F10	Naminyia	Married	Peasant farmer
Magret	F11	Kikubamutwe	Widow	Peasant farmer
Florence	F12	Mbiko	Married	Primary teacher
Bernadete	F13	Kikubamutwe	Married	Peasant farmer
Kadija	F14	Kikubamutwe	Married	Peasant farmer

Qn: How were you informed about the resettlement and compensation process?

F8 – AES called meetings in our previous village and we were informed about the dam and how we would be compensated and we accepted to shift willingly.

F5 – The AES informed us that all the property on the land would be paid to enable owner plant the same on new land that was to be given.

Probe: How many meetings were called?

F3: The meetings were very many (all agree)

F3: many meetings were called. In these meetings we were told about the goodness of having a dam and that the dam would benefit us, our children and the whole nation.

F4: A lot of sensitisation was done and we agreed to give the dam our land because the development the dam would bring would be both for us and our children.

Qn: Did you sufficiently express your opinions about the resettlement and compensation during these meetings?

F6: Every thing was explained properly on how crops would be paid, houses and the land.

F3: We also gave our views and they accepted that every thing on the land would be compensated.

F9: In the meetings they explained properly how every thing would be compensated but when it came to the real paying, they did not pay as they had promised.

F5: For example, the price they paid for vanilla was a different one from that they valued. They said they would pay the price worth value of vanilla and the time of paying and not the value of vanilla at the time of value.

Probe: How long was the time from valuation to payment?

F7: I took about a year

F6: Myself I am still demanding for payments for the time line

F5: All the hydro people were paid only t-line has not been paid.

F9: Some of the issues we raised in meetings were done but they did not provide a market as they had promised.

F4: During these meetings we were promised that a primary school would be built in Naminya. We even prepared the school budget but up to now nothing has been done.

F5: Water in this resettlement is a serious problem. We only have one borehole for the whole resettlement and this one bore hole is at the extreme end near the health centre.

F8: The other borehole that is in the neighbouring village has dirty water.

F5: Another serious grievance we have is that of the health staff in the health centre they gave us. The staff in this health centre come at 10.00 a.m. and leave at 1.00 p.m.. It seems that we are only supposed to get sick between the times they are present. We are also not supposed to get sick on Saturday and Sunday because they are not around (all laugh).

Probe: Have you had any case when one needed the health workers but could not get them?

F4: Yes especially children, if a child develops an illness at night you can get any health worker. You have to get a boda boda to the main road or walk the whole distance since boda bodas are scarce but if we had the health workers residing here you would knock on the doors any time at night. Pregnant women also suffer if they develop labour pains in the night.

F8: There are no drugs in the health centre.

F3: Sometimes you do not even get panadol they tell you go and buy it outside.

Probe: Why did you call this place Muyenga.

F1: Because it had nice houses and people knew that we had come with a lot of money.

F4: This was seen as a place for the rich because of the compensation money we had received.

F2: We were promised electricity but up to now nothing is seen.

F4: No, they promised to give us electricity from Bujagali dam and since they have not began on the dam we cannot say they refused to give us electricity.

Qn: Was the compensation given fair to everybody?

F9: The compensation depended on what you had on your land. On my own I say that they compensation was fair. I benefited more. I was given equal land as I had before and on top of that I was given a permanent house. My only problem is that I share this house with my co-wife, yet they other side each of us had her own house.

F7: The compensation was very good, we were in grass thatched houses but now we are in permanent houses.

F8: On the side of land, I benefited because I got more land but when it comes to the house I was given I feel I was cheated, the windows are very big with no iron bars. If you forget to close them, A thief can easily enter.

F11: The tanks have also began leaking.

F3: Personally I was in a grass thatched house, now I am in iron sheets, I have a water tank and land. I also bought a commercial plot with 15 rooms and three shops. The only complaint I have is on the toilets, I was promised that they would add pipes to take water outside which has never been done.

F7: Mine filled up and even the second toilet they built is soon filling up.

F9: Mine also broke up, the part where the solid waste should be going fills up with water from the ventilation pipe during rainy seasons.

F5: I am very happy with the compensation because I have ¼ acre of land and I had no land for cultivation. When I was brought to the resettlement site, I was given 1 acre of land. During rainy season my grass thatched house would leak now I am in a permanent house.

F2: I benefited because I got house with a tank.

F3: I had a grass thatched house I have permanent house and 2½ acres of land as those the dam took.

Probe: Were you compensated land equal to what the dam had taken?

F3: It depended on the size of land you had before if you had 1 acre they would give you 1 acre.

F5: Those who had ¼ acre were also given a full 1 acre on the resettlement site.

F10: I joined this resettlement site recently, I used to stay in Mbiko and that where I used to work. I had my own school I decided to leave the school to come and teach in the resettlement site. I and my husband have bought land within the resettlement site and plan to build house in it and become permanent residents.

F11: I was cheated I was given 1½ acre and a neighbour is now digging in my land claiming it is hers.

Probe: You complained that they promised to give a market which was done, why do not you begin your own market?

F7: We were promised land for the market place but it was not given.

F11: Because our land neighbour Metha Sugar plantation, we get thieves who steal out bananas.

Qn: How was the money received as compensation used. How did you spend it?

F1: Men did not, us wives how much they had received. He would only buy you fish and some clothes and you all keep quiet.

F9: After getting the money men were no longer doing any creative work at home, all they could do was to dress smartly and go to town.

F3: Some men would come at home to change clothes and then go back to the town.

F9: During the days when we had just received the money men would bring cooking oil frying sauce was on daily basis and you know that for us women was is in the spoon.

F4: We benefited from the money. We bought house hold items that we did not have before like sauce pans, chairs and we now sleep on mattresses (sponge). My husband also bought a boda boda but it didn't benefit him a lot because it got spoilt.

F3: I got good clothes and household items the rest of the money I do not know the man used it.

F1: For us we bought a cupboard, a commercial building and a car.

F14: We also bought household items and the rest ate.

F8: My husband bought a car, but it got problems and he sold it, we are now back to zero.

F13: Used the money to buy food.

F7: We bought land, a plot and many more things.

F14: I bought cows but they later died.

F10: For me I was not resettled as I had said earlier that I am from Mbiko, I would request the project to avail us more space for our school. Many pupils came but we refused them because of lacking space. We only took pupils for nursery, P1, P2 and P3, the rest of the classes pupils we not taken in due to the space problem.

Qn: Do you take these houses as your own or as project houses?

F2: Men complain that they were promised durable houses and yet these houses now have damages when they already spent all the money they were given.

F4: Not all men are like that. My husband recently bought a lock for our door.

Probe: What do you have to say about the design and durability of the houses?

F1: The houses are durable. We used to be in grass thatched houses .

F13: The size of the houses is enough for my family.

F10: The houses are big and durable.

F4: At first we were worried that the project would take back the houses and land but afterwards when we were given the land titles, we became firm and knew that these are our own houses and land.

Probe: Do you as women have right on this land and house?

F5: I have rights on this land because I have worked with my husband on the previous land. If he feels it is not comfortable here, let him go but I am not leaving this house and my children.

F1: Even if he wants to marry, let him marry as many wives as he wants provided he does not bring them to this house.

F10: The bible says that a man leaves his mother and father and is joined to his wife to become one body since the bible emphasizes it, it means I belong to him and have rights on the property.

Probe: Do even those who are not legally married have rights on compensation house and land?

F10: For me I assist because I am married in church.

F4: Even if I am married in church, I still have rights on this house. The bond we have is our sexual relationship not the ring which only put on the finger to show off.

Qn: Were you able to replace land taken by the project with land of similar potential?

F9: Yes, the land I now have is more than what I used to have.

F13: The land is enough.

F5: The only problem we have with this land is that they surveying stones for demarcations were removed and many people now have grievances on boundaries. If possible the land should be resurveyed so that people know the proper boundaries.

F13: My land is not enough as I had before. I have four children but only two were given land the rest did not get yet they had land before the dam project came.

Probe: How do the neighbours of this community that found around treat you?

F5: At the beginning they used to steal our property but after wards they stopped when they realised that we have come permanently.

F9: Our side it was okay but on the extreme end of the site even pangas were used because of land grievances people removed the demarcation and separating village from resettlement site.

F3: The houses that remained vacant, neighbours are encroaching on that land.

Qn: What is your opinion on the location and layout of the resettlement site?

F11: The place is good.

F5: We mainly have a problem of transport no public means in this place, in case some one falls sick you have to hire vehicle or boda boda to take the person to hospital.

F9: We are requesting that health workers should reside here because we can knock on their doors in case some one gets sick at night.

F7: On the outside houses are okay but inside the blocks are seen, no plastering the plaster is only sand and no cement.

F9: The windows leak when it rains.

F12: The locks in the windows do not lock if you push the window it opens.

F2: When tell the man he says I was given a complete house and I do not need to mind.

Qn: Did you get any training by AESNP and where they able to provide knowledge to replace the lost agricultural income.

F1: AESNP provided a lot of training.

F3: Very many of them.

F9: They taught us about modern farming methods.

F4: They also told us on how to use money on activities that would generate money but the anxious and did not mind but I was they have seen their mistake and they money is no more.

F3: They warned people not to buy motor cars and bikes of second hand but still men could not listen.

F9: The project people told us that buying cars in our money was bad because would consume all the money.

Probe: Did you as women put in practice what you were taught?

F5: Yes, that is how we are surviving we were told to grow crops for home consumption and the balance be sold for income purposes (all agree).

Qn: How do you compare your current livelihood with what is was before compensation and resettlement?

F4: I am better off, previously I had very little land but now I can sell cassava and beans unlike before when I used to depend on the man's money.

F6: We are near the road, if you grow greens you can easily get the market and if you have a lot you can take to Mbiko.

F5: Buying seedlings is expensive and at times the harvest is poor when there are little rains.

F7: Because of being near the river we used to get a lot of rain but this place is on a hill and doesn't get enough rain.

F2: I personally think that we are badly off in terms of income, when we were still in Malindi and Kikubamutwe, we have a lot of crops and fruits. We could sell some of the fruits to get income. Here in the resettlement site the place is dry no fruits and the land is not enough to produce crops for selling.

F14: We are very badly off because you could give children Jack fruit or passion fruit but now we are surviving the hard way yet the men do not mind.

F9: For me I am as used to be I still depend on the little crops I grow.

