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8 IN-KIND COMPENSATION: REPLACEMENT HOUSING & LAND

This Chapter presents the approach to replacement housing for eligible physically displaced households, including the eligibility criteria for replacement housing and replacement residential land plots. The replacement housing strategy, design and identification of dwellings eligible for replacement is summarized, along with the process to secure residential plots.

For agricultural land, as described in Chapter 7, Project support for securing replacement agricultural land¹ would be offered only to potentially vulnerable PAPs and those with limited remaining land (≤ 0.5 acres or lose $\geq 80\%$ of land parcel) with customary land tenure only. This Chapter describes the support which would be available to eligible PAPs on request.

8.1 REPLACEMENT HOUSING

8.1.1 Summary of Physically Displaced PAPs

The table below summarizes the physically displaced PAPs and existing house structures affected. The table also summarizes the numbers of Physically Displaced PAPs who are:

- Eligible for replacement housing (Group 1A – see Entitlement Framework Table 7-7) as they have a recognizable legal right or claim to the land they occupy (i.e. Cat. (i) or (ii) PAPs under IFC PS5); or
- Not eligible for replacement housing (Group 1B – see Entitlement Framework Table 7-7) as they have no recognizable legal right or claim to the land they occupy. These PAPs include a number of Licensees, who need to be confirmed as belonging to either Group 1B or Group 1A as far as eligibility for in-kind compensation for loss of dwellings (see Section 8.1.1.1 below for further details). This will be done on a case-by-case basis.

¹ Support will not be offered though for land used primarily for grazing.

Table 8-1 Summary of Physically Displaced PAP Households

District	No. Physically Displaced PAP Households	Group 1A: PAPs entitled to in-kind replacement house option		(Potentially) Group 1B: Licensee PAPs: Eligible for monetary compensation. (Eligibility for in-kind compensation replacement house option to be confirmed on a case-by-case basis)		Group 1B: PAPs eligible for monetary compensation (have no recognizable legal right/claim to land they occupy & <u>not</u> entitled to in-kind replacement house option)	
		No. of PAP Households	No. Existing Dwelling Structures/ Houses	No. of PAP Households	No. Existing Dwelling Structures/ Houses	No. of PAP Households	No. Existing Dwelling Structures/ Houses
Hoima	8	5	8	3	4	0	0
Kikuube	43	33	36	10	12	0	0
Kakumiro	15	15	16	0	0	0	0
Kyankwanzi	13	3	5	3	3	7	9
Mubende	58	51	53	7	7	0	0
Gomba	1	1	1	0	0	0	0
Sembabule	18	17	18	1	2	0	0
Lwengo	18	15	16	3	3	0	0
Rakai	7	7	7	0	0	0	0
Kyotera	13	12	13	1	1	0	0
MCPYs	4	3	4	1	1	0	0
Totals	198	162	177	29	33	7	9

8.1.1.1 Physically Displaced PAPs who are Licensees

There are 29 Licensees who are physically displaced from Project-affected land. As they do not hold a recognized legal right or claim to land affected by the Project, they are generally assumed to be Category (iii) PAPs under IFC PS5 and therefore Group 1B so not entitled to the in-kind replacement housing compensation option. Some of these PAPs are migratory workers with temporary interests like the cattle keepers who have land and their permanent dwelling from where they originate.

However, some of these PAPs appear to be eligible for consideration as Group 1A PAPs due to the factors set out below. Each PAPs situation will be reviewed on a case-by-case basis in order for a determination to be made:

- They may have been valued in a separate valuation and do lose land due to the Project. As valuations are considered on a cumulative basis, as far as the entitlements, they may have some recognizable legal right or claim (i.e. fall under Category (i) or (ii) in IFC PS5) so be eligible under Group 1A.
- They may be part of the immediate family of the land owner on which their homestead is located, and the valuation has not assigned it to a 'family' rather a different member of the PAPs family. This may be particularly relevant in the three Districts with customary land, which is communally held. These do represent nearly 50% of the physically displaced licensee PAPs.
- The eligibility of these PAPs will be reviewed on a case-by-case basis to determine whether they should be offered the in-kind compensation option of a replacement house, this will include consideration as to whether they are able to self-identify a residential plot for a replacement house.

