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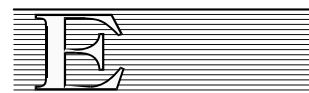
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AU-ECA-AfDB Land Policy Initiative

Supporting Land Policy Development and Implementation in Africa

Advance Unedited Version

AU-ECA-AfDB Land Policy initiative: Supporting Land Policy Formulation and Implementation in Africa

I. Introduction

1. Land is a central part of the livelihoods of African people. How land is governed and managed determines the Africa's ability to harness this and related resources for economic prosperity, social equity, environmental sustainability, and peace and security. Unfortunately, Africa has not been able to fully utilize land to achieve its developmental goals, mainly due to inadequate land policies and weak land administration systems for implementation, even where these policies are in place. Yet, Africa has been a field of experimentation, with many development partners supporting programs in land policy development and implementation. It is not unusual to find many competing programs in one country with little coherence and mutual learning, nor is it rare for programs with positive outcomes to be abandoned due to lack of financial support or political will.
2. Recognizing the need to improve land governance in order to ensure land plays its place in Africa's development, and in view of the challenges faced by African countries in this regard, the African Union Commission (AUC), United Nations Economic Commission for Africa (ECA) and the African Development Bank (AfDB) joined forces to establish the AU-ECA-AfDB Land Policy Initiative (LPI) in 2006 with the aim of enhancing knowledge, mutual learning, political will and financial support for land policy formulation and implementation in Africa. The LPI was successful in developing the Framework and Guidelines on land policy in Africa (F&G)¹, an important tool to facilitate land governance. In a show of political support, this tool was then endorsed by the African Ministers responsible for land and a commitment made to enhance its application by the AU Heads of State and Government in a Declaration on Land Issues and Challenges in Africa² in July 2009.

Box 1: The Declaration on Land Issues and Challenges in Africa

The Declaration on Land Issues and Challenges in Africa commits the highest level of Africa's governance to a) Prioritise and initiative land policy development and implementation in a participatory and consultative manner; b) set up appropriate institutional mechanism; and c) allocate adequate budgetary resources in this regard. The declaration describes the type of land laws that are appropriate for governing land pointing out the importance of ensuring equity in land access for all land users and strengthening land tenure security fir women.

The Declaration is clear in its request to the AUC in collaboration with the UNECA, AfDB, RECs and other partners, calling for these institutions to conduct studies that would guide the establishment of an appropriate institutional mechanism and fund to facilitate

¹ AU-ECA-AfDB (2010a)

² AU-ECA-AfDB (2010b)

knowledge sharing, capacity development and monitoring progress of member states in implementing the AU Declaration on Land.

Source: Assembly/AU/Decl. I(XIII) Rev.1 Declaration on Land Issues and challenges in Africa

3. Among the many land related issues and challenges identified by the regional assessment studies conducted in 2007-2008 by the LPI across Africa, was a (then) emerging issue relates to Africa's ability to attract foreign and domestic investments to harness its vast fertile land and natural resources including forests, water, minerals and wildlife. The assessments studies noted that interest in Africa's land had increased tremendously and that there were new players than was the case during colonialism, which marked the first major land acquisitions in Africa, commonly referred to as the scramble for Africa. The demand for Africa's fertile agricultural land and water now included private and government investors from Asia, North Africa as well as South Africa, mainly as these actors sought to secure land to produce food and bio-fuels in response to high and rising food and energy prices. In a quest to boost financial resources for development and especially increase productivity of the agricultural sector, African governments have welcomed these investors, availing large tracks of land for large scale land based investments (LSLBI). But civil society organizations especially the media have brought focus on some of the potential impacts of these large deals on the land rights of local communities, noting that the expected benefits are rarely realized and, even when they accrue, they do not benefit those whose land is being acquired.
4. The LPI organized several dialogue fora in 2010-2011 to raise awareness on the potential negative consequences of LSLBIs on the land rights of local communities, and the need to improve the governance of LSLBIs in order to ensure that intended productivity and economic benefits are realized. These dialogue sessions culminated in the adoption of the Nairobi Action Plan on Large Scale Land Based Investments in October 2011.