MEN – RESETTLEMENT SITE – NAMINYA

Moderator: Edward Jjuko

Note taker: Kasozi Ibrahim L.

Names of Participants:

Name	Occupation	Tribe	Years
1. Samuel	Peasant	Mugisu	54
2. James	Peasant	Lugbara	65 years
3. Erasmus	Peasant	Muganda	65 years
4. Augustine	Fisher	Ateso	40 years
5. James	Peasant	Musoga	52 years
6. Wilson	Peasant	Ateso	47 years
7. Oyite	Peasant	Ateso	36 years
8. Alex	Peasant	Samya	31 years
9. Alex	Peasant	Ateso	56 years

Qn: How were you informed about the resettlement and compensation process?

K4: We were taken through several courses and we held several meetings including some meetings attended by minister Kisamba Mugerwa, telling us that we had the right to decide and make choice on how we would want to be resettled. If you wanted money, you would get money, if you want a house, you get a house. For example, we had crops on the land, and we made our own choice on how to be compensated.

K3: I agree with the previous speaker. For use to be resettled, it was not our won choice but because there was a coming project, and in one way or the other water would affect.

We were not given enough compensation especially in terms of crops, we were brought here unwilling. We were not compensated for young seedlings like coffee, vanilla and cocoa.

Probe: What was the criteria of compensation?

K3: The way they told us to “Kulembeka” and grow plants, is not what they did when it came to compensation. Now they considered the young crops as immature, and were not compensated.

Qn: Do you think you were sufficiently informed about the resettlement and compensation process?

K3: We were sufficiently sensitised and educated for example standard chartered bank sensitised us on how to use well our money that would be paid to us and advised us not to keep liquid cash, lessons on how to bank your money, withdraw, and these lessons enlightened us on what to do, for example how to run a business, savings, etc.

K9: We were sensitised on farming by AES especially on how farming can be a very good business so that we don’t waste our money. They emphasised farming and agriculture as good business.

K5: They educated us it’s true, they even opened for us bank accounts however that money was later deducted from our money. They promised us power but has never honoured their promise.

K1: During resettlement, we happen to come from different places/areas, some Buroba, but everyone was charged 200,000 for transport which was a lot.

Probe: How would you rate the efficiency of the information given to you on resettlement and compensation?

K3: I would say very efficient – we were well informed and we also knew that the project would bring development to this place.

K4: We were sensitised that the project had to cause relocation, what hurts us is to bring us from Kikubamutwe which is a trading centre to this far village place where we don't have easy access to the town as before. They should have allowed us to make choice of where we wanted to go, we were forced here.

Qn: Were you allowed to suggest or bring in your opinion/ideas on where you wanted to go?

They told us that we would benefit in terms of jobs especially jobs for our children. They used to ask us where we come from, you tell them, so instead of allowing us follow our relatives instead they changed their mind and decided that we all come here.

K9: We got the chance to be educated they told us that they were not forcing us and so if you wanted money, they give you money, you want land, they give you land, you want a house, they give you a house.

They asked us more than three times whether we had chosen to join the resettlement site, they would show you your house and then make a decision. Those who didn't want that, refused and had other options for example Masiga Francis the first person to resettle here.

Sincerely we had the right and power to decide on what you want. After resettling here, they provided us with security for a very long period of time until our money got finished. From day one we were not forced for example Elia who went to Bunya and Nile power provided transport. In the true sense of it all, we were allowed to make choice (majority concur in support).

K4: May be me I am different, madam Annah convinced and forced us to come here. There was a condition that though you would feel your plot was worth 800,000/=, she would say it's worth 400,000/= which forced us to prefer physical compensation, land to land, house to house, I felt that the company in one way or the other forced us to come here (others disagree).

K9: Another thing is that the company promised us a school, a health centre, power, for the health centre now there is Naminya health centre II but we don't have power. The school is just in its infant (nursery) and so we want the new company to promote it.

Qn: Do you think that the compensation and resettlement packages were fair to everybody?

K3: I am satisfied for the reason that I am not complaining. My request now is that they should honour their promises for example the school, power (all other concur in support)

K5: They promised us a market but we don't see one.

K4: We are satisfied but with minor complaints for example the houses are not plastered inside, the windows are weak, and can easily break, not each house was provided with a toilet, and even those with them, they can easily get full, which makes us make our own toilets.

The solar toilets were good but not given to everyone.

The other things we are complaining about is a house without a kitchen which makes look like we were before resettlement.

K6: I am contributing, if it rains for a week the toilets will get full and even overflow, but to most of us, we are satisfied, they brought us here and we are okay.

K8: We came here when we were satisfied, but I don't have a land title which reserved the satisfaction. The checked my name on the list and found, it was missing. The following day Eddie come and explained that they will follow up the issue and get one a title. One of my plot is for agriculture and the other residential.

Qn: What about money?

K3: We were not satisfied because most of our agricultural crops were considered immature and seedlings which is complaint to all of us. All agree.

K6: When they valuers were evaluating they could categorise our crops as immature, etc which was bad.

Probe: Were you satisfied about that?

Yes all agree.

K4: On the same issue, we are not satisfied because there are people called licences but when it came to compensation, they were not compensated therefore not considered for example Kisamba Mugerwa licence was not taken seriously. Some were compensated but not fairly. I think this should not be repeated to those in the transmission line. This has even resulted into conflict with parents of their people because money paid to them was not enough for the son/daughter to another land elsewhere.

Qn: Apart from water, power and a few land title cases, are there grievances you think that have not been settled?

K4: We asked for a school and they have combined us with Naminya RC which is not good, we want our own school here in the settlement site. The other time they gave out materials, but were taken to Naminya RC. This is why we have started our own nursery school here.

K10: One time they convinced the white man with that neighbouring school but he refused.

K6: We suggested that they give us one house and one acre of land so that we start on that and have a school but unfortunately what we discussed with them is now shifted to Naminya RC.

K9: The health centre here has no tablets for patients, the staff don't have accommodation and even they don't work on weekends. There is need to restock the health centre.

K4: The other thing I would request is that the road is repaired by brining in more marrum and filling the pit holes (all agree).

Qn: According to your opinion, what is your comment on the site as in the location, layouts and public services?

K9: To me the location is good because we are surrounded by MEETA company which is involved in sugar can business so we can get jobs there.

Mbiko town is very near, we have a short cut

We are near Jinja town so we can sell our produce

We have a tarmac road nearby, Kayunga road.

K3: The location is good but also has its one problem e.g. we can't cultivate crops because the land is too small. May be we need a factory so that we create jobs especially for our grand children.

K2: We need a borehole and good health centre.

K10: The place is good because the soil is fertile only that the land is small.

K6: I agree with him.

K11: The place is good because we can easily access the road. The only problem is the small agricultural plot which you have to cultivate now and then.

Qn: What is your opinion on the social services available?

K4: We used to be near the lake and used to fishing and eating fish so if they can bring to us a fishing pond (All concur in support)

K6: Buying fish is very expensive and fishing was our way of life.

K11: Here AES promised us that in case it's to continue, the young and energetic would get jobs, the fact that AES was unable to continue, the new company should honour AES promise.

K4: They promised us a landing site which should be honoured too.

Qn: What is your opinion on the design, size and durability of the house?

K1: They are not durable enough because they windows are already breaking down. The houses are not even plastered.

K9: In the middle of the house, there was need for a door which they didn't put.

K11: According to the model house, there is no shade on the houses they gave us. In terms of size, it's okay, in terms of distance from one another, it's also okay as each of us is on his/her own land.

Probe: How durable do you think they are?

K11: We cant' tell sincerely because we hear that cement meant for these house was stolen, to me they are not long lasting.

K1: My house has cracks already.

K2: Others say there are already cracks so it's true cement was stolen.

K5: In Ntanda's house, there is already a crack so they can't be durable.

K11: The iron sheets, especially Spensor houses didn't use the 'caps' while roofing, so the houses are leaking already. Even timber is going to be lost as rottens due to rain.

Qn: The land that was taken from you by the project, could you replace this land by other land of similar potential?

K6: No the value they gave our land was cheap, one acre was considered at 800,000/= which is too small transport inclusive.

K4: No, the income we had the other side is not the same here. What even small money we get, we just buy food for example I had 1½ acres of land and they were offering me 300,000/=.

Probe: Could you replace or buy land similar to what you lost?

K1: How would you buy it, he asked? Could you offer your teeth to get it?

K3: They asked us what we preferred, so we preferred relocation to this settlement, if you were convinced, they you relocate.

Qn: Did the project educate you on how to replace your lost agriculture land?

K1: They educated us however the issue of immature seedlings insulted us.

K6: They gave us rates which were later changed. The first circular indicated something else and the second also a different new. It is that new circular that caused problems.

Qn: Compared to the situation before settlement and after resettlement, would you say you are well off, worse off, or fair or similar?

K6: To me the conditions today is better off because I have my own house, the other time it was an extended family property.

K7: Me I am also well off. I lived in a grass thatched house, now I have a permanent house. They gave me money to buy a plot and build, so today I have monthly income like a salaried person.

K3: Me I am badly off/worse off. I bought two boats but now have nothing. I used to eat bananas but now can't.

K4: I am better on the issue of accommodation but when it comes to daily income I am worse off. We need a factory to create jobs.

K1: I am worse off. I used to fish and could get daily income, but no longer fish.

K2: Me, I am far well off, because I can dig, get food, make money and live a good life.

K5: We well off, I used to rent but now have my own house.

K11: On accommodation, I am well off, because I had a poor house but used to get daily income which no longer exist.

K7: I am not badly off, though I had a poor house but was getting daily income through fishing, selling agricultural produce, but here, you have to just cultivate the small piece of land, and that is all.

K10: Me I am well off, life is better now, though it is difficult to make money, life is generally good.

Qn: Any suggestion, comment or question as we wind up?

K4: I thought you would ask us if we needed a micro finance project or IGA which you have not.

K1: Tell the project managers that the money they gave us is finished, so as this project starts, we should get priority in terms of employment/jobs.

K9: We request for IGAs or a bakery factory at the site.

K3: We suggest that you tell the company to bring power there and everything will be okay.

WOMEN – HOST COMMUNITY – NAMINYA

PARTICIPANTS:

Names	Identification No	Marital Status	Occupation
1. Florence	F1	Married	Peasant farmer
2. Rehema	F2	Married	Peasant farmer
3. Susan	F3	Married	Peasant farmer
4. Jennipher	F4	Married	“
5. Jennipher	F5	“	“
6. Gladys	F6	“	“
7. Scovia	F7	Married	“

Qn: Were you informed about the people going to be resettled with this community?