8.1.1.2 Physically Displaced PAPs with No Recognized Legal Rights/Claim in the Taala Central Forest Reserve

There are seven (7) PAPs in the Central Forest Reserve who are from the Project's research and engagement: Category (iii) physically displaced PAPs who have no recognizable legal right or claim to the land they occupy. Therefore, it is proposed they will not be eligible for in-kind replacement housing and be offered the following compensation package:

- Monetary compensation at full replacement value for any of the structures, assets and other improvements on the land they occupy. These assets have been valued in the main Valuation Reports.
- Relocation assistance (e.g. moving support) and transitional support for a period after displacement to ensure food security.
- The Project will work with the District and other relevant authorities to identify locations outside of forest reserves and other protected areas where these PAPs could self-relocate and obtain the necessary authorizations. The Project will support these PAPs to relocate so that they can resettle without facing the risk of forced eviction.
- Access to tailored livelihood restoration programs which may be focused on alternative livelihood activities. Livelihood restoration activities supported by the Project will though be carefully tailored so as to not encroach upon, or result in degradation of,

protected areas and the protected natural resources within them, as set out within the Ugandan legal framework.

- The project will not encourage or facilitate the PAPs to resettle in any gazetted areas of NFA.

8.1.2 Existing Residential Structures & Homesteads

8.1.2.1 Houses/Dwelling Structures

The Project affects rural homesteads mainly of the following types:

- Over 75% of the existing houses are temporary or semi-permanent construction comprising generally of:
 - Grass thatched roofs with mud and wattle walls, and earth floors, with timber doors and windows (not glazed, where present); or
 - Galvanized corrugated iron sheets with mud and wattle walls, and earth floors, with timber doors and windows (not glazed generally, where present).
- The remaining 25% of the existing houses are more permanent construction comprising generally of:
 - Galvanized corrugated iron sheets with burnt brick walls and cement screed floors, with either metal casement or timber doors and windows (some with glazing).

Elements of many of the temporary and semi-permanent house structures, which are more “traditional houses” are built out of readily available local materials (e.g. grass, mud, sticks etc.). Some of these structures do have more permanent materials integrated into them, such as Galvanized iron sheets for roofs etc. Semi-permanent and temporary house structures though are generally less durable than the permanent more modern structures, although materials can often be obtained without cash and therefore more easily maintained or replaced. The permanent structures are generally constructed from more durable building materials, built using cement or burnt bricks, and cement screed floors.

The existing houses affected are small and generally self-built by PAPs (and/or their households):

- Approximately 84% of the existing houses are less than 41m² (the smallest replacement House Type 1).
- Approximately 50% of existing houses are less than 20m² with a significant proportion of these much smaller than this.
- Approximately 30% of existing houses are less than 15m².

Examples of affected dwelling structures along the route are shown in the figures below:





Figure 8-1 Examples Existing Affected Dwelling Structures/Houses

8.1.2.2 Ancillary Structures

Rural homesteads along the route comprise sleeping/main dwelling structures along with other functional areas, such as outside cooking areas, toilet and ablution spaces. Some of the homesteads have kitchen and toilet/ablution structures, many of which are temporary in nature and poor condition, see examples below. The Project affects over 103 kitchen structures, and 123 pit latrines plus another 29 pit holes, 16 ablution blocks and 46 bath enclosures. In the rural communities the pipeline passes through, normally there is separation of the wet/functional areas for cooking and washrooms/ablutions from the main house structure.





Figure 8-2 Examples of Existing Affected Kitchen Structure



Figure 8-3 Examples of Existing Affected Pit Latrine Structures



Figure 8-4 Examples of Existing Affected Bath Enclosures

8.1.3 Replacement Housing Design Basis

TEPU have developed a number of prototype house designs for the Tilenga Upstream project. These designs have been reviewed for use on the EACOP Uganda section. This review and the planning for the replacement housing for EACOP has comprised:

- Analysis of the inventory of existing structures from the valuation survey to identify eligible physically displaced households.
- Physical inspection of the affected dwelling structures for identification and assessment of structure type, materials and occupancy.
- Assessment of affected households’ socio-cultural background and influences, economic and livelihood practices; and social networks and cohesion.
- An analysis of the land rights and interests held by eligible physically displaced households to inform approach to securing residential plots.
- Identification of the appropriate Design Basis and review of designs against these.
- Development of eligibility criteria and entitlements package for in-kind replacement housing option for eligible PAHs.

Based on the review, the EACOP Project have decided to adopt generally the replacement house and ancillary structure designs for the Tilenga Upstream project. These designs were approved previously by the GoU.

The Project will undertake further direct engagement with the physically displaced PAHs following preparation and approval of the RAP (see Section 8.1.8 below) on the house design they are specifically eligible for.