II. Objective and scope

5. This report aims to highlight the key issues and challenges related to land policy development and implementation in order to draw attention to the need to implement commitments that enhance the governance of land in Africa, for the achievement of food security and sustainable development goals. In view of the recent interest in Africa's land, by both foreign and domestic investors, and the call by member states to provide guidance on how Africa can harness its fertile land resources to boost agricultural productivity and economic growth, while safeguarding the land rights of local communities and the environment, this paper draws a special focus on the governance of LSLBIs. This is especially timely given that that the just concluded African Development Forum VIII, whose theme was *Governing and Harnessing Natural Resources for Africa's*

Development, had land as one of its main sub-themes³. In this regard, LSLBI was a main focus of the forum with an issues paper on *Land and Africa's Development Future: Governing the Risks and Opportunities of Large-Scale Land Based Investments*⁴ forming the basis of discussions.

6. The report then examines the progress made in implementing the AU Declaration on Land Issues and Challenges in a program that is being led by the LPI, which has recently developed a draft 5-year Strategic Plan, soon to be validated and transformed into a business plan to guide effective realisation of the various objectives in the Plan. Recommendations on the way forward in building partnerships with African member states, development partners and others to fast track implementation of the AU Declaration are then put forth for examination by the Committee.

III. Key Land Issues and Challenges

7. The genesis of land related challenges in Africa is rooted in its geo-political, social, economic and political contexts, and compounded by ever emerging issues of global and strategic nature⁵. These factors which include colonialism, cultural and normative systems, regional integration and globalization have led to a diverse range of legal systems which define how land is owned, governed and managed. These features, coupled with ever-changing processes relating to class, gender, religion, culture, ethnicity, nationality and inter-generational matters have further influenced and complicated matters pertaining to land access, ownership, utilization and transfer, often rendering legal systems hurriedly adopted or crafted by governments unable to adequately deal with the land question. The result has been a myriad of unresolved land claims, conflicts at even outright war.

Land and agriculture

8. With almost 60% of Africans engage in agriculture, including livestock production and the sector contributing about 25% to GDP, land which forms the basis for production in the sector remains central to employment creation and economic development. Key to the productivity of the agricultural sector in Africa is a reversal of colonialism-inspired policies that discriminated against smallholder farmers in favor of large plantation-type agriculture and large scale farming. As a result of these policies, African smallholder farmers are among the least supported farmers in the world. While their counterparts in Europe and America enjoy direct or indirect government support through e.g. subsidies African farmers are faced with unaffordable prices of fertilizer, improved seeds and farm equipment, not to mention unfavorable playing field in both domestic and international

³ Other ADF VIII sub themes targeted minerals, forestry and fisheries

⁴ ECA (2012)

⁵ AU-ECA-AfDB (2010a)

markets where they have to compete with farmers from countries with low production costs due to the subsidies.

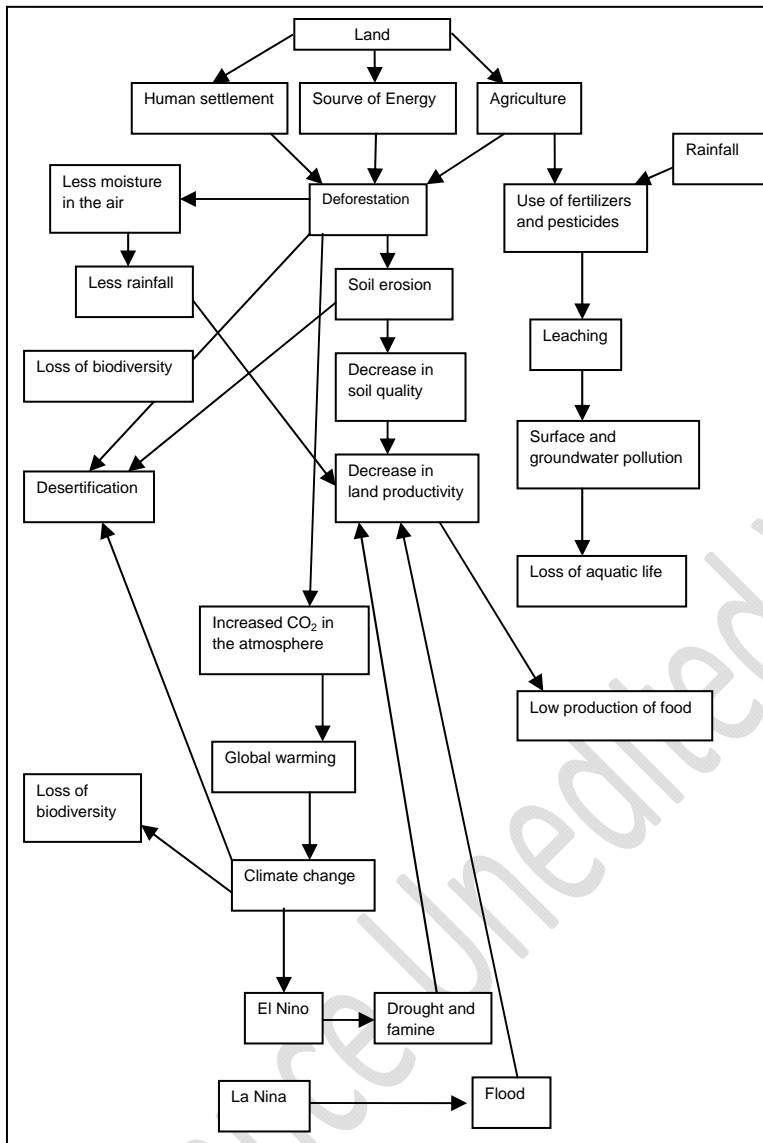
9. In addition to unfavorable agricultural policies, many African farmers do not enjoy secure rights to the land they till, and some-especially women-are not guaranteed benefits from their labor due to a combination of cultural factors and land policies that do not offer equal access to land and its proceeds. This scenario is partly responsible for low investment in agriculture as farmers are unsure of their tenure on the land, often resulting in low productivity and land degradation.