F2: We were not informed, we first saw tractors digging the roads, they began pouring building materials.

F3: We were only informed that we should stop digging on this land because the owners wanted to use but we were not sure of what use.

F5: We heard it was as rumours from the people they were going to bring to this place whom we knew before.

F9: The dam people did not call any meeting to inform us that they are bringing people here. They did not need to tell us, since the land was theirs they had liberty to use it the way they wanted.

F1: I have quite not sure but let's not say that project not I. Inform us, they might have called the local council official and informed them which we do not know.

F6: Annah came around and asked people to leave the land because people from Kikubamutwe were coming to occupy it.

F4: When the new people came we freely interacted with them and we not friends.

Qn: Do you have any grievances with the new migrants or has their stay brought any harm to your community?

F6: We do not have any problem with them we look at them as our relatives. We work together in case of problems like burials and are at peace with them.

F2: We even elected the owner on his home at Secretary on our village council.

Probe: How are health and school facilities in this place since the coming of new people in place?

F3: I would say the situation is still the same as it used to be before they came. Nothing has changed.

F7: We do not have nearby government primary school. The resettlement site people have created a private school with three classes but still it's not enough for all the children.

F9: The place has not water, there only one operational borehole in the resettlement side yet it's not places in the middle but in the extreme end near the health centre.

F4: The health workers at the health facility are terrible they only work from 10.00 a.m. to 1.00 p.m.. We are not supposed to get sick during the afternoon, night and in week ends.

F2: The gentleman is some how good but the nurse is rude if you go to the health centre many times she say I am tired of your sickness. She is rude.

Qn: What have you benefited from having a resettlement site with your community?

F1: We got new people, friends and are one community now.

F6: Because of the resettlement site our road was graded which had not happened before.

F5: I hear that this health centre was put in this village because of the resettled people other wise they would have taken it to another village.

F7: The resettled people especially those not around assist with their land and use it for cultivating crops.

Qn: How would you comment on the livelihood of the resettled people since you know some of them before they came to this village, did it become better or worse?

F4: They are now poorer, men all the money they were given are gone, women are now starving on the bare land with no crops.

F3: The land that was given to the resettled people is very little, you cannot cultivate both food for home consumption and selling on this small piece of land.

F6: Where these people came from, they had banana, maize and fruits at least a woman sell a banana for soap. The settlement land is dry and they only feed on cassava and posho.

F1: Majority of these people were fisher men, the lake was their source of income for paraffin and sauce, now they cannot get the same income they used to get from fish and they even have to buy sauce to eat cassava since fish is no more.

Qn: What would recommend to be done to help integrate the new settlers as full members of this society.

F4: We have already accepted as our members because we even knew some of them before.

F1: Government should provide us money to begin income generating activities.

MEN – HOST COMMUNITY – NAMINYA

Moderator: Jjuko E

Note taker: Kasozi Ibrahim L

Names of Group Participants:

Name	Age	Occupation	Village
1. Francis	43	Teacher	Naminya
2. Robert	23	Porter	Naminya
3. Daudi	67	Peasant	Namilyango
4. Lawrence	68	Peasant	Namilyango
5. Ambrose	52	Peasant	Namilyango

Qn: How were you informed about the new settlers in your area?

K3: There is need to tell the truth, this land belonged to a Muganda man who decided to sell it to a white man. Before we had requested the sub-county for permission to cultivate the land – because it was becoming a forest and thieves were hiding here. Otherwise I was not told about the new settlers, I just heard in rumours.

K4: Many people come educating us about the new settlers and we used to meet in Kamwokya for those meeting.

They told us that new people would be our neighbours and we also welcomed them. What we told them was that we needed genuine neighbours not thieves.

We narrated to them the problems of the place which included poor health facilities, unavailability of a grinding mill, and that there were no schools in the area.

They told us that the settlers would be were inhabitants of the villages near the river that was then to be turned into a hydro power station. They were to be compensated and resettled here.

K3: They promised us the residents that they would build us good houses and would re-pay them in instalments, by paying 15,000/= per month.

Qn: Did you express your opinion on the idea and if so, were your opinions sufficiently taken into consideration?

K4: After telling us about the new settles, we all accepted as long as they were good people.

We made requests for services like: Schools, Health centre, Roads and Water.

Qn: Were these fulfilled?

K4: Some were fulfilled and others not. The road we requested was constructed, the health centre is now available though with no drugs.

The health centre staff/workers come late and leave early. They work even on weekends, so if some one gets sick then, we, have nothing to do.

K1: Most of the things they promised were never honoured, especially the health centre which has just started operating.

Qn: Do you face pressure as a result of new immigrants?

K1 – Yes, we no longer produce enough food because the land we used to cultivate was taken away as already told, so both of us face this problem.

They too came with families and children. Here there is a white man's school and it started experiencing pupil pressure as a result, so the education services are not enough for the inhabitants.

Water is also a problem. They only constructed one borehole which is not enough according to our population in the area.

Employment is another challenge. These settlers were not educated on how to become job makers and most of them are unemployed which increased on the problem.

Probe: Any other challenge that come as a result of the settlers.

K1: Nothing more, it's all that.

Qn: What are some of the positive issues that arise as a result of the settlers?

K1: We had no clinic here, and today we have one, may be it's because of them.

However, trees were cut because it's the only existing energy source, so the land is plant free. This even forces people today to go to Mabira forest for firewood which is dangerous as one can be killed.

K4: Our new friends are good, we greet each other, we join one another in case of a problem let's say burial, so it's okay.

Qn: Are they causing any security threat or theft?

K4: No, no, they are not like that.

Qn: How can you better live together with the settlers?

K4: If services promised by the project to these people like water, electricity, health centres, schools and others are brought here, we would be happy because we would also use them.

If a fish pond they promised is provided, we would also enjoy fish.

Qn: Any question, comment or suggestion?

K1: I wanted to say that these people's social economic life is deteriorating since they have no income. In case the project begins now, give them first priority in terms of employment, or any other IGA.

The project too needed to take care of the settlers above the mere five years promised so that they don't become a burden to the host community.

WOMEN – NON-RESETTLERS – KIKUBAMUTWE

VENUE: CHAIRMAN’S RESIDENCE – KIKUBAMUTWE

PARTICIPANTS:

Name	Identification No.	Marital Status	Occupation
1. Faith	F1	Married	Peasant farmer
2. Mary	F2	Married	Peasant Farmer
3. Mariam	F3	Married	Peasant framer
4. Spelata	F4	Married	Peasant farmer
5. Jennifer	F5	Single mother	Peasant farmer
6. Fatuma	F6	Married	Poultry
7. Alice	F7	Married	Peasant farmer
8. Madina	F8	Married	Peasant farmer
9. Christine	F9	Married	Peasant farmer

Qn: How were you informed about the resettlement and compensation process?

F1: People from Bujagali project came and gave us a lot of meetings concerning the purpose of the dam and their request for our land.

F3: During these meetings we were informed that all our land would be paid for and all the crops on the land. We knew that the project would benefit us and our children in future and we gave in our land willingly. We thought that they project would provide jobs but since we left our land we are suffering a lot, our children were used to fruits which no more, children now move from place to place looking for fruits.

F1: My business collapsed because I used all the money I got to feed my family in hope that when dam comes I would begin a new business of feeding dam workers in a restaurant.

F4: The population has increased yet there is no land. The rich added on the money they got and bought big plots some where else but the majority bought within the same village small plots and are not suffering. Those who tried to begin some business also failed.

F6: The lake used to assist us so much. We would fetch water freely. Presently the water we drink is very dirty and even the only clean borehole we had was gazetted in the project land. The projects borehole that replaced our old one have collapsed.

F9: The project took my land and they even came and asked for land to build borehole on the remaining piece of land. When I asked for compensation for this piece of land they said I should assist the community and I was not paid for the borehole space.

The project informed us in advance and we actually very anxious waiting for them to take the land so that we could get the money. We knew that the money given would help us begin business around the dam especially restaurant. We were tired of digging and we gave in our land expecting the project to begin soon but up to now nothing has happened.

F6: Even those who built houses for rent expecting to get money by renting dam workers are frustrated their houses are empty.

Qn: Did you express your views about the resettlement and compensation process during these meetings?

F4: Yes, everyone was free to give his or her comments. But we were more interested in money and our views were always to request them to bring the money fast.

F6: We knew that once the project begins, this place would develop as a trading centre just like how Njeru was during the construction of the new dam. We did not object much about giving out land.

Qn: Do you think that the compensation and resettlement packages were fair to everybody?

F8: The land and money given depended on how big your land was and the crops that were on that land.

F2: One had an option of either getting land in another place like Naminya or to get money to buy land somewhere else.

F5: People benefited a lot those who were in grass thatched houses are not in cemented houses.

F4: I was in a grass thatched house but now I also mop my floor. I am very happy that I now have a permanent house although I did not enjoy much on the remaining part of the money that was handed to my husband.

F3: The compensation especially money was a lot, but our men just used it extravagantly and now they are badly off than they used to be. When men had just received money.

F5: I heard that those who went to Naminya their houses are now cracking.

F4: We as women we gained from having permanent houses at least after our husbands had consumed all the money they had somewhere to come back to.

Qn: Were you able to replace land taken by the project with land of similar potential?

F1: If the men were serious the money they got would have helped them buy even more land than they have but most of them spent it on buying cars and marrying more wives and now that the money is over we are in small plots suffering.

F8: Men ate all the money expecting the project to begin very soon. They knew that once the project begins they would get jobs on the site or begin serious business near the dam. Even if you tried to persuade a man to buy land somewhere else where land is cheap he would insist that we stay near by so as to benefit when the project begins.

F1: Personally I was left with a small piece of land on the road, the money they gave could not buy land because I had to feed my children who were used to a lot of food that I could get from my land.

F2: Men are now job less, they sold coffee which is not more. They have now resorted to going to look for jobs in Islands where they stay for long without coming home. You struggle alone as a woman to run the home.

F3: This land was hilly and we were tired of digging. We thought that once we get money we would begin business but are now regretting.