The table below summarizes the key factors in development of the replacement house designs:

Table 8-2 Key Factors in House Designs

Factor	Description
Designs must comply with relevant planning and building standards and regulations	<ul style="list-style-type: none"> ✓ The minimum sizes for habitable rooms are 9.2 m² and where more than one habitable room is provided, the minimum area of the other rooms shall be 7.4 m². (Clause 63 of the Building Rules, Public Health Act 1964, Cap 281). ✓ Latrines shall be not less than 10 meters from any building and not less than 5 meters from any habitable room or a place used for preparation or consumption of food. ✓ All dwellings shall be provided with sufficient and suitable accommodation for cooking, storing food, bathing and washing - (Clause 64(1) of the Building Rules, Public Health Act 1964, Cap 281). ✓ National Physical Planning Standards and Guidelines (2011): <ul style="list-style-type: none"> ○ durable materials should be used in the construction of houses: i.e. concrete blocks for walls, cement screed for the floors and corrugated iron sheets for the roofs. ○ The standard size for a low-density residential plot is 1,000 to 2,000 m² (0.25 to 0.5 acres).

Factor	Description
The permanence of buildings, use of construction materials and techniques that are proven in the local context	<ul style="list-style-type: none"> ✓ The pipeline traverses some seismic prone areas. All resettlement buildings are designed to appropriately respond to the respective seismic conditions as per the Uganda Seismic zone map. ✓ Meeting basic safety and security needs. ✓ Durability and quality of materials that provide ease of maintenance. ✓ Tilenga Upstream designs already construction tested.
Contextual	<ul style="list-style-type: none"> ✓ Acceptable and appropriate aesthetics with respect to building style, choice of materials and respective local contexts of the different districts. ✓ Building materials and the skills to construct with these materials must be available locally.
Cultural and gender sensitivity	<ul style="list-style-type: none"> ✓ Privacy. ✓ Cooking and living patterns. ✓ Separation of the wet areas from the dry areas for a village setting i.e. main house is dry (no cooking or washrooms) ✓ Designs provide appropriately for: residents to change uses over time (e.g. change in function of rooms) and to expand house size over time.
Sustainable design: Climatic factors and energy efficiency	<ul style="list-style-type: none"> ✓ Adequate natural lighting and ventilation through right sizing and placement of windows. Adequate roof overhangs, appropriate ceiling heights. ✓ Correct solar orientation of buildings on site.
Living Conditions	<ul style="list-style-type: none"> ✓ Better housing conditions than the present state.

8.1.4 Eligibility Criteria – Replacement Housing & Residential Plot

Eligible households that will permanently lose their residential and associated dwellings (or access to them), are eligible to choose from either monetary compensation or replacement housing (see Table 5 above – PAP Group 1A).

To be eligible for a replacement housing option:

- Dwellings must have been continuously occupied and in regular use by the PAP (or their family) as their primary residence at the time of the cut-off date. They must not be abandoned by the PAP.
- The PAP have a recognizable legal right or claim to the land they occupy (i.e. Category (i) and (ii) PAPs under IFC PS5).
- The PAP must be the verified and bonafide owner of the dwelling structure(s).

Non-residential buildings which serve the community (such as a school or place of worship) were occupied and in-use at the cut-off will be eligible for in-kind replacement as compensation, this will be considered on a case-by-case basis.

Replacement House Structures:

The type of replacement house that a PAP is entitled to depends on the size of the residential dwelling(s) it replaces.

The EACOP replacement houses are based on the Upstream Project (Tilenga) replacement

house designs which have been approved by the Government of Uganda. The RAP Contractor has surveyed as part of the valuation process all the affected dwelling structures and undertaken a socio-economic survey of the affected households.

During the first stage of RAP Implementation the Project will engage directly with each physically displaced household (*PAP plus spouse as a minimum*) on the Replacement House Design they are eligible for and the ancillary structures. Any cultural specific issues requiring internal layouts to be further reviewed (i.e. if the PAP requires more smaller rooms) or other issues to be reviewed will be considered further.

The size of the replacement structure will be at least equal to that of the existing structure based on the asset survey data. The size of the rooms will be according to the national building standards and regulations of Uganda. The replacement structures will be of an equivalent or better standard when compared to existing structures. In compliance with the National Physical Planning Standards and Guidelines (2011), the following durable materials will be used in the construction of the replacement houses: concrete blocks for walls, cement screed for the floors and corrugated iron sheets for the roofs.

The permits required under law for replacement housing will be secured by the Project from the relevant Government body. This would include the development permit for each house confirming that the designs meet the building standards and thereafter a building permit. An occupation permit will be applied for after construction, following inspection of the houses and confirmation that they have been constructed to the right standard.

