



Combined Project Information Documents / Integrated Safeguards Datasheet (PID/ISDS)

Appraisal Stage | Date Prepared/Updated: 08-Nov-2019 | Report No: PIDISDSA26008

**BASIC INFORMATION****A. Basic Project Data**

Country Uganda	Project ID P169435	Project Name COMPETITIVENESS AND ENTERPRISE DEVELOPMENT PROJECT	Parent Project ID (if any) P130471
Parent Project Name Competitiveness and Enterprise Development Project (CEDP)	Region AFRICA	Estimated Appraisal Date 14-Oct-2019	Estimated Board Date 30-Jan-2019
Practice Area (Lead) Finance, Competitiveness and Innovation	Financing Instrument Investment Project Financing	Borrower(s) Government of Uganda	Implementing Agency Private Sector Foundation Uganda

Proposed Development Objective(s) Parent

The development objective of the project is to improve the competitiveness of enterprises in Uganda by providing support for: (i) the implementation of business environment reforms, including the land administration reform and (ii) the development of priority productive and service sectors.

Proposed Development Objective(s) Additional Financing

To increase private sector investment in the tourism sector and strengthening access to and effectiveness of the land administration system.

Components

Consolidation of the Land Administration System
Business Registration and Business Licensing Reforms
Tourism Infrastructure and Competitiveness Development
Matching Grant Program for MSMEs
Project Implementation

PROJECT FINANCING DATA (US\$, Millions)**SUMMARY**

Total Project Cost	99.8
Total Financing	99.8
of which IBRD/IDA	99.8
Financing Gap	0.00



DETAILS

World Bank Group Financing

International Development Association (IDA)	99.8
IDA Credit	99.8

Environmental Assessment Category

B-Partial Assessment

'Have the Safeguards oversight and clearance function been transferred to the Practice Manager?' No

Decision

Other Decision (as needed)

B. Introduction and Context

Country Context

1. **Uganda has experienced a rebound in economic growth and a widening of the current account deficit in recent years.** Average real GDP growth accelerated to above 6 percent for FY17/18 and the first half of FY 18/19, up from the average of 4.5 percent for the five years prior to FY16/17. Given the very high population growth rate, the per capita growth was less than 3.1 percent. Recent growth acceleration has largely been driven by strong investment and export performance.
2. **Poverty reduction remains uneven in different regions of the country and job creation is failing to meet demand.** After a sustained downward trend, the poverty head count in Uganda rose from 19.7 to 21.4 percent between 2012-13 and 2016-17, partly due to climate related factors (drought and pests). The private sector has generated 800,000 new jobs between 2012 and 2016; however, this is not enough to meet the demand for jobs from new entrants to the labor market as well as the transitions across jobs (including both transition from self-employment or unpaid jobs to private sector jobs for instance). According to the 2017 Labor Force Survey, unemployment reached 9 percent, with unemployment higher among women (13 percent) than men (6 percent) and the labor force participation rate fell from 60 percent in 2013 to 52 percent in 2017.¹
3. **The key to recovering momentum towards achieving the twin goals of poverty reduction and shared prosperity lies in equipping firms and households with the tools to engage in sustainable economic activities, combined with broad reforms in enabling sectors.** This requires an ability to

¹ https://www.ubos.org/onlinefiles/uploads/ubos/pdfpercent20documents/UNHS_VI_2017_Version_1_percent2027th_September_2017.pdf



leverage household assets, including land (particularly for women) and opportunities to enhance participation in growing sectors (such as tourism). There is a gender aspect to this as well, with women's access to land rights highly variable across the country and their related participation in high productivity sectors low; while customary law recognizes women's right to land, enforcement is limited – this in turn constrains women's full economic participation. According to a 2011 survey,² only 33 percent of women report owning land (either alone or jointly) compared to 88 percent of men. While Uganda has high rates of female entrepreneurship only 9 percent of commercial credit is allocated to women,³ partly attributable to limited access to collateralizable assets including land.