F9: Most of the men did not buy land to replace the one taken by the project. The man would only buy plot to build new house in case your house was taken by the project and the rest you would not know where the money went. For those where the project took only land and left the house men could buy any extra land. In the end it's us women suffering because we have to feed our families yet the land we now have is not enough.

F1: My children were used to eating fruits but all this is no more. Men do not leave sugar. Previously you would substitute this with sugar cane but now you have to buy sugar of 100 which cannot feed the whole family.

F4: The compensation soil we were given in Muyenga is very far from our homesteads. You walk a long distance there. I personally grew cassava in Muyenga but it was all stolen because I do not reside there and I got discouraged in using that land.

F5: Another area of Dekabusa where the project gave us compensation land has a lot of stones and spear grass.

F8: Men are not worried about buying more land yet they demand for food.

F4: I wanted to shift and stay near my land in Muyenga but the place no health workers residing there and feared my child getting sick at night where I can get any health worker.

F6: Another problem we have is the lack of water in the places where they gave us land. In Dekabusa there is no borehole, people have to go up to Kangulumira road to fetch water.

F4: We only benefited in getting good houses but when it comes to land we made losses we as women.

F2: They promised that to give us a school, health centre and boreholes but all these are not done.

F7: The government built some boreholes but they are very far. The people in Nakwanga do not have any bore hole.

F9: During dry season a jerrican of water costs 200/=

Probe: How much money and how did you use it?

F1: Money was confidential men would not tell wives how much they got.

F3: In cases where both the man and wife got money differently, the man would demand the money from the wife saying that he would plan for the whole family and that was to be the end of touching the money.

F7: Men bought cars first and then married wife. It actually this family of the Chairman where we are sitting that did not marry another wife. The rest of the men, they added more wives.

F3: We also built houses because we thought we would rent them to dam workers in the end the houses are vacant and we are back to our old condition.

F8: Men would buy meat, sugar and few household items, the rest of the money would be his business.

F5: The dam money was bewitched. Those who added to their business the businesses collapsed. Those who did not have business and got this money became poorer after getting the dam money.

F9: Even the men who did not practically marry got prostitutes in town.

F6: You would hear from friends that your husband bought a car and sleeps in Sheraton.

F5: In case you went to the bank to collect with your husband if you had opened a joint account, he would immediately give you meat and transport money back home and you would not see him for the following days.

F8: People who had never tested bar were now drinking as they wanted.

Qn: Did the courses organised by AESNP provide sufficient opportunities to replace your lost agricultural income by other activities?

F1: Many meeting were organised in this village by the dam people.

F8: They educated us that once money comes many men will marry wives, fornication will increase and that disagreement would happen in marriages all this happened but we were already aware.

F4: During training men were separated from women and each group was told separate. It's only when they were teaching on land ownership that men and women were taught together.

F2: A lot of organisation were brought by AESNP to sensitise on how we would use this money. There is an organisation which taught us that if a woman stayed in a man's home for 14 days, he would have equal rights on his property. This annoyed men so much.

F6: The training were important because they insisted that people should concentrate on replacing their lost property and land but men did not follow this advice and now they are back to nothing after selling off the vehicles they had bought.

Qn: How do you compare your current livelihood with what it was before compensation and resettlement?

F2: As women we are badly off. We used to have a lot of land where we would grow crops for both home consumption and sale surplus but present the land was taken and men did not buy place to replace what we had the little land we have can only produce food for home consumption.

F4: We used to sale some bananas and jack fruit but this no more because most of the land we now have has not fruits. We used to get our own income as women from crops.

F6: Feeding of our children now poor children now eat cassava the whole week with this cassava children not study well at school.

F9: We now lack fire wood. We are not allowed to go back to the land to get firewood. We now buy fire wood yet men do not give us money for it.

F4: We gave in our land willingly because we wanted to get money but our husbands who got the money misused it and when they go to islands to get alternative jobs they do not come back.

F1: Most of the men here were fishermen who used to earn income on daily basis and could provide family with sauce. Present men have no stable income because fishing site was closed off. Children born these days do not even know the test of fish.

F2: We only benefited in houses but on the side of money it's the men who benefited.

Comments:

Before the dam construction begins they should first construct boreholes for us

There is no government school around for secondary students government should look into this.

Some people want to sell off land given to them as compensation but the project people do not allow them to sell. We have developed a feeling that may be after some years the project will take back their land.

MEN – NON-RESETTLERS – KIKUBAMUTWE

Introduction:

The moderator Mr. Kasozi Ibrahim introduced himself and the note taker, Mr. Jjuko Edward as researchers from Makaerere Universtiy who are working on behalf of IPS and the Government of Uganda to obtain quantitative information from people who were affected by the Bujagali Hydro power project.

He told them that the main objective of the study is to assess their overall appreciation of the compensation and resettlement process, including issues. With regard to information and public consultation, and how their livelihood were being restored after the compensation and resettlement exercise was completed. At this point he requested them to participate in the discussion as much as they can but before that was done, he asked them to introduce themselves.

Names	Identification No.	Marital status	Occupation
1. Yiga	R1	25	Mansion
2. Musa	R2	27	Businessman
3. Jowari	R3	42	Peasant
4. Steven	R4	74	Peasant
5. Paulo	R6	30	Peasant
6. Godfrey	R7	30	Porter
7. Abdusalam	R8	35	Mechanic
8. Peter	R9	39	Businessman

Qn: How sufficiently were you informed about the resettlement and compensation process/

R9: A team of people from VOCA was brought here and trained us about investment. In this training, a number of issues were discussed including, farming as an investment, entrepreneurship skills, personal capacity evaluation and how one can identify profits from his/her working capital.

R4: A number of consensus building meetings were held between us and the project officials on the resettlement process and compensation. During such meetings, people were given the opportunity to raise all pertinent issues and ideas on how best they wished to be resettled and compensated. Issues were discussed and resolved in a participatory approach.

R1: We also received a course on the different land tenure systems that existed in the affected area. The officials also told us that they would base on the existing land ownership type at a particular household in determining it's compensation value. They also told us all the resettlement and compensation activities that were going to be undertaken such as taking a cash audit value of all the property on the land including both structures and crops found on it. Issues of permanent and non-permanent structures as well the different categories of crops classification that were later used in determining value for the crops were also extensively discussed.

The resettlement options that were available to choose from were also brought to our attention. Quite a big number of us took the option of having the freedom to choose a land we like and then the project gives us the building materials and money so that we could build the houses which we liked. Others decided to be relocated physically by the project to the resettlement camp which had been bought and had its houses built by the project. The affected household head was at liberty to take up an option which he/she thought was more convenient to him/her at that material time.

R5: They also warned us against informing any one the amount of money each of us got from the project as this would attract thieves. This limited people from making consultations from their friends on how best they could invest their money. Secondly payments were not effected as they were calculated by the first team of consultants. Two property value exercises were undertaken by two different consultants who came up with different and contradicting property cash value results fro instance for me the total amount of money I received

was almost $\frac{3}{4}$ of what was indicated by the original consultants. I also expected a cash value to all the crops found in the gardens regardless of their nature or type. I was also bitter about the idea of paying tenants for the crops they had on my land. It should have been better if they had paid me the owner and be given the opportunity to pay my tenants as their land lord, all these irregularities brought a lot of mistrust and discontent among the people who were affected by the project.

Observation:

It was evidently clear from what was being said by the respondents that apart from a few things which were done and probably did not please them e.g. cutting down the crop cash value rate and failure to pay for crops of 1-4 months old, that there was general consensus among them all that they received sufficient information about the resettlement and compensation process of the project.

Qn: Were you given the opportunities to express yourselves about resettlement and compensation, and that your opinions were sufficiently taken into consideration?

R4: We actually agreed on a number of issues as we have already explained and to this effect, some of the most critical issues were highly places as priority items to the project officials. For instance, since the lake was our main source of water, we requested them to construct alternative sources of water in the area such as boreholes which were identified as missing at that particular time. We also agreed on a number of other issues such as having a school, and health facility constructed and to distribute electricity lines all over the area which they accepted to do. Just only a few things have been implemented for instance, they put up two boreholes in each village but unfortunately they were weak and most of them broke down shortly after they were constructed. It was a new technology borehole type in Uganda which was supplied as a pilot technology model, so efforts to have them repaired were futile. Things that are still pending and waiting to be settled are: the school, a health centre and electricity because no efforts have been seen to be in the process to have them implemented.

R9: We also agreed with them that as soon as the construction work begins, first priority was to be given to the people who were affected by the project for both casual and professional labour supply if all it existed. We are still waiting to see how sincere they will be when time comes and see them start the construction work.

Qn3: Do you think that the compensation and resettlement packages were fair to everybody?

R7: I don't think it was fair at all, because what was indicated as the worth value of the structure, land and crops is not what they paid us. So many people are still complaining especially about the unclear way in which the project refused to pay for the young plants under the disguise of them falling in the 1-4 categorisation or seedlings.

R5: The project has a standard fee of 1.2 million shillings per acre which was too little and not even enough to use to buy just $\frac{3}{4}$ of an acre of land of a similar potential. Today majority of the people that were affected by this project ended up buying just small plots of land simply because the money they received as their land compensation was not enabling them to replace their land by other land of the same size and potential. For instance, I owned 11½ acres of land but my compensation and resettlement package I received was only enough to buy about half the size of land I owned before. I discovered that I needed about 45 million if I were to replace my land with the same size and capacity of land I owned before.

Observation: It was generally observed that all respondents were not contented with the compensation and resettlement packaged which they received and that they could not use it to replace their land with other land of the same size and if similar capacity and potential.

Qn.4: Are there grievances that you think have not been settled?

R9: Yes, there are quite several grievances that have not yet been settled. For instance, the school and a Health Centre have not yet been built. Water sources are still few in the area, the two bore holes that were constructed by the project have both broken down and our efforts to repair them hit a snag since there are not spare parts on market for that particular model which were constructed.

R4: The project promised us to build a market in our area to promote small scale business and ultimately increase the incomes of the resettled people. This has not been done and I am not sure if they are about to do it or whether they are even willing to build it at all. Even the electricity has not yet been distributed into the villages to enable people to utilise it as they had promised. It seems the project promised to do a lot of things which might have been beyond their financial capacity to fulfil because they have only implemented just one activity out of very many others which they promised us to.