Three replacement house designs have been developed, the general rule is that a household is eligible for the smallest size house type that has a floorspace equal to or larger than the footprint of its current residential dwelling(s), excluding external living spaces / verandas. The exception is where a PAP has two or more residential dwellings affected and the combined footprint of any two houses is less than or equal to the smallest House Type 1 (41 m²). These PAPs will be offered one replacement house of the smallest available size (House Type 1, which has a footprint of 41 m²) and monetary compensation (for the smallest house structure). Where there is a cultural reason to potentially alter the internal layout or review the entitlement for these PAPs this will be done at the Project’s discretion on a case-by-case basis.

The following procedure will be applied to select the type of replacement house:

Table 8-3 Replacement House Eligibility Criteria

House Type	Floorspace (excluding veranda/front porch) m ²	No. Rooms / Bedrooms	Eligibility
1	41	3 rooms, 2 of which are bedrooms	All existing dwelling structures less than or equal to 41 m² , irrespective of number of rooms, will be replaced by House Type 1. (Where a PAP has two or more residential dwellings affected and the combined footprint of any two houses is less than or equal to the smallest House Type 1 (41 m ²): These PAPs will be offered one replacement house of the smallest available size

			(House Type 1, which has a footprint of 41 m ²) and monetary compensation (for the smallest house structure). (Where there is a cultural reason to review the entitlement for these PAPs this will be done at the Project's discretion on a case-by-case basis).
2	49	4 rooms, 3 of which are bedrooms	House Type 2 (49 m ²) will replace all residential dwellings greater than 41m² but less than or equal to 49 m².
3	54	5 rooms, 4 of which are bedrooms	House Type 3 (54 m ²) will replace all residential dwellings greater than 49 m². (Where PAPs existing house internal floorspace is larger than the 54 m ² floorspace a portion of their monetary compensation for the replaced structure will be awarded to the PAP. This will be proportional to the reduction in floorspace, based on the valuation of their existing house. If a PAP requests a replacement house larger than 54 m ² , the Project will consider these requests on a case by case basis).

Eligible PAPs will be offered a choice between monetary compensation or in-kind replacement house option. Any structures not replaced will be eligible for monetary compensation. Where an eligible PAP selects the in-kind replacement house option this will be in-lieu of the monetary compensation for the replaced house structure. The Project though will provide the following allowances as part of their compensation package:

- 30% Statutory Disturbance Allowance, this is provided as part of monetary compensation only.
- Allowances for transport costs to new place of residence for all movable assets.
- Registration cost and required formalities to ensure security of tenure of the residential plot land will be borne by the project developer as part of the replacement option only.

Ancillary Structures:

Many of the affected residential homesteads have poor quality and limited welfare facilities, such as bathrooms or VIP latrines. Where they do have structures which are affected these structures will not be replaced; PAPs will be entitled to monetary compensation for them.

For improvement of living conditions for each PAP eligible for and selecting the replacement housing option, they will be provided with a Ventilated Improved Pit (VIP) latrine/bathroom structure and a kitchen structure per homestead.

These latrine and kitchen structures are offered to meet the objectives and requirements within IFC PS5 relating to improving the standards of living of displaced persons. This entitlement is not linked to the existing PAP ancillary structures which will be lost but provided per eligible physically displaced household who select the replacement housing option.

For each PAP who selects the in-kind replacement housing option they will be provided with one (1) standard Ventilated Improved Pit latrine/bathroom structure and one (1) standard kitchen structure per homestead. PAPs who are eligible for more than one replacement house structure are eligible for only one (1) standard Ventilated Improved Pit latrine/bathroom structure and one (1) standard kitchen structure. However, the Project will consider, on a case by case basis, whether more than one kitchen and latrine is provided, as part of engagement

with PAHs on replacement house options.

Water Collection, Stove & Power

Each replacement house will be provided with:

- One (1) rainwater collection tank (dwelling structure to have gutters and downpipes);
- One (1) integrated solar power system (to meet estimated power consumption of 1 household); and
- One (1) energy-saving cooking stove in kitchen structure.

Residential Plots

Section 7.4.3.2 presents the eligibility criteria and approach regarding identification/securing of a residential plot for any eligible PAP who selects the replacement housing option.

The Project preference will be where possible to construct the replacement house (and ancillary structures) on the PAP remaining or existing alternative land (Option A). Where PAPs do not have sufficient remaining or alternative land (Option B) the Project will work with each of these PAPs to identify and secure a residential plot if the PAP selects the replacement housing option. This will include the Project supporting PAPs (on a case-by-case basis) who hold kibanja or bonafide/lawful occupancy interests who do not have sufficient remaining or existing alternative land to secure a residential plot (minimum 0.3 acres) as probably a freehold, leasehold or mailo title.

