



THE REPUBLIC OF UGANDA

Ministry of Local Government
(MATIP 3)



RESETTLEMENT ACTION PLAN FOR TEMPORARY DISPLACEMENT (RAP)

FOR THE PROPOSED REHABILITATION OF MPIGI CENTRAL MARKET UNDER



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DESIGN AND BID DOCUMENTATION FOR THE 12 MARKETS UNDER MARKETS AND
AGRICULTURAL TRADE IMPROVEMENT PROGRAMME, PROJECTS (MATIP-3) - MPIGI CENTRAL
MARKET IN MPIGI TOWN COUNCIL.

PREPARED BY

SileshjConsult
ESTABLISHED 1982
Consulting Architects and Engineers

August 2023

ACKNOWLEDGEMENT

We, the undersigned, hereby declare that this Resettlement Action Plan for Temporary Displacement (RAP) represents the facts pertaining to the Proposed “Re-Development of Mpigi Central Market in Mpigi Town Council, Mpigi District”

ON BEHALF OF THE MINISTRY OF LOCAL GOVERNMENT

28th August 2023



Ben Kumumanya
Permanent Secretary

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List of acronyms

AIDS	Acquired Immune Deficiency Syndrome
AfDB	African Development Bank
BoQs	Bills of Quantities
CBR	Community Based Rehabilitation
CDO	Community Development Officer
ESIA	Environment and Social Impact Assessment
FDG	Focus Discussion Group
GRC	Grievance Redress Committee
GRM	Grievance Redress Mechanism
HC	Health Centre
HIV	Human Immune-deficiency Virus
LG	Local Government
LGIs.	Local Government Institutions
MATIP	Markets and Agricultural Trade Improvement Project
MDAs	Ministries, Departments and Agencies
MoLG	Ministry of Local Government
MOU	Memorandum Of Understanding
NWSC	National Water and Sewerage Corporation
PAPs	Project Affected Persons
PWD	Person with Disability
RAP	Resettlement Action Plan
SACCOs	Savings and credit cooperative societies
T-RAP	Resettlement Action Plan for Temporary Displacement
UBOS	Uganda Bureau Of Standards

Glossary

Bona Fide Occupants: Bona fide occupants are landless households within the public/private land for residential and business purposes. Bona fide occupants qualify for compensation if their property is affected.

Census: Field survey carried out to identify and determine the number of PAPs as a result of the land acquisition and related impacts. The census provides the basic information necessary for determining eligibility for compensation, resettlement and other measures emanating from consultations with affected communities and the Local Government Institutions (LGIs).

Compensation: Payment in kind, cash or other assets given in exchange for the acquisition of land including fixed assets thereon as well as other impacts resulting from the project activities. Payment made in cash or in kind at replacement value for an asset or a resource affected by the project at the time the assets need to be replaced.

Cut-off date This is the date on and beyond which any person whose land is occupied for the project will not be eligible for compensation. This is usually the commencement date of the census of PAPs within the project area boundaries. Beyond the census commencement date, any new/further speculative developments that are carried out by the PAPs in the project area are not eligible for compensation. The cut-off date applies when there has been an effective public dissemination of information on the area delineated project area and the census date to prevent further population influx.

Dissemination: Dissemination refers to the transfer of information from project officials to the affected population.

Eligibility: The criteria for qualification to receive benefits under a resettlement program.

Entitled Persons (EPs) Entitled Persons are PAPs who either qualify for or are entitled to assistance and/or compensation as they will be relocated or otherwise affected by the Project. EPs are deemed to include persons entitled to compensation under the legal framework of Uganda Law.

Entitlement: Range of measures comprising compensation, income restoration, transfer assistance, income substitution, and relocation which are due to affected people, depending on the nature of their losses, to restore their economic and social base.

Entitlement Matrix: The pre-appraisal inventory of assets as a preliminary record of affected or lost assets.

Grievance: A grievance is defined as a concern or complaint that is raised by an individual or a group of individuals affected by the project or company operations. Both concerns and complaints can result from either real or perceived impacts of a project's operations.

Grievance Procedure The processes established under law, local regulations, or administrative decision to enable property owners and other displaced persons to redress issues related to acquisition, compensation, or other aspects of resettlement.

Involuntary Land Acquisition: The possession of land by government or other government agencies for compensation, for the purposes of a public project, against the will of the landowner. The landowner may be

left with the right to negotiate the amount of compensation proposed. This includes land or assets for which the owner enjoys uncontested rights.

Involuntary Resettlement Refers to: (a) physical displacement (i.e., physical relocation of residence or loss of shelter), and/or (b) economic displacement (i.e., loss of assets or access to assets that leads to loss of income sources or means of livelihood) because of project-related land acquisition or restriction of access to natural resources. Resettlement is considered *involuntary* when affected individuals or communities do not have the right to refuse land acquisition resulting in displacement.

Land: Refers to agricultural and/or non-agricultural land and any structures thereon whether temporary or permanent and which may be required for the project.

Land Acquisition: The process whereby a person is compelled by a public agency to alienate all or part of the land s/he owns or possesses, to the ownership and possession of that agency, for public purposes, in return for fair compensation. It includes purchases or leasing of land and purchases or leasing of access rights (wayleave)

Livelihoods: All the various ways of subsistence, the sum of ways of making a living of an individual or a group of people, such as a household.

Livelihood Improvement: Livelihood improvement refers to programs or measures designed specifically to improve the assets, levels of economic productivity, and/or standards of living to above pre-project levels. Livelihood improvements in the context of this document are targeted to displaced people whose livelihoods are affected by the project. Livelihood improvements are required as part of the resettlement action plan to conform to the spirit and intent of Performance Standard

Participation: Genuine participation involves transfer of decision-making power to those affected (e.g., providing options). Participation, in this sense, represents a step by which APs assume responsibility over their lives. 'Responsibility' is the end-objective of the participatory process.

Project Affected Persons (PAPs): Any person, household, firm, or private institution that, as a result of the implementation of the project, loses the right, title or interest to own, use or otherwise benefit from

- a) Standard of living adversely affected.
- b) land (including residential, commercial, agricultural, forest, stone mining and/or grazing land), water resources or any other moveable or fixed assets acquired/possessed, because of restricted access or otherwise adversely affected, in full or in part, permanently or temporarily; and/or
- c) Business, occupation, place of work or residence or habitat adversely affected, with or without displacement.

Public participation: This is a process by which a project or project agency involves individuals and groups that are positively or negatively affected by a proposed intervention (e.g., a project, a program, a plan, a policy). Public participation is basically concerned with involving, informing, and consulting the public in the planning, management, and other decision-making activities that can be considered as part of the political process (UNEP)

Resettlement: Refers both to physical and economic displacement, permanent or temporary, that are

caused by the project, related to land acquisition and the process by which these impacts are mitigated and addressed.

Resettlement Action Plan: A time-bound action plan with budget setting out resettlement strategy, objectives, entitlements, actions, responsibilities, monitoring and evaluation.

Resettlement Plan: The approaches used to assist people in their efforts to improve (or at least to restore) their incomes, livelihoods and standards of living in real terms after resettlement. The resettlement strategy typically consists of payments of compensation at replacement costs, transition support arrangements, relocation to new sites (if applicable), provision of alternative income-generating assets (if applicable), and assistance to help convert income-generating assets into income-generating streams.

Stakeholders: Stakeholders are people/communities who may - directly or indirectly, positively or negatively – affect or be affected by the outcomes of projects or programs (AfDB 2001). Primary stakeholders are the beneficiaries of a development intervention or those directly affected (positively or negatively) by it. Secondary stakeholders are those who influence a development intervention or are indirectly affected by it. They include the borrowing government, line ministry and project staff, implementing agencies, local governments, civil society organizations, private sector firms, the Bank and its shareholders and other development agencies.

Vulnerable Groups

Vulnerable people are individuals and groups that may be directly and or differentially or disproportionately affected by the project because of their disadvantaged or vulnerable status.

For this project, vulnerability is any disadvantage condition that contribute to limited ability to cope with and recover from adverse impact caused by the resettlement project, and to claim or take advantage of the project compensation payment and assistance provided by the resettlement project.

Executive summary

❖ A compensation summary sheet

#	Variables	Data
A.General		
1	Region/Province/Department ...	Central Region-Uganda, Regional Development Program, Local Economic Development Department.
2	Municipality/District...	Mpigi Town Council, Mpigi District
3	Village/Suburb ...	Mpigi Town Council
4	Activity(ies) that trigger resettlement	Demolition and Development of the existing market
5	Project Overall Cost	UGX 15,810,802,109= VAT Inclusive
6	Overall Resettlement Cost	UGX 430,952,500=
7	Applied Cut-off Date (s)	Date of Validation of Vendors 23rd March 2022 .
8	Dates of consultation with the people affected by the project (PAP)	21st - 22nd September 2021, 20th March 2022 and 23rd March 2022 (During Design and Bid Documentation up to Council Approval), 10th November 2022 during MATIP-3 AfDB Preparation Mission and 26th June – 6th July 2023 during review and signing of MoU/Consent Agreement.
9	Dates of the negotiations of the compensation rates / prices	26th June – 6th July 2023 (Signing of MoU)
B. Specific information		
10	Number of People Affected by the project (PAP)	564 Vendors
11	Number of Physically Displaced	504 Vendors¹
12	Number of economically displaced	NA
13	Number of affected households	NA
14	Number of females affected	370
15	Number of vulnerable affected	NA
16	Number of Major PAP	504
17	Number of Minor PAP	60
18	Number of total right-owners and beneficiaries	564 Vendors
19	Number of households losing their shelters	NA
20	Total area of lost arable/productive lands (ha)	NA

¹ Excluding 60 Tuesday Mobile Vendors

#	Variables	Data
21	Number of households losing their crops and/or revenues	NA
22	Total areas of farmlands lost (ha)	NA
23	Estimation of agricultural revenue lost (USD)	NA
24	Number of Buildings to Demolish Totally	5 Lockup Blocks, 4 Stalls Blocks and 15 Make-shift Structures
25	Number of buildings to demolish totally at 50%	NA
26	Number of buildings to demolish totally at 25%	NA
27	Number of tree-crops lost	NA
28	Number of commercial kiosks to demolish	50 Lockups and 75 Stalls
29	Number of ambulant/street vendors affected	43 Unvalidated Vendors
30	Number of community-level service infrastructures disrupted or dismantled	NA
31	Number of households whose livelihood restoration is at risk	NA

❖ Project Background

The Ministry of Local Government (MoLG), representing the Government of Uganda received a Loan from the African Development Bank amounting to USD 84.21 million to finance the Markets and Agricultural Trade Improvement Programme Project 2 (MATIP-2). Upon completion of the MATIP-2 Project, a loan saving amounting to USD 750,000\$ was realized. This was used to design an additional eighteen (18) New Markets to be re-developed under the proposed MATIP-3 Project. The 18 markets include; Masindi, Kisoro, Nebbi, Nyahuka, Iganga, Mpigi, Kotido, Karuguguza, Koboko, Bugiri, Rukungiri, Ibanda Kibaati Market in Mubende, Kumi, Ntungamo, Bushenyi, Kapchorwa and Nile-Njeru.

The Ministry of Local Government (MoLG) whose objective is to improve marketplace economic and social infrastructure thus inducing incremental production and marketing of agricultural commodities, enhancing the incomes of vendors, reducing post-harvest losses, increasing employment and customer satisfaction procured the services of Sileshi consult consulting architects & engineering (as Consultant) to undertake Consultancy Services for Design and Bid Preparation for **Mpigi Central Market** in Mpigi Town Council found in Mpigi District.

The African Development Bank's Operational Safeguard No. 2 on Involuntary Resettlement requires preparation of a Resettlement Action Plan (RAP) to address concerns related to involuntary resettlement and or the loss of assets or livelihood incomes because of the execution of the project. The document gives a description of the National legislation and AfDB policy on involuntary resettlement and compensation, looks at and assesses likely impacts, computation of compensation for losses by Project Affected Persons and the total budget for compensation. The document also provides institutional arrangements for Resettlement

Action Plan for Temporary Displacement (T-RAP) implementation, implementation mechanisms and schedules as well as processes designed for grievance redress, monitoring and evaluation.

❖ **Scope of RAP**

The scope of this RAP assignment includes analysis of the need for relocation, where to relocate to, relocation options required for vendors, the period required for relocation, establish whether the relocation conforms to both the national and international standards and provide a monitoring schedule for the relocation and grievance management procedure. The RAP Report will include relocation assistance in line with African Development Bank Safeguards Policies and a Total Relocation Cost anticipated for this Market.

❖ **Proposed temporal Market Relocation Site**

Due to the proposed market reconstruction works, market vendors including Lukubo vendors will be shifted temporarily to another site pave way for construction activities. This site was proposed by Mpigi Town Council and approved in consultation with vendor leadership before a decision to fully acquire it was fronted. As we speak now, the site was acquired and belongs to Mpigi Town Council and proof of ownership has been attached to this report in **Appendix 3**. The site is located next to a football pitch used by neighbours though this will not affect the activities of the proposed temporal market operations. The proposed relocation site has the following characteristics:

- The relocation site measures approximately 1.7 acres and has the capacity to accommodate the market vendors.
- The relocation site is located approximately 500m from the current market site in the Southern direction.
- The site is located along the Kalagala-Masaka road at an offset of approximately 100m.
- The site is characterized by bare ground therefore site clearing, and vegetation loss will not be an environmental impact.
- The relocation site is within a sparsely populated area with minimal neighbourhoods.
- The site has a water borne toilet that has been out of use for a long time. However, the Town Council leadership propose to rehabilitate it for use by the vendors.
- Electricity and water supply are within the project area neighbourhood. Installation of these utility services shall be done prior to relocation.
- Waste management, sanitary facilities and other social amenities that facilitate operation of the market shall require set up.

❖ **Objectives of the Resettlement Action Plan**

The major goal of this assignment is to prepare the Resettlement Action Plan that complies with both the national legal framework, resettlement standards and guidelines and safeguards policies of the AfDB on involuntary resettlement and provide a strategy that shall minimize the negative economic and social impacts due to involuntary resettlement and/or relocation arising from the proposed project. The RAP will provide principles, policies, institutional framework schedules and funding mechanisms for any loss and resettlement needs that may occur because of implementing the project.

❖ **Guiding Principles**

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

Principle 1: Resettlement must be avoided or minimized.

Principle 2: Genuine consultation must take place.

Principle 3: Establishment of a pre-resettlement baseline data

Principle 4: Assistance in relocation must be made available.

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

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

Principle 7: Vulnerable social groups must be specifically catered for

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

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

❖ **Policy, Legal and Institutional Framework**

National Policy Framework

- Uganda National Land Policy (2013)
- Gender Policy (2007)
- The Uganda Vision 2040
- National Policy on HIV/AIDS (2006)
- The Persons with Disability Act, (2006)

National Legal Framework

- The Uganda Constitution (1995)
- The Land Act (1998) (Cap 277)
- The Local Government Act (1997)
- The Town and Country Planning Act (1964)
- Land Acquisition Act (1965)

African Development Bank Resettlement Policies

- AfDB Involuntary Resettlement Policy (Operational Safeguard 2)

Institutional Framework

- African Development Bank
- Ministry of Local Government
- Mpigi Town Council

❖ **A Matrix/Table on Gap Analysis between National Uganda Regulations and AfDB Policies and Gap Filling measures that will be Adopted.**

Topic	AfDB Policy	Uganda Regulation	Gaps	Proposed Mitigation
Consultation and Information Disclosure	Open, inclusive and effective consultation with local communities are emphasized.	There are no explicit provisions for consultations and disclosure but there are guidelines issued by separate ministries (e.g., roads and energy).	Despite references to consultation and disclosure, community participation does not drive the land acquisition and resettlement process.	Consultations and disclosure of information regarding the project was undertaken through meetings with local authorities, directly and indirectly affected persons and other stakeholders like ministries and authorities.
Eligibility	Eligibility criteria should recognize the rights of those affected people: • Who have formal legal rights to the land or assets they occupy or use. • Who do not have formal legal rights to land or assets, but have a claim to land that is recognized or recognizable under national law. • Who have no recognizable legal right or claim to the land or assets they occupy or use The census will establish the status of the displaced persons.	Uganda laws recognise land occupancy under four regimes of land tenure, namely freehold, leasehold, mailo and customary. The laws also recognise non-landowners but licenses using the land. Under these different types of land ownership, occupants and landowners are eligible for compensation for land, improvements to land, crops and structures.	Uganda laws and the AfDB are consistent in the recognition of the rights of occupants and landowners under the different land tenure regimes. Although Ugandan laws do not recognize illegal land users.	The RAP has recognised the rights of PAPs; Vendors were registered and validated. The validated vendors shall be eligible for relocation to the temporary market site and reinstatement in the new market. Vendors who weren't validated by the cut-off date shall be given opportunity to apply for workspace in the new market after all bona fide vendors have been fully reinstated.

Resettlement Action Plan for Temporary Displacement (RAP) for the Proposed Development of Mpigi Central Market

Topic	AfDB Policy	Uganda Regulation	Gaps	Proposed Mitigation
Preparation of Resettlement Action Plan	The borrower will be required to prepare a full resettlement plan for any project that involve a significant number of people (200 or more persons) who would need to be displaced with a loss of assets, or access to assets or reduction in their livelihood.	There is not provision in the Law, but valuation reports are required for purposes of compensation of affected persons.	Resettlement plans are not required by Uganda laws but are prescribed in the EIA Guideline.	A Resettlement Action Plan for Temporary Displacement (RAP) has been prepared.
Compensation & Resettlement	Compensation at the full replacement cost for loss of lands and other assets should be paid prior to projects implementation with the view to improve the former living standards, income earning capacity and production levels of the affected population.	Fair and prompt compensation is paid before occupying property.	Uganda laws focus mainly on cash compensation and not in-kind compensation.	Vendors are given waivers. An understanding in representation section (ix) of the MoU states that; Vendors while at temporary relocation site will not pay rental fees, trading license and market dues. Vendors shall only pay for utilities, garbage collection and security. See Appendix 4.

❖ Study Methodologies

This chapter presents the methodology used in preparing RAP. The consultant used the following methods/techniques to collect data; Mobilization of RAP team, document review/literature review, site visit/reconnaissance, stakeholder engagements and consultations, socio-economic studies, surveys, preparation of PAPs inventory, and preparation of reports.

❖ Roles of Project coordination unit or Programme Facilitation Team

The Programme Facilitation Team, headed by the National Programme Facilitator is responsible for the administration and management of the project and coordination at the national level with the IPC members and any other development partners. Main roles of the team include.

- Facilitate and support the implementation of Programme activities.
- Monitor, supervise, and provide technical assistance to Urban Authority to ensure smooth implementation of Programme activities.
- Consolidate project budgets.
- Submit procurement documents to the bank for review and approval.
- Compile and submit quarterly progress reports.
- Undertake annual audits of all project accounts and submit the audit reports to the bank.
- Ensure that the re-development is carried out in accordance with the approved designs and completed within the allocated time.
- Act as witness to the MOU between urban councils and registered vendors which shall be signed before commencement of civil works on the market.

❖ Impacts of the resettlement action plan and mitigation measures

The re-development of Mpigi Central market under the proposed MATIP-3 Project will have impacts on vendors currently trading in the current market. The impacts of the project will include both positive and negative impacts.

The positive impacts are; vendors will be given waivers (no rent fee, no market dues collection, no trading license), provision of salvageable materials such as timbers, iron sheets, etc from demolished market to be used at the relocation site and Three months grace period upon return to the new market. The negative impacts will be both short and long term and will include; disruptions of socio-economic activities within the project area, loss of business assets, and scramble for more strategic market facilities. Mitigation measures will be fencing the relocation site, allocating space for vendors and, provision of amenities, among others.

❖ Social Economic Profiles of the PAPs

The consultant team carried out a socio-economic survey with a purpose of profiling the socio-economic conditions of vendors or people likely to be affected by the project implementation. A total of 564 vendors participated in the survey. Majority of these were females (61%) and males at 31%. In the socio-economic survey, information on Individual characteristics of market vendors and other members. The survey gathered information about socio-demographic characteristics, expenditure, sources of income, types of trade, sanitation services, potential impact of the proposed development project, land ownership and housing status, resettlement and relocation options of the Project affected Persons, social networks and support systems, HIV/AIDs, COVID 19, gender and domestic based violence was collected. This was conducted around Mpigi Central Market.

❖ **Resettlement Plan**

Key Compensation Principles

- Resettlement and compensation shall aim to ensure that vendors continue transacting business conditions like the previous market or better.
- Resettlement and compensation will be carried out in compliance with relevant Ugandan laws and the AfDB safeguard requirements.
- The temporary relocation site shall be prepared and ready to receive vendors before project activities begin.
- Adequate transition support will be considered for vendors especially those identified as vulnerable to the temporary site.
- Vendors all vendors shall be reinstated back into the newly re-constructed market once it is finished and allocated trading space like what they owned in the previous market.
- Consultations with the affected vendors should done and should continue during the RAP development, implementation, and evaluation.

❖ **Stakeholder Consultations undertaken.**

➤ **Consultations**

A Number of Stakeholder Consultations were undertaken at various stages. These included consultations with PAPs on **21st - 22nd September 2021, 20th March 2022 and 23rd March 2022** (During Design and Bid Documentation up to Council Approval), **10th November 2022** during MATIP-3 AfDB Preparation Mission and **26th June – 6th July 2023** during review and signing of MoU/Consent Agreement. Joint Presentations of Design Deliverables at various stages i.e., Inception Report on **14th July 2021**, Draft Needs Assessment and Preliminary Design Reports on **17th - 18th November 2021** and revised ones on **9th December 2021**. Joint Presentation of Draft Detailed Design Reports on **9th - 11th March, 2022**. 25th October 2021 to 25th November 2021 consultations with various MDAs and 28th June – 17th July 2023 during the preparation of RAPs. The details of some of the meetings are attached in **Appendix 7**.

❖ **Resettlement Implementation Plan**

➤ **Formation of RAP Implementation Committee**

1. MATIP-3 Project Support Team
2. The Mayor (Chairperson)
3. The Town Clerk
4. The Principal Commercial Officer (Secretary to the Committee)
5. The Municipal Engineer
6. The Municipal Lands Officer
7. The Secretary for Production
8. The Municipal Physical Planner
9. Principal Community Development Officer

➤ **Formation of Project Affected Persons Committee**

The committee shall comprise of the following:

1. Mpigi Central Market Committee Chairperson (Committee Chairperson)
2. A representative from the Area Local Council One Office (Local Council One Chairperson)
3. Chairpersons of each business sector in the Market
4. A representative of People with Disabilities (PWDS)
5. A representative of women
6. A representative of youths

❖ **Eligibility**

- Only bona fide vendors shall be eligible for relocation to the temporary market site and reinstatement back in the new market.
- Non-bona fide vendors shall be given opportunity to apply for workspace in the new market after all bona fide vendors have been fully reinstated.

❖ **Entitlements**

The right to benefit will only be granted to Vendors whose assets will be demolished and those who will have to move their assets to a different location and/or relocation site. Such vendors will be given space in the new market.

❖ **Cut-off date**

Cut-off date is the date of completion of census and registration of PAPs after which persons occupying the market after cut-off are not eligible for compensation.

Vendors were registered and validated. Only validated vendors shall be given priorities in allocation of space at the relocation site. The applied cut-off date was 23rd March 2023. See Appendix 7 (list of validated vendors)

❖ **Principles and applicable rate for compensation**

Vendors will not be compensated in cash. They will be given waivers for the period of their operation at the relocation site. The waivers will be on rent, trading license and market dues. The applicable rate for waivers was determined by the annual revenue collection sum from Mpigi Central Market. The audited annual revenue collection computation of the market gate was availed by Municipal Council during needs assessment. See table 16 (Total waived cost).

❖ **Estimate of actual losses and their compensation**

Vendors and their leaders expressed fears of losses to be incurred during relocation and while at the new site to the RAP team. However, there will be no direct compensation towards these anticipated losses to be incurred during relocation to the temporary market site and then back to the newly constructed market. To lay their fears, the Ministry of Local Government together with Mpigi Town Council leadership signed MOUs with vendors in presence of the market management committee that included responsibilities of the vendors and those of the Town council and MoLG as listed below;

- I. During the relocation each Vendor will make necessary self-transfer and facilitation to the area for which the Vendor will have been allocated.”

- II. The Town Council in collaboration with the Ministry of Local Government, will develop the Temporary Relocation Site and provide temporary basic facilities including Grading, Levelling of the area, Fencing, water, electricity, and adequate sanitation facilities.
- III. Vendors while at the Temporary Relocation Site will not pay Rental Fees, Trading License and Market Dues. Vendors shall only pay for Utilities, Garbage Collection and Security.
- IV. The relocated vendors will be given first priority of getting stalls in the newly constructed market.
- V. The temporally relocation time will be between 2-3 years.
- VI. Vendors will only pay costs of maintaining the water and power as well as sanitation and hygiene costs at the temporal market site.

It should however be noted that the costs of covering up all the commitments such as preparing the temporary relocation site, the waiver for not paying rental fees and taxes, trading licenses and market dues is treated as compensation.

❖ Consultations and Negotiations Held

The last consultative meeting was held in July 2023 whereby Government of Uganda through MoLG and Mpigi Municipal Council entered memorandum of understanding with the vendors for implementation of the RAP. See Appendix 4.

❖ Key activities during RAP implementation

Based on the activities identified, it is proposed that the RAP implementation will run for 3 months.

RAP implementation activities

Category	Activities	Time in months		
		1	2	3
Preparatory	Formation of RAP Implementation Team and PAPs Committee;			
	Preparation of temporally relocation site of the market			
	Clearance and approval by regulatory authority and Bank			
	Formation of Grievance Redress Committee;			
	Capacity Building for the Committees			
	Development of stakeholder engagement materials			
Implementation	Setting up of GRC			
	Disclosure and final agreements with individual PAPs			
	Implementation of RAP			
	Serving notices to all PAPs			
	Relocation of PAPs to the temporary relocation site			
	M and E	Until RAP completion audit		

❖ **Physical Relocation Measures**

The following physical relocation measures have been put in place.

- Alternative site at the Lorry Park was identified by the where the Vendors shall be temporary relocated to pave way for the construction activities.
- The identified site will be prepared and furnished with the necessary facilities such as a VIP latrine, fencing, water supply, electricity, gates, security lights, security guards, some shades to create a conducive business environment as captured under paragraph viii of the MoU signed.
- Vendors were also allowed to salvage materials demolished from the old market to enable them re-construct makeshift structures such as kiosks, shades among others at the temporary site.

❖ **Grievance Redress Mechanism**

A non-judicial mechanism for the management of grievances and disputes shall be put in place. The project affected and impacted persons shall be encouraged to utilize these structures to register and resolve grievances related to the Mpigi Central Market re-development project. It should be noted that the affected persons will be able to trigger this mechanism, while still being able to resort to the judicial system. The mechanism will be based on the following principles:

1. Affected persons will have easy access to deliver grievances and complaints.
2. Grievances can be submitted by any stakeholder either orally (and will be recorded) or in written form through the established channels, at the town council Office and or Community based GMCs.
3. Any grievance will be registered, acknowledged receipt of, and tracked until it is closed.
4. The grievance management arrangement will include two tiers of extra-judicial, amicable review and settlement, with the first one internal to the Project Support Team in liaison with the existing structures and the second one with involvement of external parties. The third tier will be the judicial system, for those grievances that cannot be resolved.
5. The host community and especially PAPs shall be informed about the grievance mechanism and how they can make use of this process. The communities and other stakeholders were informed through community meetings about the grievance mechanism.
6. Grievances will be recorded by using a complaint register in English or local language. The complaint register will be available for recording complaints and will contain details regarding the grievance as well as the name and address of the applicant, application date, type of application and the name of the persons receiving the grievance. The forms will be logged in a register where they will be tracked through to a suitable resolution.

❖ **RAP Disclosure**

Upon approval by the AfDB safeguards team, Ministry of Local Government represented by the Program Facilitation and Project Support teams in collaboration with the leadership Mpigi Town Council shall publicly disclose this RAP report and associated documents to the affected vendors.

❖ **RAP Implementation Monitoring and Evaluation**

The general objective of the M&E system is to assess the overall success and effectiveness of the RAP implementation processes and mitigation measures. Specific objectives of the M&E process will include:

1. To assess the effectiveness of the RAP Implementation delivery arrangements and processes
2. To identify RAP implementation related problems as early as possible to allow timely corrective measures to ensure success.
3. To provide feedback on RAP implementation process to MATIP-3 coordination team and other interested stakeholders.
4. To ascertain whether planned activities are being realized by assessing RAP implementation outputs and outcomes.
5. To provide for a system for evaluation of the RAP implementation

The Monitoring of resettlement and compensation activities shall be done in a two-pronged manner, that is, both internally and externally:

It will be the primary responsibility of the RAP Implementation and Project Affected Persons committees to monitor the implementation the RAP activities using the key performance measures and indicators that are proposed above.

The completion audit shall be carried out by a third party to establish whether the RAP has implemented all activities needed to ensure compliance with resettlement commitments defined in this RAP and applicable policies, and whether resettlement can be deemed complete.

❖ The Cost of the Waived Package

As form of compensation to the PAPs (The vendors), the MoLG in collaboration with the Municipal Council will waive of the different market dues, trading licenses, ground rent to help the PAPs settle comfortably in the relocation site for the entire period of the construction works which is estimated to take 2 years. The waiver will continue for the next three months after the vendors have been reinstated back in the redeveloped market. The detail of the budget is as presented in table-

The Total Waived Cost

Item	Amount (UGX)
Average Annual Revenue Collection	73,330,000
2 years Waivers per Market (2* Average annual revenue)	146,660,000
3 Months Waivers per Market (3* Average annual revenue/12)	18,332,500
Total waivers for Mpigi market	164,992,500

❖ Total cost for the full implementation of the RAP

The total cost for the full implementation of the RAP is **UGX 430,952,500= (Uganda Shillings Four Hundred Thirty Million, Nine Hundred Fifty Two Thousand, Five Hundred Only)**. This derives from budgets allocation to various activities. See table below.

Total cost for full implementation of RAP

S/No.	Item	Amount (UGX)
1	Capacity Building Budget (Table 5)	4,200,000
2	The breakdown of the budget for preparation of the temporary relocation site (Table 8)	200,000,000
3	Reinstatement Budget (Table 9)	30,000,000
4	GRC Budget Breakdown (Table 13)	1,760,000
5	The M and E budget (Table 15)	30,000,000
6	Total Waived Cost (Table 16)	164,992,500
	G. Total	430,952,500

❖ **Recommendation and commitments**

The main objective of this Resettlement Action Plan for Temporary Displacement (T RAP) has been to present temporary resettlement principles, objectives, strategies, and actions for implementing and monitoring temporary resettlement of vendors. The RAP has presented the project profile, relevant policy and legal requirements, potential impacts and the appropriate mitigation measures, organisational responsibilities, methodology for asset assessment and compensation, the socio-economic conditions for the affected people, compensation and livelihood restoration measures, stakeholder management, grievance redress mechanism, budget for RAP implementation, implementation time frame, and the monitoring and evaluation framework.

The evidence presented in this RAP report suggests that the project will certainly cause temporary impacts on the household, institutional, and community levels. The opportunity is that there are existing policies and legislation held by the Government of Uganda and AfDB as well as institutional and organizational frameworks that will be used to mitigate the adverse impact of the project on the PAPs through temporary restoration.

Ministry of Local Government is committed to adhering to the RAP policies, principles, strategies, and actions for compensation, land acquisition, and livelihood restoration.

CHAPTER 1. INTRODUCTION

1.1 Introduction

Government of Uganda through Ministry of Local Government is implementing the Markets and Agricultural Trade Improvement Programme – Project 3 (MATIP-3). The project is proposed to be funded by African Development Bank is intended to improve marketplace economic and social infrastructure including incremental production and marketing of agricultural commodities, enhancing the incomes of vendors, reducing post-harvest losses, increasing employment and

The Ministry of Local Government (MoLG) whose objective is to improve marketplace economic and social infrastructure thus inducing incremental production and marketing of agricultural commodities, enhancing the incomes of vendors, reducing post-harvest losses, increasing employment and customer satisfaction procured the services of Sileshi consult consulting architects & engineering (as Consultant) to undertake Consultancy Services for Design and Bid Preparation for **Mpigi Central Market** in Mpigi Town Council found in Mpigi District.