R6: Among the many things, they project has completely failed to fulfil are: its failure to provide life saving jackets to the fisher men, motor board engines and hooks. The project had promised to provide these items to the fisher men immediately after the compensation and resettlement exercise was completed but it is surprising that 5 years have already elapsed and nothing to this effect has been implemented.

R9: The project also promised to lobby the World Bank authorities to introduce a loan scheme in the affected area to enable the affected people to access soft loans from the scheme and improve on their livelihood. It had also promised to start building the dam immediately and have it finished before the end of 2005. This has not yet been done. The abandoned land is now bushy and it is acting as a breeding ground for dangerous snakes and mosquitoes.

Qn: Did the courses organised by AESNP provide sufficient opportunities to replace your lost agricultural income by other activities?

R9: The training we went through for engaging ourselves in alternative income generating activities to agriculture were really helpful. People have tried their best in putting those skills into practice to improve on their performance and hence their incomes. The challenge however was that many of us were very excited when we received large amounts of money which we did not think we could even get in our life time. What therefore happened is that we became overwhelmed with the situation and did not concentrate well on the businesses that could have been useful to our lives and rather focused more on non feasible ones e.g. buying vehicles which were really new and strange engagements to majority of us.

Qn: How then do you compare your current livelihood with what it was before compensation and resettlement. Do you think it is better, equal or worse?

R9: Many things have changed as a result of this resettlement exercise. For instance this exercise left us scattered because they all took different directions and we are living totally different lives from the ones we were used to. Most of our friends were taken away to Naminya resettlement site and we can no longer do business with them as we used to. It has taken some of us a lot of time to get used to new living environments and different life styles that we were not used to. Some people's livelihood have improved in this new arrangement while for others, it has instead worsened. Like for instance, in the short run just immediately after receiving my resettlement package, my life was better than what it was before I relocated but when I used up all the money I had and losing most of it when I tried to do the business (retail shop) which I was not used to, my life has now completely worsened because I don't have any steady income to cater for my family and other dependants.

R1: Before resettlement, I would never be worried about my family even if I spent more than 4 days away from home because I was always sure that my neighbours would take good care of them in all ways including meeting their domestic and subsistence requirements. I had a big piece of land where I would grow a number of different crops which was just enough to feed my family. I had access to fire wood and water. These days I have to buy basically all household requirements because I do not have enough land to grow crops to feed my family and to generate some income. My expenditure is actually higher than what I earn which puts me in a worse off situation than I was into before the resettlement.

R3: My agricultural cultivation land was a lot bigger than the one I bought out of my compensation package. The food crops I grow on this land are only enough to feed my family, but I cannot generate any income from agricultural produce as I used to before I relocated to my new settlement.

Observation:

Most of the respondents complained about lack of enough agricultural plots on which to grow crops from which they can generate some income. This is the main reason as to why all of them think that they are worse off in terms of cash incomes currently compared to how they were before compensation and resettlement.

WOMEN – NON-RESETTLERS – NAMIZI

NAMES:

Names	I. No.	Marital Status	Status
1. Justine	F1	M	Licensee
2. Zarika	F2	M	“
3. Sarah	F3	M	“
4. Joyce	F4	W	Owner
5. Pukeria	F5	M	Tenant
6. Halima	F6	M	Tenant
7. Jalia	F7	M	“
8. Fatima	F8	M	“
9. Bernadate	F9	M	“
10. Ida	F10	M	“

Qn: How were you informed about the Resettlement and compensation process?

F1: Around 1999, I do not remember properly, 1 group of people from Nile power came and told us that a dam was going to be built in this village and that they were going to buy land from people in this village.

F3: We came to know about the compensation process through our Chairman. As Nile Power came and asked our Chairman to call a village meeting where we were informed about the oncoming dam project.

F6: Many meetings were done in this village and we voluntarily gave in our land because we knew that the dam would benefit it.

F9: We were told that once the dam is built we would get jobs and our village would develop to a trading centre.

F2: What pleased us most in these meetings was the fact that even us who were using other people's land, our crops would be compensated but to our surprise when the time for compensation came some crops were not paid.

F4: Almost every week there would be a meeting with the Nile power staff.

F3: Madam we were informed about everything as since we were going to be paid back for the land and crops taken, we accepted the project to take our land.

F10: The project promised to build for us 10 boreholes as a reward for our cooperation.

F7: They also promised to build schools and a hospital.

F1: They also said that once the dam is completed, people in this village would be given free electricity.

F5: We actually appointed committees in this village to oversee the construction of boreholes and electricity but up to now we have not seen anything.

Qn: Were you able to express yourselves about the resettlement and compensation opinions during these meetings?

F3: Yes, we told them that if they were paying us good money we would freely give our land.

F5: During the first valuation out crops were valued at high prices and all were counted. We felt that our disappointment, when time for paying came, they deducted the money saying that were not paying crops of 1-4 yet in meeting we agreed crops be paid.

F2: During these meetings were requested that the EAS Nile power should construct boreholes, and repair our existing roads all these the promised but nothing has been done.

F3: We as people of Busoga and this village we are not happy with the way things changed over night. This dam is called Bujagali yet the site for the dam has been shifted to Buganda side it seems that baganda MPS bribed so that their people may benefit more than us.

F10: We thought that we would begin restaurant business and casual jobs of mixing sand as they promised us, but since the offices and dam were shifted to buganda side, our hopes for jobs have seized.

F2: If the offices and dam were to be put on this village, we would get market for our produce, rent our houses to workers in the dam and get jobs to sweep offices.

Qn: You said you gave in you views in meetings, what view were taken into consideration and which ones were not considered?

F6: They only built 2 boreholes the rest were never completed yet had asked for ten boreholes.

F5: People who had land were compensated with land but the land they were given is far away from their home steads.

F10: The crops of 1-4 still hurt us we had agreed that all crops be paid.

Qn: Was the compensation and resettlement packages fair to everybody?

F4: Myself, I was cheated and had big piece of land that taken by the dam and what was given as replacement is smaller.

F5: For me I was a tenant but the compensation I got for my crops was not fair. During the valuation I signed to receive money for even the young crops but when time for paying came, I received less money and I was told that majority of my crops were in the category of 1-4.

F8: The money that was meant for crops of 1-4 that was not paid affected very much. For example if according to the first valuation you were deducted 1-4 crops you could get about 1.8 m shillings which was not fair.

F7: I expected tog et a lot of money from my maize and beans but when they counted what they gave was less yet the crops had been destroyed trying to demarcate the plots.

F1: I personally I think that the compensation was very good to land owners because they money they gave them could buy bigger land than that taken by the dam.

F9: Many of the land lords are now rich yet they were like ourselves before the dam money came.

F2: People with crops who majority were licensees are the ones who did not benefit from the compensation because deducting 1-4 crops. Apart from the crop compensation of 1-4, the rest of the payments were okey (all agreed).

Qn: Are there grievances that you were not settled?

F2: Yes, especially on the people who were given land, AES Nile power does not allow them to sell the land. We wonder whose land is it now.

F10: Buyers who want land can not buy land because the land was surveyed as has mar stones yet the owners do not have land titles, this makes buyers think that it's still government land.

F3: They promised to give land titles to people given land but it was never done although the land was surveyed.

F6: The taking of the dam site to Namizi was not fair yet the dam is called Bujagali.

Qn: If land was taken from you by the project could you replace this land by other land with similar potential?

F6: It all depended on ones planning and money received.

F2: Some people were given the same piece of land as they had before.

F5: I think I was personally not able to replace my land with land of similar potential the money I was given could buy more land and even build a house.

F10: What happened here was that most of us were licencees on other people's land. After the dam had taken land from our land lords, majority of us used money from crops to build permanent houses which our immediate need and since the money from crops was not a lot nothing was left to buy land.

F2: Some of us are still renting similar portions of land from people's whose land was not affected by the dam.

F8: It's basically the land lord's who were able to replace their land.

F6: I do not agree with that statement, some of the land lords I know complain that the land given to them by the project is dry and infertile.

F4: The land that was given to us is dry and very far away in Makeke. You walk a long distance to dig and because of land not being near home stead crops are stolen.

Qn: Did the course organised by AESNP provide sufficient opportunities to replace the lost income by other activities?

F1: That question is difficult to answer madam but I will try to explain what exactly happened in this village. When people got the compensation money especially men, they married wives, ate chicken and beer daily and did not mind about investing.

F3: Majority of men with land bought vehicles which are all non functional by now.

F5: Many training were organised in this village. We were taught about opening accounts how to invest in modern farming.

F2: Before the money was given people already had their plans in mind on how to spend their money. Although AES Nile power sensitised us, all this was ignored by the people.

F3: On our side as women, all we got was from our crops and what we did was to construct houses for our children.

F10: Those who followed the training are successful but those are few especially among men.

F1: People here built permanent houses using the dam money.

Qn: How did you use the compensation money got?

F2: As we said earlier most of us only got money on crops we had on rented land, money for land was for the land lords. Myself I bought a plot, built a permanent house which I do not think that even my husband would ever construct for me.

Probe: Has your livelihood changed is better off or worse ?

F2: I would say that to some extent good and to another bad, I now live in a permanent house I have 1 piece of land that is personally mine not my husband's because I earned money from labour. On the other side I am worse off because it's hard for me to get land near by to rent because all the land I used to rent was taken other people with big land to rent are in neighbouring village. I have now reduced on amount of food I grow due to lack of space.

F1: I bought of land and the balance I paid school fees for my children. I am now better off because crops that I grew on rented land have enabled me buy land of my own. In terms of crop harvest, I am still the same because I still rent people's land and generally I produce the same quantities as I used to before the dam came.

F4: I bought a plot and built a house.

F5: The money I from crops was used to buy plot and then my husband used his compensation to construct a house. I think we are now better off because we have a permanent house my husband expanded his business.

F6: Renovated my old house and bought household item. I am still the same. Apart from renovating house nothing changed in my life after dam taking the land was renting, I immediately looked for another piece of land to rent which I presently use.

F1: People whose lives have changed so much are the land owners who used their money properly. I know one who was in grass thatched house, he now is in a permanent house, has bought other pieces of land, bought commercial buildings in Jinja and has a car.

F8: For me I bought land where I now did. I think I have benefited.

F9: I also bought land for farming.

F10: The livelihood situation has changed differently toe very person. Those who got big money are very okay. While those with little money especially licencees used to build houses.

Probe: What about food at home?