Sectoral and Institutional Context

4. **The tourism sector is a key sector for Uganda and has the potential for substantive contribution to increase incomes for households and create jobs.** Uganda's tourism sector has also grown steadily over the past decade (about 1.4 million arrivals in 2017). The sector accounted for 7.3 percent of GDP and more than 600,000 jobs in 2017. Tourism is currently Uganda's leading foreign exchange earner, generating US\$1.45 billion in 2017. There is potential for further value generation and employment creation predicated on more focused planning and investments that leverage domestic, regional and global market demand. Under CEDP, the tourism sector received support in a number of areas – enterprise development, human capital development and infrastructure development.
5. **The two key sectors of intervention that can have high pay offs are land and tourism.** Not merely are these important in themselves, but also have important interrelationships. Improving the security of land tenure would contribute to the growth of a more economically and socially sustainable tourism industry. The potential of community-owned common land for nature tourism are untapped. For this reason, clarifying property rights and setting up governance rules that promote transparency and equity in access to opportunities are important components to enable pro-poor growth in the tourism industry.
6. **However, underutilization of tourism assets continues to be a challenge due to limited private sector participation.** While there is no doubt that competition in the region is strong – Murchison Falls National Park for instance, received 39,000 foreign non-resident visitors in 2017, compared to Masai Mara Game Reserve in Kenya with 320,000 such visitors and Serengeti National Park in Tanzania with nearly 400,000 such visitors – there are opportunities for Uganda to increase its market share through expanding product and accommodation offerings and attracting new investors. Less than two percent of the area of Murchison Falls National Park is utilized for tourism activities. Due to limited last mile infrastructure investments in national parks the scope for new concessions is limited. For instance, revising the concession framework without the necessary last mile infrastructure would contribute to the overburdening of a limited area and tourism sites and increases in vulnerability (e.g. to climate change). Diversification in tourism sites, products and services would contribute to more sustainable management (including climate adaptation and mitigation measures). Under the project support will be provided to; a). strengthen the tourism information system, b). destination planning, branding and implementing quality assurance framework, c). community subprojects, d). rehabilitate Uganda Museum, Uganda Wildlife Education Center, Uganda Wildlife Research and Training Institute and complete construction of the Uganda Hotel and Tourism Training Institute, e). land administration,

² <https://www.icrw.org/wp-content/uploads/2016/10/Gender-Land-and-Asset-Survey-Uganda.pdf> Byamugisha, Frank. *Agricultural Land Redistribution and Land Administration in Sub-Saharan Africa: Case Studies of Recent Reforms*. Washington, DC: The World Bank, 2014.

³ <https://www.ifc.org/wps/wcm/connect/7bef59b2-b60e-4d47-9592>



f). systematic registration of communal land, g). valuation and land acquisition, h). strengthening the Judiciary and land administration and management institutions.

7. **Inappropriate land policies constitute a serious constraint to economic and social development.** Insecure land tenure, outdated land laws, and slow or dysfunctional institutions of land administration can restrict private investment, undermine good governance, and reduce the ability of local authorities to raise taxes.⁴
8. **The enhancement of the land administration system based on reliable, up-to-date accurate information contributes to land tenure security and is a source of information for policy-making.** It provides citizens access to secure title security that influence their long-term investment decisions. This is relevant to Uganda where about 80 percent of the economic activities are agricultural and where off farm opportunities are often limited. The economic gender gap is even wider given that norms around access to land tend to favor men, granting the rights of women to the husband or a male relative.
9. **Sustainable investment in and positive spillovers of the tourism sector are undermined by insecurity of land tenure in and around key tourism assets, in particular the national parks.** Increasing population density is a threat to national parks and wildlife reserves. Mapping and providing clear land utilization will provide the basis to policy makers for securing land reserves and national parks consistent with public policies. These will allow investors in the tourism sector to make long term decisions and therefore enter the market at lower levels of financial returns in anticipation of growth. Equally, it will allow positive spillovers, triggered by increased demand due to long-term tourism investment, to be captured by villages, communities and households close to tourism assets. Households with more secure title in proximity to tourism assets could make investment decisions that allow them to take part in the tourism supply chain.
10. **The potential of community-owned common lands for nature tourism is also untapped.** For this reason, clarifying property rights and setting up governance rules are important components to enable pro-poor growth in the tourism industry. For example, strengthening community associations to manage common lands can contribute not only to increased revenue from tourism but also increased positive attitudes towards this activity.⁵ Also, a gender-sensitive land policy can help consolidate women's access to assets, who make up 46 percent of tourism enterprises in Uganda but tend to have lower revenues and expansion.⁶

C. Proposed Development Objective(s)

Original PDO

The development objective of the project is to improve the competitiveness of enterprises in Uganda by providing support for: (i) the implementation of business environment reforms, including the land administration reform and (ii) the development of priority productive and service sectors.

⁴ Klaus Deininger. World Bank Land Policies. page 1.

⁵ Lepp, Andrew. "Residents' Attitudes Towards Tourism in Bigodi Village, Uganda." *Tourism Management* 28, no. 3 (2007): 876-85.

⁶ Katongole, Celestine, Wilber Manyisa Ahebwa, and Richard Kawere. "Enterprise Success and Entrepreneur's Personality Traits: An Analysis of Micro- and Small-Scale Women-Owned Enterprises in Uganda's Tourism Industry." *Tourism and Hospitality Research* 13, no. 3 (2013): 166-77.



Current PDO

To support measures that facilitate increased private sector investment in the tourism sector and strengthen effectiveness of the land administration system.