During the construction phase, vendors operating in the market will be relocated to a temporary Market site located in Mpigi Town to pave way for reconstruction of the market and subsequent allocation of the new market facilities to the eligible vendors after reconstruction. It is against this background that MoLG has conducted a Resettlement Action Plan for Temporary Displacement study for the proposed construction of Mpigi Central Market to minimize the negative economic and social impacts due to involuntary resettlement and/or relocation arising from the proposed project. The RAP has been prepared in line with local and international environmental and social safeguard requirements.

1.2 Scope of Work

The scope of this RAP assignment includes analysis of the need for relocation, where to relocate to, relocation options required for vendors, the period required for relocation, establish whether the relocation conforms to both the national and international standards and provide a monitoring schedule for the relocation and grievance management procedure. The RAP report will include relocation assistance in line with African Development Bank Safeguards Policies and a Total Relocation Cost anticipated for this Market.

1.3 Rational for Undertaking a RAP

The project ESIA study determined that the proposed project would trigger Operational Safeguard 2 on Involuntary Resettlement. The proposed project activities during pre-construction, at construction and operation could generate negative consequences on the social welfare of the people hence must be mitigated and safeguarded in line with local and international environmental and social safeguard requirements. Therefore, MoLG has conducted a Resettlement Action Plan study for the proposed reconstruction of Mpigi Central Market to minimize the negative economic and social impacts due to involuntary resettlement and/or relocation arising from the proposed project.

1.4 RAP Objectives

The major goal of this assignment is to prepare the Resettlement Action Plan that complies with both the national legal framework, resettlement standards and guidelines and safeguards policies of the AfDB on involuntary resettlement and provide a strategy that shall minimize the negative economic and social impacts due to involuntary resettlement and/or relocation arising from the proposed project. The specific objectives of the assignment are as follows:

- 1) To identify project affected persons (PAPs) and their properties, livelihood activities and determine compensation and resettlement packages.

Resettlement Action Plan for Temporary Displacement (RAP) for the Proposed Development of Mpigi Central Market

- 2) To undertake socioeconomic survey of the affected persons to determine eligibility and entitlements for resettlement and livelihood restoration; and establish indicators for monitoring and evaluation.
- 3) Provide proposals for resettlement options particularly for the vulnerable PAPs.
- 4) To identify economically displaced and vulnerable groups and recommend measures through which they can be assisted in their efforts to resettle and improve their livelihoods.
- 5) To raise awareness and effectively consult affected persons and other stakeholders and give them opportunity to participate in all key stages of developing and implementing the RAP.
- 6) To establish a Grievance resolution mechanism to address any grievances arising from the displacement throughout the project cycle.
- 7) Put in place a Monitoring and Evaluation and reporting system for the Resettlement Plan.
- 8) Identify the poor and vulnerable groups to develop strategy to ensure that they proactively benefit from the project benefits.
- 9) Develop mitigation measures in consultation with the affected people.

1.5 Guiding Principles

To ensure that the RAP complies with international best practices as regards resettlement, the principle implementing agency, MoLG and Mpigi Town Council shall bind itself to the following guiding principles:

Principle 1: Resettlement must be avoided or minimized.

To comply with the principle, MOLG and Mpigi Town Council has demonstrated that the proposed resettlement is both necessary and viable, and that its scope and extent cannot be lessened. MoLG and Mpigi Town Council has shown that the project has been designed to cause the least possible displacement and/or disruption hence the various options considered by the design group.

Principle 2: Genuine consultation must take place.

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

Principle 3: Establishment of a pre-resettlement baseline data

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

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

The assets inventories have been used to determine and negotiate entitlements, while the census information is required to monitor homestead re-establishment where applicable. The information obtained from the inventories and census will be entered into a database to facilitate resettlement planning, implementation, and monitoring.

Principle 4: Assistance in relocation must be made available.

Resettlement Action Plan for Temporary Displacement (RAP) for the Proposed Development of Mpigi Central Market
MOLG and Mpigi Town Council will guarantee the provision of any necessary compensation for the people whose land will be disturbed to make way for the market construction, or any other disturbances of productive land associated with the project in proportion to their loss.

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

Compensation will be paid for structures, crops and trees that are disturbed according to set rates derived from market value and specifically from Kampala Land Board for crops.

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

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

Principle 7: Vulnerable social groups must be specifically catered for

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

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

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

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

In addition to internal monitoring that will be provided by MoLG and Mpigi Town Council, an independent Team comprising local administration and the locals will undertake monitoring of the resettlement aspect of the project. Grievance procedures will be organized in such a way that they are accessible to all affected parties, with particular concern for the situation of the vulnerable groups. Monitoring will specifically take place via measurement against the pre-resettlement database.

1.6 RAP Methodology

1.6.1 Introduction

This chapter presents the methodology used in preparing RAP. The consultant used the following methods/techniques to collect data; Mobilization of RAP team, document review/literature review, site visit/reconnaissance, stakeholder engagements and consultations, socio -economic studies, surveys, preparation of PAPs inventory, and preparation of reports.

1.6.2 Rap team mobilization

The consultant mobilized a team of experts including a RAP specialist, sociologist, environmentalist, field data collection assistants among others. The team after mobilization reviewed the TORs of the project to enable planning of the field trips.

1.6.3 Literature review

Several documents were reviewed to gain a clear understanding of the project and obtain information on vendors characteristics as well as sources of livelihood in the current Mpigi central market, and the socio-economic/cultural environment (particularly demography, social infrastructure, social services, culture, ethnicity, utilities and economy) of the area. These documents include project designs/documents/drawings, needs assessment report, vendors provided by the client, legislation and previous RAPs done for markets in Uganda. Other materials reviewed were satellite imagery and other published maps of the project area.

1.6.4 Field investigations;

Field surveys were carried out to the current Mpigi central market and the proposed relocation site to verify information collected from document reviews and acquires supplementary data to fill gaps realized from the review of existing information. To determine the socio-economic status of PAPs, a combination of focused group discussions, informal discussions and interviews was used to obtain information on the socio-economic conditions of the PAPs. The current state of the market and the proposed relocation site were all assessed.

1.6.5 Observation technique, still photography:

For some of observable aspects like the current state of market infrastructure, still photographs were taken for inclusion into the report. Some video clips were also captured to further authenticate the findings and to have a record of the processes and transpirations for the need's assessment.

1.6.6 Stakeholder engagement

The respective stakeholders were consulted. About 05 meetings were held. Ministry of Gender, Labor and Social Development on 25/10/2021 with 04 members, Ministry of water and Environment on 2/11/2021 with 04 members, Mpigi Town Council officers on 22/9/2021 with 12 members, 23/3/ 2022 with 18 members and market management office and vendors during the vendor registration and validation (564 validated vendors). For PAPs/ vendors, one on one interaction was used while administering questionnaires. The participants were briefed about the project by the consultant and the purpose of the visit. See Appendix 5 - Stakeholder engagement attendances.

A social survey was conducted to establish profile of project affected people in the project area, in accordance with Ugandan requirements and OS 2 of AfDB policies for involuntary resettlement. For RAP purposes, a census covering all PAPs was conducted utilizing a questionnaire. Information obtained from the social survey aimed to analyse poverty and welfare indicators in households, social-economic needs, and impact on livelihoods of affected people. Broadly, social data gathered from the survey comprised of thematic categories such as: population and demographics; landownership and land use; businesses and socio-cultural resources. Among other things, ethnicity, gender, household income levels, literacy, vulnerability, health, and resettlement preferences were also captured in the social survey.

Prior to undertaking detailed social survey, sensitization meetings were held in the project area to disclose and explain the RAP study. These meetings were conducted by a social survey team. In sensitization meetings, the project planning schedule was disclosed, cut-off for eligibility explained and rights of PAPs and grievance procedures outlined. All meetings aimed to create awareness about upcoming development, ally

Resettlement Action Plan for Temporary Displacement (RAP) for the Proposed Development of Mpigi Central Market any fears PAPs might have about resettlement hence enable them to provide true household and personal information during the social survey.

1.6.7 **Preparation of PAPs inventory**

Lists of vendors were obtained from the town council and vendor leadership existing in the market. These were compared by the consultant during vendor verification. Also, registration lists were used in the market during the socio-economic surveys. Radio announcements, megaphones, phone messages as well as phone calls were used to notify absent vendors of the on-going vendor verification, socio-economic surveys and livelihood assessments. Business types, household characteristics, market situations were all recorded.

1.7 **Structure of the report**

This report is divided into the following sections as shown in table below.

Chapter 1	Introduction, scope, objectives principles and methodology used in the project RAP
Chapter 2	Project description including location, site characteristics, project components, implementation stages and impacts related to relocation
Chapter 3	Socio-economic consideration with emphasis on vendor numbers and socio-economic characteristics of vendors,
Chapter 4	Anticipated project impacts especially on land, vulnerable groups and businesses.
Chapter 5	Review of related policies, legal framework and institutions related to the RAP
Chapter 6	Temporary resettlement plan looking at formation of RAP implementation committee, roles of the committee, relocation measures, livelihood restoration, Rap disclosure, vendor registration and reinstatement of vendors.
Chapter 7	Stakeholder engagement with the approaches used to identify them, principles of stakeholder engagement methods
Chapter 8	Grievance redress mechanism focusing on the grievance process, composition of grievance redress committee, reporting and grievance monitoring.
Chapter 9	Monitoring and evaluation of RAP implementation highlighting the objectives, monitoring and evaluation framework, motoring indicators, RAP monitoring schedule, reporting, assessing vulnerability and completion audit.
Chapter 10:	RAP implementation and monitoring cost estimates
Chapter 11	Conclusions and recommendations

CHAPTER 2. PROJECT DESCRIPTION

2.1 Geographical Location of Mpigi Central Market

Mpigi District is one of the districts of Uganda situated in the Central Region of the country, often referred to as Buganda Region. The district borders with the Districts of Wakiso in the Northeast and East, Mityana in the North, Butambala in West, and Northwest, Kalangala and Lake Victoria in the South and Kalungu is to the Southwest. The district lies on the shores of Lake Victoria, the largest freshwater lake on the Continent of Africa. The Equator, a natural spectacular phenomenon traverses the district at Nabusanke in Nkozi sub-county and River Katonga One of Uganda's longest rivers that Joins Lake Victoria to Lake George traverses the district in Nkozi Sub County. Mpigi district covers an area of 1,541.13 square Kms which is about 0.07% of the country size.

Mpigi central Market is under the targeted Eighteen (18) Urban Markets in Town councilities and Town Councils of the Markets and Agricultural Trade Improvement Programme – Project 2 (MATIP-2). The proposed Market is in Mpigi town in **Mpigi Town Council** right in the central Business area at GPS coordinates, **36°N 42'48.45.00" E 24°7'37.00" N along Mpigi-Butambala road**. The current market was built in 1971 and currently is on the land measuring approximately 1.09 acres.

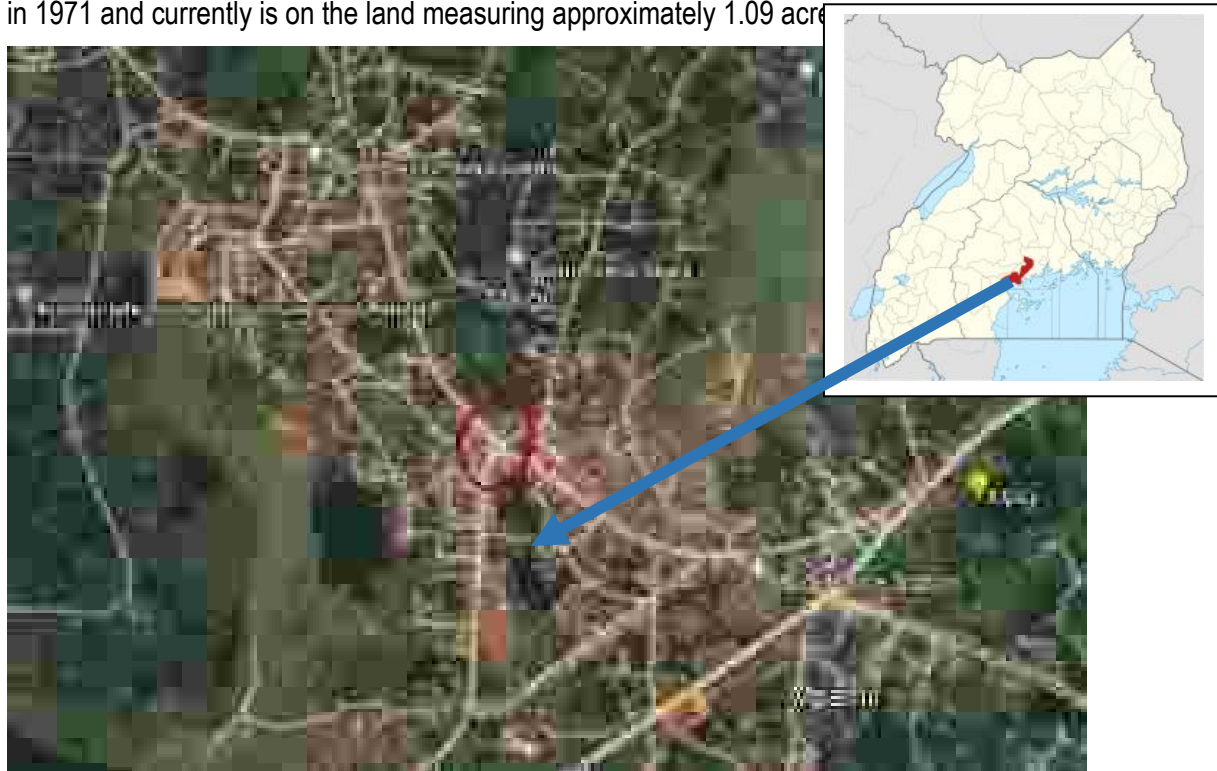


Figure 1: Location of Mpigi central market

2.2 Physical Environment

2.2.1 Site Characteristics

The existing market has a mix of permanent and temporary structures that are used by the traders to sell their produce.

- a) The permanent structures form a surrounding enclosure. These structures have a number of lockups

where different businesses are conducted like saloons, repairs shops, retail shops, stores and butchers. Inside the market are permanent stalls used by the vendors mainly to display their produces such as vegetables, fruits, fresh fish and dry fish.

- b) During the survey, temporary stalls occupied by 'Lukuubo' vendors were situated within the existing market access routes having temporal stalls made of timber and umbrellas for shade and protection.
- c) Along the market borders in the west are kiosks and restaurants used by traders for different business such as restaurants, mobile money shops.



Figure 2: Site Characteristics

2.2.1.1 Parking

The market currently does not have a designated onsite parking area. The existing space is shared and being used as a taxi park for Mpigi, Boda-Boda stage and loading and offloading space for the trucks and other deliveries. Customers to the market usually use the side of the road that is leading to the market for parking their vehicles. Therefore, the market may occasionally experience traffic congestion during market day due to the high number of customers and roadside vendors.



Figure 3: Existing Packing Space for the market

2.2.2 Site Neighbourhood

Mpigi central Market is located within the central round about vicinity, approximately 800m from Mpigi Town Council offices in the East. Close to the market is the Mpigi mosque located 100m in the Northeast (upper side), Bukakala road far west, shops and kiosks in the lower Southeastern side. Two private landowners in the northern and western section side. A low land green field with Eucalyptus trees lies in the Northwestern side of the market.



Figure 4: Geographical location of Mpigi Central Market

2.3 Proposed temporal Market Relocation Site

Due to the proposed market reconstruction works, market vendors including Lukubo vendors will be shifted temporarily to another site pave way for construction activities. This site was proposed by Mpigi Town Council and approved in consultation with vendor leadership before a decision to fully acquire it was fronted. As we speak now, the site was acquired and belongs to Mpigi Town Council and proof of ownership has been attached to this report in Appendix 3. The site is located next to a football pitch used by neighbours though this will not affect the activities of the proposed temporal market operations. The proposed relocation site has the following characteristics:

- The relocation site measures approximately 1.7 acres and has the capacity to accommodate the market vendors.
- The relocation site is located approximately 500m from the current market site in the Southern direction.
- The site is located along the Kalagala-Masaka road at an offset of approximately 100m.
- The site is characterized by bare ground therefore site clearing, and vegetation loss will not be an environmental impact.
- The relocation site is within a sparsely populated area with minimal neighbourhoods.
- The site has a water borne toilet that has been out of use for a long time. However, the Town Council leadership propose to rehabilitate it for use by the vendors.
- Electricity and water supply are within the project area neighbourhood. Installation of these utility services has to be done prior to relocation.
- Waste management, sanitary facilities and other social amenities that facilitate operation of the market shall require set up.



Figure 5: The proposed relocation site and the football pitch located within the site neighbourhood.



Figure 6: Google aerial location of the relocation site

2.4 Operational Challenges Encountered at the Current Market.

According to the site investigations and stakeholder consultations, Mpigi central market is facing several challenges during operations as listed below.

- The Market grounds are of unpaved surface which floods in some sections, get muddy and slippery when it rains.
- The stalls are not enough to accommodate the current number of vendors. In addition to this, the Pedestrian walkways have been encroached by the temporary hence creating congestion for pedestrian movement.
- The rate of waste generated is higher than the rate at which waste is collected by the town council. This leaves the waste collection bank overwhelmingly full hence giving room for bad odors to circulate at the market.
- The market bears no storage to keep the merchandises for some of the roadside/outside vendors without stalls or lockups.
- There is limited land for expansion as the market plots a surrounded by titled land of individual owners.
- Water supply at the market is unreliable. The current NWSC tap was tendered out by the town council which overtime has been inconsistent in supplying water at the market.
- The sanitary facilities have a poor management system in terms of maintenance and cleaning.

2.5 Project Design Considerations

The design of the market consists of one multileveled block building with two floors and louvered pattern of concrete sunscreens which will hold diverse business entities. The compound of the market building shall have a parking area, greenery field and different kinds of ornamental plants. The multileveled block shall comprise of both dry and wet lockups, stalls, Kitchens, supermarkets, a clinic, Police station, day care, conference room and others as shown in the table below.

Table 1: Proposed Market facilities

Market Facilities	No.
Dry Lock Ups	370
Wet Lock Ups	10
Stalls	291
Eatery	1
Kitchens	6
Super-Markets	
Clinic	1
Police Station	1
Administration Office	1
Day Care	1
Conference Room	1
Bank	1
Store	
Electrical Room	1

To address the above challenges presented in 4.2, the design team adopted the following concepts/ considerations as per the terms of references provided by the Ministry of Local Government.

- i) Provide Market Infrastructure with lockups, saloons, secretariats services etc., warehousing and wholesale facilities; restaurants; stalls with lockers for food stuffs, groceries, clothes, shoes; stalls for fish (especially fresh) and meat, cold storage rooms and fish dressing rooms, modern cooking areas equipped with Eco Stoves.
- ii) Provide space for private service providers such as Banks/ microfinance institutions, clinics/ pharmacies and day-care centres.
- iii) Provide CCTV and PA systems, system with fire hydrant points, and fire protection systems, with water supply, toilet facilities, solid and liquid waste disposal system.
- iv) Construction of mini-storage facilities before and after cleaning/grading activity including housing for the processing facilities of maize, beans, and groundnut.
- v) Paved distributor and access corridors, public parking/loading and off-loading areas, and enhanced landscaping within the marketplace.
- vi) Water storage tanks should be divided into 3 types: - Rainwater harvesting tanks which will be used to run the toilets, - Water storage tanks to handle the daily freshwater demand, - Storage tanks for fire-fighting purposes.
- vii) Lighting of common areas (staircases, walkways, stalls) and security lighting for the market premises has been designed to be sourced from solar panels with the help of stored power from batteries.
- viii) Provide adequate sanitary facilities for men, women, and persons with disabilities with provision for hand washing, personal hygiene.
- ix) Provide Changing rooms.
- x) Adequate drainage facilities as they are important for the removal of storm and wastewater.
- xi) Strategically providing and location waste banks for the town council to periodically empty them.
- xii) Allocate parking on the site to provide ample vehicular parking spaces.
- xiii) The market will have PDW accessibility by providing ramps all throughout the building and solve PDW (persons with disabilities) accessibility.



Figure 7: General Architectural design of the Proposed Rehabilitated Mpigi Central Market

2.6 Project components

The proposed project will be a fully-fledged Mpigi Central Market (MCM) with the following components.

2.6.1 Building components

The general concept is to build a fully functional market at the main site, which is tailor made to its African context, a mix of the sub urban shops and the outdoor market archetype, with modern facilities and construction of a hard wearing but user-friendly market experience for the people of Mpigi Town Council and the neighbouring areas. The planned components of Mpigi Central Market facilities include.

- **Toilet block:** This toilet block will be accommodated outside the main market block. It will be composed of 14 stances for women including 6 for the PWDs and 14 stances for men including 6 for the PWDs and 21 Urinals. The water tanks will be installed on the building roof for constant water supply.
- **Commercial lockups:** The proposed Mpigi Central Market will comprise of 403 fixed stalls and 1,112 Lockups accommodated on the ground floor and first floor.
- **Health facilities:** The facility will also accommodate one clinic to cater for emergencies and minor sicknesses within the facility before referral to the hospital.
- **Main loading and offloading yard.** This will be an open space outside the market structures on the upper ground floor. The yard is planned to occupy an area of 1,800 square meters.

- **Waste collection points.** There will be one central waste collection point in the market where all the waste generated will be collected for transportation to a gazetted landfill. Mobile dust bins will be installed at different locations in the market for easy separation and collection.
- **Day-care Centre.** The day-care centre will include a sleeping area, open play area, washing/diaper change area, a shower, 2 toilets, and a secure lobby. The day care centre will occupy an area of 84 square meters.

The project components planned at the annex site include parking, consolidation point, parking, and value addition facilities.

2.6.2 Infrastructure utilities

Water supply

This will be supplied by the National Water and Sewerage Corporation (NWSC) and will be reticulated by the mechanical engineers to provide water to the wash hand basins, firefighting systems as well as the location of water points to assist the vendors in maintaining a clean environment at the market.

Sanitation

Toilet facilities: There will be both male and female facilities provided as well as toilets for people with disabilities (PWDs) at both sites.

Solid waste disposal/management: Sewage will be managed by connection to the planned onsite septic tanks and soak pits and emptied routinely to the council lagoons. The solid biological waste is to be managed via chutes and skips and transferred by the Town council to the waste management facility located outside the town, which will recycle it into compost for the agricultural sector.

Drainage (storm water management): Storm water is to be harvested, stored for re-use in a grey water system to flush the toilets. Excess storm water and or runoff is to be controlled off site into the council storm water systems, the project civil engineers will need to carefully look at all the aspects of storm water management on and off the site during construction.

2.6.3 Day-care and breastfeeding rooms

There will be day-care and breastfeeding rooms provided for the vendors who come to the market with their young ones as well as for the breastfeeding mothers at the market.

2.7 Project Pre-construction and construction activities

2.7.1 Site hoarding

To confine the construction activities to the sites and limit public intrusion, the entire site will be fully hoarded off prior to commencement of the construction process. This also helps in reducing the movement of eroded waste material from the sites to the surrounding environment.

2.7.2 Demolition and Site Clearance Activities

Pre-construction activities will also include demolition of the existing structures onsite. The vendors will be relocated prior to demolition to a temporary relocation site already secured by the town council i.e., the site along Mpigi- Kalagala -Masaka road and the proposed site is approximately 600m from the existing market with an offset of about 100m from Mpigi- Kalagala- Masaka road.

2.7.3 Excavation Works and Levelling

The construction works will commence with excavation of earthworks for the foundation of the structures including leveling and stabilization of the ground. The depths and quantities to be excavated for each step will depend on the design specifications of the structures expected on site. Compaction using

approved compaction machinery will be undertaken during this process to reduce on erosion possibilities and to attain flat and stable ground. Excavation works will involve the use of both manual and mechanical means. The machinery required at this stage includes excavators and compaction machinery.

2.7.4 Construction of structures

After the foundations to the entire market infrastructure have been adequately excavated, construction of the building structures will follow as per the approved designs, the civil engineer's detail and in accordance with the standard procedures that apply to construction of similar facilities in Uganda.

The structures will be constructed with both local materials and imported ones as may be found appropriate. The required materials will include sand, timber, and aggregates, cement and water, steel bars, pipes, iron sheets, tiles, paints among others. Others will include plumbing and mechanical and electrical accessories and equipment. All construction activities will take place under supervision of professionals to ensure right mixing ratios, use of suitable materials and proper workmanship. The nature of foundation adopted, and subsequent superstructure components will be as per the prevailing site conditions.

The structures will be fitted with adequate ventilation. Ventilation is necessary for allowing the circulation of air and reducing the temperature in the working areas. It also allows natural light into the building.

2.7.5 Construction material source points

Earth materials needed for construction (e.g. sand, aggregates and marram) will be obtained from quarry and mining sources elsewhere and transported to the site. The contractor shall avoid conscious or unwitting purchase of these materials from unlicensed operations indirectly supports, encourages and promotes environmental degradation at the illegal quarry sites and causes medium to long-term negative impacts at source. The contractor shall carryout PB for the borrow pits and acquire approval from NEMA before their operations.

2.7.6 Construction of drainage and storm water management system

Drainage channels will be aligned around the market sites, concreted or stone pitched and covered with metal gratings to avoid disposal of solid materials into the channels, and with inspection points and silt traps to avoid silting and/or channel blockages. All storm water will be directed through these channels to flow to the area drainage system. However, roofs will be provided with gutters to collect rainwater which will be gathered in water storage tanks to supplement piped water supply and reduce storm water generation.

2.7.7 Paving of surfaces

Paving will be done for the vehicle loading and offloading areas and car parking area, and other common spaces to avoid mud during the rainy seasons and dust during the sunny days.

2.8 Auxiliary Infrastructure/Associated Facilities

There is need for the Contractor to establish a workers' camp for easy referencing and coordination of activities pertaining to the realization of the project. It also provides security for his equipment, storage for materials and location of offices or residences. This will entail; Land acquisition/Lease, site clearance, erection of temporal structures and provision of sanitary facilities. The contractor will prepare additional PB for the auxiliary infrastructures.

CHAPTER 3. SOCIO-ECONOMIC ENVIRONMENT

3.1 Validated Vendor Numbers

Overall, **564 Vendors** shall benefit from the proposed re-construction of Mpigi Centra Market. The socio-economic survey conducted indicated that the majority of the vendors are females (370) and 237 are males. The results show that there is no significant difference in the gender composition of the vendors. The vendor numbers have been validated and presented as part of this report under Appendix 6.

3.2 Gender Dynamics

Generally, Mpigi central market had more female vendors at 61% of the vendor population as compared to the men who were fewer in number at 39% as presented in the graph below; Since most products sold at this market are household types, this could probably be the reason why the women are more engaged in this type of businesses as compared to men.

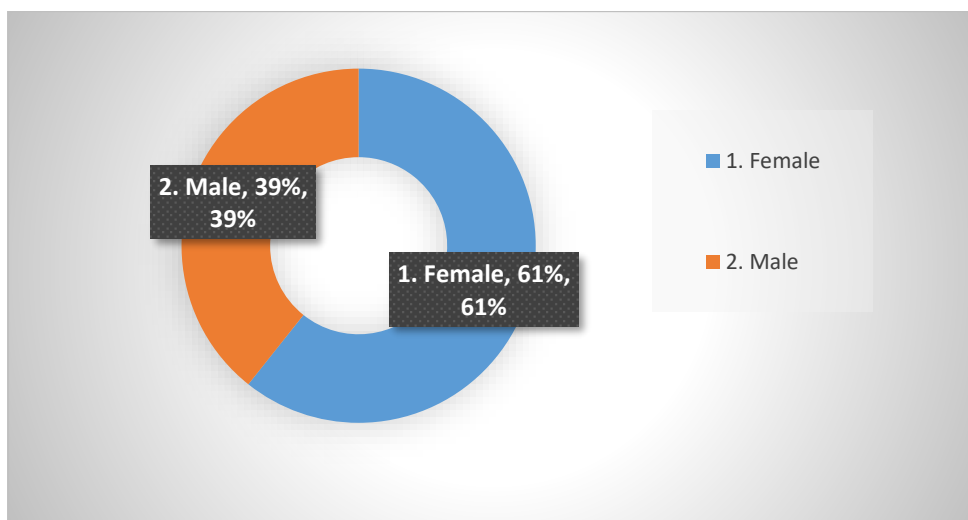


Figure 8: Gender Dynamics of the vendors in Mpigi central Market.

Therefore, Gender sensitivity should be incorporated in the establishment of sanitary facilities.

3.3 Ethnicity of the Vendors

Majority of vendors were Baganda with a 90% take for both men and women and then followed by the Banyankole at 5% take and other tribes as presented in the **figure 9**. Basing on the locality of Mpigi market which is Central Uganda, historical studies reveal this region as dominantly occupied by the Bantu speaking people specifically Baganda this strong cultural norm and behavior which should be respected.

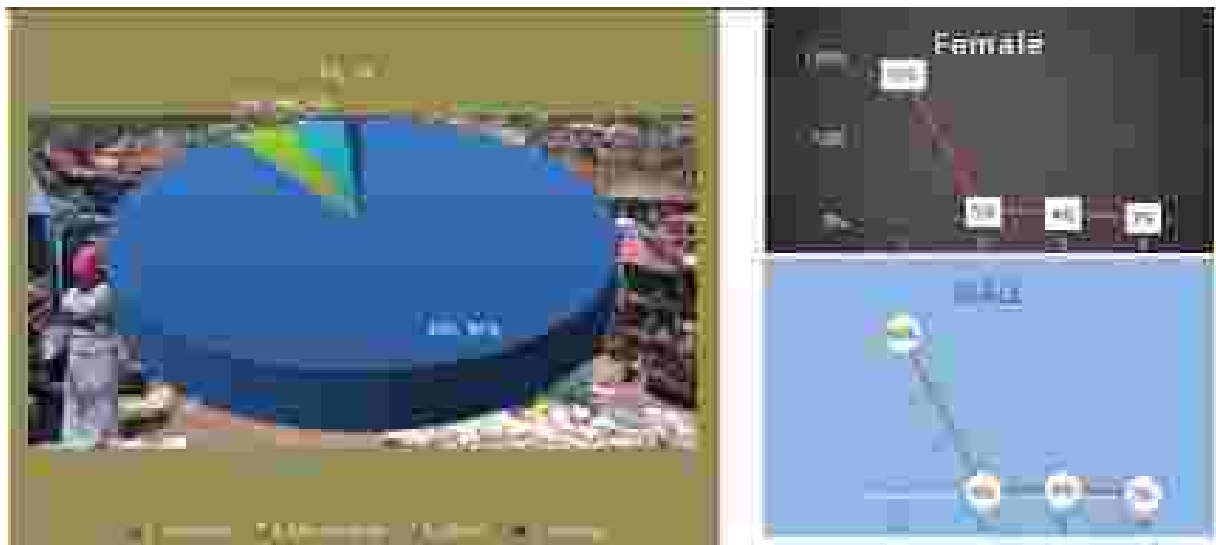


Figure 9: Ethnicity of Vendors

All communications therefore are recommended to be done in Luganda mainly and English for tribes that do not belong to the bantu ethnic group

3.4 Head of Family

A head of family or household is especially one who earns money or makes decisions for the rest of the family. As presented in the graph below, 70% of Vendors are not heads of family while 30% are heads of family. Findings revealed that out of the heads of family, 55% were men and the least were women. On the other hand, women mostly dominated from vendors that were not heads of family at 88% as opposed to the men.



Figure 10: Head of Family

3.5 Nature of Businesses

3.5.1 Stall Ownership

Mpigi central market comprised of both permanent and temporary stalls. 84% of the vendors owned stalls and 16% of vendors owned lockups. This is as a result of the facilities of the market currently on site where there's more space to accommodate more vendors at the stalls as compared to the lockups where there's less space.

3.5.2 Vending Structures

Vendors operating under permanent structures like the lockups and stalls ranked most with 47%. These were followed by vendors operating under temporary structures like umbrellas or under no shelters (**Lukuubo vendors**). 18 % operated at a seasonal level where some would vend every Tuesday or not at consistent times at the market.