The land (residential plot) associated with the replacement of residential dwellings proposed for the Project is based on the National Physical Planning Standards & Guidelines (2011). The affected housing is generally low-density and the standard size for a low-density residential plot of 1,000 to 2,000 m² (0.25 to 0.5 acres). The standard plot size within this range that the Project will apply is proposed to be 0.3 acres ~ 1,215 m². The final plot size will be determined by the context of the areas the housing will be constructed (for example may be in higher-density area). Plot sizes will be finalized when locations have been discussed and confirmed.

As far as the general layout of plots they are indicated in the figure below:

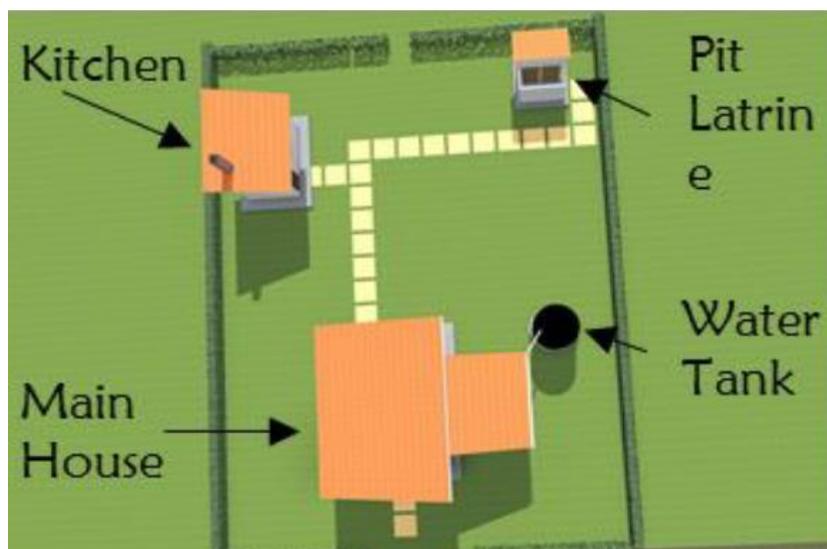


Figure 8-5 Indicative Layout of Residential Plots

Any residential plots identified will be reviewed to confirm they are acceptable technically on which to construct the replacement housing. When positioning structures on selected resettlement plots, the following will be considered to mitigate against adverse climatic conditions:

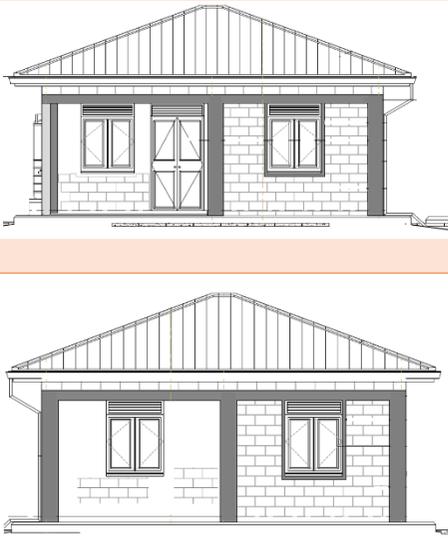
- Any planning and building standards and regulatory requirements.
- The orientation of the building to ensure minimal impacts that may be caused by wind flow directions and rainfall impacts;
- Avoiding dampness seeping from the ground which may affect the structure, hence selecting appropriate construction materials and adopting appropriate construction technology; and
- Installing gutters and tanks to collect rainwater.