Key Results

D. Project Description

39. **The additional finance will use an Investment Project Finance – Disbursement Linked Indicators (IPF-DLI) approach.** Building on the project's experience of managing the implementation of inputs, the additional financing proposes to use IPF-DLIs to encourage the implementing partners to focus on performance, sustainability and increase disbursement at the beginning of project implementation. For the tourism component this relates to seeking sustainable private sector partnerships and private investment, and for the land component the focus is on increasing access for households across Uganda. The shift will also motivate the key private and public stakeholders to work towards implementing complementary policy and regulatory shifts that go beyond the scope of the project activities. Uganda has recently used and implemented DLIs in the Uganda Support to Municipal Infrastructure Development Program (USMID), a program for results operation; the Uganda Teachers and Schools Effectiveness Project and the African Centers of Excellence Project II. The other two components in the parent project, the business registration and business licensing and the matching grant facility have been completed and are not expected to be supported under the AF.
40. **Component 1: Land Administration Reform, (US\$52.7 million of which US\$22 million is DLIs).** The AF proposes to further strengthen the land administration system in Uganda through a combination of: (i) systems' improvements and physical infrastructure; (ii) systematic registration of communal and individually owned land; (iii) enhancing land valuations capacity; and (iv) strengthening of institutional and dispute resolution capacity and human capital. While the land agenda in Uganda is broader than the particular focus in this project, the activities included, and results incentivized through the use of DLIs, are key foundational elements needed to advance the economic benefits of land administration.
41. **Improving, Consolidating Land Administration Infrastructure and System (US\$15.2 million).** The completion of Ministry Zonal Offices (MZOs) and their integration with the National Land Information System (NLIS) will deepen utilization at national and local levels. It will also lay the groundwork for systematic land registration through strengthening the survey and mapping department, the consolidation of Spatial Data Infrastructure (SDI) and the establishment of a multipurpose cadaster. Implementation of the gender strategy to ensure that women's access to land, including joint titling, is key.
42. **Systematic Registration of Communal and Individually Owned Land (US\$25.5 million).** The project will undertake national-level systematic land registration to record land rights including the issuance of Community Land Associations (CLAs), Certificate of Customary Ownership (CCO) and all legal documents including titles and ultimately register titles in the NLIS. The systematic registration will work on all land tenure systems existing in the country.
43. **Strengthening the Capacity of the Ministry of Lands on Land Valuation, land Acquisition**



and Property Taxation (US\$7 million). Standardization of implementation standards, mass sensitization on valuation and land acquisition, including potential impact of climate change and capacity building of staff on data collection will be undertaken to enhance the capacity of the ministry staff and enable evidence-based decision-making in the sector.

44. Strengthening the Judiciary and Mechanisms to Resolve Land Disputes (US\$3 million). A review of adjudication procedures will be conducted and recommendations for improvements will be provided to strengthen the capacity of the Land Division of the judiciary on the use of NLIS and of alternative dispute resolution (ADR) mechanisms.

45. Strengthening Land Administration and Management Institutions (US\$2 million). This will cover the upgrading of the capacity of the Institute of Survey and Land Management (ISLM) and support the development of the higher education curriculum in related subjects. A key aspect is the establishment of a management information system including cost monitoring of key activities.

Table 1: Land Component - Disbursement-Linked Indicator Matrix

Disbursement Linked Indicators (DLIs)	Indicative timeline for DLI achievement				
	DLI Baseline	Year 1 (FY19/20)	Year 2 (FY20/21)	Year 3 (FY21/22)	Total Financing allocated to DLI (US\$ m)
DLI 1: Progress is made in the enhancement of the NLIS		<u>DLR 1.1:</u> Creation of a module in the NLIS for uploading the CCOs, CLA, SMS notification service and web-portal access for MIDA and the public	<u>DLR 1.2:</u> Integration of the NLIS with MIDA's Spatial and non-Spatial System	<u>DLR 1.3:</u> Customization of the NLIS to support Land Administration Management Mobile Office at the sub-county level	
Allocated amount (US\$ m)		2	2	3	7
DLI 2: Physical Development Plans (PDP) for rural land and peri-urban parishes developed.		<u>DLR 2.1:</u> 50 PDPs developed	<u>DLR 2.2:</u> 200 PDPs Developed	<u>DLR2.3:</u> 122 PDPs developed	
Allocated amount (US\$ m)		2	2	4	8
DLI 3: Land titling scaled up through Systematic Land Adjudication and		<u>DLR 3.1:</u> 100,000 new titles registered in the	<u>DLR 3.2:</u> 200,000 new titles registered in the system	<u>DLR. 3.3</u> 200,000 new titles registered in the	



Disbursement Linked Indicators (DLIs)	Indicative timeline for DLI achievement				
	DLI Baseline	Year 1 (FY19/20)	Year 2 (FY20/21)	Year 3 (FY21/22)	Total Financing allocated to DLI (US\$ m)
Certification including issuing new land titles to women individually or jointly.		system out of which 40,000 are for women individually or jointly.	out of which 80,000 are for women individually or jointly.	system out of which 80,000 are for women individually or jointly.	
Allocated amount (US\$ m)		3	2	2	7