Figure 11: showing the market and the different businesses therein.

3.5.3 Business Categories

Fresh food is mostly sold at the market at 36% which include meat, matooke, Irish, vegetables, fruits and other food stuffs. This was followed by others at 22% which comprised of; mobile money units, salons, cosmetic shops, mechanical shops, shoes (Nigiinas) businesses, drug shops, chicken businesses, offices, popcorns, fast food businesses (**chapatis, chips, mandazis,**), Cobblers etc. General merchandise shops ranked third at 16% followed by clothes (14%), processed foods and Restaurants at 5%.





Figure 12: images showing various business categories

3.6 Vendor incomes

3.7 Sanitary facilities

The existing sanitation facility consists of one toilet block partitioned for the two genders, i.e, male and female. Cleaning of the toilets is done by a private tenderer assigned by the town council and the vendors pay 200/= for the services. The community relies on small jerry cans with water stored in drums outside for hand washing.

25% of vendors revealed that the sanitary facilities were ever clean which not the same opinion was for the remaining 75% of vendors as presented in the figure below;



Figure 13: Sanitary facilities used at the market

3.8 Waste Management

The social Economic survey investigations revealed that the town council provided a waste collection site which is supposed to be emptied twice a week to a designated dumping facility outside Mpigi town.



Figure 14: waste management practices at the market



Figure 15: waste collection point

Consultations revealed that the rate of waste collection by the town council was lower than the overwhelming waste generated by the market vendors as shown below;

Categories of solid waste to be produced in the market might include, and not limited to:

Municipal waste- Waste that is majorly composed of solid material and mainly produced within a municipal region and area of high population.

Market waste- As the name suggests, these are wastes that are produced within a market area and other areas of trading. They mainly compose of the dominant goods sold within a specific market.

Agricultural/organic wastes- These are wastes that are mainly from farm products that are sold in a market, e.g., banana and orange peels, vegetable wastes and many other green farm produce wastes.

E-waste- These are electronic wastes that are mainly left out after electronic appliances break down beyond repair. They compose of mother boards of radios, televisions sets, and many more.

Plastic waste and paper wastes- These are wastes that are from materials that are made of plastics. They mainly compose of polythene bags, plastic bottles, broken plastic chairs and tables and many others.

Junk waste- Junk waste is mainly waste from garages and car wash found around these markets. They mainly compose of old metals from old cars and repaired vehicles.

Vehicle Service waste – this comprise of waste generated because of vehicle service which will include oil, filters, batteries, etc. that will be generated from the garages.

Biodegradable waste is majorly generated from the market which is followed by non-biodegradable waste that consists of metal, medical waste, polythenes, and plastics as shown below.

3.9 Existing Forms of Energy

93% of vendors access electricity in their business operations as found reliable where some have their own YAKA meter number and others share. Solar energy is also used by the vendors at 7 percent while 2% use rechargeable lamps.

3.9.1 Payment rates of Electricity Consumption

Commonly, 59% vendors can afford to pay not more than UGXs 10,000 for electricity consumption bills per month as compared to those who can afford above UGXs 10,000. This has proven as a key form of energy to be provided for the new market to be developed.

3.10 Access to Water Supply

The access rates in Mpigi vary from 57 % in Mpigi Town Council to 95 % in Muduuma Sub-County. Mpigi has 1,056 domestic water points which serve a total of 229,758 people – 200,596 in rural areas. 284 water points have been non-functional for over 5 years and are considered abandoned. Mpigi has 1 piped scheme With the Rural Water supply, the district depends on spring (protected and unprotected), hand dug wells, and hand augured wells, Boreholes, ponds, rivers, streams, and lakes for their water supply. While with the Urban Water Supply, The District has two piped water systems in one town council and one Rural growth Centre namely, Mpigi Town council and Bujuuko Rural Growth Centre. **Mpigi town council** is managed by Trandit Ltd. while Bujuuko Rural Growth Centre by Water board and are all functioning well.

Investigations revealed that majority of the vendors access tap water (NWSC) which is currently owned privately where people UGXs 100 for a jerrican of water. This is followed by a borehole water within the site proximity as shown in the figure below;



Figure 16: Community spring well next to the market



Figure 17: Sanitary Facility water storage tank

3.11 Transport Dynamics

56% of vendors walk to access +the market and back to conduct business operations at the market and followed by those who use boda bodas at 39% with bicycle users at 3%. Most vendors of these vendors stay within proximity to the market to be in position to walk there daily. This also justifies the redevelopment of the Mpigi central market to be done in the same location since more than half of the vendors are in position to walk there. The proposed temporary site to relocate the vendors during construction phase should also be easily accessible by the vendors.

3.12 Tourism

The district has a diverse core attraction but unexploited for tourism such as the L. Victoria shoreline, Equator, Forests, cultural sites, river spots and sceneries. The following are the tourist sites found in the district; the Equator, Mpanga Eco Tourism site, Katebo Crocodile Site, Landing Sites and Beaches on Lake Victoria, Cultural Sites (Kibuuka Omumbaale and Baganda Clan sites, Namirembe cultural site), Nsamizi Institute of Socio Development, Nkozi University, River Katonga, Nkozi Hospital, Bird Watching, and Katonga River. In addition, the district has got hospitality centers which include resorts, guesthouses, and restaurants.

3.13 Financial Services

The district's financial sector is composed of both local and multi-national Commercial Banks (Centenary Bank and Stanbic Bank), Mcro-Finance Institutions (Vision Fund, Mwodet, and Mednet), Savings and

credit cooperative societies (SACCOs). Given the micro and small-scale operation of businesses in the district, Micro-Finance and SACCOs take up the biggest financial services clientele.

3.14 Training Institutions

The district has two universities (Uganda Martyrs University and Nsamizi Institute of Social Development) and one technical school (Katonga Technical Institute). The district also has vocational training institutions in various sub-counties.

3.15 Access to health services

Being a busy urban centre, vendors, majorly access privately owned health services like drug shops, pharmacies, and clinics at a take of 95% while the rest access government owned health services like hospitals. This could be probably because easy access to these privately-owned health care services and which are also faster as compared to government owned hospitals, yet these vendors must attend to their work in the quickest time.

3.16 Economic Infrastructure

The district is traversed by two great roads that connect to neighbouring countries of Tanzania, Rwanda, and DRC Congo (Kampala-Masaka-Katuna Road and Kampala-Fort portal Highways) and a well-developed road network of feeder and community access roads. Many parts of the district are connected to national power grid and the district has four rural gross centres and Town council that have access to piped water. There are 14 established markets which deal in various food stuffs and merchandise. The district is well covered by all telecommunication networks and as a wider coverage of both community and regional radios.

3.17 Regime/status/constraints of land in the project area of influence.

- **Currently, Mpigi Central Market** sits on a 1.0922-acre piece of land under Mpigi Town council ownership with no encumbrances. The land is situated at Mawokota Block 92 plot 222 and was registered under the council on day of June 2000 at 9:35 am under instrument No. KLA215930.
- With the provision of well demarcated land clearly denoting the market boundaries, all the previous disagreements ceased.
- Due to the existing limited land size and the numerous numbers of market vendors and other users such as the Taxi Park situated at the market entrance, the new development wouldn't be able to accommodate all actors unless the town council buys land from the neighboring members to allow for expansion.
- The Council proposed the need to acquire the adjacent plot to accommodate more facilities within the design.
- The acquired **temporal relocation site** is currently vacant land with a water borne toilet which will be upgraded and improved for vendor usage.
- The main constraint to this alternative is being far away from the town thus limiting the number of customers that usually frequent the current market area.
- It is anticipated that the acquired site won't be sufficient to accommodate most of the market users such as the Taxi Park thus the need to ascertain a suitable site that will benefit both the community and the Taxi operators.

3.18 Profiles of actors located/depending/living in the project area of influence

From the detailed assessments undertaken within the proposed market location, a number of profile actors were identified as described below and illustrated in the images below.

1. Fresh food is mostly sold at the market at 36% which include meat, matooke, Irish, vegetables, fruits, and other food stuffs. This was followed by others at 22% which comprised of; mobile money units, salons, cosmetic shops, mechanical shops, shoes (Nigiinas) businesses, drug shops, chicken businesses, offices, popcorns, fast food businesses (**chapatis, chips, mandazis,**), Cobblers etc. General merchandise shops ranked third at 16% followed by clothes (14%), processed foods and Restaurants at 5%.
2. The types of stalls within the market comprised of both permanent and temporary stalls. 84% of the vendors owned stalls and 16% of vendors owned lockups.
3. Due to the central location of the market within the town, this attracted the establishment of the taxi park that acts as a central boarding and offloading area for those traveling to other areas.
4. In regard to vendor distribution, the assessment found that 47% are operating under permanent structures like the lockups and stalls ranked followed by those operating under temporary structures like umbrellas or under no shelters (Lukuubo vendors). 18 % operated at a seasonal level where some would vend every Tuesday or not at consistent times at the market.

Table 2: Some of the identified Market users within Mpigi Central market



Taxi Park and Offloading Section



Stalls



Roadside Vendors



Market Day Vendors



Existing Lockups



Boda Boda Riders



Temporally Kiosks

CHAPTER 4. ANTICIPATED PROJECT IMPACTS

The re-development of Mpigi Central market under the proposed MATIP-3 Project will have impacts on vendors currently trading in the current market. The impacts of the project will include both positive and negative impacts.

The positive impacts are vendors will be given waivers (no rent fee, no market dues collection, no trading license), provision of salvageable materials such as timbers, iron sheets, etc from demolished market to be used at the relocation site and Three months grace period upon return to the new market. The negative impacts will be both short and long term and will include disruptions of socio-economic activities within the project area, loss of business assets, and scramble for more strategic market facilities. Mitigation measures will be fencing the relocation site, allocating space for vendors and, provision of amenities, among others.

Table 3: A Table Showing Matrix of RAP Impacts and Mitigation Measures

Element	Yes	No	Result	Mitigation Measures/Enhancement
Does the project entail relocation of populations	Yes		Market vendors will be relocated to a temporary resettlement area to pave way for construction activities to commence.	- Mpigi Town council with support from MoLG will accommodate a total of 564 Vendors at the relocation site whereby 344 Vendors are Female, and 220 Vendors are Male. - Also, the Town Council will provide basic facilities such as sanitary facilities, water, electricity, a shade for vendors operating in the open to enable them kick start their business operations.
Does the project entail loss of land		No	Both redevelopment and resettlement land belong to the government (Mpigi Town Council). The land title for the proposed redevelopment of market is attached as Appendix 1 whilst the land title for the temporary resettlement site is attached as Appendix 3.	The relocation site open space will be planned well and allocated for the different types of businesses.
Does the project entail loss of residential houses		No	The mapped-out plots for temporary relocation of the market have no residential houses.	Provide security measures to the host community since market environment tends to attract population influx of whom thieves or unlawful people can be part
Does the project entail loss of revenue?	Yes		Temporal loss of revenue will result from disruption of businesses and services within and around the market area.	The relocation site has been identified so that business resumes within one month

Element	Yes	No	Result	Mitigation Measures/Enhancement
Will the vendors pay taxes, rent and trading license at the relocation site?		No	Vendors will operate and or transact business at the relocation site at no cost for the period of their stay.	Waivers shall be given to bona-fide vendors. They will not pay rent fees, trading license and market dues. See table 16 (Total waived cost)
Will vendors pay for services at the relocation site?	Yes		Services providers will take all the required services to the relocation site at a cost	Vendors shall pay for security, maintenance and garbage collection, and utility bills
	Yes		Transferring salvageable materials from demolished market to the relocation site	Bona-fide Vendors shall be provided with iron sheets, timbers from demolished market to re-use (construct shades) at the relocation site
Will vendors be given grace period upon return to new market?	Yes		Vendors register shall be validated again before they return to the new market	Three months grace period shall be given to the validated vendors upon their return to the new market. Part (IX) of the MoU states that; there is no exemption of taxes when vendors will have settled in the new market.

CHAPTER 5. LAW AND POLICY CONTEXT IN UGANDA

5.1 National Policy Framework

5.1.1 Uganda National Land Policy (2013)

The overall goal of the Policy is 'to ensure an efficient, equitable and optimal utilization and management of Uganda's land resources for poverty reduction, wealth creation and socioeconomic development. Some of the key issues addressed by this policy are the colonial legacies and historical injustices that have resulted into multiple and conflicting interests over land, ineffective dispute resolution mechanisms, disparities in ownership, control and access by especially vulnerable social groups, ineffective and inefficient land administration, and management. One of the guiding principles of the Land Policy is 'effective regulation of land use and land development. One of the objectives of this policy is to ensure planned, environmentally friendly, affordable and orderly development of human settlements for both rural and urban areas, including infrastructure development. Land acquisition for markets under the proposed MATIP-3 project is in line with the objectives and principles of this policy including support to the vulnerable groups particularly women.

5.1.2 Gender Policy (2007)

The National Gender Policy establishes a clear framework for identification, implementation and coordination of interventions designed to achieve gender equality and women's empowerment in to empower women to participate fully in Uganda's development process. It calls for main streaming gender concerns in planning and implementation of government development programs including infrastructure projects. This RAP has taken into consideration the concerns that the Gender policy intends to address. During stakeholder engagements efforts were made to involve both men and women to understand the gender dynamics in the market. The consultation was also intended to solicit for mitigation measures to address the challenges/gaps. This RAP recommends that women and youths be present during disclosure so that they get to know the household compensation packages to enable them to participate in its proper utilization.

5.1.3 The Uganda Vision 2040

The Uganda Vision articulates clear strategies and policy directions to transform the country from a peasant economy into a competitive upper middle-income country with per capita income of USD 9,500. As stipulated in the vision statement achieving the transformational goal will depend on the country's capacity to strengthen infrastructure among other fundamentals. The re-development of markets under the proposed MATIP-3 project is in fulfilment of the Vision 2040 commitments of strengthening infrastructure to support both local and regional trade, this will in turn stimulate growth of particularly the agricultural sector which is the back born of Uganda's economy and a source of livelihood for most people in the project areas.

5.1.4 The National Equal Opportunities Policy, (2006)

The National Equal Opportunities Policy provides avenues for equal opportunities access for all individuals and groups. It guides planning processes, implementation of programs, and allocation of resources, and to all stakeholders and provides for redressing any imbalances and empowering participation of marginalized and vulnerable groups.

5.1.5 National Policy on HIV/AIDS (2006)

This Policy provides overall policy framework for national HIV/AIDS response, it mandates sectors to mainstream HIV/AIDS into its their programmes, plans and activities. One of the policy objectives is to minimise the socio-economic impacts of HIV/AIDS on the population and promote involvement of those infected and impacted upon by the disease. This

RAP has taken into consideration HIV/AIDS as key driver to existing vulnerabilities and the identification of reasonable mitigation measures including the provision of social assistance to such vulnerable social groups to mitigate the dangers of HI/AIDS associated vulnerabilities. The policy is important in the overall implementation of this project and the resettlement process. As a mitigation measure a Nominated Service Provider will be engaged to carry out sensitization for both workers and the community.

5.1.6 *The National Environment Management Policy, 1994*

The Government of Uganda Policy as outlined in the National Environment Management Policy promotes sustainable economic and social development that enhances environmental quality without compromising the ability of future generations to meet their own needs. The policy seeks to promote long-term, socio-economic development for improved health and quality of life through sound environmental and natural resource management. Therefore, this RAP is developed and will satisfy the requirements of the National Environment Management Policy. For this project an Environmental and Social Impact Assessment was conducted, and this triggered the process for the preparation of the RAP. The ESIA reports were reviewed and subsequently approved by NEMA in line with this policy (Error! Reference source not found.).

5.1.7 *National Policy on Elimination of Gender Based Violence (GBV), 2016*

Women's Empowerment is the process of enhancing women's capacity to take charge of their own development. The process involves enabling women to make their choices, have a say in decisions that affect them, ability to initiate actions for development, change in attitudes, and increased consciousness of equal access to and control of resources and services to take charge of available opportunities. The policy seeks to promote, prevent, and respond, and end impunity of gender-based violation in the country. The RAP process and all project processes will be undertaken cognizant of provisions within this act.

5.1.8 *The Uganda National Culture Policy (UNCP), 2006*

The UNCP notes that culture concerns itself with socially transmitted behaviour patterns, arts, beliefs, institutions, and all other products of human work and thought. Culture includes intangible and tangible heritage, which is varied, complex, and in constant evolution. The intangible heritage includes language, oral traditions, performing arts, music, festive events, rituals, social practices, traditional craftsmanship, knowledge, and practices concerning nature. Its major objective is to conserve, protect and promote Uganda's tangible and intangible cultural heritage. This policy was observed during RAP process and shall continue to be observed during the implementation phase. To adhere to this policy, the implementation of this RAP shall be the responsibility of the benefiting urban authorities.

5.1.9 *Local Economic Development (LED) Policy, (2014);*

This is intended to create a conducive environment for investment, increased household incomes and higher revenues for Local Governments, which translates into improved livelihoods for the people. This project will not only contribute to the improvement of the business environment in comparison to the existing markets but will also result into employment creation for the residents to the benefiting urban authorities. It will lead to increase in revenue collections due the business organisation that will be brought about among others.

5.1.10 *The National Trade Policy (2008)*

This aims to transform Uganda into a dynamic and competitive economy in which the trade sector stimulates the productive sectors; and to trade the country out of poverty, into wealth and prosperity.

5.2 Legal Framework

5.2.1 The Constitution of the Republic of Uganda, 1995

The Constitution of Uganda, 1995 as amended vests all land directly in the Citizens of Uganda, and states that every person in Uganda has the right to own property. The Constitution prescribes the tenure regimes in which rights and interests in land may be held and or changed as customary, freehold, mailo and leasehold. It also gives the government and local authorities a statutory power of compulsory acquisition of land in public interest, and makes provision, inter alia, for the “prompt payment of fair and adequate compensation” prior to the taking of possession of the property.

Under Article 26, the relevant sections include the following: -

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

This constitutional requirement should be upheld by MoLG during all processes leading to acquisition of land for project structures.

5.2.2 The Land Act, 1998 As Amended in 2010 (Cap 227):

The Act addresses landholding, management control and dispute resolution and creates a series of land administration and regulation. It then defines the incidence of each tenure regime (institutions. customary, freehold, mailo or leasehold tenure systems). Section 4 provides mechanisms of acquisition of certificates of customary ownership(ss.5-9), or the conversion of customary tenure to freehold(ss.10- 15), or collective management of land held under customary law (ss.16-27), the protection of the rights of women, children and persons with disability(s.28), the conversion of leasehold into freehold (s.29), the security of tenure for ‘tenants by occupancy’(ss.30-39),and the creation of a Land Fund to assist various people wishing to obtain secure rights in land(s.42).The Act also creates a series of land administration institutions consisting of Parish Land Committees, District Lands Boards and Uganda Land Commission (ULC).

5.2.3 Land Acquisition Act (1965)

This Act makes provision for the procedures and method of compulsory acquisition of land for public purposes whether for temporary or permanent use. The Minister responsible for land may authorize any person to enter upon the land and survey the land dig or bore the subsoil or any other thing necessary for ascertaining whether the land is suitable for a public purpose.

The Government of Uganda is supposed to pay compensation to any person who suffers damage because of any action. Any dispute as to the compensation payable is to be referred to the Attorney General or court for decision.

There is no requirement or provision in the law that people need to be moved or that alternative land be made available or bought. Each affected person is entitled to compensation; on receipt of his/her compensation is expected to move and has no further claim.

5.2.4 The Local Government Act (2020)

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

- Initiating and formulating policy for approval of council;
- Overseeing the implementation of the Government and Councils' policies, and monitor and coordinate activities of Non-Government Organizations in the district; and
- Receiving and solving disputes forwarded to it from lower local governments.

Kotido Municipal Council will have an important role during resettlement and verification of affected persons.

5.2.5 The Registration of Titles Act, Chapter 230

This Act provides for the registration, and certification and rectification of titles respecting land. It also provides rules relative to lease of land and other matters regarding land such as mortgage and legal actions regarding land and the bringing of land under this Act. Certificates of title shall be in one of the forms in the Third Schedule to this Act. The land proposed to host the proposed markets is titled in the names of the urban authorities and free of encumbrances. Additionally, the relocation site is also titled in the names of the council.

5.2.6 Disabilities Act, 2006

Section 28 of this Act (PWD Act) provides for Adequate Standard of Living and Social Protection for Persons with Disabilities. This Act is relevant to the Project since it points out the requirement for identification and support of any PAPs identified as PWDs (Vulnerable) to ensure that their rights to resettlement compensation and adequate standard of living is not compromised.

5.2.7 MATIP, Reference Guide to Management, Operation, and Maintenance of New Re-constructed Markets, 2020

The main purpose of this guide is to provide guidance to Urban Authorities and Market Vendors on how to manage, control, maintain and sustain the market facilities within the principles of the Local Government Act, Markets Act, Public Health Act and Public Procurement and Disposal Act. The guide also highlights the roles and responsibilities of all stakeholders involved in the management of the Market facility.

5.2.8 MATIP, Reference Guide to Market Vendors' Registration and Resettlement, 2020

The re-construction and improvement of the selected markets involves full participation of the vendors during their relocation to temporary sites to pave way for reconstruction of their markets and subsequent allocation of the new market facilities to the eligible vendors after reconstruction. These guidelines stipulate steps to be followed by the Ministry, beneficiary Urban Councils, vendors Associations/Cooperatives, beneficiary Vendors and other stakeholders to smoothly execute the above processes. To this guide, the "Vendor" is a person who owns, rents or sub-rents stands, kiosks, stalls,

lock ups and any other facility from the urban Council or her partner, including those vendors operating in the open space but within the market.

- Step one - Vendor Registration
- Step two- Signing of a Memorandum of Understanding (MoUs)
- Step Three- Allocation of New Market Facilities to registered vendors.

5.2.9 The Markets Act, 2023

The Markets Act, 2023, provides for the establishment, management, and administration of public and private markets to provide for categories of markets; to provide for licensing of private markets; to provide for registration of markets and vendors; to provide for determination and collection of market fees, to repeal the Markets Act, Cap 94; and for related matters.

Part II- Establishment of Public Markets and Private Markets

3. Categories of markets

For the purposes of this Act, markets shall be categorized as

- a) Permanent markets.
- b) Temporary markets and
- c) Seasonal markets

4. Establishment of Public markets

(1) A local authority may, by resolution, establish a public market within its areas of jurisdiction. (2) A local authority shall, before passing a resolution to establish a market ascertain,

- 1) The physical location of the intended market.
- 2) The ownership of land on which the public market is to be established.
- 3) Availability of funds.
- 4) The category of the market to established as prescribed in section 3;
- 5) User rights.
- 6) Compliance with the Physical Planning Act, 2010 and other applicable laws; and
- 7) Any other information as may be prescribed by the responsible Minister, by regulations.

Therefore, the redevelopment of the proposed markets and other associated infrastructures are within the law as provided under Section 3 (a&b) and Section 4 sub-section 1 and 2 of the Act.

5.2.10 The National Environment Act, 2019

The National Environment Act No.5, 2019 contains provisions for environmental management and protection including the need to carry out Environmental Impact Assessment (EIA) studies in connection with some categories of projects that are likely to have significant impacts on the environment as contained in its Schedule 5. It is also a requirement under this Act that sites disturbed by any development be restored to their original state as directed by the authority. The regulations to further operationalise the act are being developed by the Ministry of Local Government in consultations with other Ministries, Departments and Agencies.

5.2.11 The Town and Country Planning Act (1964)

The Town and Country Planning Act of 1964 gives broad powers to planning authorities at the national and local level to take land, against compensation, for public purposes within an approved planning area.

5.2.12 Land Acquisition Act (1965)

The Land Acquisition Act (1965) makes provision for the procedures and method of compulsory acquisition of land for public purposes whether for temporary or permanent use. The minister responsible for land may authorise any person to enter upon the land and survey the land, dig or bore the subsoil or any other thing necessary for ascertaining whether the land is suitable for a public purpose. The Government of Uganda is supposed to pay compensation to any person who suffers damage/displacement. However, this act only emphasises payment for compensation and does not consider resettlement assistance.

5.3 Institutional Framework

The main institutions that will be responsible for implementation of this RAP and livelihood restoration are discussed below.

5.3.1 Ministry of Local Government

The Ministry is responsible for implementing this project and in particular preparation and implementation of this RAP in line with the national laws and requirements as well as guidelines of African AfDB. Through the MATIP-3 team will be responsible for the implementation of the project through contractors. It will guide and oversee the implementation of this RAP. The Ministry has developed guidelines for the project (refer to section 5.2.7 and 0)

5.3.2 Town council/Town Council Technical Planning Committee (TPC) and Town council/Town Council Executive Committee

The proposed market upgrading project falls within jurisdiction of *Mpigi Town Council*.

The Administrative head of the Council is the Town Clerk who is responsible for the technical implementation of council resolutions and guidance on legal matters. He is assisted by various technical heads of departments and sections.

The Town Clerk designates an officer to undertake the role of:

- Coordinating the program implementation in the Town council/ Town Council.
- Ensure that Annual Work-Plans & Budgets, procurement and quarterly progress and Annual Reports are made and submitted to the PFT.
- Briefing the Town clerk and assist the Town Clerk in briefing the Town council/ Town Council Executive Committee and the Council as and when necessary.
- Ensure that mobilization and sensitization take place at various levels that is. from Town council/ Town Council down to Market Vendors.
- Liaising with the PFT Advisers, specialists and experts for professional and technical advice and support.

Hence at the Town council level, the Town Clerk, through a designated Programme Support Officer undertakes the role of coordinating the programme implementation in the Town council, ensuring that the programme is integrated within the Town council development plans and is implemented in a timely manner.

5.3.3 African Development Bank Integrated Safeguard System

According to section 4.1.4 of the AfDB Involuntary Resettlement Policy, the resettlement plan should have a clear definition of the project affected persons (PAPs) by socio-economic and gender category; household or family; the cut-off dates for eligibility for compensation; the assets to be compensated at replacement cost, and the development projects proposed. It is particularly important that the country's national laws and legislation as well as local definitions of land tenure, rights to common resources and inheritance practices are recognized. The definition of the unit for compensation (family or household)

should anticipate and accommodate the land and housing needs for elderly sons and daughters to establish their own households.

Further on, section 4.1.5 states that the benefits offered by the resettlement program should be clearly established. This may cover, for urban resettlement activities, financial compensation; housing and service provision; transport, temporary accommodation and other short-term provisions required for relocation such as, credit facilities, training, or job opportunity. In rural areas however, this may cover land-for-land, participation in training and access to material equipment, inputs, and credit. In cases where land is not the preferred option for some of the displaced persons, non-land-based options should be considered. These options should be built around creating employment opportunity or self-employment.

Operational Safeguard 2 of AfDB is about Involuntary Resettlement (Land Acquisition Population Displacement and Compensation). The safeguard deals with involuntary resettlement, land acquisition, population displacement and compensation and seeks to ensure that when people must be displaced, they are treated fairly, equitably, and in a socially and culturally sensitive manner; that they receive compensation and resettlement assistance so that their standards of living, income-earning capacity, production levels and overall means of livelihood are improved; and that they share in the benefits of the project that involves their resettlement.

The policy aims at ensuring that disruption to livelihoods of Project Affected Persons is avoided or where not possible at least minimized through consideration of alternatives. Where there are no alternatives, PAPs should be fairly compensated and displaced persons be provided with resettlement assistance to improve their living standards with special support given to the vulnerable PAPs.

The policy further requires that a resettlement Action Plan (RAP) be prepared under a development approach that addresses the livelihoods and living standards of displaced persons as well as compensation for loss of assets, using a participatory approach at all stages of project design and implementation.

In compliance with the AfDB safeguard policy requirements all affected vendors to be affected by the reconstruction of the proposed markets have been identified and measures put in place to avoid or minimize the impacts of relocation. As a form of substituting for direct compensation costs;

1. Government of Uganda has earmarked **UGX 200,000,000= (Uganda Shillings Two Hundred Million Only)** to be given to Mpigi Town Council to prepare the temporary relocation sites that will host the vendors for the period of re-constructing the proposed markets.
2. Government of Uganda in collaboration with Mpigi Town Council committed to waiving business operation costs to a tune of **Ug shs. 146,660,000= (Uganda Shillings One Hundred Forty-Six Million Six Hundred Sixty Thousand Only)** for the two years it will take to finish the reconstruction works of the market. Therefore, vendors shall not pay for trading licenses, market dues, ground rent and taxes.
3. Mpigi Town Council has secured the temporary relocation site which shall be prepared to host bonified vendors.
4. When the re-construction is complete, vendors shall benefit from the modern trading facilities that have been designed under the new market and these shall be better than the current facilities in the existing Mpigi central market.
5. Also, vendors shall be given a grace period of three months to carry on with business in the new market. Therefore, vendors shall not be required to pay for trading license, market dues, ground rent to a tune of **UGX 18,332,500= (Eighteen Million, Three Hundred Thirty- Two Thousand Five Hundred Shillings Only)**

Table 4: A matrix/table on Gap analysis between National Uganda Regulations and AfDB policies and gap filling measures that will be adopted.

Topic	AfDB Policy	Uganda Regulation	Gaps	Proposed Mitigation
Consultation and Information Disclosure	Open, inclusive, and effective consultation with local communities is emphasized.	There are no explicit provisions for consultations and disclosure but there are guidelines issued by separate ministries (e.g., roads and energy).	Despite references to consultation and disclosure, community participation does not drive the land acquisition and resettlement process.	Consultations and disclosure of information regarding the project was undertaken through meetings with local authorities, directly and indirectly affected persons and other stakeholders like ministries and authorities.
Eligibility	Eligibility criteria should recognize the rights of those affected people: • Who have formal legal rights to the land or assets they occupy or use • Who do not have formal legal rights to land or assets, but have a claim to land that is recognized or recognizable under national law • Who have no recognizable legal right or claim to the land or assets they occupy or use The census will establish the status of the displaced persons	Uganda laws recognise land occupancy under four regimes of land tenure, namely freehold, leasehold, mailo and customary. The laws also recognise non-landowners but licenses using the land. Under these different types of land ownership, occupants and landowners are eligible for compensation for land, improvements to land, crops, and structures.	Uganda laws and the AfDB are consistent in the recognition of the rights of occupants and landowners under the different land tenure regimes. Although Ugandan laws do not recognize illegal land users.	The RAP has recognised the rights of PAPs; Vendors were registered and validated. The validated vendors shall be eligible for relocation to the temporary market site and reinstatement in the new market. Vendors who weren't validated by the cut-off date shall be given opportunity to apply for workspace in the new market after all bona fide vendors have been fully reinstated.

Resettlement Action Plan for Temporary Displacement (RAP) for the Proposed Development of Mpigi Central Market

Topic	AfDB Policy	Uganda Regulation	Gaps	Proposed Mitigation
Preparation of Resettlement Action Plan	The borrower will be required to prepare a full resettlement plan for any project that involve a significant number of people (200 or more persons) who would need to be displaced with a loss of assets, or access to assets or reduction in their livelihood	There is not provision in the Law, but valuation reports are required for purposes of compensation of affected persons	Resettlement plans are not required by Uganda laws, but are prescribed in the EIA Guideline	A Resettlement Action Plan for Temporary Displacement (RAP) has been prepared.
Compensation & Resettlement	Compensation at the full replacement cost for loss of lands and other assets should be paid prior to projects implementation with the view to improve the former living standards, income earning capacity and production levels of the affected population.	Fair and prompt compensation is paid before occupying property	Uganda laws focus mainly on cash compensation and not in-kind compensation	Vendors are given waivers. An understanding in representation section (ix) of the MoU states that; Vendors while at temporary relocation site will not pay rental fees, trading license and market dues. Vendors shall only pay for utilities, garbage collection and security. See Appendix 4

5.3.4 Attorney General

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

5.4 Roles of Project Coordination Unit or Programme Facilitation Team;

The Programme Facilitation Team, headed by the National Programme Facilitator is responsible for the administration and management of the project and coordination at the national level with the IPC members and any other development partners. Main roles of the team include.