8.1.5 Replacement House Designs

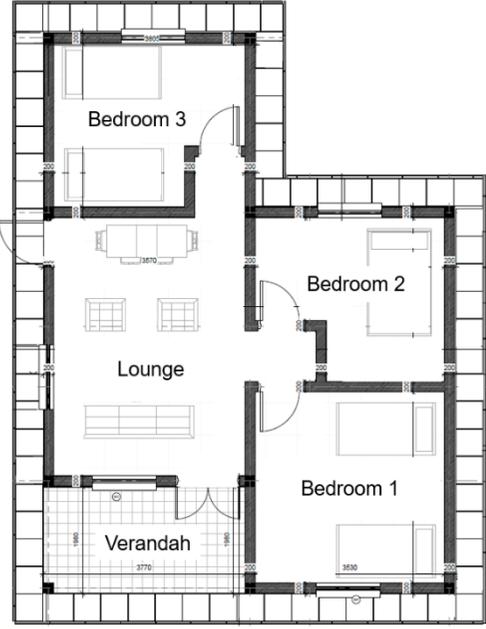
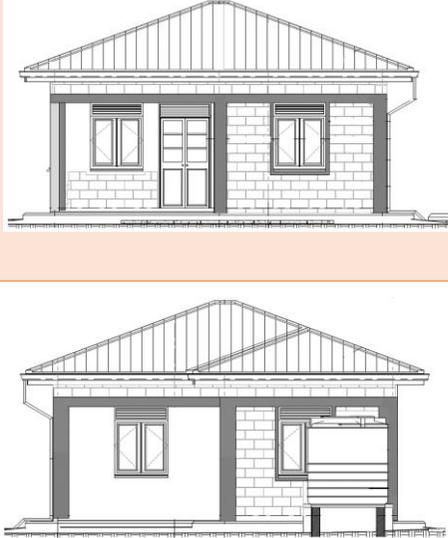
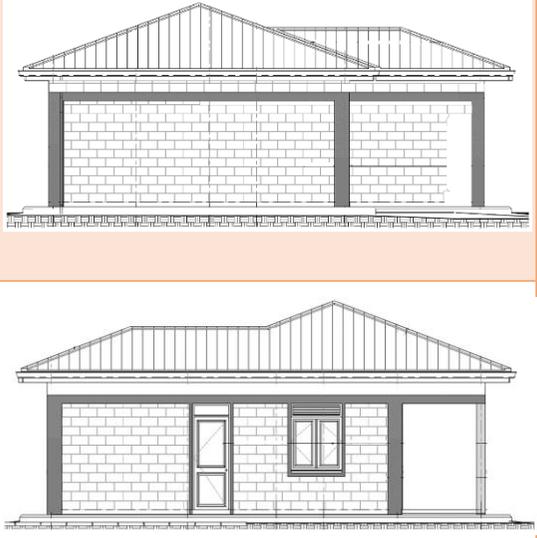
The designs for the replacement houses have been developed considering the factors presented in Table 8-2 above. The replacement structures will be of an equivalent or better standard when compared to existing structures. For the majority of PAHs they represent a significant improvement in living conditions. In compliance with the National Physical Planning Standards and Guidelines (2011), the following durable materials will be used in the construction of the replacement houses: concrete blocks for walls, cement screed for the floors and corrugated iron sheets for the roofs.

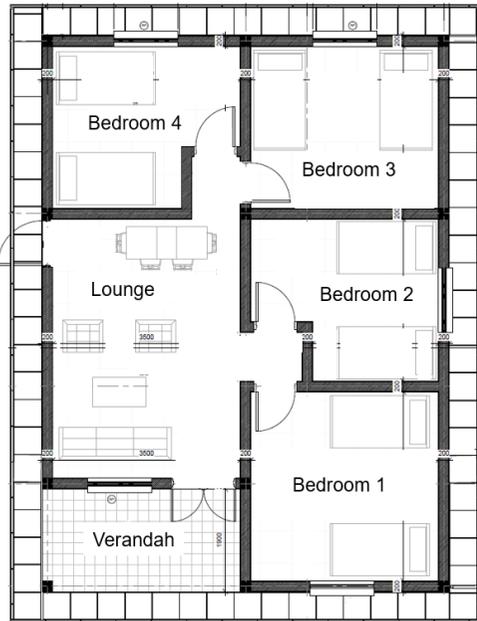
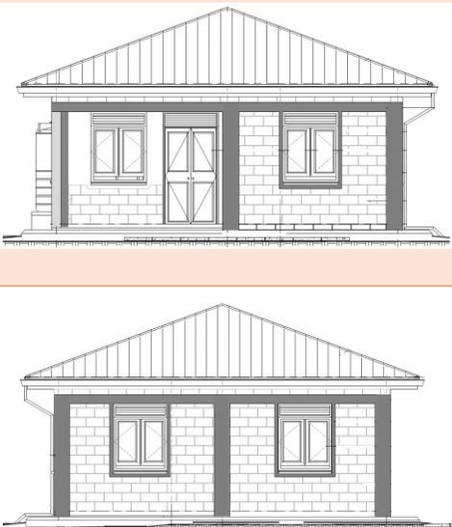
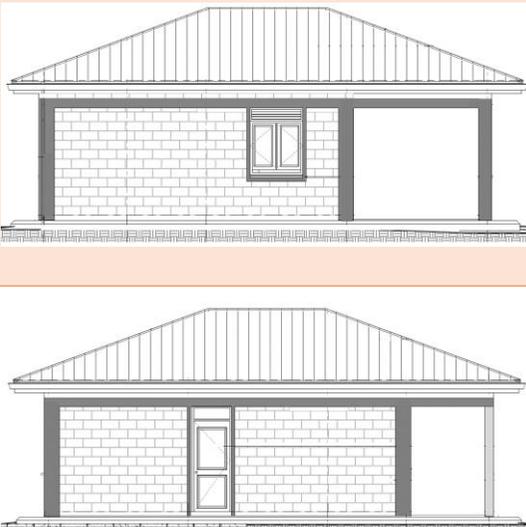
The tables below show the concept designs for the replacement house structures (House Type 1 to 3). Eligibility for a specific House Type will be determined by the criteria presented above and in Table 8-3.