Land, Environment and climate change

10. While Africa is endowed with an ecology that houses a vast amount of land and related resources, including rich fertile soils, tropical forests, a vast coastline and minerals, it is also home to some of the harshest climatic conditions on earth, including the large Sahara Desert to the north and the cold Namib Desert to the south. There is a large part of the continent which is either arid or semi-arid, and other parts experience erratic rainfall, affecting majority of Africans who derive their livelihoods from farming or cattle rearing. Unequal land distribution has seen smallholder farmers pushed to marginal lands while land encroachment from land pressures has left pastoralists with few cattle roots and endangered the livelihood of forest people. The resulting scenario is often soil erosion, land degradation and deforestation, all leading to reduced land/agricultural productivity, land use and water related conflicts. The lack of recognition of land rights of communities who use land communally often leads to encroachment of these lands amid pressures from competing land uses with little compensation of communities or regard for their livelihoods.
11. While Africa contributes little to green house gas emissions (GHCs) which are the main cause for global warming, it is expected to be the most adversely affected by climate change, when compared to other continents, partly due to its reliance on land resources and a conducive climatic environment for livelihoods, food security and economic growth, but also due to inherent vulnerabilities that make it difficult for Africa to respond to a changing climate. Reduced productivity is expected due to increased (magnitude and volatility) of temperatures, droughts, floods and water availability, saline intrusion and loss of biodiversity. Issues related to imminent land use change as well as migration and relocation of people have implications for land policy and governance with a call that these climate change effects be incorporated in land policy development and land use planning. Indeed land policy reforms can provide an avenue for reducing vulnerabilities associated with insecure land tenure systems by securing the land rights of communities whose livelihoods are likely to be affected by climate change.

12. Programs and plans associated with climate change mitigation, including the REDD which calls for conversion into forests to promote carbon sequestration has the potential to increase land values for communities living in non-forest areas due to an increasing demand for their land. Much like the case of large scale investments in agriculture, this scenario has potential to lead to expropriation of local communities, especially if they do not already have secure, documented land rights, interests and claims that allow for adequate protection of land rights and/or sharing of benefits from CDM and other mechanisms that promote sequestration. A subsequent search for land and water can then lead to conflicts. Appropriate policies, strong land management systems and monitoring systems are critical elements of climate change response programs that are beneficial to local communities. In this regard, land reforms need to be part of short and long term mitigation and adaptation strategies for climate change.

Figure 1. Land and environmental issues in Africa



Source: Adapted from AU-ECA-AfDB (2007). Background Document on Land Policy in Africa

Land and conflict

13. Land related conflicts continue to cause political insecurity and socio- economic progress in Africa. Unequal distribution in the former settler colonies of East and Southern Africa, along with failure to resolve historical claims surrounding colonial expropriation coupled with post-independences injustices surrounding land distribution and transfers remain the main reasons for conflict in these countries. Commercial interest on land that houses minerals in parts of central, southern and west Africa has fueled conflict in various parts

of the continent at different times as result of forced evictions and inadequate compensations leading to displacement of people and in extreme cases genocide.