- Facilitate and support the implementation of Programme activities.
- Monitor, supervise, and provide technical assistance to Urban Authority to ensure smooth implementation of Programme activities.
- Consolidate project budgets.
- Submit procurement documents to the bank for review and approval.
- Compile and submit quarterly progress reports.
- Undertake annual audits of all project accounts and submit the audit reports to the bank.
- Ensure that the re-development is carried out in accordance with the approved designs and completed within the allocated time.
- Act as witness to the MOU between urban councils and registered vendors which shall be signed before commencement of civil works on the market.

5.5 Roles and Responsibilities of the Ministries, Departments and Agencies (MDAs)

5.5.1 Ministry of Finance, Planning, and Economic Development (MoFPED)

Ministry of Finance, Planning and Economic Development is a Government Ministry which plays an important role to ensure mobilization of public resources for the whole Government.

It is also concerned with matters of achieving the fastest rate of economic transformation alongside emerging economies. It targets to formulate sound economic policies that lead to sustainable economic growth and development.

One of the mandates is to Provide overall framework for control of public resources and expenditure.

5.5.2 Ministry of Trade, Industries and Cooperatives

The mission of the ministry is to "develop and promote a competitive and export-driven private sector through the acceleration of industrial development", with the ultimate objective being the growth of the Ugandan economy.

The Ministry will be responsible for technical guidance in market opportunities, market information, trade policies, market construction and support to value chain actors.

5.5.3 Ministry of Agriculture, Animal Industry and Fisheries (MAAIF)

Agriculture is major a source of livelihood and under the National Development Plan III, Agro Industrialization will enable Uganda to embark on its long-term aspiration of increasing household incomes and improving the quality of life.

With the Ministry's commitment to promote agro industrialization, increase the current production and productivity, quality and quantity of volumes of agricultural products as well as boosting efforts to ensure that the products are handled properly to avoid contamination. This will address the high post-harvest losses, minimize losses to disasters, and stabilize prices on top of increasing household incomes.

5.5.4 National Agricultural Advisory Services (NAADS)

The National Agriculture Advisory Services (NAADS) is a statutory semi-autonomous body under the Ministry of Agriculture, Animal Industry and Fisheries (MAAIF) mandated to manage the distribution of agricultural inputs to farmers for sustainable household food security and incomes.

5.5.5 Ministry of Works and Transport

The Ministry of Works and Transport exists to formulate policies, plans, set standards, build capacity, carryout advocacy, regulate, monitor, and evaluate the works and transport sector.

- Initiate, formulate, and develop National Policies, Plans and Programmes for safe and efficient Public Transport Infrastructure and Services.
- Monitor and Evaluate the Implementation of National Policies, Plans and Programmes for safe and efficient Works, Public Transport Physical Infrastructure and Services.
- Initiate new and review existing Laws and Regulations on Works and Transport Infrastructure and Services.
- Set standards for the construction industry, transport infrastructure and services.
- Enforce compliance to national policies, laws regulations and guidelines on works transport ways infrastructure and services.
- Monitoring and Evaluation of the performance of Transport Agencies.
- Inspect and license Public Transport Vehicles (PSVs).
- Provide technical support for contract works, including construction and maintenance undertaken by other Government Ministries, Departments and Agencies (MDAs).
- Initiate and formulate plans and policies for management of public buildings.
- Set and monitor national standards on public buildings.
- Carry out research and develop local materials and technology for construction industry.

MoWT is key in providing guidance in the design formulation of the markets and the access roads attached to the market.

5.5.6 Ministry of Gender, Labour, and Social Development (MoGLSD) - Department of Occupational Safety and Health

The Department of Occupational Safety and Health. Ministry of Gender, Labour and Social Development is responsible for the welfare of workers including enforcing workplace laws and regulations, worker compensation and disputes. The Department will be instrumental regulating the welfare of project workforce and they undertake the following: -

- To empower communities to appreciate, access, participate in, manage, and demand accountability in public and community-based initiatives.
- To protect vulnerable persons from deprivation and livelihood risks.
- To create an enabling environment for increasing employment opportunities and productivity for improved livelihoods and social security for all, especially the poor and vulnerable.
- To ensure that issues of inequality and exclusion in access to services across all sectors and at all levels are addressed.
- To improve performance of social development (SD) institutions to coordinate and implement the Social Development Investment Plan (SDIP) at various levels.

Regarding the developing of these markets, MoGLSD is concerned on social safeguards, risk analysis assessments and safety precautions of workers and vendors.

5.5.7 National Environmental Management Authority (NEMA)

NEMA is the principal agency in Uganda responsible for the management of environment and is charged with the coordination, supervision and monitoring of all activities related to environmental management.

NEMA is responsible for reviewing and approval of ESIA reports, and issuance of certificates of approval. The Authority is also responsible for monitoring the compliance with the set conditions in the NEMA Certificate of Approval as well as implementation of mitigation measures within the daily operations of the project.

NEMA works with Town council Environment Officers and local environment committees at local government levels who also undertake inspection, monitoring and enforce compliance on its behalf. In Government ministries, NEMA works with Environmental Liaison Units to ensure that they effectively incorporate environmental issues in their activities, policies, and programs.

It is for this reason, that an ESIA report was submitted and approved by NEMA as per the attached NEMA certificate of approval for this market. Compliance with conditions in the certificate by MoLG is very important.

5.5.8 Ministry of Water and Environment (MoWE)

Ministry of Water and Environment is responsible for ensuring sound environmental management that in turn ensures that there is sufficient water for domestic, agricultural, and industrial uses. MoWE has the responsibility for setting national policies and standards, managing, and regulating water resources and determining priorities for water development and management.

Its technical arm is the Directorate of Water Resources Management - DWRM which is the lead agency under MoWE responsible for water resources management in Uganda. Its key functions include.

- Provision of water resources related advisory services to the government, private sector and NGOs at the national and local levels.
- Regulation of water resources through issuing water use abstraction.
- Wastewater discharge permits.
- Wastewater discharge.
- Hydraulic works construction.
- Borehole drilling and easement certificates.

Water resource monitoring and assessment and Integrated Water Resources Management (IWRM) activities.

5.5.9 Local Market Management Structures

The project is in line with aspirations of the existing local market management structures such as market management committees, Tenderers, and market masters. These are responsible for sensitizing the people and empower them to realize maximum benefits from the project. They will be involved in the training and creating awareness of the project and assisting in grievance handling (if any) for the proposed project.

5.5.10 Vendors / Local Communities

These are the directly affected people. The project impacts will be on communities especially in site neighbourhood and households near material extraction areas. The vendors form vendor and market committees which sensitize fellow vendors to ensure their full participation in the program and monitor progress of implementation of prioritized infrastructure.

5.5.11 Project Facilitation Team (PFT)

The Project Facilitation Team is the project advisory body responsible for ensuring that respective departments across the Town council/ Town Councils adopt and follow appropriate monitoring mechanisms, processes, and procedures. The PFT also supports the Town council/ Town Councils to establish meaningful and measurable indicators during the start-up phase so that suitable means of data collection can be built into program activities.

CHAPTER 6. TEMPORARY RESETTLEMENT PLAN

6.1 Introduction

The compensation plan specifies all forms of asset ownership or use rights among the PAPs. The categories of impacts include loss of physical assets, revenue and income resulting from economic displacement or physical relocation.

According to the AfDB Involuntary Resettlement Policy, the resettlement plan should ensure that the disruption of the livelihood of people in the project area is minimized and ensure that the displaced persons receive resettlement assistance to improve their living standards. These are also the objectives of the MATIP- 2 Program, including the development of Mpigi Central Market.

6.2 Formation of RAP Implementation Committee

Ministry of Local Government will spear head the implementation of this RAP. The committee comprises of a team of technical personnel from the Ministry and the Mpigi Town Council. These include,

- 1) MATIP-3 Project Support Team
- 2) The Town Clerk (Chairperson)
- 3) Secretary for agriculture and production
- 4) The Commercial Officer (Secretary to the Committee)
- 5) The Council Lands Officer
- 6) Agriculture officer
- 7) The Physical Planner
- 8) Community Development Officer
- 9) Environment Officer
- 10) Representative of PAPs committee

6.2.1 Responsibilities of the RAP Implementation Committee

The RAP Implementation Committee will be responsible for the following:

1. Disclosure of resettlement activities and planned schedule.
2. Overseeing the implementation of the RAP.
3. Overseeing the formation of PAP Committee.
4. Ensuring maximum participation of the affected people in the planning of their own resettlement and post resettlement circumstances.
5. Facilitating all consultation and engagement activities with affected vendors.
6. Providing support and assistance to vulnerable groups.
7. Ensuring monitoring and evaluation of the PAPs and the undertaking of appropriate remedial action to deal with grievances.
8. Ensure the GRM is communicated to all stakeholders from the early stages of the resettlement process.
9. To ensure that business reinstatement of vendors is satisfactorily implemented.

6.2.2 Formation of Project Affected Persons Committee

Under the guidance and coordination of the RAP implementation Committee, the Project Affected Persons Committee will be formed and shall act as a voice for the vendors. The committee shall comprise of the following:

1. Mpigi Central Market Committee Chairperson (Committee Chairperson)
2. A representative from the Area Local Council One Office (Local Council One Chairperson)
3. Chairpersons of each business sector in the Market

4. A representative of People with Disabilities (PWDS)
5. A representative of women
6. A representative of youths

6.2.3 Responsibilities of the RAP Implementation Committee

The committee shall be responsible for the following:

1. Conducting extensive consultation with the affected vendors to gather their concerns, interests, and grievances.
2. Coordinate the relocation of vendors to the temporary market and reinstatement of all vendors in the re-constructed market.
3. Serves as dispute resolution body to negotiate and solve any problem that may arise relating to resettlement process. If it is unable to resolve any such problems, will channel them through the appropriate grievance procedures laid out in this RAP.
4. To define clear roles and responsibilities of the various parties involved in managing grievances.
5. Ensure the GRM is communicated to all stakeholders from the early stages of the resettlement process.

6.2.4 Capacity Building for The Committees Established

MoLG will orient and train the selected committees on performance of their roles and responsibilities. Capacity building committee is formed with committee of GRM, PAP and RAP. GRM committee is consisting of 10 people, RAP committee consist of 10 people, and PAP committee consist of 20 people. The committees will also be facilitated with transport, equipment, and allowance to adequately perform their duties. The committee will have 2 sittings in a year and therefore, there will be a total of 4 sittings in two years.

6.2.5 Budget for capacity building

The overall capacity building budget for two years (period of vendors' stay at the relocation market) is **UGX 4,200,000= (Uganda Shillings Four Million Two Hundred Thousand Only)**. The breakdown of the budget is in table 5 below.

MoLG should regularly follow up on operation of the committees and ensure that they are fully constituted, and operational Resettlement Plan implemented effectively. Below is the budget for capacity building.

Table 5: breakdown of capacity building budget

S/No.	Item	Quantity	Unit Cost	Amount Per Sitting	Sitting Twice a Year	Sitting for 2 Years (4 Times)
1	Allowance for Capacity Building Committee	40 People	20,000	800,000	1,600,000	3,200,000
2	Refreshments and Bites		200,000	200,000	400,000	800,000
3	Stationary		50,000	50,000	100,000	200,000
	Total			1,050,000	2,100,000	4,200,000

6.3 Assessment of Rights of Ownership

The RAP team established that land where the current market is and still proposed for the reconstruction of a modern market belongs to Mpigi Town council. This was further proved by undertaking a title search in the ministry of lands and this evidence is appended to this report in **Appendix 1**.

The team further discovered that the land earmarked to act as temporally relocation site for vendors in the market also belongs to the town council and proof is also attached to this report in **Appendix 2**.

6.4 Compensation/ Resettlement Assistance

There will be economic displacement of about 607 vendors in Mpigi Central Market as obtained from the vendor validation process conducted and information given by the vendor market leadership and Mpigi Town Council. The allocation of stalls shall be done in close consultation with relevant Mpigi Town Council officials through an approach that shall be mutually agreed between all parties.

This report encourages the project management through a grievance redress committee to hear out any grievances that might arise and advise traders accordingly. This will help in increasing the acceptability and support of the project by both the traders and the neighbouring community.

6.5 Eligibility

Only verified vendors shall be eligible for relocation to the temporary market site and reinstatement back in the new market. As for this RAP, a bona fide vendor is used to mean or include a person who owns, rents or sub- rents a kiosk, lockup, stall, stand, store, and any other facility in the market including persons operating in open spaces within the market. The verified vendors are shown in the table below.

Table 6: A table Showing Verified Vendors

Category of vendors	Values Provided by Vendor Association	Values Provided by Town Council	Values Obtained by Consultant
Lock up shops	71	38	36
Vegetable stalls	144	146	148
Lukuubo Vendors	58	52	50
Outside/Daily vendors	126	103	90
Tuesday vendors	-	64	60
Road side vendors	-	195	173
Butcheries	9	9	7
Total	408	607	564

Source: Final Detailed Needs Assessment Report - August 2022

Out of the above 564 vendors, 347 were females and 217 are males. Apart from the roadside vendors (173), all the other vendors are likely to be relocated to the proposed relocation site hence vulnerable to market construction effects. It was discovered that 18% of the vendors were widows or widowers. The market at the time of the survey 11 pregnant women and 39 orphans though grown and can sustain themselves.

Non-bona fide vendors shall be given opportunity to apply for workspace in the new market after all bona fide vendors have been fully reinstated. As for this RAP, a non-bona fide vendor is used to mean or

include a person who was not found operating inside the market who may wish to obtain workspace after redevelopment of the market.

Vendor validation will be further assessed by the Town Council and MoLG to ascertain the exact number of vendors to be in the newly constructed market. At completion of Mpigi central rehabilitation, verified members will first be given locks or stalls and new registered vendors will also be given space.

The criteria of giving stalls or lockups will be on a basis of one vendor one stall or lock-up.

6.6 Principles and applicable rate for compensation

Vendors will not be compensated in cash. They will be given waivers for the period of their operation at the relocation site. The waivers will be on rent, trading license and market dues. The applicable rate for waivers was determined by the annual revenue collection sum from Mpigi Central Market. The audited annual revenue collection computation of the market gate was available by Municipal Council during needs assessment. See table 16 (Total waived cost).

6.7 Estimate of actual losses and their compensation

Vendors and their leaders expressed fears of losses to be incurred during relocation and while at the new site to the RAP team. However, there will be no direct compensation towards these anticipated losses to be incurred during relocation to the temporary market site and then back to the newly constructed market. To lay their fears, the Ministry of Local Government together with Mpigi Town Council leadership signed MOUs with vendors in presence of the market management committee that included responsibilities of the vendors and those of the Town council and MoLG as listed below.

- VII. During the relocation each Vendor will make necessary self-transfer and facilitation to the area for which the Vendor will have been allocated.”
- VIII. The Town Council in collaboration with the Ministry of Local Government, will develop the Temporary Relocation Site and provide temporary basic facilities including Grading, Levelling of the area, Fencing, water, electricity, and adequate sanitation facilities.
- IX. Vendors while at the Temporary Relocation Site will not pay Rental Fees, Trading License and Market Dues. Vendors shall only pay for Utilities, Garbage Collection and Security.
- X. The relocated vendors will be given first priority of getting stalls in the newly constructed market.
- XI. The temporary relocation time will be between 2-3 years.
- XII. Vendors will only pay costs of maintaining the water and power as well as sanitation and hygiene costs at the temporary market site.

It should however be noted that the costs of covering up all the commitments such as preparing the temporary relocation site, the waiver for not paying rental fees and taxes, trading licenses and market dues is treated as compensation.

6.8 Consultations and negotiations held

The last consultative meeting was held in July 2023 whereby Government of Uganda through MoLG and Mpigi Municipal Council entered Memorandum of Understanding/Consent Agreement with the vendors for implementation of the RAP. See Appendix 4

6.9 Physical Relocation Measures

In preparation of the project commencement, the following physical relocation measures shall be put in place to facilitate business continuity among the vendors during the period it will take to complete the reconstruction of the market.

- Alternative site at the playground was identified by the Mpigi Town Council officials where the Vendors shall be temporary relocated to pave way for the new market construction activities.
- The identified site shall be prepared and furnished with the necessary facilities such as; a VIP latrine, fencing, water supply, electricity, gates, security lights, security guards, some shades to create a conducive business environment as captured under paragraph viii of the MoU signed as appended to this report in Appendix 5.
- Vendors shall also be allowed to salvage materials demolished from the old market to enable them construct temporary makeshift structures such as kiosks, shades among others at the temporary site.

6.10 Sustainable Livelihood Restoration Plan Measures

Livelihood restoration is a key component of the resettlement process. It helps to prevent and mitigate the potential adverse impacts likely to be suffered by PAPs as a direct result of the resettlement. It focuses on initiatives beyond compensation. It considers other post compensation support initiatives and social and economic considerations. Although project will not involve economic displace of livelihoods, the following plans will facilitate restoration of livelihoods by the end of the project life.

As part of sustainable livelihood restoration, for the short term a temporary market structure has been prepared to facilitate business continuation during project implementation. This structure shall enable vendors to continue transacting business as they await the completion of the new market structure.

For the long term, the Government of Uganda is to develop a modern and standard market structure to which the Vendors shall be reinstated upon completion. The structure will not only improve livelihoods for the bona fide vendors but also shall improve the working environment in which Vendors transact business as compared to the current state of the Market.

6.11 RAP Disclosure

Upon approval of the RAP by the AfDB safeguards team, Ministry of Local Government represented by the Program Facilitation and Project Support teams in collaboration with the leadership Mpigi Town Council shall publicly disclose this RAP report and associated documents to the affected vendors, who also double as project beneficiaries.

The RAP disclosure date shall be communicated to the Town Council officials to prepare the vendors in advance to receive the information documented in the RAP report. The documents to be disclosed shall include; RAP Report, Updated Vendors' Register, Composition of the RAP, PAPs and GRM committees. Memorandums of Understanding (MoUs) and Consent letters shall also be disclosed to the vendors for signing prior to relocation to the temporary site.

6.12 RAP Implementation schedule

6.12.1 Key activities during RAP implementation

Based on the activities identified, it is proposed that the RAP implementation will run for 3 months.

Table 7: RAP implementation activities

Category	Activities	Time in Months		
		1	2	3
Preparatory	Formation of RAP Implementation Team and PAPs Committee;			
	Preparation of temporary relocation site of the market			
	Clearance and approval by regulatory authority and Bank			
	Formation of Grievance Redress Committee;			
	Capacity Building for the Committees			
	Development of stakeholder engagement materials			
Implementation	Setting up of GRC			
	Disclosure and final agreements with individual PAPs			
	Implementation of RAP			
	Serving notices to all PAPs			
	Relocation of PAPs to the temporary relocation site			
	M and E	Until RAP completion audit		

1. Preparation of Temporary Resettlement Area

The Ministry of Local Government shall provide a sum of **UGX 200,000,000= (Uganda Shillings Two Hundred Million Shillings Only)** to Mpigi town council to be used in the preparation of the relocation site inclusive of fencing off the relocation sites, installation of power, construction of toilet facilities, provision of waste management skips and securities for the vendors at the temporary sites.

The breakdown of the budget for preparation of temporary resettlement area is in table below.

Table 8: The breakdown of the budget for preparation of the temporary relocation site

S/No.	ITEM	UNIT COST (UGX)
1	Levelling of the relocation site	30,000,000
2	Fencing of the relocation site using chain link	60,000,000
3	Installation of utilities (electricity and water supply systems)	25,000,000
4	Construction of Toilet Facilities	50,000,000
5	Demarcation of area for the vendors using poles	15,000,000
6	Purchase of the skips for waste management	15, 000,000
7	Miscellaneous	5,000,000
	TOTAL	200,000,000

2. Roles and Responsibility of Project Coordination Unit during Temporal Market Relocation

Town Councils

1. Coordinate and engage mandated institutions in the supply and provision of utilities like water and electricity.
2. Sourcing service providers and contractors for all activities in this phase.
3. Conduct physical planning of the temporary site including allocation of working space to vendors.
4. Allocation of the budgeted resources.
5. Enforcement of the implementation of compensation package.
6. Improvement of access roads to the site.
7. Inform the public of the temporal relocation of the market via megaphones and local radio stations.
8. Municipal council together with the vendors' association will inform vendors of the physical zoning of the temporary market area as per the different trades.

Market Vendors and Vendors' association

1. Participate in planning and business zoning of the Temporary site.
2. Mobilize and sensitize Market vendors for relocation.
3. Participate in allocating working space in the temporary site to the bona fide Market vendors.
4. Mobilizing and sensitizing the Public about the new market location so that their clients and customers can allocate the traders.

Note: Consultative meetings, radio talk shows, stakeholder engagement meetings and dissemination drive around the Market and Town Council during the Market Days will be used. Languages mainly local language, Luganda and English will be used.

3. Sensitization of PAPs

The sensitization process is / shall be conducted in an interactive manner by the RAP team together with members of the PAP committee and local government officials from the Town Council and The District Local Government. Key issues to sensitize vendors on include,

- Conditions for Compensation
- Entitlements of PAPs during RAP implementations
- Market Reinstatement Plan
- HIV/AIDs awareness

6.13 Update of Vendors' Registry

Under the Terms of Reference for Design and Bid Documentation, the Consultant as a Neutral Person was tasked to Validate the Register of Vendors. A validation of vendors' register ascertaining the number of vendors operating in the market was done created baseline information that will be used to guide the relocation and resettlement process.

The validated vendors are the bona-fide vendors who will be liable to temporary resettlement and reinstatement to the redeveloped market. Other new vendors will be considered after resettlement of these validated vendors.

6.14 Relocation of Vendors to Temporary Market Site

After setting up of the temporary relocation site, the RAP Implementation Committee together with the PAPs Committee will take on the task of allocating workspace to vendors at the temporary relocation site.

- The PAP committee under guidance of the Municipal/Town councils will inform vendors of the physical zoning of the temporary market area as per the different trades.
- Vendors with movable structures shall be allocated space/ ground for pitching their structures. The committee shall use pegs and numbers to mark space allocated to each vendor. This will minimize scramble for space among vendors that would arise if the “first come first serve” system was used.
- Relocation shall be done in a phased manner basing on the different categories of trade and vulnerability groups in the market to minimize congestion and traffic during shifting.
- Shifting schedules shall be developed indicating have different days for specific trades and special timing for People with Disabilities.

6.15 Reinstatement of Vendors in the Redeveloped Market

Upon completion of market, the RAP Implementation Committee together with the PAPs Committee will take on the task of allocating facilities to vendors in the new market.

- The committee shall issue allocation letters to each vendor allocated workspace in the market. The letter shall stipulate the type of facility allocated and its position number in the market.
- Reinstatement of vendors in the new market shall be done in a phased manner basing on the different categories of trade and vulnerability groups in the market to minimize congestion and traffic during shifting.
- Shifting schedules shall be developed indicating have different days for specific trades and special timing for People with Disabilities.
- First to be allocated facilities will be all bona-fide vendors in accordance with the market zoning given in the project design.
- After all bona fide vendors have been allocated facilities; non- bona-fide vendors will be given opportunity to apply for surplus space in the market.

6.15.1 The Reinstatement Budget

The overall budget of reinstatement of vendors in the new market will be **UGX 30,000,000= (Uganda Shillings Thirty Million Shillings Only)**. Below is the breakdown.

Table 9: Reinstatement budget

S/No.	Item	No. Of people	Number of days	Unit cost	Total amount
1	RAP committee	10	14	50,000	7,000,000
2	PAP committee	20	14	30,000	8,400,000
3	Fuel	-	-	-	6,000,000
4	Drivers	3	14	50,000	2,100,000
5	Meeting facilitation for RAP committee	10	1	40,000	400,000
6	Meeting facilitation for invited guests e.g. LCV, DPC, RDC, DISO, Mayor etc	10	1	50,000	500,000
7	Meeting facilitation for PAP committee	20	1	20,000	400,000
8	Tea, lunch, water for participants	60	1	30,000	1,800,000
9	Stationary				250,000
10	Radio announcement				300,000
11	Public address				250,000
12	Security personnel	14	5	30,000	2,100,000
13	Miscellaneous				500,000
	Total				30,000,000

6.16 Cut-off Date

Cut-off date is the date of completion of census and validation the Register of PAPs after which persons occupying the market after cut-off are not eligible for compensation. The applied cut-off date for Mpigi was 23rd March 2023.

Vendors were registered and validated. Only validated vendors shall be given priorities in allocation of space at the relocation site. These vendors consented to Temporary Relocation Arrangement during the re-construction period and Signed and MoU/Consent Agreement as detailed in **Appendix 4**.

6.17 Entitlements

The right to benefit will only be granted to Vendors whose assets will be demolished and those who will have to move their assets to a different location and/or relocation site. Such vendors will be given space in the new market.

6.17.1 *Evidence that negotiation of the valuations and prices has been undertaken with each individually affected person/household, without any social pressure, in a fair and equitable manner.*

The Government of Uganda through MoLG and Mpigi Town Council entered a Memorandum of Understanding/Consent Agreement with the Vendors (Project Affected Persons) for implementation of the RAP.

It's evident by the Consent Agreement in the MoU. See **Appendix 4**.

An understanding in representation section (ix) states that; Vendors while at temporary relocation site will not pay rental fees, trading license and market dues. Vendors shall only pay for utilities, garbage collection and security.

6.17.2 **Entitlement matrix**

The table below defines the eligibility for compensation and rehabilitation assistance for impacts /losses for different types of assets for different categories of PAPs.

Table 10: Eligibility for Compensation

Type of Loss	Eligibility	Compensation Strategy
Loss of income by the vendors	Mpigi Central Market Vendors, (Loss of income through transportation and change of location which may affect the turn up of their daily customers).	The Government of Uganda will provide a waiver on the taxes and dues payable by the vendors during the time they will take in the temporary relocation site and the first three months of reporting to the new market. The government will provide a channel through which all the vendors who may wish to advertise to do so for their daily clients to know their new locations.
Loss of space for daily operations	Market vendors (Lock-ups and other facilities will be demolished to pave way for the redevelopment of the market).	The Government through MoLG will provide a sum of UGX. 200,000,000/= (Uganda shillings, two hundred million only) for temporary relocation of market to cater for grading, waste management, sanitation and fencing etc. Refer to table 8(The breakdown of the budget for preparation of the temporary relocation site) Bona-fide will be given space in the relocation sites to establish temporary facilities. All the current sitting vendors will be allocated facilities in the new market with a value better than the current occupied facilities. Bona-fide vendors will be given first priority during the allocations of the lock-ups
Loss of wage Labour	All employees who lose their jobs because of project construction activities.	Ensure transfer of jobs/identification of similar jobs at temporal market site and the new market.

CHAPTER 7. STAKEHOLDER ENGAGEMENT

7.1 Approach to stakeholder engagement

It is important to note that stakeholder engagement is a significant activity within the development and management of the Project. The Consultant identified and engaged several stakeholders including those that can influence the project, those that had interests in the project and those that were to be affected or benefit from the temporally RAP process for Mpigi market reconstruction.

This report entails strategies and process of promoting consultations/participation of the stakeholders including the affected people in compensation and resettlement activities, and how their views are being taken care of. It also proposes plans to disseminate RAP information during implementation.

7.2 Principles of Stakeholder Consultation and Participation

The RAP Consultants, on behalf of MoLG conducted a number of stakeholder consultations which were guided by the following principles.

1. Free of manipulation, interference, coercion, and intimidation.
2. The engagement to be conducted early enough to scope issues and influence decisions to which they relate.
3. Two-way conversation so that both sides can exchange views and information, to listen, and to have their issues addressed.
4. Gender-inclusive through awareness that men and women, the youth and elders as well as different strata of society often have differing views/needs.
5. Localized to reflect appropriate timeframes, context, and local languages.

7.3 Stakeholder Identification and Analysis

The RAP team for Mpigi Central Market identified several stakeholders to kick start the stakeholder engagement process that resulted into generation of a list of key stakeholders. The identified key stakeholders included Vendors in the current market, Market neighbourhoods, the Local community, Vendor's leadership, and Town council leaders, Ministry of Lands Housing and Urban Development, and the Ministry of Gender, Labour, and Social Development.

A stakeholder identification matrix was used to identify and analyse all the stakeholders that were involved, affected and those that will play a crucial role in the implementation of RAP. Stakeholders were identified and analysed according to their responsibility, influence, proximity, dependency, representation, and policy and strategic intent. Refer to table below.

Table 11: Stakeholder Categories

Category	Stakeholder	Mandate
Central Government Ministries, Departments and Agencies (MDAs)	Ministry of Gender, Labour and Social Development	The Ministry of Gender, Labour & Social Development (MGLSD) is responsible for coordinating social development in Uganda. In collaboration with other stakeholders, MGLSD is responsible for inspecting state of occupational safety, labour relations, community empowerment, protection and promotion of rights and obligations of vulnerable groups for social protection and gender-responsive development.

Category	Stakeholder	Mandate
	National Environment Management Authority (NEMA)	NEMA was established under the National Environment Act Cap. 153 as the principal agency in Uganda charged with the responsibility of coordinating, monitoring, regulating, and supervising environmental management in Uganda. In this context, NEMA will be responsible for ensuring proposed mitigation measures are implemented, monitoring compliance with approval conditions, and ensuring any other impacts that may arise are mitigated.
	Ministry of Lands Housing and Urban Development	Ministry is responsible for providing policy direction, national standards and coordination of all matters concerning lands, housing, and urban development, as well as putting in place policies and initiating laws that ensure sustainable land management, promote sustainable housing for all and foster orderly urban development in the country. The ministry is supposed to confirm the proposed development and land ownership.
	Ministry of Local Government	The ministry is to guide, harmonize, mentor and advocate for all local governments in support of the vision of government to bring about socio-economic transformation of the country.
	Ministry of Health	The Ministry of Health is set up with the mandate of stewardship and leadership of the health sector. The ministry or representative at the district will guide establishment of effective health practices at the market.
	Department of Disaster Preparedness at Office of the Prime Minister	The department is responsible for among others with the responsibility to coordinate development of capacities for prevention, preparedness, and response to natural and human induced Disasters and Refugees. The department will be responsible for ensuring availability of early warning to local community of any suspected emergencies and support response in case of occurrences.
Local Government	Town Council Leadership	- Municipalities have powers to oversee implementation of development activities under supervision of their relevant departments such as Works, Environment, Lands and Water Resources. - At the Town Council Level, the Environmental Officer, Engineer and Community Development Officer will participate in monitoring the project construction and operation to ensure that mitigation measures are adequate and advice or point out additional compliance requirements following their inspections.
Local Community (PAPs)	Vendors, Neighbourhoods and Market Leadership	The local community members are the stakeholders that are most directly affected by the impacts of the RAP. The developer is supposed to take all measures necessary to seek the views of PAPs <i>through public meetings, intended to share information on project objectives, project activities, eligibility criteria, relocation measures, relocation site among others.</i>

7.4 Objectives of Consultation and Disclosure

The primary purpose of the stakeholders' consultations was to provide an overview of the project to the relevant agencies, stakeholders, and the market community in the planning system for the market. This allows most affected by proposed developments – to make an input at both planning application and planning appeal stages.

If the development is permitted and proceeds, its implementation will affect the businesses people trading in the market, for such a period as construction shall take. Market upgrading works can bring jobs and economic prosperity to the area, but they can also arouse socio-economic concerns. It is important; therefore, that a temporally resettlement be done to current users of the market to pave way to the reconstruction of the market. This had to be made clear to Mpigi town council so that they participate in the resettlement as they are official representative of MoLG and directly supervise the implementation of all the activities to be undertaken during the RAP implementation.

Consultation helps local people to understand how the proposed construction activities will affect them, and how the developer will operate to the highest possible social standards. Adoption of a formal “good neighbor” policy by the implementor is essential to win the support of the affected community for the successful project implementation.

In the context of this RAP, stakeholder consultation aimed to achieve the following objectives:

- To introduce the temporally resettlement requirement for the current users of the market to all stakeholders and prepare vendors for resettlement and the receiving communities to receive the vendors.
- To provide sufficient, accessible, and objective information to all stakeholders and interested parties that will assist them to participate in the whole process of resettlement.
- To get views from stakeholders on RAP, the anticipated benefits, fears, expectations, opportunities, concerns, and suggestions on how best the resettlement can be done.
- To seek stakeholders' collaboration, cooperation, and participation in the RAP preparation and implementation cycle
- To collect all relevant information about the socio-economic trends, practices, and norms in the area within which the resettlement and project implementation are to be undertaken.