F5: In terms of food still it depends on the way one used the money. Majority used to build houses myself food has remained the same although I used money to buy farm land, I still rent land and produce same food as used to before if there is no drought.

MEN – NON-RESETTLERS – NAMIZI

Moderator: Jjuko Edward

Note taker: Kasozi Ibrahim L

Names of Participants

Name	Years	Occupation
1. Ronald	36	Peasant
2. Yaaba	27	Peasant
3. Moses	25	Peasant
4. Abdu	40	Peasant
5. Sam	41 years	Peasant
6. Godfrey	45	Peasant
7. Soosi	75	Peasant
8. Samuel	44	Peasant
9. Vincent	60	Civil Servant
10. Asads	50	Peasant
11. Joseph	28	Engineer
12. Sulaiman	45	Peasant

Introductory remarks by the moderator who introduced the purpose of our discussion and assured participants that their information would be treated with confidentiality and was very important, then we started.

Qn: How were you informed about the resettlement and compensation process?

K12: Those people first educated us about the importance of the project, then after they told us that they wanted our land if the project was to be successful. We were all satisfied and educated us for almost a year, then the period for compensation came. This itself involved a lot of sensitisation. During all this, we were three major partners, the community, the government and the company itself. However, when it came to compensation we were cheated, so compensation had so many complaints.

The ministry of lands gave us guidelines on compensation but which were not followed by the company and that is when World Bank came in and failed the project.

All the process had five stages:

1. Education and information
2. Compensation
3. Resettlement
4. Monitoring
5. Construction and provision of social services.

K6: They came up with a good project but never informed us about the immature crops. They never told us that crops as young as below four months were not going to be compensated for.

K7: There was land that was taken – but a portion of it remained, then interrupted by moderation – says let's talk about only the process.

K5: They used to invite us to their meetings and sometimes invited specific individuals, and they would ask questions like how we earn a living at home, what we eat and how, what we do, asked about our business, our agriculture produce, and what we do with our money. Asked how often we do with our money. Asked how often we go to town, some of the problems encountered in our daily life, and the later our general social economic status and life in the village.

They asked how many children we had, how many went to school, what responsibility we had over them. They told us all this with the intention of finding out how the resettlement is going to affect us. At the end of it all they promised to monitor us and our way of life for sometime so as to establish how we are doing.

K11: They informed us very well of what was happening and we accepted. They told us to be confident and trust them because they would do the following:

- Compensate us
- Take care of us in our new resettled areas for two years for example providing us with enough food, good water and other social services
- They said they would compensate us – according to Uganda laws, using professional valuers and they promised to abide by that
- They promised to establish development projects and provide all the social services like power, water and schools. The poor schools were to be supported and rebuilt. Social services like a market were to be brought nearer, as villagers we also accepted.

K4: They said that the neighbouring communities would take first priority while giving out jobs especially the casual jobs.

New and improved roads were suggested by the community members and accepted by the company for accessibility purposes.

They told us that we were walking long distances for health services, so they promised so many things including a technical institute, roads, rehabilitated with nee marrum and it was all good.

Qn: Do you think that you were sufficiently informed about the compensation and resettlement process?

Yes, all agree.

Qn: Then, were you given an opportunity to sufficiently express yourself on the compensation and resettlement process and were your opinion taken into consideration?

K12: Yes, we were given the opportunity. We told them that when you start construction, many people will be affected for the whole three years of construction but we are not sure that our opinion was taken into consideration.

K9: That opportunity was there, and even they told us to form a committee, both the east bank of the river and the west each committee comprised of ten members. Before some local council members were against the project and were ignored. We used to meet at sunset hotel international, after discussion, the project staff would communicate back of their decisions on what they could afford or accept or otherwise, at the end of it all, we were satisfied and if some one said that he was against the project, the community members even would think of killing you.

K2: They promised us a landing site especially the former fishermen, however they never fulfilled their promise.

K7: They promised boreholes but only constructed two.

Qn: Do you think that compensation and resettlement were fair to everybody and if why?

K6: Their payment was not fair. They never paid for our young crops, what they termed as seedlings through they had promised to do so. It was because of this that after one year, we experienced famine.

Qn: Why?

K6: The project staff would say that we planted poorly, that we planted so many seedlings on a small plot of land, and so would not compensate for some crops.

K8: Your question is good because it involves money and land, first one acre of land was supposed to buy another acre and everyone agreed. On payment however, the three partners as mentioned before, that is government, the community and the company agreed on the rates which the chief valuer followed, these rates catered for all crops but we were never informed of the so called 1-4 seedlings and why they could not compensate for it. They never paid for 1-4 despite the Chief Valuer's advice that all crops would be compensated from. When it came to receiving payment, that is when they were cancelled out. (All nod in acceptance).

K12: The company never respected what the chief valuer sanctioned, they never paid for our fish ponds! I had a fish pond but they never compensated me.

Probe: What about rumours that you started planting when you heard of compensation?

K5: We bought those seedlings from Nursery beds so they were old enough and we so thought that they would pay for them.

K4: They promised to pay for every crop in the garden but later they changed.

Qn: Were you not told why 1-4 would not be paid for?

K11: No, no, I remember a whole minister came here, by then Baguma Isoke of lands who gave us the rates on which we would be paid including the 1-4 crops they didn't. There is a lot of anger and dissatisfaction because of their failure to pay for the 1-4 (all agree).

K5: Even there was the issue of reducing our payment on the basis of so many crops and they would say we are paying for only this. Instead of paying for 50 crops, they would say we are paying for only 20, without giving reason for not paying the balance. This was common by the team lead by Madam Annah.

Qn: Do you have any unsettled claims?

K6: Yes, they promised us land titles especially if they took portion of your land, which they have never fulfilled.

K4: On water, they promised many boreholes in Namizi west but out of 10, they only constructed two. They even promised educative programmes on how to run business but they never did that.

K8: Some NGOs for example DANIDA wanted to construct for us boreholes but when they hear that these were AES boreholes but unfinished, they run away. They promised us schools but fulfilled half of their pledge by assisting Kyabirwa primary school but never built a school themselves.

Also promised power but never fulfilled their promise.

Probe: Do you think that people could afford electricity here?

K8: Yes, many people will afford (all concur)

Qn: If some one's land was taken away by the project could AES person replace this land by other land of similar potential?

K8: For us who were resettled by the company have a problem, because our neighbours encroach on our land, thinking this is project land and therefore free to every one.

Even our crops are being grazed into by the neighbours' animals, because of politics, the local councils too fear to intervene because they don't want to lose votes, so we suffer.

Probe: Would people whose plots were taken by the project be able to replace the same plots of similar potential?

K3: No, no, for me, the land they took was very productive, but the new plot, is not. I was cheated.

K2: They told us that one acre was worth 1.2 millions when you went out to buy similar land, they would ask for 2.2 million which we didn't have.

K5: There was a belief that re-settled people were rich so they would charge us highly (All agree)

K9: People truly thought that we were very rich and over charged us. This would be well understood if it was the company buying the land, and then later a person. A company would be charged little money but for us, they would want to charge you highly.

Qn: Did the course organised by AESNP provide sufficient opportunity to replace your lost agricultural income by other activities/ty?

K8: To me, it was sufficient enough. I benefited when they sensitised us because they said we should invest in productive business.

They advised us that before receiving the money, first come for this information but many community members never turned up for that information because they were only interested in money.

K6: This sensitisation only took a short period of time.

K8: It was for a short time but enough for those who attended.

Qn: How do you compare your current livelihood (including cash and subsistence) with what it was before compensation and resettlement? Do you think it is equal, better or worse?

K12: Me I am worse off because I have the same house as I used to have, I used to produce a lot of food but now Buyala land is not productive.

K11: I am better off, though I lost most of my agricultural productive land. I used the money to buy and build houses and gets monthly rent, so life is good.

K10: Me I am badly off. I tried to do business with the money they gave me but things never worked out. I lost all the money in the business and had not replaced my taken land.

K4: I used to farm my land and produce enough food for my home and family so I was affected. The money they gave me I built a house, bought a motorcycle, so life is fair and good.

K9: I benefited, I bought cows, bought a plot of land, started some income generating activities, therefore I am not complaining.

K5: I am badly off, because my farm land was taken away and I have a big family. Today I hire land for farming but it's very expensive.

K8: I am better off to some extent.

K7: I had never got a lot of money like the one they gave me, and when I got it, I started business and things are going on well. I even have a poultry farm.

K1: Me I am badly off. I used to get food and some little money from that land, so as a tenant, I was not compensated with a lot of money so, poorly off now.

K2: Me I am not badly off because they only took part of my land and retained the big portion. I used my money to build and am better off.

Qn: As we wind up, any comment, suggestion or question?

Yes, Is it possible for the new company to compensate for our crops especially the 1-4 left out by AES?

We shall take your idea as we don't make decisions for the company.

We request for good working relationship as we had with the previous company.

We request that during construction, the noise is controlled to avoid sound pollution.

Thanks and good bye.

APPENDIX 4 – KEY-INFORMANT INTERVIEWS

CHAIRMAN KIKUBAMUTWE VILLAGE

Introduction:

The moderator Dr. Florence Nangendo introduced herself and the note taker, Mr. Jjuko Edward as researchers who had been contracted by IPS to take an audit of the resettlement activities and to obtain information from people who were affected by the Bujagali Hydro power Project. She indicated that the main objective of the audit is to establish the people's appreciation of the compensation and resettlement process, including capturing information on how the affected people were consulted on this matter.

Qn.1: What is your contribution in the resettlement and compensation process?

Answer: First of all I double as both the Local Council Chairman for this area as well as the Chairperson of all people who were affected by the hydro power project and resettled in this area. In these two capacities, I coordinated most of the projects activities which were implemented in this area such as construction of the boreholes, exhuming dead bodies and relocating them to their new sites and to remove cultural shrines of displaced people to where they currently got resettled.

Qn.2: Do you think the information you got about the resettlement and compensation process was clear to every one?

Answer: Most of the things were very clear because the project commissioned a number of meetings, course and consensus building workshops that provided an opportunity for all affected persons to comprehend the resettlement process activities and to present their views about what they thought was good and what they did not want about the process. All ideas were captured and discussed and in a participatory approach were resolved after reaching a compromise position between the project officials and the affected people. The challenge was however realised towards the end of the entire process especially at the time of assessing people's property on the affected land where by cunningly, some people started planting more crops in their gardens to benefit more from the process. This was not in any way acceptable to the project authorities which was a source of conflict for quite some time until the concerned minister intervened and helped to solve the problem although majority of the people remained discontented even after that resolution.