14. A recent study by the ECA's Sub-regional Office for Eastern Africa (SRO-EA) and the LPI⁶ found that land and natural resource related conflicts are rampant in the East African region with the main drivers for conflicts being: demographic pressure; climate change and associated drought, floods and Landslides; land & natural resources degradation; non-consultative demarcation/reservation of land for national parks, game reserves, conservation and public uses; vague understanding/definition of traditional rights of access to land and natural resources; poor land governance systems; armed conflict and political instability; commercial pressure of land including large scale land acquisition and the associated notion that there is abundant unoccupied land. That study noted that land policies that adequately define a system for land management based on Africa's realities are critical to preventing conflicts. In situations where conflict has occurred, development and adoption of land governance tools and instruments need to be a core component of post-conflict reconstruction.

Women and Land

15. The social and cultural context within which land is governed and managed has an overarching impact on gender relations as they pertain to land. In particular, the dominance of patriarchy has in many ways discriminated against women with regard to land ownership and control over land resources with women accessing land through male relatives. The security of the rights they hold (usually use rights) is furthermore often dependent on the tenure of the relationship they hold to these relatives, e.g. marriage. The imported laws that now govern most of Africa's have also served to reinforce this discrimination by defining inheritance along male lineage and conferring title to document ownership rights to male members of the family. Recent constitutions and law recognize the rights in this regard, but "claw back" clauses permit discrimination with regard to personal law by allowing parties to revert to communal law. Much remains to be done to re-conceptualise and reconstruct existing property rules to ensure equal access to land and strengthen women's land rights in a manner consistent with the 2003 African Charter on Human and People's Rights and the 2004 Solemn Declaration on Gender Equality in Africa (AU-ECA-AfDB, LPI, 2010). This is especially urgent given women's role in agriculture, their contribution to food security and natural resource management.

Land and regional integration

16. Many agreements related to regional cooperation and integration point to the need for convergence with regard to how land is used and governed. These agreements relate to

⁶ ECA (2012)

e.g. migration and movement of people across borders and exploitation of transboundary resources (land, water, forests, minerals etc). As countries seek to extend investments in the context of regional integration, they are increasingly becoming aware of the need to examine policies that facilitate investments of their land and natural resources across boundaries. Regional Economic Communities, such as ECOWAS for instance, have begun examining possibilities for land policy convergence to address these types of issues. At the continental level the initiatives that have a regional dimension, including those pertaining the development of regional value chains for strategic agricultural commodities for instance, could benefit from an examination of the land policies and management systems of countries within each REC to generate evidence necessary for review of protocols as well as national policies to facilitate agriculture and other natural resource-based investments.

Urban development and Land

17. Africa has the fastest rate of urbanization in the world, with more than 50% of its population expected to be urban by 2030⁷. A fast growing urban population comes with an increasing demand of land for housing, industries and other aspects of urban development which mostly translates to high land values and encroachment into peri-urban areas. What is alarming about African urbanization is that most of Africa's urban population lives in slums, mainly because push factors (e.g. rural landlessness, low wages and returns in farming, etc) are the main causes for rural-urban migration, as opposed to other parts of the world where pull factors (e.g. employment opportunities in urban areas) form the basis for migration. As a result most of these urban dwellers end up in the informal sector where wages are low and, with poor supportive structures such as low-income housing and other public services, end up living in informal settlements in dismal conditions.
18. The upward pressures on land values in the peri-urban areas often pose the risk of loss of housing (displacement) and livelihoods for peri-urban dwellers⁸. Similarly, for those living in informal settlements, land rights are usually not recognized and they do not have access to basic public services. As soon as more powerful interests seek land for urban development, housing rights of slum dwellers who may have occupied land for decades are lost, often in dreadful circumstances. There is a need to strengthen the rights of slum dwellers by providing them with improved housing, access to basic services (e.g. water, sanitation) and enhance security and the rule of law while making efforts to integrate

⁷ UNEP (2002).

⁸ AU-ECA-AfDB (2007).

them in the formal urban economy. Securing land and housing rights of the urban poor will require innovative systems and pro-poor forms of documentation of land rights that are low cost both in terms of money and time. In this regard, research on appropriate tools such as that being carried out by the Global Land Tool Network (GLTN) based at UNHabitat need to be supported to ensure pilot studies are conducted in Africa. In addition, guidelines on appropriate public-private investment models for housing development in urban areas are urgently needed to reduce the cost of housing in African cities.