7.5 Stakeholder Consultations Undertaken

7.5.1 Consultations

Several Stakeholder Consultations were undertaken at various stages. These included consultations with PAPs on **21st - 22nd September 2021, 20th March 2022 and 23rd March 2022** (During Design and Bid Documentation up to Council Approval), **10th November 2022** during MATIP-3 AfDB Preparation Mission and **26th June – 6th July 2023** during review and signing of MoU/Consent Agreement. Joint Presentations of Design Deliverables at various stages i.e., Inception Report on **14th July 2021**, Draft Needs Assessment and Preliminary Design Reports on **17th - 18th November 2021** and revised ones on **9th December 2021**. Joint Presentation of Draft Detailed Design Reports on **9th - 11th March, 2022**. **25th October 2021 to 25th November 2021** consultations with various MDAs and **28th June – 17th July 2023** during the preparation of RAPs. The details of some of the meetings are attached in **Appendix 7**.



Figure 18: Stakeholder Engagement with Mpigi Town Council and District Technical and Political officials

Focus group discussions

A Focused group discussion (FGD) was held with Mpigi Central Market Management Committee (04 members in attendance) on 23rd March 2023. This was aimed at Understanding the operation of the market and the different challenges and ideas and briefing them about the project. See the List of the Members who attended in **Appendix 5**. The details of the attendance by Gender are as summarised below.

S/No.	Date of Meeting	Number of Participants	
		No. of Male	No. Female
1	21 st September 2021	11	2
2	22 nd September 2021	10	2
3	23 rd March 2022	14	6
4	10 th November 2022	17	7
5	26 th June – 6 th July 2023	271	247
6	17 th - 18 th November 2021	40	18
	25 th October 2021 to 25 th November 2021	15	12
7	28 th June – 17 th July 2023	10	10
	Total	388	304



Figure 19: Group discussion with Mpigi central market management committee

One-on-one Engagement

Some technical officials from Mpigi town council were engaged on one- one basis while considering their vital role in the study; community development officer, Town Clerk, Town Council Finance officer, among others. In addition to this, market vendors and locals were engaged individually, either formally or informally during the social economic assessments.



Figure 20: One on One Engagement with Vendors during the Socio-Economic Survey.

7.5.2 Stakeholders' views/concerns

Table 12: A table showing concerns of stakeholders.

Stakeholder	Views, Concerns and Suggestions
Mpigi Town Council and District technical and political officials	• The land where vendors will be relocated temporally is owned by the town council. • The town council is willing and supportive in the resettlement process. • All the vendors will sign consent/MOUs before relocation to be assured of their stalls in the new market. • Town council will provide social amenities like electricity, water, toilets at the new site. • Town council will not collect taxes from vendors for the period when the market is under construction.
Vendor management committee	• Town council should contribute something to all vendors to facilitate the relocation process. • Customers at the new site will reduce though this will be short-lived. • The council should ensure that the new place has facilities that vendors use daily like source of power, water, gender sensitive toilets among others. • The council should impose a waiver on market taxes for the time being.
Vendors (PAPs)	• Willing to relocate if assisted. • Policies and penalties should be set up for those selling along roads or setting up stalls. These prevent customers from entering markets. • improving on security as many cases arise in these existing markets. • Parking space should be provided.

CHAPTER 8. GRIEVANCE REDRESS MECHANISM

8.1 Grievance Process

This mechanism, therefore, describes avenues for affected persons to lodge complaints or grievances against the project, its staff, or contractors during its implementation. It also describes the procedures, roles, and responsibilities for addressing grievances and resolving disputes. Every aggrieved person shall be able to trigger this mechanism to quickly resolve their complaints.

8.2 Objectives of Grievance Redress Mechanism

The GRM aims to:

- 1) Provide project stakeholders with a clear mechanism of resolving grievances.
- 2) Set up and make known to all stakeholders a clear, accessible, transparent, and efficient system for receiving and resolving grievances.
- 3) Record, categorize and prioritize the grievances.
- 4) Provide an environment that fosters free and honest exchange of information and ideas about resolving received grievances.
- 5) Promptly resolve grievances in consultation with RAP implementation committee within a specified timeframe
- 6) Escalate unresolved grievances in line with GRM procedure.

8.3 Grievance Redress Management Principles

A non-judicial mechanism for the management of grievances and disputes shall be put in place. The project affected and impacted persons shall be encouraged to utilize these structures to register and resolve grievances related to the Mpigi Central Market re-development project. It should be noted that the affected persons will be able to trigger this mechanism, while still being able to resort to the judicial system. The mechanism will be based on the following principles:

- 1) Affected persons will have easy access to deliver grievances and complaints.
- 2) Grievances can be submitted by any stakeholder either orally (and will be recorded) or in written form through the established channels, at the town council Office and or Community based GMCs.
- 3) Any grievance will be registered, acknowledged receipt of, and tracked until it is closed.
- 4) The grievance management arrangement will include two tiers of extra-judicial, amicable review and settlement, with the first one internal to the Project Support Team in liaison with the existing structures and the second one with involvement of external parties. The third tier will be the judicial system, for those grievances that cannot be resolved.
- 5) The host community and especially PAPs shall be informed about the grievance mechanism and how they can make use of this process. The communities and other stakeholders were informed through community meetings about the grievance mechanism.
- 6) Grievances will be recorded by using a complaint register in English or local language. The complaint register will be available for recording complaints and will contain details regarding the grievance as well as the name and address of the applicant, application date, type of application and the name of the persons receiving the grievance. The forms will be logged in a register where they will be tracked through to a suitable resolution.

8.4 Composition of Grievance Management Committee

8.4.1 RAP Implementation Committee

The Town councils will be the lead implementers of this RAP. The committee comprises of a team of technical personnel from MoLG and Town Council. These include,

- 1) The Town Clerk (**Chair of the Committee**)
- 2) Commercial Officer (Secretary to the Committee)
- 3) Chairperson LC3
- 4) MATIP-3 Project Facilitation Team Representative
- 5) The Town Council Engineer
- 6) The Physical Planner
- 7) Finance Officer
- 8) Agricultural Officer
- 9) Community Development Officer
- 10) PAP Committee Representative

8.4.2 Roles and Responsibilities of the committee

The RAP Implementation Committee will be responsible for the following:

- 1) Overseeing the implementation of the RAP.
- 2) Overseeing the formation of the PAP Committee.
- 3) Ensuring maximum participation of the affected people in the planning of their own resettlement and post resettlement circumstances.
- 4) Ensuring monitoring and evaluation of the PAPs and the undertaking of appropriate remedial action to deal with grievances and,
- 5) To ensure that business reinstatement of vendors is satisfactorily implemented.

8.4.3 The PAP Committee

The RAP implementation Committee will guide the vendors to form a committee to represent them. The PAP Committee will act as a voice for the vendors to communicate their interests, concerns, and recommendations. The committee will act as an intermediary between the PAPs and the developer. It will comprise of the following: -

- 1) Market Chairperson
- 2) Local Council Chairperson if different from the Market Chairperson
- 3) Chairpersons of each business sector in the market
- 4) Women representative
- 5) PWD representative
- 6) Youth representative
- 7) Representative for the elderly

8.4.4 Responsibilities of the PAP committee

The committee will be concerned with the following:

- 1) Coordinating relocation and reinstatement of all vendors in the market.
- 2) Allocating market facilities in the temporary relocation site and in the redeveloped market.
- 3) Public Awareness: Includes extensive consultation with the affected people so that they can air their concerns, interests, and grievances.

- 4) Dispute resolution: serves as dispute resolution body to negotiate and solve any problem that may arise relating to resettlement process. If it is unable to resolve any such problems, will channel them through the appropriate grievance procedures laid out in this RAP.
- 5) Ensuring vulnerability inclusion during resettlement process

8.4.5 Capacity Building for the Committees

MoLG will orient and train the selected committees on performance of their roles and responsibilities. The committees should also be facilitated with transport, equipment, and allowance to adequately perform their duties. MoLG should regularly follow up on operation of the committees and ensure that they are fully constituted and operational.

8.5 Grievance Redress Mechanism Process

There are four major steps that shall be followed in resolution of a grievance. These are explained below. First and if possible, a response should be given when available to close any grievance out at the level 2 where applicable. Where the resolution availed to the complainant is not accepted at the second level, it is then brought forward to levels 2, 3 and 4. At each level below steps 3 (Investigate and Respond) & 4 (close Out) are repeated. On receipt of any grievance, a grievance form must be filled, and this should indicate the following:

- 1) Details of the complainant (full names).
- 2) Details of the witness if any.
- 3) Details of the grievance; what happened exactly; the place where it happened; the
- 4) Parties involved; the time or date when it happened; the circumstances under which it happened; as well as the result of the problem.
- 5) Grievance category, description, provision of a solution, indication of solution acceptance or not.
- 6) Acknowledgement of receipt of grievance and further investigations for levels 2 to 4 where applicable; and,
- 7) Formal close out and an indication of complainants' satisfaction with the resolution process.

Step 1 – Establishment of Grievance Management Office

It is very important that a designated office at the Town council should be established, to receive the aggrieved persons. The office will be equipped with systems compatible to project and staffed with qualified personal to handle project community related complaints.

Step 2 - Receipt & Acknowledgement: A complaint may be reported with evidence can be reported to any member of the grievance committee. Complainants should have as much evidence as possible to support investigations and these may include witnesses, photographs, recordings, and many others.

The complainant should fill out the grievance form, with the secretary to the GRC if required, take a copy. If a member of the GRC receives a grievance orally e.g., by phone, or in the case where the complaint cannot write, the form has to still be filled in front of the complainant and signed with a witness.

Step 3 – Record, Assess & Assign: The GRC members should listen to the complainant; record his/her concerns in Grievance Form; and ensure that it is dated and signed by the Complainant with the guidance of the client care officer which creates the record of the grievance. The GRC should ensure that the complainant is satisfied with what was recorded in the grievance form and if need be, the form can be

scrutinized by a person (witness) nominated by the complainant to check that the information recorded is correct.

Step 4 – Investigate & Respond: The GRC and other members of the committee should investigate the concerns raised before meeting the complainant. The purpose of the investigation is to verify the validity and assess the significance of the grievance. During the investigation, GRC should provide regular status updates to the complainant in an appropriate form. The responses must be given to the Complainant in a timely manner and all efforts should be made to ensure that the complainant documents their response to the suggested solution. If the Complainant agrees to the solution, then the issue is closed out. If complainant is not satisfied, then the concern/s is escalated into levels. In this case the concern or grievance shall be directly handled by the project support team.

8.6 Reporting

The GRC shall make monthly grievances management reports with gender disaggregated data, highlighting information regarding the status, management, coordination, and implementation of the grievance mechanism. Key indicators relevant for the monthly or quarterly GRM reporting shall include;

- 1) Number of grievances received / month or week.
- 2) Number of outstanding grievances currently within each tier of the GM.
- 3) Number of outstanding grievances and reasons for non-resolution.
- 4) Number of resolved and closed out grievances.
- 5) Number of closed out grievances on stipulated period allowed.
- 6) Number of escalated grievances and reasons for escalation.

8.7 Gender Responsiveness in Grievances Management

Men and women may not only communicate their grievances differently but may also have different types of grievances. Gender differences shall be taken into consideration when handling grievances especially GBV, Sexual Exploitation and Abuse (SEA), and Sexual Harassment grievances. It is always important to note that women and men might report different issues and our staff responsible for handling the complaints shall avoid subjective value judgments that may lead to trivializing some complaints because of gender. In situations where women or men may feel uncomfortable discussing a grievance with a person of the opposite sex, the responsible officer shall provide the option of holding discussions within someone of the same sex, both at the time of registering the complaint as well as during the review process.

8.8 The need for maintaining a Grievance Register

There should be Grievance Register which would record all the grievances, complaints and issues the stakeholders would wish to bring to the attention of the Developer. It should be kept at a place where all will have easy access; preferably this should be placed at the office (allocated for the Grievance Committee (GC)). It should contain the date of the entry, name, and contact details of the complainant; nature of grievance, Signature (on one side of the Register) and actions taken to address or reasons the grievance was not acted on, the signature of the GC and Complainant as to how the grievance was closed and date (on the other side of the Register).

8.9 Recording of the complaints into the Grievance Register

The following steps are to be followed when the complaints will be received:

- 1) Receipt of complaint (a verbal or in written) will be received by the Community Liaison Officer or any other officer (a member of the Grievance committee).
- 2) The complainant can obtain the assistance from a member of the grievance committee to lodge such an entry into the Grievance Register.
- 3) The Officer Responsible or the GC member, who is at present, will communicate with the complainant in a language acceptable to the complainant.
- 4) After lodging the complaint in the register, the officer who recorded such complaint shall read to the complainant what is recorded and sign the entry made into the Grievance Register.

8.10 Grievance Management Committee

GRM committee is consisting of 10 people. The committee shall subsequently be trained on their roles and responsibilities, eligibility and as well as complaints handling mechanisms. The GMC shall act as contact point for logging grievances for vendors and host community members and will follow up on resolution and escalation of grievances. The Grievance Committee shall be trained in the areas below for them to effectively execute their roles:

- 1) Communication and interpersonal skills,
- 2) Conflict arbitration, and
- 3) Grievance redresses process comprised in this RAP report.

8.10.1 Budget cost for Grievance Redress Committee (GRC)

The GRC will be having 4 sittings in a year and 8 meetings in 2 years (the period when vendors will be operating in the temporary relocation site). The overall budget for the GRC is **UGX 1,760,000/= (One Million Seven Hundred Sixty Thousand Shillings Only)**. The breakdown of the budget is below.

Table 13: GRC budget breakdown

S/No.	Item	Quantity	Unit Cost	Amount per Sitting	Sitting 4 times a year	Sitting for 2 Years (8 times)
1	Sitting allowance	10people	20,000	200,000	800,000	1,600,000
2	Refreshments		20,000	20,000	80,000	160,000
	Total			220,000	880,000	1,760,000

CHAPTER 9. MONITORING AND EVALUATION

9.1 Introduction

The purpose of monitoring and evaluation in this RAP is to report on the effectiveness of the implementation of the RAP, disbursement of compensation and public participation, amongst others. Monitoring will also involve evaluation of the performance of the grievance management process. The monitoring framework proposed in this RAP includes, compensation complaints, grievance redress, and assistance to vulnerable PAPs. The Monitoring and Evaluation (M&E) mechanism provides a basis to assess the overall success and effectiveness of the different resettlement processes and measures.

9.2 Objectives

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

- 1) **Monitoring:** Will consider the progress of the implementation of the RAP, including the progress of key procedures such as site preparation, resettlement etc. Specific consideration will be given to:
 - (i) Any emerging social or economic difficulties faced by vendors during relocation process.
 - (ii) Compliance and completion of the relocation program.
- 2) **Evaluation:** Will consider the results and outcomes of the resettlement program, through an assessment of the impact of the resettlement Program on vendors, their incomes, standards of living, etc. The focus during the implementation of the resettlement plan will be on the compilation of baseline data on the affected vendors that will enable the comparison during evaluation missions.

9.3 Monitoring and Evaluation Framework for The Project

The Monitoring and Evaluation (M&E) mechanism provides a basis to assess overall success and effectiveness of various resettlement processes and measures. The Monitoring of resettlement and compensation activities shall be done in a two-pronged manner, that is, both internally and externally:

- 1) **Internal monitoring** – Internal monitoring will focus on activities implemented by the project team. These include mainly monitoring progress regarding implementation of the different project activities (activities monitoring) as well as establishing the impact of the project on the PAPs (Impacts monitoring) on a continuous basis.
- 2) **External monitoring** – External monitoring focuses on processes and outcomes. External monitoring consists of audits instituted by the different donor agencies to establish the level of project compliance to the required performance standards and based on their findings to further improve project implementation. These shall be instituted as and when the donors deem fit.

9.4 Vulnerability assessment

It is essential that vulnerability is closely monitored in order to provide timely support to susceptible PAPs. A vulnerability assessment shall be undertaken as part of quarterly auditing of all affected vendors, and those that are most vulnerable shall be prioritized for target assistance. Key activities shall be to;

- 1) Update a set of criteria used to identify vulnerable PAPs;
- 2) Every three months visit vulnerable PAPs to assess key needs/ issues;
- 3) Develop a plan to address these issues.

9.5 Monitoring and Evaluation Indicators

The monitoring and evaluation of the RAP will be done against the indicators presented in the Table below:

Table 14: indicators of M&E

Activity	Monitoring Indicators	Means of Verification	Monitoring Frequency
Identification and acquisition of temporary relocation site.	Record of evidence of ownership of the temporary relocation site.	Record of evidence of ownership of the temporary relocation site.	
Formation and Induction of RAP and GRM Committees.	- Record of vendor's' committee formation engagements. - Record of training for committee members. - Training schedules for committee members.	- List of members of the committees and the contacts. - Contacts of Committee displayed at the temporary site notice board. - Review of monthly performance reports - Monthly and quarterly field monitoring inspections. - Minutes of committee engagements	Monthly for Internal monitoring Quarterly for external monitoring
Preparation of the temporary relocation site to receive vendors	- Fencing of the relocation site - Zoning of market area, ground allocation markings - Establishment of shades with temporary stalls on site - Sanitary facilities on site - Utilities (water and electricity) on site - Status of access road	Daily and monthly site inspection.	Daily for internal monitoring Monthly for external monitoring before relocation
Sensitization of market vendors on relocation and reinstatement	- Record on awareness raising meetings with vendors on relocation and reinstatement. - Record on public announcements and talks shows on radios and TV Schedules for public awareness campaigns	Review of monthly performance reports	Monthly for Internal monitoring Quarterly for external monitoring
Update of vendors' registry	- Pinned lists of updated vendors' register. - Schedules for further update of vendors' register.	Review of monthly performance reports	Monthly for Internal monitoring Quarterly for external monitoring
Relocation of vendors to the temporary relocation site	- Relocation schedules for vendors. - Public notice on relocation dates and procedures.	- Review of monthly performance reports - Monthly field inspections	Monthly for Internal monitoring Quarterly for external monitoring

Activity	Monitoring Indicators	Means of Verification	Monitoring Frequency
	• Record of cash facilitation for key vulnerable groups (PWDs and the elderly above 60 years of age). • Record of grievances from vendors		
Reinstatement of vendors in the redeveloped market	• Reinstatement schedules for vendors. • Public notice on reinstatement dates and procedures. • Record of cash facilitation for key vulnerable groups (PWDs and the elderly above 60 years of age). • Record of grievances from vendors • Vendors' allocation letters	• Review of monthly performance reports • Monthly field inspections	Monthly for Internal monitoring Quarterly for external monitoring

9.6 The Monitoring and Evaluation budget

The Monitoring and evaluation of the resettlement of the vendors will be a critical activity that should be handled in a manner that should not cause grievances, though grievances cannot be avoided completely. To carry out the monitoring and evaluation successfully, a budget line of **Ug shs.30, 000,000**(Thirty Million Shillings Only) has be drawn for facilitation. The details of the budget are as presented in table.

Table 15: The breakdown of the budget for Monitoring and Evaluation

S/No.	Item	Unit Cost Per Person	Number of Concerned People	Frequency (in 2 years)	Total cost (UGX)
1	Travel allowances	250,000	05	8	10,000,000
2	Transport/ Fuel	1,250,000		8	10,000,000
3	Meeting Allowances (20PAPs & 10RAP)	25,000	30	8	6,000,000
4	Production of reports	125,000		8	1,000,000
5	Miscellaneous				3,000,000
	G.Total				30,000,000

9.7 Monitoring and Evaluation Roles and Responsibility

It will be the primary responsibility of the RAP Implementation and Project Affected Persons committees to monitor the implementation the RAP activities using the key performance measures and indicators that are proposed above.

9.8 RAP Monitoring Schedule

Internal monitoring of the progress of implementing the RAP shall be undertaken monthly and quarterly from the establishment of the cut-off date until the conclusion of the relocation of PAPs to the temporary relocation site and re-instatement back into the new market.

During RAP implementation, evaluation will focus on reviewing the process to date and making modifications to existing rehabilitation measures and other processes (e.g., grievance) where required. This will allow modifications to the process to benefit the remainder of the resettlement process.

9.9 Reporting and Dissemination of The Periodic Reports

Performance monitoring reports shall be prepared by the RAP implementation committee at regular intervals (Monthly, quarterly, semi-annually, and annually) beginning with the commencement of any activities related to resettlement. These will be submitted to the Project Support Team and share with relevant stakeholders and the AfDB.

9.10 RAP Completion Audit

This completion audit shall be carried out by a third party to establish whether the RAP has implemented all activities needed to ensure compliance with resettlement commitments defined in this RAP and applicable policies, and whether resettlement can be deemed complete. The completion audit of the RAP implementation shall include:

- 1) Summary of RAP performance;
- 2) Compliance review of RAP implementation process; and
- 3) Report on the quality of RAP implementation in terms of application of guidelines as provided in the RAP.

The audit will verify results of monitoring of RAP implementation indicators and assess whether the project achieved the resettlement objectives. The audit will also assess the efficiency, effectiveness, impact, and sustainability of RAP activities. The aim is to learn lessons for application on future projects. Finally, the audit will ascertain whether the resettlement entitlements were appropriate. A completion audit report will be submitted to the AfDB and other relevant stakeholders. Among the key objectives of the completion audit are.

- 1) To determine whether the developer's efforts to restore the living standards of the affected population have been properly conceived and executed.
- 2) To verify that all physical inputs committed in the RAP have had the desired effect; and
- 3) Measured socio-economic status of the affected population including the host population against the baseline conditions of the population before displacement, as established through the census and socio-economic studies.
- 4) When affected peoples' quality of life and livelihood can be demonstrated to have been restored, the resettlement and compensation process can be deemed "complete".
- 5) The indicators that will be a key reference point as part of the monitoring and evaluation exercise.

CHAPTER 10. RAP COST ESTIMATES AND BUDGETS

10.1 Introduction

There will be no land take nor loss of property as such no compensation will be paid to the vendors/PAPs. The developer (MoLG) will prepare the relocation site before the vendors occupy it.

10.1.1 *The Cost of the waived Package*

As form of compensation to the PAPs (The vendors), the MoLG in collaboration with the Municipal Council will waive of the different market dues, trading licenses, ground rent to help the PAPs settle comfortably in the relocation site for the entire period of the construction works which is estimated to take 2 years. The waiver will continue for the next three months after the vendors have been reinstated back in the redeveloped market. The details of the budget is as presented in table-

Table 16: The Total Waived Cost

Item	Amount (UGX)
Average Annual Revenue Collection	73,330,000
2 years Waivers per Market (2* Average annual revenue)	146,660,000
3 Months Waivers per Market (3* Average annual revenue/12)	18,332,500
Total Waivers for Mpigi Central Market	164,992,500

10.1.2 *Total Cost for the Full Implementation of the RAP*

The total cost for the full implementation of the RAP is **UGX 430,952,500= (Uganda Shillings Four Hundred Thirty Million, Nine Hundred Fifty Two Thousand, Five Hundred Only)**. This derives from budgets allocation to various activities. See table below.

Table 17: Total cost for full implementation of RAP

S/No.	Item	Amount (UGX)
1	Capacity Building Budget (Table 5)	4,200,000
2	The breakdown of the budget for preparation of the temporary relocation site (Table 8)	200,000,000
3	Reinstatement Budget (Table 9)	30,000,000
4	GRC Budget Breakdown (Table 13)	1,760,000
5	The M and E budget (Table 15)	30,000,000
6	Total Waived Cost (Table 16)	164,992,500
	G. Total	430,952,500

CHAPTER 11. RECOMMENDATION AND COMMITMENTS

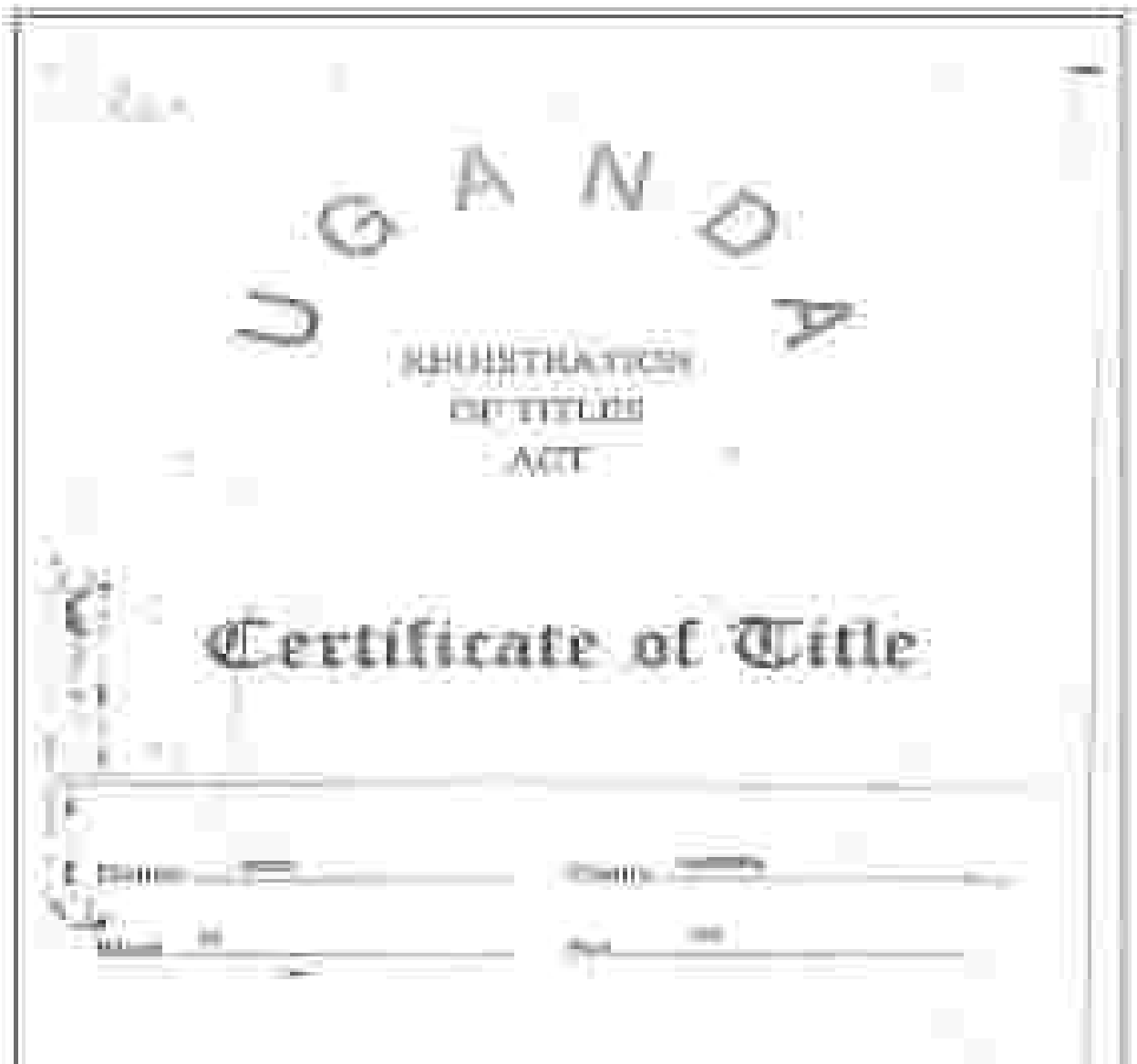
The main objective of this Resettlement Action Plan for Temporary Displacement (T RAP) has been to present temporary resettlement principles, objectives, strategies, and actions for implementing and monitoring temporary resettlement of vendors. The RAP has presented the project profile, relevant policy and legal requirements, potential impacts and the appropriate mitigation measures, organisational responsibilities, methodology for asset assessment and compensation, the socio-economic conditions for the affected people, compensation and livelihood restoration measures, stakeholder management, grievance redress mechanism, budget for RAP implementation, implementation time frame, and the monitoring and evaluation framework.

The evidence presented in this RAP report suggests that the project will certainly cause temporary impacts on the household, institutional, and community levels. The opportunity is that there are existing policies and legislation held by the Government of Uganda and AfDB as well as institutional and organizational frameworks that will be used to mitigate the adverse impact of the project on the PAPs through temporary restoration.

Ministry of Local Government is committed to adhering to the RAP policies, principles, strategies, and actions for compensation, land acquisition, and livelihood restoration.

APPENDICES

Appendix 1: Land Title of Mpigi Central Market



NAME _____

DATE _____

SECTION _____

THEORY

1. Define the following terms:

- (a) **Stress**: Force per unit area.
- (b) **Strain**: Deformation per unit length.
- (c) **Young's Modulus**: Ratio of stress to strain.
- (d) **Poisson's Ratio**: Ratio of lateral strain to longitudinal strain.
- (e) **Volume Change**: Change in volume per unit volume.

EXPERIMENT

2. Aim: To determine the Young's Modulus of a wire.

3. Apparatus: Wire, weights, screw gauge, vernier caliper.

4. Procedure:

- Measure the diameter of the wire using a screw gauge.
- Measure the length of the wire using a vernier caliper.
- Apply weights and measure the extension.
- Repeat the experiment for different weights.