46. Component 2: Tourism Product and Competitiveness Development, (US\$43.10 million, of which US\$23 million is DLIs). The CEDP-AF proposes activities to further strengthen Uganda's core tourism offerings, more effectively leveraging tourism assets and biodiversity endowments for private-sector-led growth. This will be achieved through: i) upstream planning, policy and regulatory capacity building; ii) targeted infrastructure improvements to incentivize private-sector-led management and revenue generation; and iii) use of incentives for the Ministry to mobilize private investment through DLIs and iv) local hiring and training of local youth for participation in tourism related opportunities. All activities (feasibility studies and business plans) in this component will assess climate change vulnerabilities and include specific measures to reduce the carbon footprint of the infrastructure upgrades and operations.

47. Upstream support to enable market growth (US\$14.60 million). Timely and accurate information will allow for evidence-based policymaking in the public sector and market-based investment decisions in the private sector. A tourism information management system will be developed to leverage digital data collection and dissemination for more responsive decision-making. The transparency in data availability will also contribute to a reduction in the regulatory burden, a priority for the private sector and will equip the private sector with data needed to develop strategic investments in emerging tourist hubs. An audit of the existing licensing regime will be undertaken to identify bottlenecks and spur development of more agile processes – thereby lowering regulatory barriers to entry for new firms in the sector. The AF will also extend support to Uganda Tourist Board to establish a MICE bureau to implement a market development strategy in partnership with the private sector-led, Uganda Association of Conference Incentive Industry (UACII). Community sub-projects will be financed to strengthen the capacity of local communities to engage in tourist related commercial activities including marketing of their products (community led tours or stays or upgrade of public facilities). Eligibility criteria for these sub-projects, their administration, fiduciary requirements and requirements on compliance with social and environmental safeguards will be specified in the updated Project Operational Manual. Environmental Category A Sub-projects are excluded from the Project. Technical Assistance will be provided to explore establishing an endowment fund or crowd funding for promoting wildlife research, protection, conservation and harmonious co-existence of communities residing/adjacent to wildlife areas. All sub-projects will also take into account climate adaptation and mitigation



measures.

48. **Product Development and Investment (US\$28.50 million).** The CEDP AF will use a PPP approach or other financing models for greater sustainability and more professional management of tourism sites. Public investments are essential to catalyze private sector participation as basic infrastructure is lacking in many key sites. Two sites have been identified for public investments for upgrading of infrastructure, facilities and management capacity to boost readiness of the sites for private investments: Uganda Museum, Kampala and Uganda Wildlife Education Center (UWEC) in Entebbe. The AF will also support upgrading of infrastructure i.e. the completion of infrastructure of UHTTI and UWRTI and assessment of the viability of private management and partnership models for the two agencies (UHTTI and UWRTI). With the completion of international standard physical facilities (which is a basic criterion for international accreditation), UWRTI's product offerings will also be upgraded through an international partnership for delivery of accredited training for guides, wildlife conservationists and tourism professionals. In order to ensure that international standards are developed and maintained, a DLI is in place to incentivize the partnership and delivery of training.

Table 2: Tourism Component – Disbursement Linked Indicator Matrix

Disbursement Linked Indicators (DLIs)	Indicative timeline for DLI achievement				
	DLI Baseline	Year 1 (FY19/20)	Year 2-June (FY20/21)	Year 3-June 2021-22	Total Financing allocated to DLI (US\$ m)
DLI 4: Uganda Hotel and Tourism Training Institute (UHTTI): Sign a Cooperation Agreement between an International Accredited Hotel, Training and Management Institution and MoTWA, to maintain, invest and operate the facility.		<u>DLR 5.1:</u> Cooperation Agreement signed with an international accredited hotel training and management institution	<u>DLR 5.2:</u> UHTTI has commenced its operation by recruiting and training its first batch/cohort of students.		
Allocated amount		6	3		9
DLI 5: UWRTI: MoU with international training partner executed		<u>DLR 6.1:</u>	<u>DLR 6.2:</u>		



Disbursement Linked Indicators (DLIs)	Indicative timeline for DLI achievement				
	DLI Baseline	Year 1 (FY19/20)	Year 2-June (FY20/21)	Year 3-June 2021-22	Total Financing allocated to DLI (US\$ m)
and International standard training delivered.		MoU w/ int'l training partner signed	A new curriculum developed and at least 200 guides trained		
Allocated amount		3	2		5
DLI 6: MoWTA: On behalf of Uganda Museum sign a Partnership Agreement with an international museum to modernize and improve its management.		<u>DLR 7.1:</u> Partnership agreement signed	<u>DLR 7.2:</u> A 5-year strategic and business plan prepared.		
Allocated amount		6	3		9

49. **Component 3: Project Implementation (US\$3 million).** The existing arrangements to implement the project at both PSFU for the Tourism Component and at Ministry of Lands, Housing and Urban Development for the Land Component will continue by:

- a) Strengthening the capacity of the PSFU for overall coordination and management of activities (including procurement, financial management, environmental and social safeguards, monitoring and evaluation, supervision and reporting aspects) through provision of technical advisory services, goods, non-consulting services, training and operating costs.
- b) Strengthening the capacity of the MoLHUD for overall coordination and management of land activities (including procurement, financial management, environmental and social safeguards, monitoring and evaluation, supervision and reporting aspects) through provision of technical advisory services, goods, non-consulting services, training and operating costs.