Qn.3: How do you compare people's lives currently with what it used to be before resettlement?

Answer: People's lives has greatly improved, those who claim to be in a worse off position than what they used to be before resettlement are not being sincere to themselves and they are mainly those who misused their money and they are trying to cover up their shame to this effect by blaming the project for not compensating them adequately which is not true. For instances, majority of these people were sleeping in grass thatched houses which were built by mud and wattle. Today all of them managed to buy land else where and built permanent houses with bricks, sand and cement. Something many would never have done in their life time.

Qn4: Are there grievances that you think have not been settled?

Answer: Yes, there are some issues which have not yet been settled by the project. For instance, the project had committed itself to build a school and a health facility in the area. It had also promised to provide electricity and to increase the number of water sources e.g. bore holes. A strategic framework was drawn for these public facilities to be accessible in this area but this has not been achieved unfortunately. The company signed agreements with the local authorities to provide these services in the area but it eventually wound up before it implemented this agreement. The good thing is that, the new investors have also committed themselves to implement these agreements, so our hope has some how been rejuvenated.

Qn: Any suggestions?

Answer: Water is a very critical problem in this area. The two boreholes which were dug in the area were not that very strong and they broke down a few months after they were constructed. People suffer a lot with water and I think the earlier this problem is settled the better for the community.

I would also request for the establishment of a community centre in the area as a recreation ground for the people and the community at large.

CHAIRMAN BUJAGALI VILLAGE

PARISH: IVUNAMBA

SUB-COUNTY: BUDONDO

Qn: Where were you by 2000?

Ans: I was here but not the Chairman, by then I was the Secretary.

Qn: Do you think that you and your people you were sufficiently informed about the resettlement and compensation process?

Ans: Yes, the project staff came here and invited people to the sub-county headquarters though it was for a short period of time.

There were meetings organised especially for the affected persons. They were told that there was a developmental project that was coming in the area, and when they hear that they were to be paid, as poor people they were excited.

Qn: Did you and your people given an opportunity to express your opinion?

Ans: People were given that opportunity to express themselves on the project, though some were taken and others not.

Qn: What are some of their concerns that were not taken into consideration?

Ans: They promised access road

- They were to pay for all crops but what happened, they paid and left out 1-4 crops.
- They promised lease offer and land titles but have never done so
- They promised good drinking water that is a borehole, but have never honoured their promise
- They promised transmission line and poles but we have never seen either.
- Said that they would take care of settles for five years but never did so.
- That they would build a technical school/institute but there is none.

Qn: How was the compensation and resettlement packages handled?

Ans: Those who were resettled in Naminye were a worse off category so now I think they are better off. Even those given materials are better off. People were well educated on how to use their money.

Qn: What are the things that the project promised and honoured?

Ans: They promised to support our schools and they did so by renovating the school and put up more structures.

- Compensation was fair and okay. The only problem was the 1-4 issues
- One of my residents Kajumba Richard refuse the money because of the 1-4 conflict.
- Those who lost their houses were built new houses and others were given materials.

Qn: For those whose land was taken by the project, could they replace this land with a similar one with the same potential?

Ans: Some benefited and bought land of similar potentials and others not so it all depended on the persons wish and ability to use it. Actually they constructed some bore holes here but they are incomplete.

Qn: Are there land wrangles or pressure in this area as a result of the project?

Ans: No, we don't have that problem.

Qn: Did the project activities in one way or the other affect people's health?

Ans: No, no, no, not even – those working at the site.

Qn: Are you in any way affected by the project for example social services like school?

Ans: No, for those that were attending school, they continued, those not they remained the same. Parents who were paying school fees continue to do so and vice versa. Most people remained the way they were.

Qn: Any suggestions, comment or question?

Ans: - People that are neighbours need to be given first priority by the new company if it comes to employment.

- There is need to notify framers who are farming in the project land to avoid conflict on crops grown.

HEALTH STAFF BUDONDO HEALTH CENTRE 4

Names: Mr. Robert Mawerere
Position: Senior Clinical Officer
Village: Namizi
Parish: Namizi
Subcounty: Budondo
District: Jinja.

Qn: Do you think that affected people as well as yourself, were sufficiently informed about the resettlement and compensation process?

I don't know because I am new here just one year old, so was not available by the time people were compensated.

Qn: Any staff here who was available by then?

No, no, most of us are very new, actually I am the oldest staff at the moment.

Qn: According to you and probably what you hear, do you think the compensation and resettlement process was fair to every one?

-It seems it was fair because they are all happy. You hear them say, we got money and did this and this, so it must have been fair and I think they are happy.

Qn: Any information on whether they were given an opportunity to express their opinions and whether it was considered?

I don't know.

Qn: Do you think most people who lost their agricultural plots due to the project were able to replace them with similar plots of the same potential?

I don't know too.

Qn: Is there any specific impact on health related to the resettlement and compensation process?

I heard that the project promised to build a theatre here, fence the whole health centre and equip it with all the necessary medical facilities. However, this has never been honoured.

I also heard people say that all the staffs of the project would be treated here in case of any sickness. Otherwise, there is no specific impact on health as a result of the compensation and resettlement process.

Qn: Do you think there was any impact on education as a result of the project's compensation and resettlement process?

Yes, there was an impact, most people who could not afford school fees, I hear had the opportunity to pay for their children's because they received money. Some paid for their children's up to University level.

Qn: Any comment, suggestion or questions on what we have been discussing as I wind up?

No, nothing much, unfortunately was not here by then, may be wishing the project success.

Thanks.

HEALTH STAFF WAKISI HEALTH CENTRE 3

Names: Nantege Alice

Position: Deputy In-charge, and In-charge OPD, Wakisi

Subcounty: Wakisi

District: Mukono

Qn: Do you think that affected people as well as yourself, were sufficiently informed about the resettlement and compensation process?

I was not party to that, but I heard that people were well informed about the compensation and resettlement, some with cash, and others with both cash and houses.

Qn: Were they sufficiently informed about the whole process?

Yes, but not here at the dispensary as we were not involved.

Qn: Do you think that these people were given the opportunity to express their opinion about the whole process and were their opinion taken into consideration?

Yes, they were given the opportunity but not sure whether their opinion was taken into consideration

Qn: Is there any specific impact related to health with regard to resettlement and compensation process?

Yes, the company brought us power here at the health centre which we didn't have.

Probe: Any other impact?

No.

Qn: Did the company/project promise anything to the health centre?

I don't know, may be at the sub-county because that is where meetings were held.

Qn: Any specific impact on education as a result of the compensation and resettlement process?

I don't know.

Qn: Were you or any of the staff here at the health centre engage in any meetings with the project staff?

Those meetings were held at the sub-county headquarters not here because that is where they had an office. I am not sure of any direct engagement but the in-charge would attend some of these meetings but unfortunately she is not here.

Qn: Any question, comment or contribution?

No, that's all.

Thanks and good bye.

KYABIRWA PRIMARY SCHOOL - HEADMASTER

Qn: Do you think that the affected people as well as yourself were sufficiently informed about the resettlement and compensation process?

The community at large was well informed because a lot of sensitisation was done by the project. But as school administration within the affected area, no communication was ever formally done to let us know about the resettlement program.

The school administration became aware of the AES Nile power by communication from the local council Chairman of the place and the parents of pupils of this school.

During community meeting of AES Nile power, the community requested that they project should construct some 7 classes for this school as a token of appreciation for the community cooperation.

The Chairman and parents informed that very soon AES would begin the construction and that is how we as a school got involved with this AES Nile power.

According to community request 7 classes were to be constructed.

The project promised 30m for the construction of class rooms in Kyabirwa primary school and Budondo primary school implying that each school would get 15m worth building but in the actual sense the work done is not worth 15 million shillings.

Qn: How did Kyabirwa P/S benefit from this project?

The project benefited through the renovation of 6 class rooms block. The project put new iron sheets on these class rooms and repainted the walls.

An office block as also constructed. However, according to the agreement made with the community the project was supposed to construct new class rooms which it never did and work done is not worth 15 million.

Qn: Were you given an opportunity to express your opinion on the resettlement and compensation?

No, as I had said earlier no formal communication was sent to the school administration, all communication were from local council and community that had requested for assistance.

When time for building the project brought their own constructor we were not given opportunity to get our own constructor and we could not supervise him, since he was not answerable to the school administration but the project.

I would say that community expressed their views but the school did not.

The community view were not met since project renovated classes instead of building new ones.

Qn: Did the resettlement and compensation process affect the school education system in terms of pupils attendance, performance?

Yes, very much some pupils completely changed school because their parents shifted other locations after receiving the compensation money.

Another great impact is on the distance moved by those pupils whose parents bought land in new locations where they are now stationed. Student walk long distances and this affects their concentration in class because they arrive already tired.

Qn: Do you think that the development/construction of the dam will have any impact on the educational system in this place?

- Yes, both positively and negative
- Positively, parents' incomes will increase once the dam is constructed, parents will be able to get jobs at the dam, get market of their produce by dam workers. Once parents incomes increase, parents will be able to buy scholastic materials, pay money for feeding children and standard of school will improve.
- On the negative side, school drop rate, may increase, old boys may be tempted to leave school and go for casual labour at the dam.
- Prostitution and abuse of young girls by dam workers is likely to happen since the population around the area will increase.

Comments:

- The project should facilitate school with the construction of teachers quarters. Most teachers reside far away and this hinders them from coming to school in time.

NAMINYA RC PRIMARY SCHOOL - HEADMASTER

Qn: Were you informed about the resettlement and compensation process?

We were informed that AES project that was going to construct the new dam had promised to construct classes for this primary school.

The project sent men who came and made measurements but that was the end of the story nothing was done. We have hope that since another company is taking over the construction, the promised may be fulfilled.

Qn: Were you given opportunity to give your views on the resettlement process?

Views were given during community meetings with AES staff but as a school we were not consulted.

Qn: Did the compensation process in any way affect the educational system of this school.

Yes, Kikubamutwe, Naminya, Malindi and Buloba are the areas where the project took most of the land with people's homesteads, Majority of the people preferred getting money instead of being given houses. Many of our pupils left this school because some parents went to Bugerere and Busoga.