RESULTS

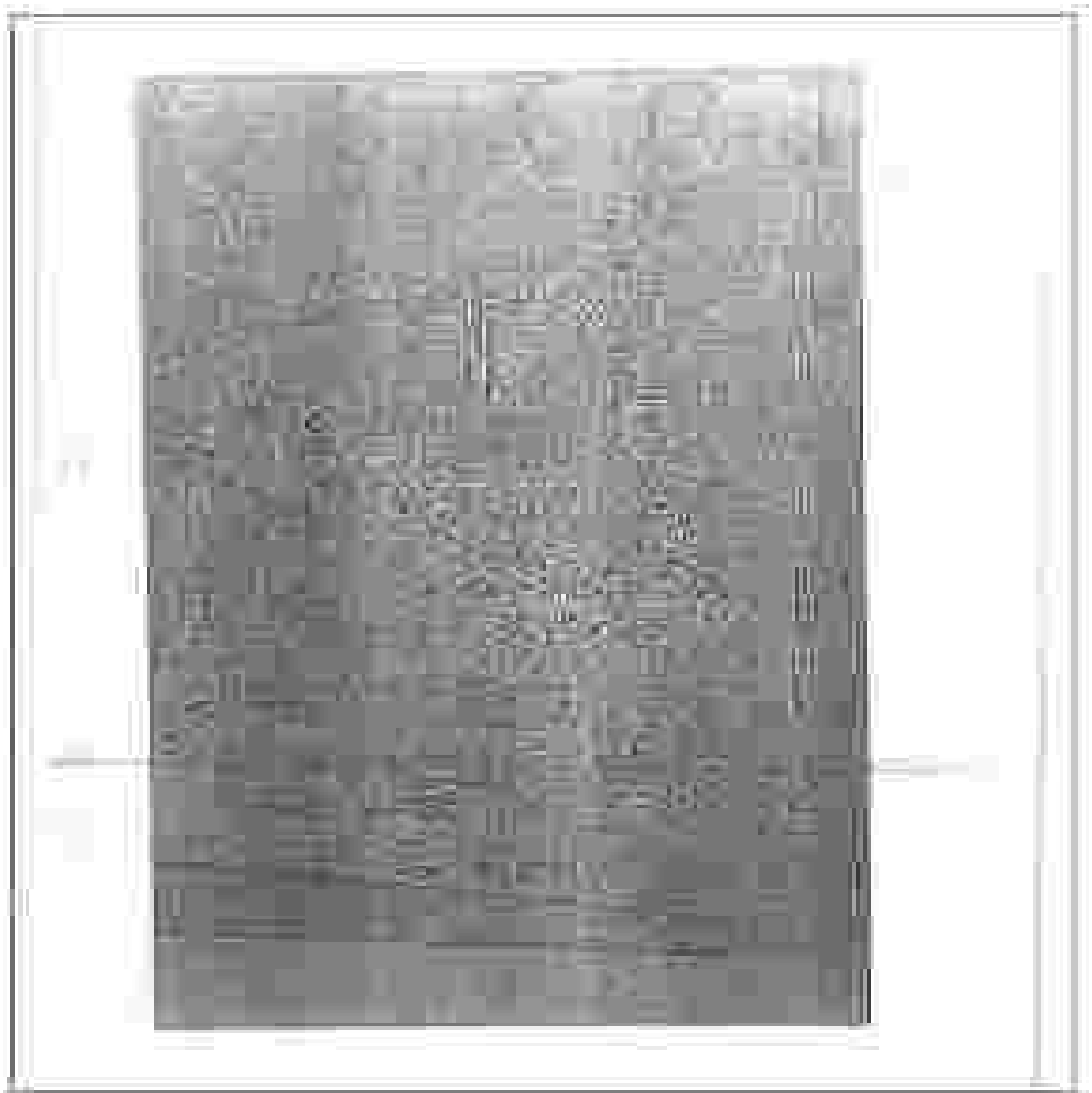
5. Data Table:

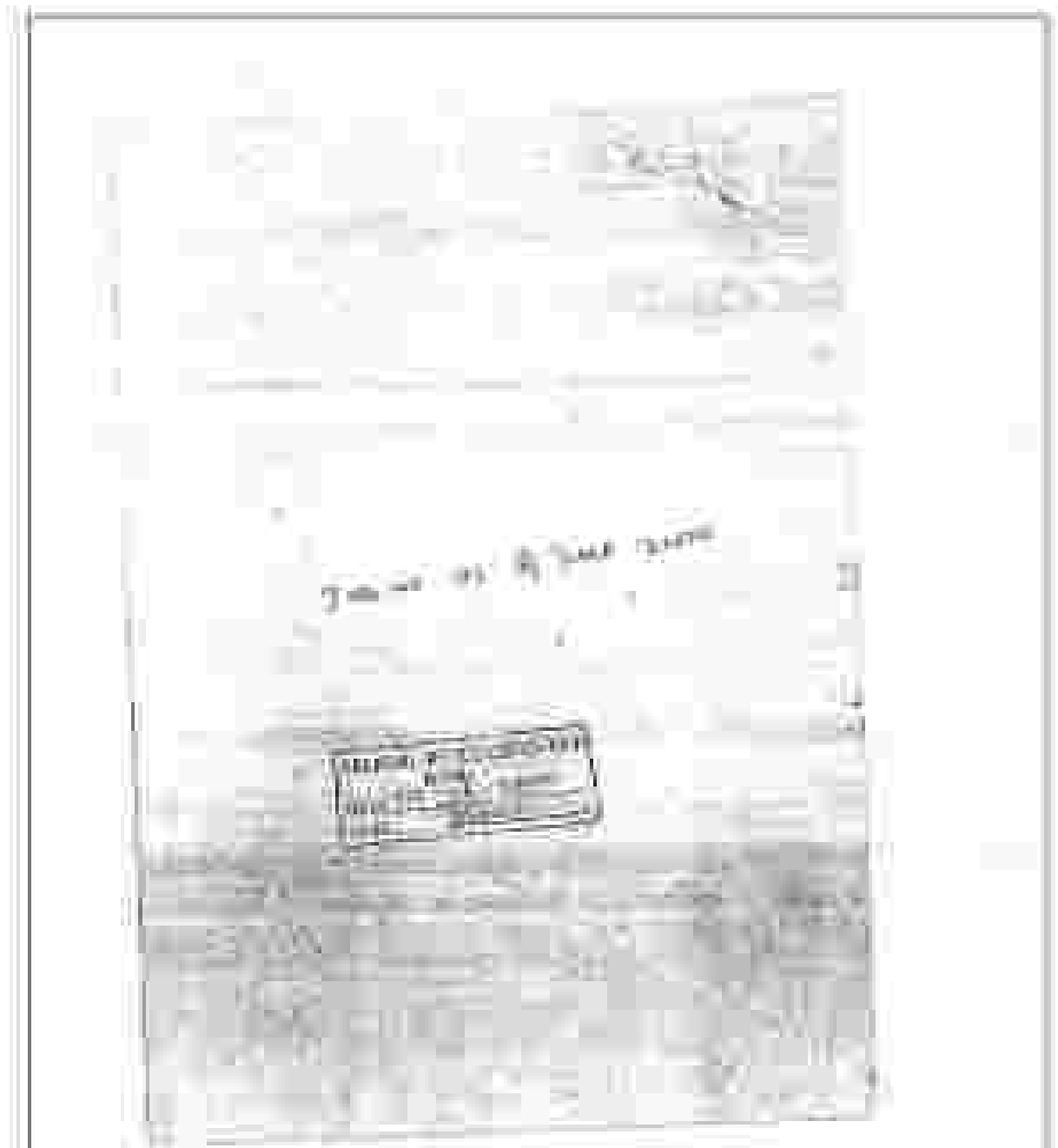
Weight (N)	Extension (m)

6. Graph of Load vs. Extension:

7. Calculation of Young's Modulus:

8. Conclusion:



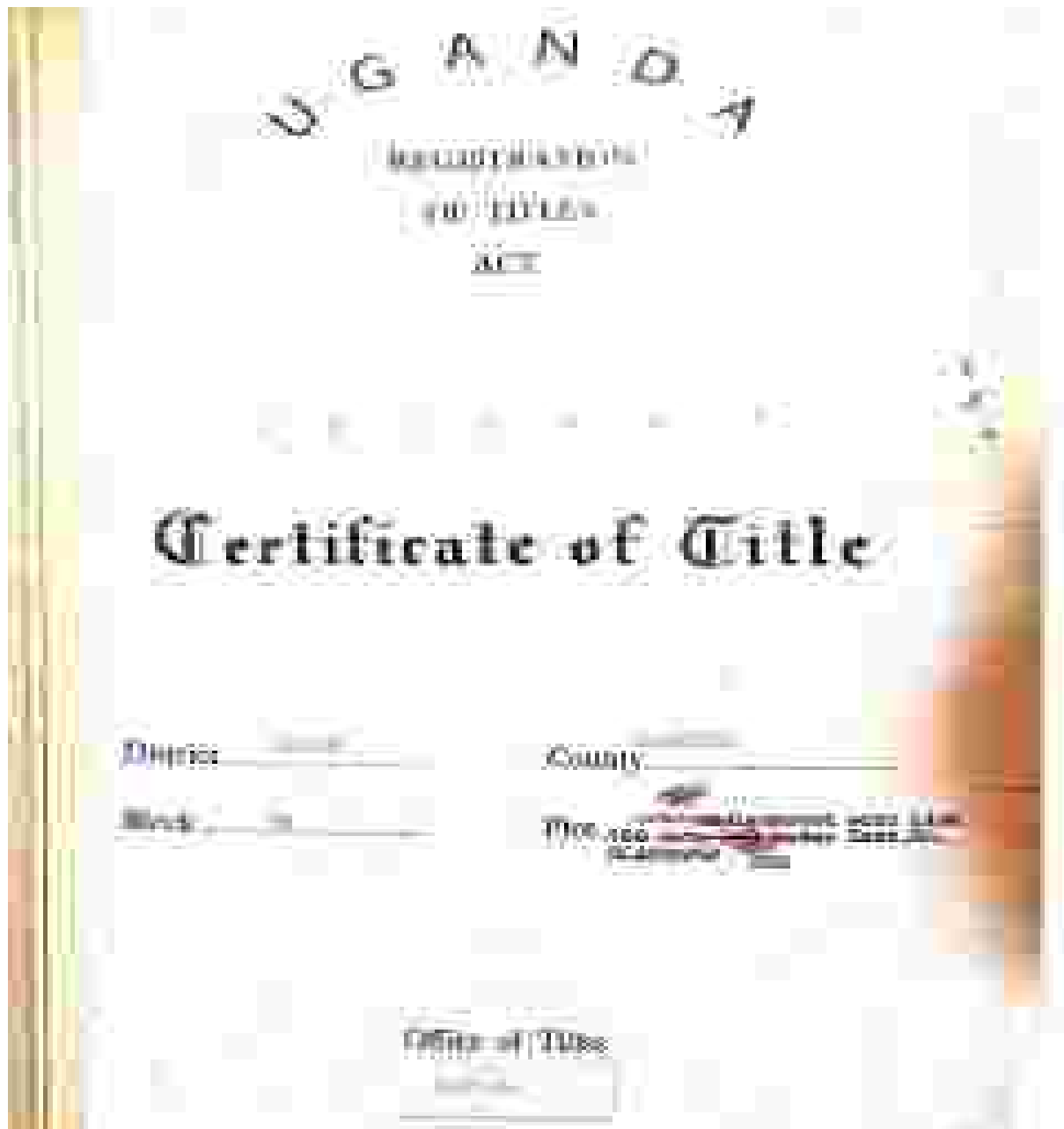


Appendix 2: Title Search for Mpigi Central Market Land

[illegible]

Appendix 3: Land Title for Proposed Market Relocation Site

[illegible]



[illegible]





1. The first step in the process of creating a new product is to identify a market need. This involves conducting market research to determine what consumers want and are willing to pay for.
2. Once a market need has been identified, the next step is to develop a concept for a product that meets this need. This involves brainstorming ideas and selecting the most promising one.
3. The third step is to create a prototype of the product. This allows the company to test the product and make any necessary adjustments before moving forward with production.
4. After the prototype has been created, the company must develop a business plan. This plan should outline the company's goals, marketing strategy, and financial projections.
5. The fifth step is to secure funding for the product. This can be done through a variety of methods, including venture capital, angel investors, and crowdfunding.
6. Once funding has been secured, the company can begin production. This involves manufacturing the product and distributing it to the market.
7. The final step is to monitor the product's performance in the market. This allows the company to make any necessary adjustments and ensure that the product is meeting the needs of its target audience.







Year	Country	Population (millions)	Urban population (millions)	Urban population (%)	Population density (per sq km)	Urban population density (per sq km)	Population growth rate (%)	Urban population growth rate (%)	Population doubling time (years)	Urban population doubling time (years)
1950	United States	150	80	53	31	100	1.2	1.2	58	58
1950	United Kingdom	56	35	63	242	310	0.5	0.5	140	140
1950	France	46	25	54	104	150	0.4	0.4	177	177
1950	Germany	53	30	57	234	280	0.3	0.3	233	233
1950	Italy	45	20	44	166	180	0.6	0.6	117	117
1950	Japan	93	40	43	333	350	0.2	0.2	355	355
1950	Canada	24	10	42	31	100	1.1	1.1	66	66
1950	Australia	10	4	40	17	100	1.0	1.0	70	70
1950	Sweden	8	4	50	170	200	0.1	0.1	700	700
1950	Netherlands	16	10	63	390	450	0.1	0.1	700	700
1950	Belgium	10	6	60	340	400	0.1	0.1	700	700
1950	Switzerland	4	2	50	170	200	0.1	0.1	700	700
1950	Austria	7	4	57	234	280	0.1	0.1	700	700
1950	Denmark	2	1	50	170	200	0.1	0.1	700	700
1950	Finland	3	1	33	104	150	0.1	0.1	700	700
1950	Norway	2	0.5	25	31	100	0.1	0.1	700	700
1950	Ireland	2	0.5	25	31	100	0.1	0.1	700	700
1950	Portugal	10	2	20	104	150	0.1	0.1	700	700
1950	Greece	8	1	13	31	100	0.1	0.1	700	700
1950	Turkey	18	2	11	31	100	0.1	0.1	700	700
1950	India	360	100	28	170	200	1.5	1.5	47	47
1950	China	550	100	18	120	150	1.0	1.0	70	70
1950	USSR	160	50	31	104	150	0.5	0.5	140	140
1950	Canada	24	10	42	31	100	1.1	1.1	66	66
1950	Australia	10	4	40	17	100	1.0	1.0	70	70
1950	South Africa	10	4	40	17	100	1.0	1.0	70	70
1950	Argentina	16	6	38	31	100	1.0	1.0	70	70
1950	Brazil	70	20	29	31	100	1.5	1.5	47	47
1950	Mexico	24	8	33	104	150	1.0	1.0	70	70
1950	Colombia	10	3	30	31	100	1.0	1.0	70	70
1950	Venezuela	10	3	30	31	100	1.0	1.0	70	70
1950	Peru	16	4	25	31	100	1.0	1.0	70	70
1950	Ecuador	4	1	25	31	100	1.0	1.0	70	70
1950	Bolivia	6	1	17	31	100	1.0	1.0	70	70
1950	Paraguay	3	0.5	17	31	100	1.0	1.0	70	70
1950	Uruguay	2	0.5	25	31	100	1.0	1.0	70	70
1950	Chile	6	1	17	31	100	1.0	1.0	70	70
1950	Costa Rica	1	0.2	20	31	100	1.0	1.0	70	70
1950	Panama	0.8	0.1	13	31	100	1.0	1.0	70	70
1950	Cuba	6	1	17	3					



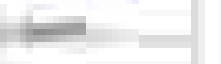
Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099
1990	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099









S/N	Name of the affected person	Sex	Age	Signature
1	Mr. John M. M. M.	Male	45	
2	Mr. Peter K. K.	Male	38	
3	Mr. James L. L.	Male	52	
4	Mr. David N. N.	Male	41	
5	Mr. Robert O. O.	Male	35	
6	Mr. Charles P. P.	Male	48	
7	Mr. Joseph Q. Q.	Male	33	
8	Mr. Michael R. R.	Male	55	
9	Mr. Anthony S. S.	Male	42	
10	Mr. Vincent T. T.	Male	37	
11	Mr. George U. U.	Male	50	
12	Mr. Patrick V. V.	Male	39	
13	Mr. Richard W. W.	Male	44	
14	Mr. Simon X. X.	Male	36	
15	Mr. Daniel Y. Y.	Male	51	
16	Mr. Christopher Z. Z.	Male	40	
17	Mr. Benjamin A. A.	Male	34	
18	Mr. Samuel B. B.	Male	53	
19	Mr. Alexander C. C.	Male	43	
20	Mr. Jonathan D. D.	Male	32	
21	Mr. Matthew E. E.	Male	47	
22	Mr. Henry F. F.	Male	31	
23	Mr. Isaac G. G.	Male	54	
24	Mr. Jacob H. H.	Male	46	
25	Mr. Peter I. I.	Male	30	
26	Mr. John J. J.	Male	56	
27	Mr. David K. K.	Male	49	
28	Mr. James L. L.	Male	37	
29	Mr. Robert M. M.	Male	52	
30	Mr. Charles N. N.	Male	41	



[illegible]







Appendix 5: Stakeholder Engagement Lists

FIELDWORK DOCUMENTATION FOR THE IT MARKETS (URBAN MARKETS AND AGRICULTURAL TRADING IMPROVEMENT PROGRAMME), PROJECT 3 (HATAP 3) - KIBIRA TOWN COUNCIL IN KIBIRA MUNICIPALITY AND AGRI-CENTRAL MARKET IN KIBIRA TOWN COUNCIL

STAKEHOLDER CONSULTATIONS BY THE FIELD OFFICE IN KIBIRA MUNICIPALITY

NO	NAME	RESIDENCE	CONTACT EMAIL ADDRESS	REMARKS
1	Eng. Chris Oyula	MALLO	SSM - South	0706218552
2	Eng. Chris Oyula	MALLO	SSM - South	0706218552
3	Eng. Chris Oyula	MALLO	SSM - South	0706218552
4	Eng. Chris Oyula	MALLO	SSM - South	0706218552
5	Eng. Chris Oyula	MALLO	SSM - South	0706218552
6	Eng. Chris Oyula	MALLO	SSM - South	0706218552
7	Eng. Chris Oyula	MALLO	SSM - South	0706218552
8	Eng. Chris Oyula	MALLO	SSM - South	0706218552
9	Eng. Chris Oyula	MALLO	SSM - South	0706218552
10	Eng. Chris Oyula	MALLO	SSM - South	0706218552
11	Eng. Chris Oyula	MALLO	SSM - South	0706218552
12	Eng. Chris Oyula	MALLO	SSM - South	0706218552
13	Eng. Chris Oyula	MALLO	SSM - South	0706218552

FIELDWORK DOCUMENTATION FOR THE IT MARKETS (URBAN MARKETS AND AGRICULTURAL TRADING IMPROVEMENT PROGRAMME), PROJECT 3 (HATAP 3) - KIBIRA TOWN COUNCIL IN KIBIRA MUNICIPALITY AND AGRI-CENTRAL MARKET IN KIBIRA TOWN COUNCIL

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3	Eng. Chris Oyula	MALLO	SSM - South	0706218552
4	Eng. Chris Oyula	MALLO	SSM - South	0706218552
5	Eng. Chris Oyula	MALLO	SSM - South	0706218552
6	Eng. Chris Oyula	MALLO	SSM - South	0706218552
7	Eng. Chris Oyula	MALLO	SSM - South	0706218552
8	Eng. Chris Oyula	MALLO	SSM - South	0706218552
9	Eng. Chris Oyula	MALLO	SSM - South	0706218552
10	Eng. Chris Oyula	MALLO	SSM - South	0706218552
11	Eng. Chris Oyula	MALLO	SSM - South	0706218552
12	Eng. Chris Oyula	MALLO	SSM - South	0706218552
13	Eng. Chris Oyula	MALLO	SSM - South	0706218552

Resettlement Action Plan for Temporary Displacement (RAP) for the Proposed Development of Mpigi Central Market

DESIGN AND BID DOCUMENTATION FOR THE 18 MARKETS UNDER MARKETS AND AGRICULTURAL TRADE IMPROVEMENT PROGRAMME, PROJECTS 2 (MATIP-2) - KIBATI MARKET IN MUBENDE MUNICIPALITY AND MPIGI CENTRAL MARKET IN MPIGI TOWN COUNCIL.

STAKEHOLDER CONSULTATIONS BY SILESHI CONSULTS AND ENGINEERING PLC

AGENCY/ORGANIZATION: _____ DATE: 07/30/2021				
NO	NAME	DESIGNATION	CONTACT / EMAIL ADDRESS	SIGNATURE
1	LEMOJA BOGLOU	Environmental Engineer	0706206226	[Signature]
2	KRUTTO MUSEA	SECURITY	0793882761	[Signature]
3	Nakaddu Francis Kisinga Nalongo	NSpline	0706433454	[Signature]
4	DIPWA MANJESSE ISHARA	Climate Change	0702522235	[Signature]
5	SETHBA MUHAMMAD	SECRETARY	0704717898	[Signature]
6	BELUNHWA FARUKI	SANITATION	0702682573	[Signature]
7	NICHE SPANAWA CATHERINE	SECRETARY	0752806826	[Signature]
8	Makumbi Robert	Minister	072275132	[Signature]
9	Lula Samuel	Treasurer	0705388994	[Signature]
10	Kasheh Mahmood Keveta	Vice Chairman	0704303878	[Signature]
11	Luwamba Dawuda	Deputy	0750426559	[Signature]
12	Kiyamba Isaac	publicity	0706206226	[Signature]
13				



DATE	TIME	LOCATION	ACTIVITY	REMARKS
2023-09-01	08:00	Room 101	Mathematics	Calculus
2023-09-02	09:00	Room 102	Science	Physics
2023-09-03	10:00	Room 103	History	World War II
2023-09-04	11:00	Room 104	Art	Painting
2023-09-05	12:00	Room 105	Music	Instrument
2023-09-06	13:00	Room 106	Physical Education	Sports
2023-09-07	14:00	Room 107	Language	English
2023-09-08	15:00	Room 108	Computer Science	Programming
2023-09-09	16:00	Room 109	Health Education	First Aid
2023-09-10	17:00	Room 110	Social Studies	Community
2023-09-11	18:00	Room 111	Religion	Bible Study
2023-09-12	19:00	Room 112	Music	Singing
2023-09-13	20:00	Room 113	Art	Sketching
2023-09-14	21:00	Room 114	Physical Education	Yoga
2023-09-15	22:00	Room 115	Language	Spanish
2023-09-16	23:00	Room 116	Computer Science	Web Design
2023-09-17	00:00	Room 117	Health Education	Nutrition
2023-09-18	01:00	Room 118	Social Studies	Global Issues
2023-09-19	02:00	Room 119	Religion	Prayer
2023-09-20	03:00	Room 120	Music	Instrument
2023-09-21	04:00	Room 121	Art	Painting
2023-09-22	05:00	Room 122	Physical Education	Sports
2023-09-23	06:00	Room 123	Language	French
2023-09-24	07:00	Room 124	Computer Science	Programming
2023-09-25	08:00	Room 125	Health Education	First Aid
2023-09-26	09:00	Room 126	Social Studies	Community
2023-09-27	10:00	Room 127	Religion	Bible Study
2023-09-28	11:00	Room 128	Music	Singing
2023-09-29	12:00	Room 129	Art	Sketching
2023-09-30	13:00	Room 130	Physical Education	Yoga

Appendix 6: NEMA Certificate of Approval

Original



17416

THE NATIONAL ENVIRONMENT MANAGEMENT AUTHORITY (NEMA)
The National Environment Act, No.5 of 2019
The National Environment (Environmental And Social Assessment) Regulations No. 143 of 2020
Certificate of Approval of Environmental and Social Impact Assessment
Certificate No. NEMA/EIA/ 17416

*This is to certify that the Project Brief/Environmental and Social Impact Assessment
received from*

M/s **MINISTRY OF LOCAL GOVERNMENT**
of **P.O BOX 7037, KAMPALA-UGANDA.**
submitted to the National Environment Management Authority (NEMA) in accordance with the National
Environment Act, No.5 of 2019 regarding:

THE PROJECT BRIEF FOR REHABILITATION OF MPIGI CENTRAL MARKET

(Title of Project)
Briefly described as **THE BRIEF FOR REHABILITATION OF MPIGI CENTRAL
MARKET**

(Nature, Purpose)
Declared Investment cost **UGX13,398,984,838**
located at **ON BLOCK 92, PLOT 222 IN MPIGI TRADING CENTER, MAWOKOTA
COUNTY, MPIGI TOWN COUNCIL, MPIGI DISTRICT.**
(District/Sub-county/City/Town/Ward)
has been reviewed and was found to:

**** have significant environmental impacts and the following appropriate mitigation measures
and made a condition precedent for approval and implementation**

(The relevant conditions are attached in the subsequent pages)

Dated at **KAMPALA** on **06 JULY 2023**

Signature

EXECUTIVE DIRECTOR (NEMA)



Appendix 7: Some Stake Holder Engagement Minutes

AFRICAN DEVELOPMENT BANK
BANQUE AFRICAINE DE DEVELOPPEMENT



THE REPUBLIC OF UGANDA



**PREPARATION MISSION FOR MARKETS AND AGRICULTURAL TRADE
IMPROVEMENT PROGRAMME - PROJECT 3 (MATIP-3), 7-18 NOVEMBER 2022**

AIDE-MEMOIRE

1.0 INTRODUCTION

1.1 A Bank mission comprising Mr. Asaph Nuwagira, Agriculture and Rural Development Specialist/Mission Leader; Mr. Mekonnen Loulsegad, Infrastructure Engineer; Ms. Gracia Kahasha, Consultant Financial Economist; Mr. Duncan Mwesige, Agropoles Flagship Coordinator; Mr. Fasil Asaye, Procurement Officer; Ms. Janinah Gasanah, Gender Consultant; Mr. Robert Tayimlong, Fragility and Resilience Officer; Ms. Muthoni Nduhiu, Climate Change and Green Growth Consultant; and Mr. Gilbert Kagoro, Disbursement Assistant, undertook a Preparation Mission of the proposed Markets and Agricultural Trade Improvement Project 3 (MATIP-3) from 7-18 November 2022. Ms. Annah Rutebuka, Environment and Social Safeguards Specialist, participated in the Mission online. Mr. Geoffrey Etteku, Coordinator National Programme Facilitation Team (PFT) of the Ministry of Local Government (MoLG) and the assigned technical team participated in the Mission on behalf of the Government of Uganda.

1.2 The Mission was received at the following Ministries and Departments: Ministry of Finance, Planning and Economic Development (MoFPED) by Ms. Maria Wanyera, Ag. Director Debt and Cash Policy Directorate; Ministry of Local Government (MoLG) by Mr. Ben Kumumanya, Permanent Secretary; National Planning Authority by Mr. Joseph Muvawala, Executive Director; Ministry of Trade, Industry, and Cooperatives by Mr. Zackey Kalega, Commissioner Internal Trade. The mission held technical discussions and consultations with other Senior Government Officials in these Ministries and Departments. The Mission also held a consultative meeting with Hon. Raphael Magezi, Minister of Local Government. Further, the Mission held a technical meeting with the ongoing MATIP-2 Steering Committee comprising of senior representatives of the Ministries of Agriculture, Animal Industry and Fisheries, Gender, Labor and Social Development, Trade, Industry and Cooperatives, Works and Transport, and the National Environment Management Authority. The mission also held discussions IFAD and Islamic Development Bank on possible co-financing of Project activities in Uganda.

1.3 Further, the Mission visited three of the proposed eight project sites, namely: Iganga Central Market (Iganga District), Mpigi Central Market (Mpigi District) and Masindi Central Market (Masindi District), where it met with the market stakeholders, including political and technical leaders, area Members of Parliament, sitting vendors, and private sector organisations involved in agri-business activities. More sites will be visited during the appraisal mission of the Project.

1.4 During these consultations and discussions, the Mission and the Government considered Uganda's request of USD 120 million vis-à-vis the available USD 51.33 Million for financing of a broad Community Agricultural Infrastructure Improvement Programme (CAIIP-4) Project. The Government's requested financing was intended to cover: (i) Construction of 18 markets and related trade enhancement activities; (ii) Construction of 4,000km of community access roads and related small bridges to open

highly agricultural productive areas; and (iii) Value-addition and small-scale but targeted irrigation investments. The need to prioritise investments under the Project was therefore discussed extensively. It was agreed that the available funds be used to develop the Markets and related facilitative activities. As a result, the Project title has been changed to "Markets and Agricultural Trade Improvement Programme – Project 3 (MATIP-3)". It is noted that this Project will be processed as a component of the CAIP-4 Programme whose financing had been requested by the Government of Uganda. It is also noted that the available funds can only support redevelopment of 8 of the proposed 18 markets. Any additional financing that becomes available from the Bank and/or other Development Partners will be used to expand market investments and other components proposed under the overall CAIP-4 Concept.

1.5 At the end of the Mission, a wrap-up meeting, chaired by Ms. Maris Wanyera, Ag. Director Debt and Cash Policy, Directorate/MoFPED was held on Wednesday 30th November 2022, during which this Aide Memoire was discussed, agreed upon, and signed by both parties. The mission is grateful for the extensive support and assistance given to it by Government officials and the stakeholders. This Aide Memoire was signed ad referendum, pending approval by the Senior Management of the Bank.

2.0 THE PROPOSED MARKETS AND AGRICULTURAL TRADE IMPROVEMENT PROJECT-3 (MATIP-3)

2.1 Context of the Project

2.1.1 The Government of Uganda, with support of the African Development Bank, has so far reconstructed 19 markets across the Country under MATIP-1 (7 markets) and MATIP-2 (12 markets). Further, the Bank has supported Government (under CAIP-1, CAIP-2, and CAIP-3) to construct and operationalize about 12,000km of rural access roads across the country that have opened-up highly agricultural production areas to support agricultural production and facilitate input delivery. The reconstructed markets have been pivotal in facilitating both in country and regional trade. Further, the ongoing Agricultural Value Chains Development Programme (AVCP-1) will assist to increase production and productivity of maize, rice, and dairy products that will feed into the markets' system and further increase agricultural trade, inclusiveness of women who are majority agricultural trading vendors in these markets and create new jobs with expanded and conducive market space. It is noted also that increased distribution of food is contributing to reducing Uganda's food import bill.

2.1.2 The construction of additional 18 markets will therefore expand on these benefits to the Country. The construction of these markets and implementation of related project activities will ensure to enhance and expand these services across the country. The design will also explore inclusion of (i) expanded trade spaces for agricultural inputs such as fertilizers, certified seed, agricultural chemicals, etc; (ii) appropriate cold chains to reduce on post-harvest losses; (iii) small scale value addition facilities within the market space; (iv) Linkage of already established agro-processing facilities to the market space for increased distribution of various agro-products; (v) capacity building for gender awareness, business development and financing; (vi) appropriate garbage collection and recycling mechanisms; etc.

2.1.3 Further, the project will support investments in establishment and operationalization of mid-level value addition facilities to enhance aggregation and storage of produce for marketing outside the production areas/across borders, provision of first level value addition equipment, and establishment of quality control, management, grading and standardization systems which are a precondition for credible and transparent marketing.

These activities will focus on the expected increase in production of maize, rice, and milk being promoted under the AVCP-1 project and other ongoing Government Programmes.

2.1.4. The proposed Project contributes to the achievement of Uganda's development goals on commercialization and competitiveness of agricultural production through expanded trade in agricultural products, value addition, and agro-industrialisation as envisaged under the National Development Plan (NDP-II) and supports efforts to operationalize the National Strategy for local economic Development, and the Agricultural Policy. Specifically, the Project will support the Government's new Parish Development Model's (PDM) pillar one on enhancement of agricultural production, storage, processing, and marketing; and Pillar two on infrastructure and economic services through the reconstruction of central markets for appropriate agricultural trading facilities. It should be noted also that the proposed project is identified as priority investment under the Bank's Country Strategy Paper (CSP) for 2022-2026 and is compliant with the Bank's overall Ten-Year Strategy for 2013-2022 and provides enabling environment for the Bank's Feed Africa Strategy 2016-2025.

2.2 Project Objectives

The overall sector goal of MATIP is to contribute to poverty reduction and economic growth in Uganda through enhanced marketing of agricultural produce. The specific objective is to improve marketplace economic and social infrastructure, thus inducing incremental production and marketing of agricultural commodities, enhancing the incomes of vendors, and increasing employment opportunities.

The proposed Project (MATIP-3) will cover 8 main markets in 8 Municipalities and Town Councils namely: Masindi, Kisoro, Kotido, Nebbi, Iganga, Mpigi, Kibaale (Karuguzi), and Bundibugyo (Nyahuka). The proposed 8 sites have been selected using various factors including number of vendors involved in agricultural trade, land ownership, proximity to neighbouring countries and volumes of agricultural trade between these countries and Uganda through the market, among others.

2.3 Project Components

2.3.1 Component 1: Market Infrastructure Development

The mission was informed that preparation of detailed design and bidding documents for 18 markets have been completed and ready for implementation. The land titles of all the 18 proposed sites for the construction of market structures have been secured, to replace existing dilapidated traditional markets. Given the limitation of the resource envelop the 18 markets have been ranked against a set of agreed criteria mentioned above. The 8 most deserving market sites will be developed under this Project.

The construction of modern markets constitutes agricultural warehouses and wholesale facilities; stalls with lockers for food stuffs, groceries, stalls for fish (fresh) and meat with water points, lockers, and fish dressing rooms, and lockups for general merchandise. Space for private service providers such as Banks/microfinance institutions, clinics/pharmacies, and child day-care centres etc. are also provided within the market.

These modern markets also include service such as: (a) paved distributor and access roads (where necessary), public parking/off loading and loading areas, and enhanced landscaping within the marketplace. (b) Health/Safety and Environmental – a system of fire hydrant points, firefighting water points supplied from an overhead tank, fire extinguishers, water supply and a solid and liquid waste disposal systems (with a possibility of recycling system); and (c) Electricity Supply - a system of mains and distribution lines which include

power, lighting, emergency and standby power, compound lighting, ICT, etc.

Relocation Sites: The mission visited three proposed market development sites as well as relocation sites. The mission urged the Executing agency to ensure that the relocation sites are ready with associated amenities before contract signature of the construction of works for each of the selected markets. The amenities to be provided to the relocation sites include but not limited to provision clean water supply, washrooms, adequate lighting, access road improvement (where necessary), and security. Following the provision of essential amenities, the relocation of the vendors has to be completed as a pre-condition for signature of the contract for the construction works of the selected markets.

2.3.2 Component 2: Value Addition and Trade Facilitation

This component will support the following key activities: (i) Provision of first level value addition equipment for cleaning, grading/sorting and de-stoning of produce, especially maize and rice; (ii) Establishment of quality control, storage, management, grading and standardization systems which are a precondition for credible and transparent marketing; (iii) Promote use of market information systems to inform vendors on commodity prices in various locations; and (vi) Capacity development for agro-processors, value chain operators, and vendors. Component activities will focus mainly on maize, rice, and milk value addition and trade activities.