50. **DLIs.** The proposed DLIs, agreed with the clients offer the opportunity to achieve objectives in a meaningful and sustainable manner. Like a regular IPF, IPF-DLI finances development objectives, activities and results. Disbursement is against a specific set of government expenditures. These are triggered solely by the execution of expenditures, while in the latter they depend also on the achievement of outputs and outcomes, defined as DLIs.



Table 3: DLIs and DLRs

Category (including DLI, as applicable)	Disbursement Linked Result	Amount of the allocation (USD)	DLR allocation and Disbursement Formula (USD)
DLI 1: Progress is made in the enhancement of the NLIS	DLR 1.1: Creation of a module in the NLIS for uploading the CCOs, CLAs, SMS notification service and web-portal access for MDAs and the public	7,000,000	DLR 1.1: 2,000,000
	DLR 1.2: Integration of the NLIS with MDA's Spatial and Non-Spatial Systems		DLR 1.2: 2,000,000
	DLR 1.3 Customization of the NLIS to support Land Administration and Management Mobile Office at the Sub-county level		DLR 1.3: 3,000,000
DLI 2: Physical Development Plans (PDP) for rural land and peri-urban parishes developed.	DLR 2.1: 50 plans developed and confirmed	8,000,000	DLR 2.1: 2,000,000
	DLR 2.2: 200 plans developed and confirmed		DLR 2.2: 2,000,000
	DLR 2.3: 122 plans developed and confirmed		DLR 2.3: 4,000,000
DLI 3: Land titling scaled up through Systematic Land Adjudication and Certification.	DLR 3.1: 100,000 new titles registered in the system	7,000,000	DLR 3.1: 3,000,000
	DLR 3.2: 200,000 new titles registered in the system		DLR 3.2: 2,000,000
	DLR 3.3: 200,000 new titles registered in the system		DLR 3.3: 2,000,000
DLI 4: Uganda Hotel and Tourism Training Institute (UHTTI): Sign a Cooperation Agreement between an International Accredited Hotel, Training and Management Institution and MoTWA, to maintain, invest and operate the facility.	DLR 5.1: Cooperation Agreement signed with an international accredited hotel training and management institution	9,000,000	DLR 5.1: 6,000,000
	DLR 5.2: 3 UHTTI has commenced its operation by recruiting and training its first batch/cohort of students.		DLR 5.2: 3,000,000
DLI 5: UWRTI: MoU with international training partner executed and International standard training delivered	DLR 6.1: 1 MoU w/ int'l training partner signed.	5,000,000	DLR 6.1: 3,000,000
	DLR 6.2: A new curriculum developed and at least 200 guides trained		DLR 6.2: 2,000,000
DLI 6: Uganda Museum: Sign a Partnership Agreement with an international museum to modernize and improve its management	DLR 7.1: Partnership agreement signed	9,000,000	DLR 7.1: 6,000,000
	DLR 7.2: A 5-year strategic and business plan prepared.		DLR 7.2: 3,000,000

51. **Gender is a cross-cutting priority for the project.** The gender gaps in land tenure and land ownership in Uganda are severe and constrain women's economic participation, especially in high-value activities. Almost all land is registered in Uganda in the name of the male heads of household. When households are offered fully-subsidized titles and information about the potential benefits of land titling, almost 91 percent proceed with the titles and 62 percent opt for joint titles.⁷ The provision of related gender information raises joint titling with women to 76 percent. Making land titles conditional on joint titles with women raises joint titling to 89 percent. The AF will build on these findings and integrate gender-related information into the community outreach campaigns at the parish and district levels.⁸ The AF would subsidize the registration costs to couples willing to

⁷ Based on analysis undertaken as part of CEDP, a Randomized Control Trial (RCT) approach conducted by the Gender Innovation Lab⁷ found that

⁸ This will carry out through edutainment videos, media messaging and engagement with community mobilizers (such as community



proceed with joint titling. The target is to reach at least 10,000 joint titles (as part of the intermediate indicator on land titles for 500,000 additional parcels).⁹ Women also make up 46 percent of tourism enterprises in Uganda and the community projects will focus on women-led and/or women-managed enterprises at the proposed sites. In the parent CEDP project, emphasis was placed on supporting women-led tourism SMEs (31 SMEs were funded) through matching grants, which helped increase employment and business turnover. Similarly, women's participation in the accredited trainings run by UHTTI and UWRTI will be a key priority and student recruitment efforts will have a specific focus on women.