For the parents who were shifted to Naminya resettlement site, the distance is very long especially for the infants in lower classes of primary one and two.

The government did not provide any school for that community yet there is not existing government school within that area.

Qn: What do you think would be the impacts of the development of dam in this area on the educational system?

First I have a feeling that the school drop out rate will increase especially among boys. Boys will be in danger of leaving school in search of employment at the dam. I was informed that the dam would employ more than 1000 casual labourers.

The only good in see on the dam is the development in the area. Once this place is developed, parents' incomes will improve which means family feeding habits will also improve. Some days children come to school on empty stomachs such children can perform well.

Another issue I review in future is the rise of prostitution in the areas which in one way may be dangerous to young girls in school. Dam workers may persuade these young girls with money in exchange for sex.

CHAIRMAN LC3, WAKISI SUBCOUNTY

Qn: Do you think that affected people as well as yourself were sufficiently informed about the resettlement and compensation process?

Answer: It is true that people were given enough information about the resettlement and compensation process because they were sensitised about the need to have a dam constructed in that particular area and how they were going to be affected as a result of that process. They were given enough time to think about it and to raise their opinions with regard to this intervention. The people thought that the project was useful to them and to the country as a whole and therefore accepted to work with the project towards its' implementation.

A number of meetings were subsequently held with the affected people in which all issues to do with the resettlement and compensation activities were discussed. People were asked to forward their appeals to the project officials just in case they were not satisfied with their compensation packages and all these meetings were held in the presence of their local leaders including the are member of parliament.

Qn2: Do you think that the affected people as well as yourself had sufficient opportunities to express yourself about the resettlement and compensation and that your opinions were sufficiently taken into consideration?

Answer: Yes, people were given a lot time to express themselves especially at the point where they discussed their compensation procedure and strategies until a time when the two parties come to an agreement on the best strategy. This is the main reason to explain why it took long for people to receive their compensation packages because there were a lot of discussions and processes that the two parties went through before they finally reached an agreement. The compensation rates were discussed extensively and reviewed from time to time up to when a common position was arrived at between the two parties.

A number of other issues were also discussed. For instances, people requested the project officials to increase the number of water sources in the resettlement areas to contain the demand for water which has been created as a result of the compensation and the resettlement process. The people also requested the project officials to allow them to continue fishing in the rive until the project starts constructing the dam. They also asked the project officials not to cut down some cultural trees which existed in the affected area and the project officials accepted.

Qn: Do you think that the compensation and resettlement packages were fair to toe very one?

Answer: All people received their compensation packages. We did not receive any complaints about their packages during the compensation process. Such complaints emerged much later after those who decided to invest it in second hand vehicles which they failed to managed. Otherwise, for those who invested their money as they were advised to by the project, their current livelihood had greatly improved compared to what they were before the compensation and resettlement. Those people whose plants were not compensated had planted those crops after they had learnt about this arrangement in order to gain more from the project.

Qn: Do you think that affected people have been able to restore or improve them livelihood?

Answer: A good number of people who benefited from this project invested their money into viable projects and only a few wasted it almost deliberately because they were sufficiently advised on how to invest their money into simple, and manageable income generating activities. Those who took heed to this advice are living much better lives and their incomes pr household has greatly improved. For instance, many household heads are currently in position to provide their families with the basic household requirements such as sugar, milk, clothes, education and medical attention which they were not able to provide before the compensation and resettlement process.

Household incomes from agricultural produce has reduced in the area. But this has not affected people had were affected by the project only because this is a general problem in the while country which would have affected them even if they had not been victims of the resettlement process. This should not be taken as an

indication for measuring likelihood conditions of the affected people because even those who were not affected by this process are also experiencing a similar problem.

Qn: Are there grievances that you think have not been settled?

Answer: The project had promised to do a number of things in the resettlement area which it has failed to fulfil up to now. For instance it had promised to construct a market in Kikubamutwe, a school in Naminya resettlement site, a health facility in the same site and all these things were not worked on at all. The local government realised this gap and together with local people decided to start up a lower primary school in the site and a health centre as we are waiting for the project to fulfil its promises. The good thing is that the new investors have also committed themselves to implementing those promises.

Qn: Is there land pressure problem in the area as a result of the project land taken?

Answer: No, there is still a lot of free land in the sub-county. Besides that many affected people relocated to Busoga area where they bought other land to replace the one which they had lost to the project. So there is nothing like land pressure problem that was created by the project land taken.

Qn: Did the courses organised by AESNP provide sufficient opportunities to replace people's lost agricultural income by other activities.

Answer: Those who neglected the skills they acquired from these course did not benefit definitely and those who took heed to the advice are doing very well. Many of them started retail shops, others set up workshops for carpentry and motor vehicles repairs, others are drivers of their own vehicles while others bought boda boda and are generating daily incomes out of them.

Qn: Is there any specific impact on health and education related with the resettlement and compensation process?

Answer: Yes, some people were resettled in areas where there were no school and health units. Some children are not going to school because of this while many of them do not have easy access to health facilities. The number of people in Naminya resettlement site increased and need for social services also increased as a result. These include: medical care services, education and many more.

CLERK, BUDONDO SUB-COUNTY LC3 COUNCIL

Qn: Do you think that affected people as well as yourself and compensation process?

Answer: That is very true because the project officials communicated physically to all the affected people through meetings which they held with them in the presence of their leaders both at the western and the eastern banks. In these meetings the project officers explained to the people why there was a need to construct a dam in their area which was going to benefit them and the entire nation as a whole. They told them that it was not possible for the project to start constructing the dam and operationalise it when people were still staying in the catchment area because they would be exposed to danger. This therefore pointed to the need to have all those that would be found residing or cultivating in the catchment area to be relocated to another land. The assured them that they would properly compensate all the affected people and finally resettle them to places of their own choice and preference.

Similar meetings were also held specifically to give affected people advice on how best they should invest their compensation packages either into agriculture or other alternative activities. They also requested them to be transparent to each other at a family level in deciding on the different options in which they intended to invest their money to avoid going into problems such as broken marriages which were experienced in other areas where similar projects had been undertaken. They also promised the people that they would always be there to assist them morally even after the affected people had been fully compensated and finally resettled in their new homes.

Qn2: Do you think that affected people as well as yourself had sufficient opportunity to express yourselves about resettlement and compensation, and that your opinions were sufficiently taken into consideration?

Answer: People were given ample time to give their opinions but they were so excited about the money they were expecting to get which made them over look many other critical issues such as the resettlement and restoration of their livelihoods. This led them into doing very strange businesses such as buying vehicles which they eventually failed to manage so the opportunity that was given to them to express their opinions was not properly utilised due to the excitement that surrounded their expectations for money.

However, during their meetings with the project officials, the people asked them for health services in the area, they also asked them for an improvement in the education services which led to the renovation of some class rooms of Budondo primary school and Kyabira P/S respectively. The project also promised them to improve on the health services in the area especially at Budondo health centre which it has not done up to now. The project had also promised to construct boreholes in the resettlement areas to increase on the number of available water sources but the project managed to did only two boreholes in every affected villages which were not even fully constructed to completion.

The people had also asked for fishing facilities such as nets, boats, hooks and many more but the project did not honour their request although it had accepted and also committed itself to provide them to those who wanted them.

Qn3: Do you think the compensation and resettlement packages were fair to every one?

Answer: No. It was not fair at all to every one. Initially, people's property was valued at higher rates than those that were finally used to effect their payments. So people were confused and discontented with how the final compensation packages were computed and how they arrived at the final figures which were contradicting those that were reflected in their forms. Also, towards the end of the entire process the project refused completely to compensate crops between 1-4 months old which greatly affected the compensation packages for the people who were engaged in the cultivation of horticulture crops such as vegetables, beans, maize, etc.. Majority of the affected people were horticultural farmers

Because out of experience it is more benefiting and paying to grow such crops which generate incomes at every end of a season which are normally two for each crop in every year.

Qn4: Are there grievances which have not yet been settled?

Answer: Yes, for instance in Ivunamba village a case is still pending in court about failure of the project to compensate on affected person the right amount of money which is reflected in this compensation forms. Besides that, the project had promised the affected people whose land was not completely taken to provide them with land titles for the remaining places of their land which they have not done up to now. These inconsistencies and irregularities in the implementation process have created suspicion among the affected people about the sincerity of the project officials.

Qn5: Do you think that the affected people have eventually been able to restore or improve their livelihood.

Answer: I don't think so, instead they have declined because many of them did not invest their money properly to enable them replace their agricultural income with other activities. Majority of them lost their land and could not replace it with other land of the same size and potential and they no longer have any where to plant their crops although they were warned in advance about these consequences.

The only good thing is that many of them managed to build permanent house made of bricks, cement and sand but their cash incomes and subsistence condition have greatly deteriorated due to lack of land for agricultural production.

Qn6: Is there a land pressure problem in the area as a result of the project land taken?

Answer: The affected people were farmers and they are still farmers up to now. Their land was taken away and they did not properly utilise their compensation packages into alternative income generating activities. They have very small pieces of land on which more than 10 people on average stay at each household. Those that survived on renting/hiring land are also affected because the land is no longer available for such purposes since most of it was taken away by the project.

Qn7: Did the courses organised by AESNP provide sufficient opportunities to replace PAPs lost incomes by other activities?

Answer: The course were not useful to a large extent because most affected people did not implement them. These courses had prepared people to engage themselves in simple manageable business which did not require too much supervision and coordination skills. People did not heed to these courses and instead they went into the transport industry which many failed to managed because of the nature of competition and innovation that is involved in the industry. Majority of them did not have the necessary skills of experience to manage such businesses. Surprisingly, though expected, is the fact that nearly all of them who had invested their money in such businesses have failed to managed them. For instances, in just one village of Namizi west, there were over 16 vehicles shortly after the compensation process was completed but none of these is still there currently.

Qn8: Is there specific impact on health related with the resettlement and compensation process?

Answer: Yes, there is some negative impact on health resulting from this process although not very significant. For instances, due to scarcity of land, people are now congested on small pieces of land which increases their vulnerability to diseases just, in case of an outbreak of an epidemic.

In education, the schools of Budondo and Kyabirwa primary have had some of their class rooms which were originally in a sorry state being improved by the project. Also, the soft power project realised that there was a gap in the education services that was created as a result of the resettlement and compensation process and decided to renovate many schools throughout the sub-county including building a clinic in the village of Kyabirwa.