2.3.3 Component 2: Project Management

The Project will be implemented through existing structures both at the Ministry of Local Government and participating municipal/district local governments. The existing Project Facilitation Team (PFT) at the Ministry of Local Government will coordinate and facilitate this process. The PFT is already coordinating implementation of MATIP-2 and has coordinated implementation of CAIP-1, CAIP-2, MATIP-1, and CAIP-3, all of which were financed by the Bank and were successfully completed. The Head of the PFT will be the overall coordinator of the Project assisted by the current staff contingent. Each Municipal/Town Council will designate a Project Support Officer (PSO) among its staff, who will coordinate implementation and technical supervision of the Project, including sensitization of vendors, training, and monitoring and evaluation in the respective local governments.

2.4 Project Costs

The total project cost over the five years is estimated at UA 44.7 million (equivalent to UGX 195.7 billion) or USD 51.3 million. The foreign exchange element is estimated at 70 % of total costs. The project will be financed by an ADF loan (UA 15.0 million or about USD 19.24 million), and ADB loan (UA 25 million equivalent to UGX 122.3 billion) or USD 32.1 million, the Government of Uganda (UA 4.0 million, equivalent to USD 5.13 million) and the Beneficiaries (UA 0.30 million, equivalent to USD 0.51 million). The Government contribution will cover salaries of government staff involved in project implementation and use/maintenance of office space provided to the Project. The total cost is inclusive of physical and price contingencies estimated at average rates of 10% and 3%, respectively.

The ADF and ADB loans (89.5% of the total project cost) will cover major activities including construction and supervision of the eight (8) markets, procurement of related goods and services.



2.5 Procurement of Works, Goods and Services

Procurement Framework: Procurement of goods (including non-consultancy services), works and the acquisition of consulting services, financed by the Bank for the project, will be carried out in accordance with the Bank Procurement Policy for Bank Group Funded Operations, dated October 2015 following the provisions stated in the Financing Agreement, and Bank Procurement Methods and Procedures using the respective standard or model solicitation documents.

Procurement Assessment: As continuation of previous Bank engagements, assessments of procurement aspects at the country, sector, and project levels and procurement capacity at the Executing Agency, has started and details shall be finalized in the course of project formulation. To discharge the procurement function with the required quality, timeliness and coordination between the Bank and the Executing Agency, the project will have an experienced procurement specialist dedicated to the project.

Procurement Arrangement: Details of procurement design for the project components under the different expenditure categories, procurement methods, estimated costs, oversight responsibilities, and the detail timeframes will be elaborated during project appraisal consisting of preparations of project procurement plan.

Advance Contracting: In a bid to expedite project implementation, use of advance contracting will be considered in due course. If the appropriate procurement documents can be made readily available during project appraisal.

2.6 Environmental and Social Safeguards

The mission noted that site specific Environment and Social Impact Assessment reports together with related implementation plans had been prepared as part of designs preparation process. The Bank will review these reports and provide feedback to the GoU on the adequacy of these site specific ESMPs. Based on the Environmental and Social findings in these reports, the Bank shall confirm the Project's environment category taking into consideration the country's classification of such a project, with the principle that Bank categorization cannot be lower than the country's one. Currently, the Project is tentatively classified as category 2. The Bank will revert to Government by 31 December 2022 with comments and recommendations (if any) to enable Government complete preparation of these ESIA documents and subsequent joint public disclosure processes by both NEMA and the Bank. The Mission has urged the Executing Agency to make all necessary arrangements for submission of the final reports for clearance and preparations for the required public disclosures in accordance with NEMA regulations by 31 December 2022.

2.7 Gender

The project is tentatively category 2 on the Bank's Gender Marker System. The project's outcomes and out puts will have positive contribution to women's economic empowerment and consequently gender equality. Between 70% to 80% of the vendors in the markets are women. Though about 5% of the women vendors are said to be graduates who ended up in the market vending after failing to get preferred employment, majority of the other women vendors are less educated with less economic capacity in terms of business management and capital. Unlike men who trade in big merchandize with minimally better conditions, majority of the women vendors trade in perishables like vegetable and fruits including bananas, roots and tubers and also do eatery services which require less capital and work under very vulnerable conditions that are dirty, sunny

and experience flooding during rainy season. Women reported theft of their produce and health issues related to dirt and flooding conditions in the markets that largely affect their young ones. Women together with men participate in the management of the market affairs.

Implementation of this Project will enable decent and safe market conditions for both men and women vendors; improve security of their produce; minimize health issues related to dirtiness; provide refrigerating services for perishables which will minimize on the incurred losses by the vendors; provide business management and entrepreneurship training to women and youth vendors; provide day care services for babies and young children of the women vendors which will relieve them of the burden of baby-sitting during trading hours while saving children from the health risks of being exposed to the dirt in the market. Detailed gender assessment with related gender action plan will be done at appraisal.

2.8 Climate Change and Green Growth

The construction of markets will offer a platform to farmers to sell their produce and store surplus in cold storage rooms, thereby reducing the extent of food wastage that occurs due to spoilage. This will contribute to enhancing food security and enable farmers to adapt to changing weather conditions which may accelerate food spoilage such as high temperatures, moisture, dampness, and rain. The building designs will incorporate measures to green the market infrastructure and enhance resilience against damage from extreme weather conditions. These measures include use of solar powered lighting for common areas, building of adequate drainage capacity within and around the market to manage surface run off and flooding; rain- water harvesting to enable access to water for cleaning of markets and use in the WASH facilities, maximizing on natural lighting and ventilation and paving of surfaces to reduce on dust and mud. To manage the waste generated from markets, measures to promote organic waste recycling to produce bio-fertilizers and biofuels will be considered. A detailed climate risk assessment will be undertaken at appraisal.

2.9 Fragility and Resilience

The mission engaged Ugandan central and local government officials on the challenges pertaining to community agriculture infrastructure. It noted that some of the most pressing challenges include poor market infrastructure in both rural and urban areas; poor storage infrastructure and consequently, high post-harvest losses; lack of, and poor management of value addition facilities; lack of maintenance of farm-to-market roads; limited access to electricity; inadequate infrastructure for small scale water for production; and inadequate infrastructure for irrigation, amongst others. As far as market infrastructure is concerned, it was observed during the mission that several of them were dilapidated, highly congested, and poorly maintained, posing challenges for both vendors and buyers.

Despite the challenges, opportunities for strengthening resilience exist. The Government of Uganda and development partners have recorded significant achievements in the development of community agriculture infrastructure. For example, the World Bank financed the Agricultural Cluster Development Project which among other things, aimed to improve farm access roads. The IFAD-finance Project for the Restoration of Livelihoods in the Northern Region also aimed to construct or rehabilitate community-access roads. These initiatives are in addition to those undertaken by the Bank under CAIP-1, CAIP-2 and CAIP-3. Ensuring that the roads are properly maintained will benefit agricultural producers and boost internal trade. Nevertheless, strengthening resilience requires the formulation and adoption of policies and laws regulating markets



in Uganda: the re-construction or rehabilitation of the most dilapidated and congested markets in the country (such as Iganga); the maintenance of existing farm-to-market roads; the leveraging of farmers cooperatives for the efficient management of value addition facilities across the country; and the expansion of access to electricity.

3.0 CO-FINANCING DISCUSSIONS

The Mission held consultative discussions with IFAD and Islamic Development Bank on possibilities of co-financing the CAIP-4 concept note proposals, especially construction of additional access roads and bridges and locating agricultural production interventions within the geographical area of the prioritized investment in market infrastructure development. These Development Partners would like to receive specific Government requests to support investments in these areas. The borrower has been briefed on these developments and both the Ministry of Finance and the Ministry of Local Government will prepare financing requests to both IFAD and Islamic Development Bank to explore possibilities of additional financing for these activities by 31 December 2022.

4.0 SPECIAL AGRO-INDUSTRIAL PROCESSING ZONES (SAPZ)

Follow up discussions were held during the mission with National Planning Authority, Ministry of Trade, Industry and Cooperatives, and the Uganda Investment Authority regarding the Uganda Special Agro-Industrial Processing Zones Initiative, following completion of the diagnostic studies which identified 5 potential zones that can be developed into SAPZ's. As envisaged under the National Development Plan (NDP-III), the Government is still committed to development of the SAPZ's as priority investment towards the achievement of Uganda's development goals on commercialization and competitiveness of agricultural production through value addition, and agro-industrialisation. Out of the 5 identified locations, Government is considering piloting the Gulu SAPZ in northern Uganda, mainly because of its advantage over the others in terms of availability of vast land that the private sector can acquire to establish large scale nucleus farms that would provide raw materials to the agro-industries to argument the-out growers.

The rural agricultural infrastructure that has been developed under MATIP 1, and 2 and under CAIP 1, 2 and 3 and now the MATIP 3 under preparation will become part and parcel of the SAPZ infrastructure during the design process as far as aggregation centers are concerned and will target the same beneficiaries in the prioritized location.

Uganda Investment Authority has been mandated by Government to spearhead industrialization and therefore will also take leadership in the development of the SAPZ working with line ministries. The project is currently being taken through the country's Public Investment Management System, where it has already received approval from the technical committee at Ministry of Finance and other line ministries. Uganda Investment Authority will present the project to the development committee chaired by Ministry of Finance, who will later submit to Cabinet and Parliament for final clearance in the coming weeks. National Planning Authority will continue to work with the Uganda Investment Authority to ensure this project is included in the national budget to seek financing during the 2024/2025 financial year targeting ADF17. Bank support will be required to mobilize the private sector and co-financiers right from the start so that the project is developed with their input.

5.0 NEXT STEPS

The Mission has agreed with the Government that the Project will be appraised early March 2023 to enable its processing and approval at the end of June 2023. The



7



following key activities will be undertaken by the Government in preparation for the Appraisal process:

- (i) Complete processing and approval of the CAIP-4 investment programme by the Government's Development Committee. It's noted that MATIP-3 Project will be processed as a component of the CAIP-4 programme. Government will ensure that this approval takes place by 28 February 2023.
- (ii) Complete consultations between MoLG, MAAIF, and MTIC on location and design of 3 mid-level value addition facilities and related activities to complement the design of component 2 under this Project. A detailed proposal will be presented to the Bank during the Project's appraisal process.
- (iii) Complete site specific ESMPs and submit them to NEMA for review, approval, and joint disclosure with the Bank by 31 March 2023. The Mission has received these draft ESMPs and the Bank will review them and provide comments and further guidance for completion of the documents by 31 December 2022.
- (iv) Document challenges faced, and lessons learnt during implementation of MATIP-1 and MATIP-2 to inform the design of this proposed project. The Appraisal process will ensure that lessons learned are incorporated into design of MATIP-3.

6.0 CONCLUSION

The mission felt satisfied with the preparedness of the Government to successfully implement the Project. Both the Bank and the Government will need to work together to ensure that the issues raised are effectively addressed to enable the Appraisal Mission take place as planned.

Signed,

On Behalf of Government of the Republic of
Uganda



Ms. Maris Wanyera

For: Permanent Secretary/Secretary to Treasury
Ministry of Finance, Planning and Economic
Development

On Behalf of the African
Development Bank



Mr. Asaph Nuwagira

Principal Agriculture and Rural
Development Specialist (AHAI/4)



Mr. Ben Kumumanya
Permanent Secretary
Ministry of Local Government

Kampala, Wednesday 7 December 2022

Annex 1: PERSONS MET

Ministry of Finance Planning and Economic Development (MoFPED) – 7th November 2022

No.	Name	Title	Institution	Contact
	Maris Wagera	Ag. Director Debt and Cash Policy	MoFPED	0414707162
	Ishimwe Collins Herbert	Principal Economist, Head Multilateral Section	MoFPED	0772591489
	Katabalwa Isaac	Senior Economist/ AfDB Desk Officer	MoFPED	0782922028
	Akwasi Murezi	Research Assistant	MoFPED	0751736306
	Njaba Cynthia	Intern	MoFPED	0758618987
	Ettedu J.J. Geoffrey	NPF/MATIP-2	MOLG	0772 587057
	Eng. Mwabaze Emmanuel	IL/MATIP-2	MOLG	0772 621656
	Eng. Denis Magezi	SIE/MATIP-2	MOLG	0772 485884
	Grace Nantungi	FMS/MATIP-2	MOLG	0772 395533
	Ahumuza Samuel	Economist	MOLG	0776 288816

NATIONAL PLANNING AUTHORITY (NPA)

Date: 14th November 2022

NO.	NAME	TITLE	Institution	TEL NO
01	Dr. Joseph Muvawala	Executive Director	NPA	0772 404035
02	Asamani Guloba	DDP	NPA	0772 619796
03	Harrington Musimenta	PF&I	NPA	0700 283372
04	Simon Peter Sebollime	SPF&I	NPA	0774 504117
05	Wansambi Richard	SP – LGDP	NPA	0702 508873
06	Kabirizi Mark	P-PPP&CN	NPA	0775 113864
07	Kisike Isabirye	P-LGDP	NPA	0782 750981
08	Grace Rwengye	P-AGRIC	NPA	0782 966434
09	Gracia Kahasha	Economist	AfDB	
10	Duncan Mwesige	A&RD Economist	AfDB	0776 214396
11	Asaph Nwagira	A&RD Specialist	AfDB	0772 412718
12	Mckonnen Lucifegod	Engineer	AfDB	
13	Ettedu J.J. Geoffrey	NPF/MATIP-2	MOLG	0772 587057
14	Karugulika Benson	PO/M&E/MATIP-2	MOLG	0782099351
15	Ahumuza Samuel	Economist/PPD	MOLG	

Ministry of Local Government (MoLG)

Date: 08th November 2022

NO.	NAME	TITLE	INSTITUTION	TEL NO
	Raphael Magyezi	Minister	MOLG	0772 317756
	Ben Kuumanyanya	PS	MOLG	0772486262
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	Eng. Mwabaze Emmanuel	IL/MATIP-2	MOLG	0772 621656
	Eng. Denis Magezi	SIE/MATIP-2	MOLG	0772 485884
	Asaph Nwagira	A&RD Specialist	AfDB	0772 412718
	Fasil Asaye	Procurement Officer	AfDB	0750 444470
	Duncan Mwesige	A&RD Economist	AfDB	0776 214396
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NO.	NAME	TITLE	INSTITUTION	TEL. NO.
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	Farida Muliungu	Accountant/MATIP-2	MOLG	0706 289925
	Adoko Peter Obici	SAS/DA	MOLG	0786 862025
	Kamugisha Jackie Kira	PUO/UA	MOLG	0772 486339
	Stella Turyahabwe	SAS/PA	MOLG	0772 474113
	Solomy Abimanya	SUO/UA	MOLG	0776 155385
	Kamugisha Benson	PO/M&E/MATIP-2	MOLG	0782 099351
	Abumuza Samuel	Economist	MOLG	0776 288816
	Muhangusi Emmahani	AC/LED	MOLG	0772 873922
	Monica Komuhendo	APD/M&E	MOLG	0783 129241

Ministry of Water and Environment – Climate Change Department

NO.	NAME	TITLE	INSTITUTION	TEL. NO.
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	Okwera James	CCO-M	MWE/CCD	OkweraJames@gmail.com
	Robert Bakika	In-country Facilitator	MWE/CCD	bakika@gmail.com
	Nyafwono Harriet	Librarian	MWE/CCD	Harrietnyafwono221@gmail.com
	Najjuka Caroline	CCO-D	MWE/CCD	CarolineNajjuka@rocketmail.com
	Chenrui Redemta	CCO – M&E	MWE/CCD	redemta.chenrui@yahoo.com
	Muthoni Nduhiu	Climate change expert	AfDB	m.nduhui@afdb.org
	Grace Nanungi	FMS	MATIP/MOLG	gracenans2@gmail.com
	Kalengwa Esena	CCO/M&E	CCD/MWE	kalengwa.esena@gmail.com

IPC/Steering Committee Members

Date: 14th November 2022

NO.	NAME	TITLE	INSTITUTION	TEL. NO.
	John Genda Walala	Director (GAS) (For PS)	MOLG	0772 935884
	Eng. Denis Magezi	SIE/MATIP-2	MOLG	0701 485884
	Eng. Nabdosso Betty	AC/SCE-MoW&T – IPC	MoW&T	0772 437608
	Eng. Twinamatsiko E	IEA/MATIP-2	MoW&T	0772 650111
	Zackey Kolega	IPC – MTIC	MTIC	0702 841805
	Anoo Nakufero	SPSO- NEMA IPC	NEMA	0772 449163
	Kwaruka Ben	MRO – IPC MAAIF	MAAIF	0772 354200
	Mugisa Maseroka G.	IPC – NAADS	NAADS	0772 368343
	Eva Katusabe	Principal Inspector	MGL&SD	0779 651582
	Asaph Nuwagira	A&RD Specialist	AfDB	0772 437718
	Duncan Mwesige	A&RD Economist	AfDB	0776 214396
	Mckomen Louisaged	Engineer	AfDB	
	Grace Kahasha	Economist	AfDB	
	Robert Tayinlung	Resilience Officer	AfDB	0793 472203

Resettlement Action Plan for Temporary Displacement (RAP) for the Proposed Development of Mpigi Central Market

Iganga District and Municipal Council

Date: 10th November 2022

NO.	NAME	TITLE	INSTITUTION	TEL. NO.
	Lwanga Edward	Town Clerk	Iganga MC	0772 444534
	Asaph Nuwagira	A&RD Specialist	AIDB	0772 412718
	Mumusa Samuel	Economist	MOLG	0776 288816
	Mukonnen Couleaged	Engineer	AIDB	
	Grace Kabaaha	Economist	AIDB	
	Duncan Mwesige	Agric Economist	AIDB	0776 214396
	Robert Tayinlung	Resilience Officer	AIDB	0793 472203
	Kyragaire Iona	Research Officer	MOLG	0757 067874
	Jamirah Mubandi G.	Gender Expert	AIDB	+250788538382
	Muthoni Ndulu	Climate Change Expert	AIDB	+254722212671
	Moroni Akweise	Research Assistant	MoFPED	0751 736304
	Wanawa David	C/person Iganga Business Com	Iganga MC	0704 663919
	Waiswa James	C/person NRM	NRM DEC	0772 855393
	Mwesigwa Joseph	Member	Iganga Business Community	0752 534044
	Kasiba Jufali	Member	Iganga MC	0756 533220
	Othongera Patrick	C/P	Iganga MC	0753 680322
	Hussein Kato	SAT/C – Northern Division	Iganga MC	0702 135230
	Kiwule Moses	Councillor	Iganga MC	0703 552929
	Kongola S. Bateganya	Councillor	Iganga MC	0755 550512
	Kasiko Abdu	Business Community	Iganga MC	0772 466049
	Ssengoba Musa	Speaker	Iganga MC	0704 721511
	Ngeundo Patrick	Chairperson Lock UP	Iganga Market	0704 922113
	Gabula Ezra	LCV Chairperson	Iganga MC	0779 561098
	Wairubi Abubaker	NRM Chairperson	Iganga MC	0772 405206
	Bamugemye D. R.	Mayor	Iganga MC	0757 367373
	Kauria Sauda A.	Woman MP (Hon)	Parliament	0759 984164
	Mugema Peter P.	Member of Parliament	Parliament	0777 770777
	Buyinza Abdurrahim	Youth C/person	Iganga MC	0701 821840
	Warwa Eliot	Chairperson	Iganga MC	0772 385373
	Kitya Soti A.A.	IMCC/Div Member	Iganga MC	0702 800115
	Hussein Abdallah	Chairperson LC I	Iganga MC	0772 825237
	Nasser Ali S.	Councillor Central Div	Iganga	0772 419087
	Tenywa Sumani	Health	Iganga	0787 059176
	Mpungu-Bernard	District Speaker	Iganga District	0702 642324
	Isiko Salim	Educator	Iganga MC	0702 594190
	Kirooko Muhammed	C/PWD	Iganga MC	0704 549191
	Igopi Akasamu	Speaker Northern Division	Iganga MC	0758 758800
	Singote DCU	Councillor	Iganga MC	0757 520782
	Nalgaga Halima	Councillor	Iganga MC	0752 496035
	Nabutanda Zainab	Councillor	Iganga MC	0701 390433
	Kagaya Angella Irene	Councillor	Iganga MC	0756 737496
	Konso Faisal	Councillor	Iganga MC	0751 600704
	Babirye Mariam	Councillor	Iganga MC	0705 869047
	Nalubanga Sofia	Chairperson Works Committee	Iganga MC	0703 489125

Resettlement Action Plan for Temporary Displacement (RAP) for the Proposed Development of Mpigi Central Market

ID	NAME	TITLE	INSTITUTION	TEL. NO
	Kirunda Moses	Journalist	Tendo FM	0754 518962
	Muwereza Paul	Speaker Central Division	Iganga MC	0701 154004
	Fred Baisuka	DISO	Iganga District	0772 464843
	Kasimba Abubaker	Division Chairperson Central	Iganga MC	0759 355538
	Katamba Muhammed	Division Chairperson Northern	Iganga MC	0704 600061
	Kamugisha Benson	PQ/M&E/MATIP-2	MOLG	0782 099351
	Faisil Asaye	HO	A/DB	0750 444470
	Hon. Kizza Atika	Secretary Health	Iganga MC	0777 542012
	Mugula John	Market Tender	Iganga Market	0704 926931
	Mitala Ruth Okeilo	SATC/Central Division	Iganga MC	0772 193747
	Eng. Nyangweso M G	Ag. PEE/ME	Iganga MC	0772 467971
	Kasifa Daniel	Deputy Town Clerk	Iganga MC	0772 446986
	Eng. Denis Magezi	SIE/MATIP-2	MOLG	0772 485884
	Baldowa Faruk	Vendor	Iganga Market	0705 399994
	Ngobi Godfrey	Director Park	Iganga Park	0704 919644
	Biryeri Hadija	Chairperson Potatoes Section	Iganga Market	0785 746439
	Kadala Thiabusa	Drama Department	Iganga	0706 955388
	Oklusoka Awali	Vendor	Iganga Market	0706 811410
	Mulawa Abudulhah	Vendor	Iganga Market	0704 297393
	Kaima Anthony	V/C/person Igamba	Iganga market	0754 337111
	Mumbya Daniel	Media	Dairy Press	0750 446618
	Wandela Sadala	RDC	Iganga District	0779 922486
	Baita Steven	D/Mayor	Iganga MC	0772 508722
	Musoke Ibrahim K	General Secretary	Iganga Market	0753 812413
	Batoole Aisha	C/person	Iganga Market	0703 735709
	Nakasango Hadija	Women Affairs	Iganga MC	0752 450811
	Hon Mabirye Zakia	Secretary Production	Iganga MC	0788 429986
	Sinini Muhammad	Treasurer	Iganga MC	0754 310080
	Basoga Waiswa	Publicity Secretary	Iganga MC	0703 873715
	Kyangwa Ibrahim	Councillor	Iganga MC	0706 935722
	Kisaame Herbert B	(PSO) Principal Commercial Officer	Iganga MC	0772 400847
	Ejome Julius O.	Market Master	Iganga C. Mkt	0753 178586
	Nangobi Aisha	Town Agent	Iganga MC	0702 988068
	E. Kyola Oduka	Chairperson Lock Ups	Iganga Market	
	Kasere John	Enforcement	Iganga MC	0752 239816
	Ngobi Mugaimmed	Assistant Secretary Taxi Park	Iganga MC	0706 304690
	Khalifa Talibu	Councillor	Iganga MC	0705 850044
	Buuta Hadija	V/C/person Central Division	Iganga MC	0700 554049
	Kirongero Charles	C/person Works	Iganga MC	0757 943437
	Opasey Emmanuel	Councillor	Iganga MC	0741 108178
	Mulondo Ella	NGO Forum CSO	Iganga	0776 983448
	Hon. Naigaga Juliet	C/person production	Iganga MC	0701 265547
	Balikpowa Ali	Market Vendor	Iganga Mkt	0704 919689
	Meganda Sowedi	Deputy Speaker	Iganga MC	0755 424825

Resettlement Action Plan for Temporary Displacement (RAP) for the Proposed Development of Mpigi Central Market

NO.	NAME	TITLE	INSTITUTION	TEL NO
	Batambuze Abdallah	Chairperson Taxi Park traders	Iganga	0700 140255
	Lwamutanyi Allan	Tenderer	Iganga MC	0705 615124
	Kirimungu Swabiru	Market Vendor	Iganga MC	0760 603908
	Magumba Ronald	Councillor	Iganga MC	0700 856824
	Balero Joseph	C/person Fish	Iganga Market	0752 800671
	Nabirye Hajjara	Councillor – Fish Dept	Iganga Market	0757 926178
	Inumba Justine	Councillor Municipality	Iganga MC	0772 580388
	Kakurugulu Lawrence	Councillor – Central Div	Iganga MC	0751 317460
	Babirye Zolah	Councillor – Central Div	Iganga MC	0754 428940
	Wamwa Abdallah	Secretary	Iganga MC	0754 049401
	Ngobi Paul	C/Person LC-I Kilwa	Iganga MC	0700 981718
	Mubuye Yacidi	V/C/person	Iganga MC	0700 365862
	Tibaire Amos	Treasurer Central Market	Iganga MC	0706 410311
	Bazibu Ibrahim	C/person Meat Dept	Iganga Market	0701 85032
	Apen James	Vendor	Iganga Market	0703 748183
	Abdul Bastu Muhabi	Vendor	Iganga Market	0702 155157
	Magoba Marisula	Vendor	Iganga Market	0754 595137
	Muwaniwa Latifa	Vendor	Iganga Market	0754 704059
	Kibuka Rose	Commercial Officer	Iganga MC	0772 617063
	Kassija Godfrey	Vendor	Iganga Market	0774 455793
	Nabirye Madina	Vendor	Iganga Market	0773 647971
	Tenywa Sula I.	Councillor	Iganga MC	0779 683633
	Musoke Muhammad	Vendor	Iganga Market	0753 886093
	Mutale Bakali	Vendor	Iganga Market	0702 819101
	Mukuye David	Chairperson LC III	Iganga MC	0776 941613
	Nakagolo Sawuya	Councillor	Iganga MC	0752 711162
	Zabunagi Alamanzani	Vendor	Iganga Market	0756 916772
	Balondemu Abile	Chairman	Iganga Market	0704 638457
	Menya Sudi	Member	Iganga Market	0705 043342
	Kalanga Yakuti	Councillor – District	Iganga District	0706 409231
	Kalanga A. Tiff	Opinion Leader	Iganga District	0772 303299
	Ayubu Subide	Chairperson Kasorobo	Iganga MC	0758 601594
	Kadala Haruna	Vendor – Drum	Iganga Market	0706 955388
	Mukataka Asuman	Vendor – Drum	Iganga Market	0704 728572
	Babinge Rashid	Vendor	Iganga Market	0753 140297
	Mugoya Yusuf	Vendor	Iganga Market	0752 967902
	Namulondo Beheema	Vendor	Iganga Market	0703 483034

Mpigi District and Mpigi Town Council

Date: 10th November 2022

NO.	NAME	TITLE	INSTITUTION	TEL NO
	Mutebi David	Mayor	Mpigi TC	0705 374464
	Gigola Drake	Secretary Works	Mpigi T.C	0706 923560
	Nangendo Florence K.	V/Mayor	Mpigi TC	0756 811334

Resettlement Action Plan for Temporary Displacement (RAP) for the Proposed Development of Mpigi Central Market

NO.	NAME	TITLE	INSTITUTION	TEL. NO.
	Kagawa Charles	Secretary Finance	Mpigi TC	0755 235871
	Vvumbe R. Cyrus	T.	Mpigi TC	0772 498527
	Ssendagire W.	HQF	Mpigi TC	0772 312996
	Teddy Nambuze	(Hon) Woman MP	Parliament	0750 330582
	Ndagire Faridah S.	Secretary Production	Mpigi TC	0702 296689
	Sewondwa J.K	SATC	Mpigi TC	0754 598081
	Ssejamba Martine	LCV Chairperson	Mpigi District	0702 383534
	Nabakoza Harriet	LCV Woman Councillor	Mpigi district	0753 091197
	Bukenya Musa	District Councillor	Mpigi District	0705 370089
	Kiyaga Hillary	MP	Parliament	0776 890900
	Kashamba James	PA to Hon. Teddy	Parliament	0756 288270
	Katerera Abubaker S.	PA to Hon. Kiyaga	Parliament	0700 125997
	Mutalemwa Kigito V.	Journalist	Salt TV	0706 547857
	Kyaragaire Yonia	Research Officer	MDLG	0757 067874
	Akwaise Moreen	Research Assistant	MSPFD	0751 736304
	Maweje Twisha	Chairperson Central Market	Mpigi Central Market	0702 522335
	Loie Samuel	Treasurer Central Market	Mpigi Central Market	0782 365913
	Sserunkuma Faruk	Secretary Central Market	Mpigi Central Market	
	Settuba Muhammed	Secretary	Mpigi Market	0704 717890
	Nakaddu Florence K.	Disciplinary Affairs	Mpigi Market	0706 433484
	Luwemba Dalida	Defence	Mpigi Central Market	0789 539890
	Kashwa Muhammed	V/Chairperson	Mpigi Central Market	0704 302878

Masindi District and Masindi Municipal Council

Date: 11th November 2022

NO.	NAME	TITLE	INSTITUTION	TEL. NO.
	Businge Joab	MP – Masindi M.C	Parliament	0772 318598
	Dr. Asimwe Florence A	Woman MP - Masindi	Parliament	0772 407926
	Dhaala Simon	D/RDC – Masindi	Office of the President	0785 192783
	Byaruhanga Cosmas	LCV C/Person	Masindi District	
	Kyomuhendo B. Ronald	Mayor	Masindi M.C	0782 393145
	Etredu J.J. Geoffrey	PC/MATIP-2	MOLG	0772 587057
	Kyomuhendo Betty	Deputy Mayor	Masindi MC	0782 800442
	Kyomuhendo Harriet	Councillor	Masindi district	0782 773436
	Grace Nanungi	FMS/MATIP-2	MOLG	0414 347338
	Fasil Asaye	Procurement Officer	AfDB	0750 444470
	Eng. Mwebate Emmanuel	IE/MATIP-2	MOLG	0772 621656
	Karungi Lydia	SPO/CD/MATIP-2	MOLG	0782 164284
	Wandera Juma	O/A	Masindi M/C	0781 957757
	Asaph Nwagira	A&SD Specialist	AfDB	0772 412718

Resettlement Action Plan for Temporary Displacement (RAP) for the Proposed Development of Mpigi Central Market

NO.	NAME	TITLE	INSTITUTION	TEL NO
	Mehonnen Eshalegned	Engineer	AfDB	
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	Oriwara Sylvia	Councillor	Masindi district	0777 416943
	Keith Ketha Jedone	Councillor	Masindi district	
	Murungi Lydia	Councillor	MMC	0773 608977
	Nyangoma Fatuma	Councillor	MMC	0774 355083
	Musindi K. Godfrey	Councillor	MMC	0772 497395
	Azutura Harriet	Councillor	MMC	0783 360558
	Asimwe Solomon	J.C III Chairperson Karujubi	MMC	0772 721284
	Kanungida Benson	PD/M&E/MATIP-2	MOIG	0782 099351
	Asimwe David	Chairman MCK		0782 580163
	Moreen Akwano	Research Assistant	MoFPED	0751 736304
	Nabatenega Marion	AC/CC	MMC	0773 434127
	Nyangoma Prescilla Flora	President	MMC Dev't Forum	0772 660495
	Kabacungi Pheonah	FS	MMC	0782 914285
	Fred Kasigwa	SEO	MMC	0784 425001
	Scall Lawrence	Sec. Association Masindi Mkt	Masindi Market	0779 716177
	Asimwe Silver	Councillor	MMC	0782 556 132
	Baguma Charles	Councillor	MMC	0775 000270
	Kimuli Jame Sentongo	Councillor	MMC	0774 742695
	Nyamazi Margaret	Councillor	MMC	0782 147373
	Kobusinge Mary	Aide F.P.WD	MMC	0775 760551
	Kyragaire Julia	Research Assistant	MOIG	0757 067879
	Allnaitwe Richard	Councillor	MMC	0776 091120
	Byenkya John Musolota	V/Chairperson Kigulya Div	MMC	0773 876129
	Nyakoojo Rosemary	W/Councillor Kisita Mkt	MMC	0787 337929
	Birungi Asiyati	Vendor Central Market	MMC	0775 712181
	Wandera Aloysius	Tr MCM Coop	Masindi Mkt	0777 312612
	Aliguma Gorret	Vendor Central Market	MMC	0782 577205
	Kabagaya Topiater	Vendor Central Market	MMC	0774 290903
	Kumshiro Stella	Manager Vendor's SACCO	MMC	0778 881811
	Masaba James	Chairman Central Market	MMC	0779 454113
	Kabacindi Ramula	Vendor Central Market	MMC	0774 293689
	Kabacindi Monica	Vendor Central Market	MMC	0779 889578
	Mugisha Ibrahim	RO	Central	0789 225367
	Haji Nyamagano I	Secretary Works	MMC	0772 421024
	Mboneraho Jackson	Secretary Finance	MMC	0785 831020
	Mpalirwe Nazim	Councillor	MMC	0772 824275
	Karungi Christine	Secretary Health & Comm	MMC	0774 415732
	Rugira Julius	Chairperson Health	MMC	0777 701078