52. **The AF will also help address climate risks, primarily through an adaptation-focused approach.** With regard to climate change mitigation, the project will support conservation efforts through the identification of critical zones and facilitated management of wildlife areas based on updated information. Enhancement of the NLIS for public and private sectors will support spatial and territorial planning considering climate change vulnerability and disaster risk management. The World Bank's Climate and Disaster Risk Screening Tool was used and found risks of wildfire and increased temperatures in Kampala and Entebbe where some of the physical rehabilitation projects will be undertaken. In the execution area of the project a combination of natural disasters like landslides in the highlands of eastern and western regions and droughts are endangering livelihoods and the ecosystem; which are likely to be exacerbated by climate change. There is limited institutional capacity to identify and respond to disruptions from climate and geophysical hazards. This, combined with a lack of emergency response systems to address disruptions in operations and logistics and access relief services in case of extreme weather events, increases the risk from climate and geophysical hazards. The project would include building standards that include emergency preparedness for climate hazards. The construction plans will ensure that the project conforms to 1) any applicable wildfire land use planning regulations; 2) any applicable building regulations 3) any existing plans for warning and evacuation; and 4) any national laws, regulations and rules. In addition, the rehabilitation of physical structures will include energy and water use efficiency measures.
53. **Climate Co-Benefits analysis will be undertaken once the package is submitted to the Board.** Previous assessment was conducted at Decision Review based on the DM-stage Project Paper.¹⁰ The next and final assessment will be at Board Approval based on the final project paper.

E. Implementation

Institutional and Implementation Arrangements

54. **The AF will use the existing implementation arrangements, and the project's new closing date will be May 09, 2022.**

organizations working on women's access to land).

⁹ The gender strategy highlighted in component 1 and the related joint titling incentive would be introduced in the Manuals and training materials of SLAAC to ensure all frontline staff are adequately informed and prepared to it. Outreach and community participatory activities will make dedicated efforts to ensure women's participation and inclusion in the decision-making process.

¹⁰ At DM, the climate co-benefits were assessed at 8 percent; additional adaptation and mitigation measures have been added to enhance the climate co-benefits in line with the project design.



F. Project location and Salient physical characteristics relevant to the safeguard analysis (if known)

6. The project's key physical activities will be limited to site specific civil works for rehabilitation or construction of small infrastructures in selected districts that will include:

- The upgrading of the Uganda Hotel and Tourism Training Institute (UHTTI) in Jinja to a Centre of Excellence in Hotel Education and Training (HET), which will include the construction of an administration block, Classroom block, multi-purpose hall, Girls common room, boy's common room, health club block and an incinerator,
- The Capacity enhancement of the Uganda Wildlife Research and Training Institute (UWRTI) in Katwe-Kabatoro (Kasese District), which will include the establishment of a laboratory, library, classrooms, administration block with conference facilities, accommodation for students (hostel) and other clients (in form of a guest house to ensure convenience as well as generate revenue), sanitary facilities, and a perimeter fence (to improve security and prevent wild animals from entering the institution,
- Small infrastructure improvements and signage at key tourists and historical locations, to facilitate the creation of a local destination management entity in Entebbe and in Kampala.

Project reforms in support of land cadaster, land dispute resolution, and other national reforms will have nationwide coverage on improving transparency and security of land tenure. The land reform supported under the project will not pertain to gazetted forests, national parks and protected areas, wetlands, and similar public lands hosting sensitive ecosystems. Land reform and registration processes will be transparent and participatory. Conflicts in land use and among owners/users/occupants and neighbors will be registered. GRM and ADR services will be offered but if no satisfactory resolution is reached the area will not be registered.

G. Environmental and Social Safeguards Specialists on the Team

Christine Kasedde, Environmental Specialist
Boyenge Isasi Dieng, Social Specialist

SAFEGUARD POLICIES THAT MIGHT APPLY

Safeguard Policies	Triggered?	Explanation (Optional)
Environmental Assessment OP/BP 4.01	Yes	The project is not expected to have large scale, significant or irreversible adverse impacts. CEDP-AF



will support infrastructural developments with substantial civil works which have potential Environmental, Social, Health and Safety risks and impacts. Expected adverse environmental may include amongst others: air emissions (exhaust from heavy vehicles and machinery, and dust) generated from construction activities; noise pollution expected from construction machinery and vehicle movement which may be a nuisance to surrounding communities; solid waste such as excavated soils, debris and hazardous hydrocarbon oils from construction machinery and vehicles; vegetation clearance, soil erosion, community and occupational safety concerns. Additionally, there will be indirect and accumulative impacts arising from extraction / sourcing of construction materials (such as sand, water, clay bricks, poles, timber) from the natural environment. The site specific ESIAs/ESMPs will provide mitigation measures to ensure that project activities at this institute does not cause any harm to the environment or alter habitat.