Table 8-4 House Designs²

House Type	Floor space (exc. Veranda) m ²	No. Rooms	Concept Design		
			Plan / Layout	Front & Back Elevations	Side Elevations
House Type 1	41	3 rooms, 2 of which are bedrooms.			

² NTS: Not to Scale.

House Type	Floor space (exc. Veranda) m ²	No. Rooms	Concept Design		
			Plan / Layout	Front & Back Elevations	Side Elevations
House Type 2	49	4 rooms, 3 of which are bedrooms.	 <p>The floor plan shows a rectangular layout with a verandah on the left side. The interior is divided into three bedrooms (Bedroom 1, 2, and 3), a lounge area, and a bathroom. Dimensions are provided for the verandah (3770) and one of the bedrooms (3500).</p>	 <p>The front elevation shows a gabled roof with a central door and two windows. The back elevation shows a similar gabled roof with a door and a window.</p>	 <p>The side elevations show the profile of the house, highlighting the gabled roof and the brickwork texture.</p>

House Type	Floor space (exc. Veranda) m ²	No. Rooms	Concept Design		
			Plan / Layout	Front & Back Elevations	Side Elevations
House Type 3	54	5 rooms, 4 of which are bedrooms.	 <p>The floor plan shows a rectangular layout with a verandah at the bottom left. Moving clockwise from the verandah, there is Bedroom 1, Bedroom 2, Bedroom 3, and Bedroom 4. A lounge is located between Bedroom 2 and Bedroom 4. The plan includes furniture symbols for beds, a sofa, and a dining table.</p>	 <p>The front elevation shows a gabled roof with a central entrance door and two windows. The back elevation shows a similar gabled roof with two windows. Both elevations feature a stone wall texture and a simple cornice.</p>	 <p>The side elevations show the profile of the house from the left and right sides. Both show a gabled roof and a stone wall texture. The left side elevation has a window, while the right side elevation has a door and a window.</p>

8.1.6 Ancillary Building Designs

For each PAP who selects the in-kind replacement housing option they will be provided with one (1) standard Ventilated Improved Pit latrine/bathroom structure and one (1) standard kitchen structure per homestead. PAPs who are eligible for more than one replacement house structure will be eligible for only one (1) standard Ventilated Improved Pit latrine/bathroom structure and one (1) standard kitchen structure.

Kitchen Structure

The key considerations in the development of these designs were:

- The use of a safe roof-covered cooking space at a safe height (where children cannot be injured), in a well-ventilated space;
- Uncontrolled flames under a timber roof structure that is not controlled by a hood and a flue are a significant fire hazard;
- The fear of fire spreading to outside vegetation, a secure space to store cooking utensils, and convenience; and
- Providing a separate safe covered space for PAPs to cook, to reduce the risks associated with cooking fires being moved inside housing structures.

Latrine / Bathroom Structure

The key considerations in the development of these designs were:

- Improvement of living conditions and welfare of households;
- Provision of a facility which is durable and safe, and can be maintained; and
- Cultural considerations.

8.1.7 Replacement Housing Implementation

8.1.7.1 *Prioritized Engagement with Physically Displaced Households (PAHs)*

Following approval of the RAP the Project will prioritize further direct engagement with the physically displaced PAHs. This will include consultation on the following matters, inputs will be used to refine designs and planning for the implementation of replacement housing:

- Design a PAH is eligible for: house and ancillary structures. Describe to PAP proposed design including: materials, finishes, layout, ancillary structures, water tank, solar provision etc.
- Cultural considerations regarding the internal layout of the house structures and the design of the ancillary structures.
- Whether the PAH has sufficient remaining land or alternative land on which to construct a replacement house and the type of land rights/interests they hold.
- For PAHs with multiple residential house structures and the combined footprint of any two houses is less than or equal to the smallest House Type 1 (41 m²). The provision of one House Type 1 and monetary compensation for the smallest house structure will be consulted on. Any significant cultural issues which may warrant an alternative entitlement will be recorded for review by the Project on a case-by-case basis.
- The preference of the PAHs of replacement housing verses monetary compensation.
- Specific engagement will also be done with Licensee physically displaced PAHs at this stage (see Section 8.1.1.1).