NO.	NAME	TITLE	INSTITUTION	TEL. NO
		Edue		
	Biligi Hamza	Aide	MMC	0777 006334
	Opio Taden	Speaker	MMC	0773 587188
	Bundaho Amos	Councillor	MMC	0777 318577
	Atigaba Venhass	Councillor	MMC	0774 954130
	Mugisa Cosmas	Vendor	MMC	0777 993045
	Sunday Simon	Councillor	MMC	0760 449128
	Ayubale Simon Peter	MED	MMC	0772 338567
	Manzila Annet	PFO	MMC	0772 522034
	Nyangoma Robina	SCO	MMC	0772 388411
	Tibemanya Monica	ACD	MMC	0785 382974
	Ndani Gertrude	SPP	MMC	0772 465927
	Daphine Kisaleye	CJM	MMC	0777 201780
	Dr. Nambaljo Proscovia	SVO	MMC	0777 100120
	Busingye Hassan	AED (M)	MMC	0775 000815
	Barungi Denis	A.O	MMC	0772 469085
	Mugisa W. James Amooti	Ag. PCDO	MMC	0782 680734
	Eng. Kasaija John	PME	MMC	0777 643365
	Webusobira Eddy	Journalist	Kings FM	0775 514727
	Alinda James	Journalist	Radio 7	0782 081800
	Wandera Steven	News Reporter	Media	0788 472945
	Kabagenyi Marion	News Reporter	Media	0783 081353
	Wandera Fred	PHL	MMC	0766 440881
	Moses Andama	News Reporter	Media	0770 662296
	Innocent Atuganyira	News Reporter	Media	0784 300069
	Bettegeka Ismail	Journalist Daily Monitor	Media	0778 862503
	Komwasa Fatuma	O/A	MMC	0789 163956
	Joy Kabahinya	SIA	MMC	0772 462192
	Yosam Gulwaki	Journalist	New Vision	0789 052190
	Biwera Juliet	Vendor	Masindi C/M	0785 704299
	Akugizibwe Robert	Councillor	MMC	0772 350973
	Byaruhanga Cosmas	District Chairperson	Masindi	0772 417137
	Katuku Abdul Aziz	Councillor	MMC	0775 644688
	Kabugo Deo	Town Clerk	MMC	0772 473211

Project Title: [Blank]

Project Location: [Blank]

Project Description: [Blank]

Project Owner: [Blank]

Project Manager: [Blank]

Project Start Date: [Blank]

Project End Date: [Blank]

Project Budget: [Blank]

Project Status: [Blank]

Project Risk: [Blank]

Project Impact: [Blank]

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Project Stakeholders: [Blank]

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Project Deliverables: [Blank]

Project Milestones: [Blank]

Project Risks: [Blank]

Project Mitigation: [Blank]

Project Monitoring: [Blank]

Project Evaluation: [Blank]

Project Conclusion: [Blank]

Project Appendix: [Blank]

Project References: [Blank]

Project Acknowledgments: [Blank]

Project Contact Information: [Blank]

Project Approval: [Blank]

Project Signatures: [Blank]

Project Date: [Blank]

Project Version: [Blank]

Project Page: [Blank]

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No.	Description of the Displacement	Resettlement Action Plan (RAP)	Remarks
1	The displacement of the market vendors who are currently operating in the market area.	The market vendors will be provided with temporary accommodation in the market area. The market vendors will be provided with temporary accommodation in the market area.	
2	The displacement of the market vendors who are currently operating in the market area.	The market vendors will be provided with temporary accommodation in the market area. The market vendors will be provided with temporary accommodation in the market area.	
3	The displacement of the market vendors who are currently operating in the market area.	The market vendors will be provided with temporary accommodation in the market area. The market vendors will be provided with temporary accommodation in the market area.	
4	The displacement of the market vendors who are currently operating in the market area.	The market vendors will be provided with temporary accommodation in the market area. The market vendors will be provided with temporary accommodation in the market area.	
5	The displacement of the market vendors who are currently operating in the market area.	The market vendors will be provided with temporary accommodation in the market area. The market vendors will be provided with temporary accommodation in the market area.	
6	The displacement of the market vendors who are currently operating in the market area.	The market vendors will be provided with temporary accommodation in the market area. The market vendors will be provided with temporary accommodation in the market area.	
7	The displacement of the market vendors who are currently operating in the market area.	The market vendors will be provided with temporary accommodation in the market area. The market vendors will be provided with temporary accommodation in the market area.	

S/N	Activity	Responsible Party	Remarks
1	Establish a resettlement committee to oversee the implementation of the RAP.	The committee shall be established by the project manager and shall consist of representatives from the project manager, the resettlement consultant, the local government, and the affected community.	
2	Conduct a baseline survey to identify the affected households and their needs.	The survey shall be conducted by the resettlement consultant in consultation with the project manager and the local government.	
3	Develop a resettlement plan for each affected household, taking into account their needs and preferences.	The resettlement plan shall be developed by the resettlement consultant in consultation with the project manager, the local government, and the affected community.	
4	Implement the resettlement plan, providing the affected households with the necessary support and assistance.	The implementation of the resettlement plan shall be supervised by the project manager, with the resettlement consultant providing technical support and the local government providing logistical support.	

Case	Question	Answer	Case
1	1. The patient is a 45-year-old male with a history of hypertension and hyperlipidemia. He is currently on treatment with lisinopril and atorvastatin. He presents with a 2-week history of fatigue, weight loss, and decreased appetite. Physical examination is unremarkable. Laboratory studies show a hemoglobin of 12 g/dL, hematocrit of 36%, and a mean corpuscular volume of 90 fL. Serum ferritin is 100 ng/mL, and serum transferrin saturation is 20%. Bone marrow examination shows iron overload.	1. The patient has iron overload. The most likely cause is hereditary hemochromatosis. The patient's history of hypertension and hyperlipidemia, along with the laboratory findings of iron overload, are consistent with this diagnosis. The patient's symptoms of fatigue, weight loss, and decreased appetite are also consistent with iron overload. The bone marrow examination showing iron overload is a confirmatory finding.	2
2	2. The patient is a 60-year-old female with a history of rheumatoid arthritis. She is currently on treatment with methotrexate and prednisone. She presents with a 3-week history of joint pain, swelling, and stiffness. Physical examination shows joint tenderness and swelling. Laboratory studies show a hemoglobin of 10 g/dL, hematocrit of 30%, and a mean corpuscular volume of 85 fL. Serum ferritin is 500 ng/mL, and serum transferrin saturation is 30%. Bone marrow examination shows iron overload.	2. The patient has iron overload. The most likely cause is hereditary hemochromatosis. The patient's history of rheumatoid arthritis, along with the laboratory findings of iron overload, are consistent with this diagnosis. The patient's symptoms of joint pain, swelling, and stiffness are also consistent with iron overload. The bone marrow examination showing iron overload is a confirmatory finding.	3
3	3. The patient is a 55-year-old male with a history of chronic kidney disease. He is currently on treatment with dialysis. He presents with a 4-week history of fatigue, weight loss, and decreased appetite. Physical examination is unremarkable. Laboratory studies show a hemoglobin of 8 g/dL, hematocrit of 24%, and a mean corpuscular volume of 80 fL. Serum ferritin is 100 ng/mL, and serum transferrin saturation is 20%. Bone marrow examination shows iron overload.	3. The patient has iron overload. The most likely cause is hereditary hemochromatosis. The patient's history of chronic kidney disease, along with the laboratory findings of iron overload, are consistent with this diagnosis. The patient's symptoms of fatigue, weight loss, and decreased appetite are also consistent with iron overload. The bone marrow examination showing iron overload is a confirmatory finding.	4
4	4. The patient is a 40-year-old female with a history of chronic kidney disease. She is currently on treatment with dialysis. She presents with a 3-week history of joint pain, swelling, and stiffness. Physical examination shows joint tenderness and swelling. Laboratory studies show a hemoglobin of 10 g/dL, hematocrit of 30%, and a mean corpuscular volume of 85 fL. Serum ferritin is 500 ng/mL, and serum transferrin saturation is 30%. Bone marrow examination shows iron overload.	4. The patient has iron overload. The most likely cause is hereditary hemochromatosis. The patient's history of chronic kidney disease, along with the laboratory findings of iron overload, are consistent with this diagnosis. The patient's symptoms of joint pain, swelling, and stiffness are also consistent with iron overload. The bone marrow examination showing iron overload is a confirmatory finding.	5
5	5. The patient is a 65-year-old male with a history of chronic kidney disease. He is currently on treatment with dialysis. He presents with a 4-week history of fatigue, weight loss, and decreased appetite. Physical examination is unremarkable. Laboratory studies show a hemoglobin of 8 g/dL, hematocrit of 24%, and a mean corpuscular volume of 80 fL. Serum ferritin is 100 ng/mL, and serum transferrin saturation is 20%. Bone marrow examination shows iron overload.	5. The patient has iron overload. The most likely cause is hereditary hemochromatosis. The patient's history of chronic kidney disease, along with the laboratory findings of iron overload, are consistent with this diagnosis. The patient's symptoms of fatigue, weight loss, and decreased appetite are also consistent with iron overload. The bone marrow examination showing iron overload is a confirmatory finding.	6
6	6. The patient is a 50-year-old female with a history of chronic kidney disease. She is currently on treatment with dialysis. She presents with a 3-week history of joint pain, swelling, and stiffness. Physical examination shows joint tenderness and swelling. Laboratory studies show a hemoglobin of 10 g/dL, hematocrit of 30%, and a mean corpuscular volume of 85 fL. Serum ferritin is 500 ng/mL, and serum transferrin saturation is 30%. Bone marrow examination shows iron overload.	6. The patient has iron overload. The most likely cause is hereditary hemochromatosis. The patient's history of chronic kidney disease, along with the laboratory findings of iron overload, are consistent with this diagnosis. The patient's symptoms of joint pain, swelling, and stiffness are also consistent with iron overload. The bone marrow examination showing iron overload is a confirmatory finding.	7
7	7. The patient is a 40-year-old male with a history of chronic kidney disease. He is currently on treatment with dialysis. He presents with a 3-week history of joint pain, swelling, and stiffness. Physical examination shows joint tenderness and swelling. Laboratory studies show a hemoglobin of 10 g/dL, hematocrit of 30%, and a mean corpuscular volume of 85 fL. Serum ferritin is 500 ng/mL, and serum transferrin saturation is 30%. Bone marrow examination shows iron overload.	7. The patient has iron overload. The most likely cause is hereditary hemochromatosis. The patient's history of chronic kidney disease, along with the laboratory findings of iron overload, are consistent with this diagnosis. The patient's symptoms of joint pain, swelling, and stiffness are also consistent with iron overload. The bone marrow examination showing iron overload is a confirmatory finding.	8
8	8. The patient is a 50-year-old female with a history of chronic kidney disease. She is currently on treatment with dialysis. She presents with a 3-week history of joint pain, swelling, and stiffness. Physical examination shows joint tenderness and swelling. Laboratory studies show a hemoglobin of 10 g/dL, hematocrit of 30%, and a mean corpuscular volume of 85 fL. Serum ferritin is 500 ng/mL, and serum transferrin saturation is 30%. Bone marrow examination shows iron overload.	8. The patient has iron overload. The most likely cause is hereditary hemochromatosis. The patient's history of chronic kidney disease, along with the laboratory findings of iron overload, are consistent with this diagnosis. The patient's symptoms of joint pain, swelling, and stiffness are also consistent with iron overload. The bone marrow examination showing iron overload is a confirmatory finding.	9
9	9. The patient is a 40-year-old male with a history of chronic kidney disease. He is currently on treatment with dialysis. He presents with a 3-week history of joint pain, swelling, and stiffness. Physical examination shows joint tenderness and swelling. Laboratory studies show a hemoglobin of 10 g/dL, hematocrit of 30%, and a mean corpuscular volume of 85 fL. Serum ferritin is 500 ng/mL, and serum transferrin saturation is 30%. Bone marrow examination shows iron overload.	9. The patient has iron overload. The most likely cause is hereditary hemochromatosis. The patient's history of chronic kidney disease, along with the laboratory findings of iron overload, are consistent with this diagnosis. The patient's symptoms of joint pain, swelling, and stiffness are also consistent with iron overload. The bone marrow examination showing iron overload is a confirmatory finding.	10

No.	Description	Action	Action priority
		The project team will ensure that the project is implemented in a way that is consistent with the project's objectives and the needs of the community. A list of 100 people who are affected by the project will be compiled. The project team will ensure that the project is implemented in a way that is consistent with the project's objectives and the needs of the community.	High Priority 1 Priority 2 Priority 3
2.2.3	In the future, the project will ensure that the project is implemented in a way that is consistent with the project's objectives and the needs of the community.	Project's Impact Assessment The project team will ensure that the project is implemented in a way that is consistent with the project's objectives and the needs of the community. The project team will ensure that the project is implemented in a way that is consistent with the project's objectives and the needs of the community. Project's Impact Assessment The project team will ensure that the project is implemented in a way that is consistent with the project's objectives and the needs of the community.	
2.2.4	Supporting a development project with the local market will be a key factor in the project's success.	Project's Impact Assessment The project team will ensure that the project is implemented in a way that is consistent with the project's objectives and the needs of the community.	

Serial No.	Description	Remarks
	ITEM 11 The market yard, market, shops, and stalls. REMARKS: The land, owned by the project of building a hotel, is used as a market yard, market, shops, and stalls. The market yard is used for parking and storage of goods. The market is used for selling of goods. The stalls are used for selling of goods. REMARKS: The land is owned by the project of building a hotel. The land is used as a market yard, market, shops, and stalls. The market yard is used for parking and storage of goods. The market is used for selling of goods. The stalls are used for selling of goods.	
	ITEM 12 The market yard, market, shops, and stalls. REMARKS: The land, owned by the project of building a hotel, is used as a market yard, market, shops, and stalls. The market yard is used for parking and storage of goods. The market is used for selling of goods. The stalls are used for selling of goods. REMARKS: The land is owned by the project of building a hotel. The land is used as a market yard, market, shops, and stalls. The market yard is used for parking and storage of goods. The market is used for selling of goods. The stalls are used for selling of goods.	The land is owned by the project of building a hotel. The land is used as a market yard, market, shops, and stalls. The market yard is used for parking and storage of goods. The market is used for selling of goods. The stalls are used for selling of goods.
12/12/2018 12/12/2018	REMARKS: The land is owned by the project of building a hotel. The land is used as a market yard, market, shops, and stalls. The market yard is used for parking and storage of goods. The market is used for selling of goods. The stalls are used for selling of goods.	

Resettlement Action Plan for Temporary Displacement (RAP) for the Proposed Development of Mpigi Central Market

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TUESDAY
 11:00 AM
 11:00 AM
 11:00 AM

ANNEX 4: CONSULTATIONS WITH MPIGI CENTRAL MARKET LEADERSHIP

FOR DESIGN AND RP DOCUMENTATION FOR THE 14 WARRETS STREET WARRETS AND AGRICULTURAL TRADE IMPROVEMENT PROGRAMME, PROJECTS 2 (PART 2) - KINATTAMBERT (MACHINDI MUNICIPALITY AND MPIGI CENTRAL MARKET IN MPIGI TOWN COUNCIL).

Consultation meeting with MPIGI CENTRAL MARKET MANAGEMENT ASSOCIATION (with meeting on the 21st of September 2021 from 11:30 To 12:30 at Mpigi Central Market.

MEMBERS PRESENT

Sl. No	NAME	POSITION	ORGANISATION
1	MAMUKU MATTHEW	CHAIRMAN	DAYLINE
2	MR. HIRUKA MUYWIRI TWIRUK		ENTERPRISE MANAGER MARKET
3	SETTURA MUHAMMAD		SECRETARY
4	MR. HIRUKA MUYWIRI		MANAGEMENT
5	MR. HIRUKA MUYWIRI		SECRETARY-CHIEF OF WARRETS
6	KWAGURA ROBERT		ADVICE
7	MR. KAMUKU		REPRESENTATIVE
8	MR. HIRUKA MUYWIRI		VICE-CHAIRMAN
9	MR. HIRUKA MUYWIRI		SECRETARY
10	MR. HIRUKA MUYWIRI		SECRETARY
11	MR. HIRUKA MUYWIRI		SECRETARY
12	MR. HIRUKA MUYWIRI		SECRETARY
13	MR. HIRUKA MUYWIRI		SECRETARY
14	MR. HIRUKA MUYWIRI		SECRETARY

Chairman: MR. HIRUKA MUYWIRI TWIRUK

Witness: MR. HIRUKA MUYWIRI TWIRUK

AGENDA

The following agenda was adopted:

- 1) Opening prayer
- 2) Welcome address
- 3) Presentation of the project
- 4) Discussion and Adoption of the project
- 5) Closing prayer and adjourn

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Agenda Item: Chair's and the committee's letter

- ✓ Mr. Dennis Mubambi, the secretary of the committee read the introductory letter to the members present which was followed by a deep appreciation of every section by Mr. Andrew Mubwa. During reading the majority of the engagement. This helped to bring the team on board regarding the project and all components attached.
- ✓ Due to the ongoing restrictions in making gatherings, it's prudent to first engage the leaders within the market first to get their views since they are part of the old association who are more conversant with the operation and activities within the market.

Agenda Item: Opening of the meeting and prayer

- ✓ The chairman Mr. Munga Mawewe Twaha, welcomed all the members including the team from ABERDEEN CONSULTING
- ✓ He was happy that they were brought about and the need to bring the market to the current market needs named as the digital age.
- ✓ The market has been in operation from 1975 with old houses which have a high number of people who need to work in a more comfortable beautiful space
- ✓ Within the Town council, there are some discrepancies or gaps within the leadership as evident from the things being done
- ✓ The opening prayer was given by the chairman of the committee, hoped to have the project realized regularly in the very soon.

Agenda Item: Self introductions

- ✓ The association members present introduced themselves during the time they came to within the group.

Agenda Item: Questions and Answer session

1. ABERDEEN

expressed that the discussions from the meeting will help to fill the market structure from one level to another. The discussions will be in form of a question and answer session.

Since the market will be reconstructed within the same plot, he asked if the land title, who is the owner and how do the vendors relate with the land?

[MUNGA MAWEWE TWAHA] The ownership of the market is the Town Council and the village heads is a form of designed fees charged from the different types of vendors and the goods they deal in per month and fee as shown in the table below.

MONTHLY		Daily SUV - for the days they appear to work.
		Existing Market Vendors
Wholesale vendors	Small, Medium and Large	Daily outside vendors
Small	10000	Small vendors appearing every Tuesday

Regarding the existing market vendors and their existing place of work or location, they have no permanent place.

Are these vendors below the age of 18 years and have no education for within the market?

(MURUGU MATAMBAZI) KASASA: It is not allowed by the law governing the market and the market vendor themselves are the parents' responsibility and there is no designated place for them. The vendors within the market are not bothered with any documents, young and old. Disputing or subject to the need of going to school just without a guardian at home. In the case they are required to register so that they can have the book issued.

Through the market survey, there are designated places for waste management and sanitation facilities, and then they are making it the difficult in paying for the water bills, and the management of those that affected the performance of those sector or their other demand. For example, the water bills are water and the water collection site is far and the market cleanliness is making, in business and challenges are we facing to not be able to bring those facilities to a better demand?

(MURUGU MATAMBAZI) The town council that is the water has been created, so maintaining the market associated with the authority to fully manage. The waste are from within the market and the town council did not allocated money to be collected to him the management to handle so that put. The committee is no funds to run the activities to the market town. For the toilets, the tools and equipment's used are not in the market database, they get quick on the first day of usage before receiving the change for the order.

The collection point was assigned without consideration on the rate of waste generation which is as nature and actual for 2 days. Currently the trash is down and takes a long time to being brought into the road.

The market association haven't got a strategy to give advice as what will be done within the market where they are the only on ground. Activities are not there within their capacity or market have rendering the quality and standards of what's done. They are not helped.

(KASABA MUHAMMAD KESALA, reporting the issues, the town council actions are slow and doesn't give the person in charge of the facility with the required technical equipment.

(MURUGU MATAMBAZI) The problem assigned to handle the collection of the waste such referred to the market management according to the member. The major problem is that the council handle the problems without their involvement.

(MURUGU MATAMBAZI) He advised the management that not all types of lot and believing that the new market will have better technical equipment and tools, make the need to remove the management within the market as it's the greatest reason for poor performance for most of the markets. Either to have all power rendered by the market association or create room to work together between the town council and management.

(MURUGU MATAMBAZI) KIRIBIYA MUKUNGO: There is no water within the market yet they pay for the electricity. In 2016, when the town council took over the power but doesn't turn on to the requirements.

the market needs to be owned for the market and managed for the people within the market. What banks is finding a dirty toilet get somebody else used for the service.

AMUKURU MICHAEL: There will be relocation of the vendors. Have they ever been bothered about the project and location of the temporary place to be in during construction? What do you wish the council to do for you during the relocation so that there won't any problem because what they can't be avoided?

JOHNSA NABWEE OF TUBANKI: They are aware of the project but not aware of any temporary location provision. They should prepare a disturbance allowance package when they will be relocated during construction. The package covering temporary stall, buying materials, moving the materials etc.

IMAKURU ROBERT: The town council should first engage and involve the market management committee since it's the one directly managing the vendors with the different temporary location strategies. How does this engagement and involve the vendors as well as weights and those street rationalization.

JURIGE OSAMANYA CATHERINE: The management should be called with the Town Council to sit and share some responsibilities together. Management should first shut the place and access. To have what to say regarding the market and the subject and handle. The body will sit the stakeholders having one common language or communication. Also there is already a website that provide good for the relocation but do motivate them to prepare with everything from and not an abruptly when it comes.

IRADIMU MUHAMMAD KIZWALA: The Town Council should have out charges on the new location since it's a new place.

Regarding the relationship between the Town Council and the vendors there are monthly or daily payments. Are there single vendor agreements with them or have a common document governing all of them including payment for a certain period and other rules governing the operation of the market?

JOSEPH MUKABIRI CA (HONYA): the relationship is based on monthly payment is confirmed for securing a place and given a simple as confirmation.

JOSE SAMIMI: there are forms that are filed every year with attachment of 2 passport photos. The vendors make back to market committee which then that is filed at council's office.

LUKIANO NABWEE: do you always meet the form and information is including the names and addresses?

KOZIBWU MUHAMMADU BEZALIA: some of them understand and others don't since it's in only English.

IMAKURU ROBERT: As long as they pay, this is an assurance that they have secured the place. Also there is no negotiation between the vendors giving the agreement and the council since how to obtain a place and all other rules.

JOHNSA NABWEE: there will be an arrangement with the council to see that they develop a document or a small brochure for place for the relocated vendors during construction of a disturbance for the town.

[JULIE SAMUEL] Having the demolition of the market complete, between the market management and Town Council, what will be the responsibility to handle that?

[ABIRU MUKYESI] There needs to be an agreement between the two stakeholders as an assurance. The need to address situations such as forced relocation without any time remained at all. The strategies during moving date for the new market, there will be arrangements with the intent to provide sanitation and other need.

[WILF SAMUEL] Regarding the plan of the market, will it affect the location of the vendors relative to the previous place needed?

[ABIRU MUKYESI] As the town, the development of the new market and the nature of practice and other procedures will be there. But there will still be a concern on the relocated vendors will be given the first priority.

The market has many vendors such as evening, daily vendors, stall and kiosk vendors, and weekly vendors, do management, how do they handle disagreements and have they ever been threatened, how are they helped?

[MAMUNDU MUKESI] All vendors have some general disagreements and it's a struggle to get things done. Within the market it's been working together as management to see harmony. And these evening or weekly market don't affect those vendors as they sell in different things such as kachama, Nshima, etc.

[MAMUNDU MUKYESI] As vendors are finding people work with them, handle and it's the relationship that matters with vendors. They also acknowledge when things don't go well as much as its part of life. The major problem is that the town council placed the park within the parking space and off parking area for the market. This blocks access and visibility to the main street, and reduces available space for the customers.

This weekly market is also charged within the same place as taxis and offloading cars. Vendors' products get damaged during the process.

All vendors within the market, on the new market what things or priorities are you hoping to be included within the new development, the hope that you have already asked the different entities, and you might have some suggestions?

[MAMUNDU MUKYESI] It should have sufficient signage, management office and more especially that there should be people being at the forefront of the market management, the location of restrooms with a concern of the accessibility direction for market vendors to close within the market during the lockdown.

[MAMUNDU MUKYESI] Regarding the question about kiosk, it should include a kiosk and kiosk, a corner cooking station for restaurants. Provision of a market care center.

[JULIE SAMUEL] Having tap water from, made for the vendors, and having a high security system to avoid (047) 341 040 0000.



(BIRUKU SAMAMANA CATHURINET) There could be a storage tent and provision for outside cooking water for cooking and washing. If there is top rain conditions and when not if it's a general market then, it could be a tent.

(JUVINIA) There is a tent with management place and provision for outside cooking water for cooking and washing. If there is top rain conditions and when not if it's a general market then, it could be a tent.

(KIRIKIRI) There is a tent with management place and provision for outside cooking water for cooking and washing. If there is top rain conditions and when not if it's a general market then, it could be a tent.

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Most of the markets are more suitable within the center of the town and most of the new developments are either on the hill or on the edge of town. If a market is pulled here, however small, the area might be:

If the town council failed to find land for the new park within the town, there aren't other suitable locations either on the hill or on the edge of town. Maybe the town council could buy land and from the neighboring household to expand the land.

Regarding the future government, are there any group for the members in position within the market?

(MURUGU KIMBER, MURUGU, MURUGU) There are people associated like, UDA, farmers, squatters, business, living group, school group, market group, women group, can't mention them and individual group as some aren't registered.

every market has a family as some they come from, like can they reached out and what point of information do they use to get it done?

Every market is a member and they usually inform a member to send and support them, but they get to know through letters and inform them or contact the market have another on phone who calls them and then communicate to the market through his mobile phone. Also neighbors can help reach the information to the people.

How about other money spent from loss of a business or business, how about government within the household especially those that greatly impact the business of the market?

(JAZIBU MUHAMMAD FEZALA) The market usually advise the members to engage with the UDA within their activities or if possible they can engage them. Those challenges are that the other party might fail to appear.

Are there other issues from the neighbors surrounding the market for example the market? How does the market solve these and live with them?

The previous challenges were connected with the market boundaries but since the land was well demarcated, there's peace.

Other concerns came from the UDA regarding where by the water drain, were directed into the park and also the market directly pouring water into the drain, making him unhappy that he hasn't come out to protest.

The meeting mosque market were considered within the market as at times they would use their toilets. There's a drain/the pipe system of the existing bathroom facilities within the market.

Are there any challenges in accessing the land that is there is none. Are there any adjustments that can be added into the design?

(SSEBIRUKA KACUMU) The main gate should have been in the middle of the market.

(MURUGU KIMBER) The market is narrow and narrow they have to expand through. Also the gate is narrow and outside is occupied by the new park and houses and goods are dropped on by the cars.

2. SEBACWA BOMUJIMU

- ✓ He thanked the colleague for the good plan which she could be the probe design of the coming project. He was happy for the new plan and the time assigned to the team. And greatly asked for continued cooperation throughout the project to make a success of project.

Agenda/Item: Community meeting and prayer.

WAKUMBI MWAHANGUWA BOMUJIMU (How will the work be done and what will happen next after this meeting?)

WAKUMBI MWAHANGUWA BOMUJIMU (How many of workers should be done from within the community?)

The contract for designing will run for around 3-4 months, when the final design plans will be approved by the Ministry of Local Government and has the best answer to the question which they are the clients. This will be followed by signing a contract for actual construction and construction of what will not be done and to finish the new plan. It is required that 30% of the workers should be from the locality where the project is located.

WAKUMBI MWAHANGUWA

- ✓ The greatest concern within the markets is leadership taking the proper management. This is how the development.
- ✓ The leadership should be thought about in terms of information since they handle many issues within the market such as handling transactions.
- ✓ Some of the issues will reach the market meeting that will be held on 20th.
- ✓ We appreciated for the time spent on plan and requested for the flow of information to go both ways.

BEETUJIMU MWAHANGUWA

The Ministry of Health should take care of the workers and those around the community health themselves. They also provide cases will be doing for filling plans for drug effects, health.

- ✓ There being no further points, the moderator closed the meeting at 2:30 PM with a closing prayer from Rev. Nkosile Ekechukwu Nwagwu Nwagwu.



Challenges in Implementing Engagement Practice

[illegible]

PROJECT	Design And Bid Documentation For The 12 Markets (Water Markets And Agricultural Trade Improvement Programme: Project 2 (PAUP2)) Urban Market in Inyanga Municipality And Mpigi Central Market in Mpigi Town Council	
INITIATED	Consultation meeting with Mpigi Town Council	
LOCATION	Queeny Hill	
DATE	25 th April 2022	
TIME	11am-3pm	
ATTENDANCE	Attendees (Mpigi) James Mubumba, Chairman, Inyanga Council Richard L. L. L. James K. C. C. James N. N. James L. L. James M. M. James R. R. James S. S. James T. T. James U. U. James V. V. Senior Assistant Town Clerk, Mpigi Asst. Town Clerk Town Planner Health Inspector Senior Community Development Officer Secretary for Women Asst. Town Clerk Commercial District Officer Publicity Account Manager Secretary, Inyanga Municipality Secretary, Mpigi Town Council West Town: Technical Director Asst. Technical Director	

DATE	AGENDA ITEM	STATUS
2022/04/25/2022	Item 1: Remarks from the office of the Town Clerk and the LDC Mpigi Town Council	
2022/04/25/2022	Item 2: Remarks from the Design Team The market has been designed according to the needs assessment conducted The proposed design is a fully new structure with only the ground, first and second floor, is	Item 3: Remarks from the Design Team Technical Director

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Sileshi

Addition	Agenda/Item	Action
	The concerned people who identified by providing maps in the workshop and connected to the upper floor. • Natural lighting has been provided for in the shop. • The ground floor shall be occupied by shops. • The restaurants, canteens and Butchery also shall be situated just after the shops on the ground floor. • Provision of water tanks and water supply has been put in place with the all flooring and loading system. • Changing rooms and sanitary facilities that are gender sensitive have been put in place. • The first floor shall house exchange during market. • The conference room, library, offices, bank, chambers shall be on the second floor as well. • Provision of parking space for boda boda has been considered. • The design has provided truck/woon collection space. • An architectural impression video was displayed.	
Public Comments	Comments from Mpigi Town Council • Drainage in addition the common floor/ storm water management should be addressed. • Provide space for vendors that shall include recommended (see note, memo, etc.) etc. • Provide for boda boda parking space. • Signage should be put down and have a board on the ground floor to attract customers. • Get ideas from MPRA on the new design for the ground about to guide in the suitable open road rather for the etc.	The design team to address. The design team to address. The design team to address. The design team to address. Meeting for Local Government shall used to provide feedback for the vendors. The design team to address.

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Shethi

Mitigation	Agenda/Issues	Action
	- Traffic congestion within the market should duly be addressed especially for the loading and unloading vehicles. - Waiting facilities must be provided for all the design especially at the main entrance following class A app. - The design should cover the proposed extension beyond the market.	The design team to address Waiting for Load/unloading proposed to be implemented for the design team to conduct collect first data to incorporate it in the design.

Attending photo