On the social side, risks are expected to include those related to influx of labor, inadequate consultation of affected community, limited access to grievance redress mechanisms, social exclusion, etc. Land acquisition and physical/economical displacement are not expected as part of the AF because the planned constructions will be carried out on government owned land. However, the updated RPF (to be consulted upon and disclosed at national level and on the Bank's external website by project's appraisal) will provide guidance for the elaboration of Resettlement Action Plans (RAPs) wherever they might be required.

Overall, these risks will primarily be mitigated through the adherence of good construction practices stipulated in environmental and social clauses to be included in the civil works contracts, as per the provisions and elaboration of site specific ESIAs/ESMPs using the guidance provided in the updated project's ESMF. This ESMF provides guidance for the elaboration of relevant instruments (ESIAs/ESMPs) for activities for which sites are yet to be identified.



Performance Standards for Private Sector Activities OP/BP 4.03	No	The project will not involve activities with the private sector
Natural Habitats OP/BP 4.04	No	There will not be physical works in ecologically sensitive areas such as wetlands and national park. All likely project impacts on environment will be managed under OP/BP 4.01.
Forests OP/BP 4.36	No	The project activities are not expected to affect the management of natural or plantation forests and neither will it support forests nor logging operations.
Pest Management OP 4.09	No	The project will not finance or make use of chemical pesticides.
Physical Cultural Resources OP/BP 4.11	Yes	The policy has been triggered because the project will finance renovation activities in museums housing items of cultural importance; Contractors will be required to submit relevant plans to ensure these items are properly handled during civil works. In addition, the ESMF includes “chance find procedures” to address any potential issues associated with excavation required during construction.
Indigenous Peoples OP/BP 4.10	No	Project activities will not impact Vulnerable and Marginalized groups (Indigenous People)
Involuntary Resettlement OP/BP 4.12	Yes	As with the parent project, Involuntary Resettlement is not expected as all planned activities will take place within existing government owned land/facilities. As a precautionary measure however, the project has prepared an RPF to guide/address any displacement (physical and economic) that might occur during implementation. The RPF has been consulted upon and will be disclosed in country and on the World Bank’s external website before project appraisal.
Safety of Dams OP/BP 4.37	No	Construction of dams will not be funded under this AF
Projects on International Waterways OP/BP 7.50	No	No construction or activities will be undertaken in international waterways
Projects in Disputed Areas OP/BP 7.60	No	



KEY SAFEGUARD POLICY ISSUES AND THEIR MANAGEMENT

A. Summary of Key Safeguard Issues

1. Describe any safeguard issues and impacts associated with the proposed project. Identify and describe any potential large scale, significant and/or irreversible impacts:

The project is not expected to have large scale, significant or irreversible adverse impacts. CEDP-AF will support infrastructural developments with substantial civil works which have potential Environmental, Social, Health and Safety risks and impacts. The project will upgrade the Uganda Hotel and Tourism Training Institute (UHTTI) to a Centre of Excellence in Hotel Education and Training ; develop infrastructures at the Uganda Wildlife Research and Training Institute (UWRTI); and support several infrastructure improvements, signages for necessary tourists and historic sites.

Expected adverse environmental impacts may include amongst others: air emissions (exhaust from heavy vehicles and machinery, and dust) generated from construction activities; noise pollution expected from construction machinery and vehicle movement which may be a nuisance to surrounding communities and animals in the National park; solid waste such as excavated soils, debris and hazardous hydrocarbon oils from construction machinery and vehicles; vegetation clearance, soil erosion, community and occupational safety concerns. Additionally, there will be indirect and accumulative impacts arising from extraction / sourcing of construction materials (such as sand, water, clay bricks, poles, timber) from the natural environment. All potential impacts from project activities have been addressed under OP/BP 4.01, ESMF was prepared and site specific ESIA for civil works at UWRTI will provide mitigation measures to ensure that project activities at this institute does not cause any harm to the environment or alter habitat.

On the social side, they are expected to include those related to influx of labor, inadequate consultation of affected community, limited access to grievance redress mechanisms, social exclusion, etc. Land acquisition and physical/economical displacement are not expected as part of the AF because the planned constructions will be carried out on government owned land and conflicted areas will not be registered under the land regularization component. However, the updated RPF, which has been consulted upon and disclosed at national level and on the Bank's external website October 7, 2019 provides guidance for the elaboration of Resettlement Action Plans (RAPs) wherever they might be required. The ESMF provides for contractor requirements, stakeholder engagement and a GRM to address potential social risks which are expected to be moderate.