8.1.7.2 *Securing Residential Plot*

Once an eligible PAP makes a preliminary indication of interest in the replacement housing option, further engagement will be undertaken with them to confirm whether they have remaining land or alternative land (Option A) on which to construct a replacement house and the type of land rights/interests they hold. A field visit to any remaining/alternative land will then be undertaken and support provided to secure necessary permissions to construct a replacement house on this land.

For PAPs with insufficient remaining/alternative land the Project will work with the PAP to identify an alternative residential plot (Option B), as indicated in Chapter 7. This will include the Project supporting PAPs (on a case-by-case basis) who hold kibanja or bonafide/lawful occupancy interests who do not have sufficient remaining or existing alternative land to secure a residential plot (minimum 0.3 acres) as probably a freehold, leasehold or mailo title.

A more precise determination of residential land required for replacement housing and the numbers of houses to be replaced will be made once PAPs have chosen their options and signed their compensation agreements.

8.1.7.3 *Temporary Accommodation*

Access to land for the Project, construction of resettlement housing and resettlement schedules shall be adapted to ensure avoidance of provision of temporary accommodation and its associated negative impacts for displaced persons. However, the Project may at its cost provide temporary accommodation for short defined periods only in the following cases:

- Where a PAPs replacement house is being constructed within their existing homestead and safety considerations for periods necessitate households being temporarily relocated.
- Exceptional cases of temporary impacts like noise, dust or safety during project construction.

8.1.7.4 *Construction, Relocation & Occupancy of Replacement Houses*

The Project intends to construct replacement houses in a time frame that will allow physically displaced PAPs affected by the pipeline corridor to move directly into replacement housing and will not need to be moved into temporary accommodation. However, there may be instances where temporary accommodation is required, such as where a PAP elects to have a replacement house constructed on their existing homestead and for safety reasons it is not considered appropriate for these households to remain living on the homestead during the construction. In such instances the Project will work closely with PAPs, their household members and relevant authorities to support them during this transition period.

Construction activities shall be scheduled, as far as possible, in harmony with commencement of transitional support and livelihood restoration activities and be cognizant of key crosscutting factors that affect displaced communities like the agricultural calendar, academic calendar and climatic issues like rainy seasons. Displaced PAPs shall be allowed enough time to be prepared to relocate, settle and adapt to their new replacement homes and communities. PAPs shall only vacate the land upon payment of their monetary compensation **and** completion of their resettlement housing. The minimum notice period will be 3 months. Some PAPs may though need to temporarily relocate for safety reasons from their existing land whilst there new replacement houses are being constructed on this land.

Upon completion of the replacement housing, the PAPs shall be aided to relocate to their new houses. This will be in the form of physical assistance or transport allowance to cover the cost of the relocation.

Transfer of land, buildings and other assets to individual PAP homeowners will be done during the process of construction before the Final Completion has been achieved and the contractor has demobilized from the site.

The handover of the structures shall be carefully planned with the key intentions to ensure avoidance of dependence on the Project implementer after handover and that the operation and maintenance of replacement assets are sustainable in the long term.

8.2 SUPPORT FOR SECURING AGRICULTURAL LAND (CUSTOMARY LAND)

8.2.1 Eligibility

As described in Chapter 7 and the Entitlements Framework (Table 7-7), for customary agricultural land potentially vulnerable PAPs, those with ≤ 0.5 acres remaining or losing $\geq 80\%$ of their land due to the Project will be offered support to secure alternative land. For this they will be required generally to identify land (i.e. within 6 month of displacement) with agreement from the family/clan. For these PAPs the Project will though seek to verify whether they have other land outside of that affected by the Project and if this is sufficient then these PAPs would be not necessarily be offered support to secure alternative land. The Project will provide on

request support and assistance to formalize the appropriate tenure to the alternative land. The PAP will need to use their own monetary compensation to pay for the alternative land. The support can only be offered where the replacement land is larger than 0.12 acres as this is considered the minimum size any form of title can be issued in Uganda.

As this support is offered specifically for customary land it will be applicable to the three Districts where customary land tenure is affected: Hoima, Kikuube and Kakumiro.

8.2.2 Support to be Offered

The type of support the Project offer will depend on the preferences indicated towards whether they are planning to secure alternative land with their monetary compensation when eligible PAPs are shown their compensation packages. The type of support the Project could provide if it was requested could comprise:

- Legal services when drafting sales agreements.
- Cadastral land survey services to take preliminary measurements and to follow up in processing the CCO; and

Liaison with the physical planning department to ensure that the land is not meant for public infrastructure etc.