Overall, these risks will primarily be mitigated through the adherence of good construction practices stipulated in environmental and social clauses to be included in the civil works contracts, as per the provisions and elaboration of site specific ESIAs/ESMPs using the guidance provided in the updated project's ESMF, which has been consulted upon and disclosed at national level and on the Bank's external website on October 7, 2019. The ESMF will also provide guidance for the elaboration of relevant instruments (ESIAs/ESMPs) for activities for which sites have yet to be identified and for stakeholder engagement including a GRM..

2. Describe any potential indirect and/or long term impacts due to anticipated future activities in the project area:

The project has no potential adverse indirect or long term impacts as the anticipated scale up of future activities will apply the sector environmental and social safeguards instruments prepared for this project, i.e ESMF/RPF, ESIAs/ESMPs and RAPs.

3. Describe any project alternatives (if relevant) considered to help avoid or minimize adverse impacts.



Not applicable.

4. Describe measures taken by the borrower to address safeguard policy issues. Provide an assessment of borrower capacity to plan and implement the measures described.

The main measures through which the project will promote environmental and social sustainability and safeguard against potential adverse impacts will include the community focused activities in the project design, stakeholder engagement and the preparation and implementation of site specific safeguard instruments, which will potentially include ESIAs, ESMPs, and RAPs.

Borrower capacity has been strengthened during the implementation of the original project; The key implementing agencies Ministry of Lands Housing and Urban Development (MLHUD) and Private Sector Foundation Uganda (PSFU) now include experienced environmental and social specialists with the necessary skills to ensure an adequate implementation of the proposed environmental and social mitigation measures. The implementation of mitigation measures will also utilize the well established national environmental management system, in which the semi-autonomous National Environmental Management Authority and the District Environmental Officers play a key role enhanced by long term technical capacity building through long term IDA support, and that established by the Ministry of Gender, Labor, and Social development which includes a network of Community Development Officer (CDOs), Probation Officers, Gender Officers, etc.

5. Identify the key stakeholders and describe the mechanisms for consultation and disclosure on safeguard policies, with an emphasis on potentially affected people.

The key stakeholders include the Ministry of Lands, Housing and Urban Development, Ministry of Tourism Wildlife and Antiquities, Uganda Wildlife Research and Training Institute (UWRTI) including , Uganda Hotel and Tourism Training Institute (UHTTI), Uganda Registration Services Bureau and other related agencies, local authorities and communities within the project area. The sub-national stakeholders include district governments and communities that will benefit from improved delivery of cadastral services in the towns of Jinja, Mpigi, Mityana, Luwero, Moroto, Tororo, Kabale, Rukungiri, Mukono and Soroti. More broadly, the stakeholders include the private sector community and the owners and users of land in Uganda.

The preparation of environmental and social safeguards measures was integrated in the project design and preparation consultations with national and sub-national stakeholders. The process included consultations with various stakeholder groups including the project affected households, and were undertaken in form of both formal and informal meetings. Specific consultations were carried out with local stakeholders for the proposed civil works. These are recorded in the ESMF/RPF and site specific ESIAs/ESMPs and RAPs. In addition, there are some ongoing stakeholder engagement as part of project preparation.

B. Disclosure Requirements (N.B. The sections below appear only if corresponding safeguard policy is triggered)

Environmental Assessment/Audit/Management Plan/Other

October 6, 2019

October 7, 2019

For category A projects, date of distributing the Executive Summary of the EA to the Executive Directors



"In country" Disclosure

Both ESMF and RPF were disclosed "in country" on October 7, 2019

C. Compliance Monitoring Indicators at the Corporate Level (to be filled in when the ISDS is finalized by the project decision meeting) (N.B. The sections below appear only if corresponding safeguard policy is triggered)

OP/BP/GP 4.01 - Environment Assessment

Does the project require a stand-alone EA (including EMP) report?

Yes

If yes, then did the Regional Environment Unit or Sector Manager (SM) review and approve the EA report?

Yes

Are the cost and the accountabilities for the EMP incorporated in the credit/loan?

Yes

The World Bank Policy on Disclosure of Information

Have relevant safeguard policies documents been disclosed on the World Bank's external website?

Yes

Have relevant documents been disclosed in-country in a public place in a form and language that are understandable and accessible to project-affected groups and local NGOs?

Yes

All Safeguard Policies

Have satisfactory calendar, budget and clear institutional responsibilities been prepared for the implementation of measures related to safeguard policies?

Yes

Have costs related to safeguard policy measures been included in the project cost?

Yes

Does the Monitoring and Evaluation system of the project include the monitoring of safeguard impacts and measures related to safeguard policies?

Yes

Have satisfactory implementation arrangements been agreed with the borrower and the same been adequately reflected in the project legal documents?

Yes



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APPROVAL

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Approved By

Safeguards Advisor:		
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Practice Manager/Manager:		
Country Director:		

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