IV. Governing Large scale land based investments (LSLBIs) in Africa

19. African land has attracted foreign interests since the onset of colonialism in the 19th century when countries including Belgium, France, Britain, Portugal and Italy divided large parts of Africa and shared them among themselves. Foreign interests in African land continued with the discovery of vast oil and minerals reserves in various parts of the continent and also in the forestry sector to meet foreign demand for timber. Indeed African land has been a source of growth for Western economies for years. More recently, a combination of factors, including rising global food and energy prices has led to increased foreign demand for Africa's land for food production and biofuels. This time, new players especially China, India, middle eastern and north African countries and even south Africa have entered the scene, often at the invitation of African governments. The result has been large tracks of land leased to foreign governments and private investors in the quest for foreign direct investments. It is worth mentioning that large scale land based investments also have a domestic angle and that most of the large scale land acquisitions involve domestic as much (if not more) than foreign interests.

20. African governments attract foreign investors in a quest to invest in unutilized or underutilized fertile land for the achievement of food security objectives and goals related to broad-based economic growth. In this regard Africa has about 60% of the global 440 billion ha that is non-cultivated, is suitable for cropping, yet is non-forested, non-protected, and with low density of population (less than 25 persons per km²). Given that Africa has a yield gap that surpasses that of other continents, these investments are expected to have dramatic increases in productivity through improved mechanization and intensification due to enhanced technology transfer that leads to increased irrigation and improved infrastructure⁹. In this regard, governments envisage. In addition expectation is that production arrangements with local communities would lead to an integration of

⁹ Deininger et al. (2011)

local producers in the supply chain¹⁰. On their part, foreign investors are driven to invest on African land for various factors, including: food security and energy concerns; climate change; and climate obligations. A recent study conducted in Nigeria, Rwanda, Tanzania, Uganda and Zimbabwe¹¹ however raises doubts on whether these expected gains have actually materialized, suggesting that most land deals have had a negative impact on local communities, leading to loss of farmland and grazing land, as well as relocation, often with little compensation.

21. In order for Africa to harness its fertile agricultural lands for goals related to food security and economic growth, it needs to anticipate and address underlying risks that surround LSLBIs and put in place instruments and systems that also guard the rights of local communities and ensure environmental sustainability. In this regard, the following issues need special attention¹²: a) **Policy, Legal and Regulatory Issues** including securing land rights, improving institutions of land governance and specific negotiation related instruments that can help African to harness and benefit from LSLBIs. In this regard there is urgent need to fast-track the implementation of the Nairobi Action Plan on LSLBI which calls for the development of principles to govern LSLBIs in Africa; b) **Economic Issues** including the effects of large-scale land leases on the wellbeing of smallholder farms and food security; the role of foreign direct investment on rural development; optimal structuring of land deals; and land leases, community participation and a sense of ownership. Examining these issues is critical to developing investment models that offer opportunity for efficient economic outcomes for both large and smallholder farmers; c) **Local governance, social and equity issues**, especially given that most of Africa's rural land is governed under customary systems which are hardly recognized in law and practice. Strengthening local institutions and protecting land and property rights of women and other vulnerable groups under customary land rights jurisdictions is critical to ensuring LSLBIs benefit local communities; d) **Environmental sustainability and stewardship Issues**, especially setting, enforcing and monitoring of environmental codes and standards that reduce adverse effects of LSLBIs on environmental sustainability; e) an examination of limitations related to the **knowledge base, human and institutional capabilities** surrounding LSLBIs is urgently needed in order to identify and address areas of research, knowledge base and human capital gaps. There is also need for infrastructure and mechanisms to facilitate knowledge generation (e.g. databases, analysis, and validation) and monitoring of large-scale land investments in Africa.

¹⁰ World Bank (2010)

¹¹ Makochekwana (2012)

¹² For examination of key issues, challenges and recommendations of LSLBIs, see ECA (2012)

22. The recently concluded African Development Forum (ADF) VIII, in which LSLBI was one of its sub-theme, concluded with an ***ADF VIII Consensus statement*** that strongly called on African governments to:

- Fast-track the implementation of the AU Declaration on Land Issues and Challenges in order to reform land policies, laws and administration systems, critical to addressing matters related to ownership, use and management of land.
- Document and map local land use, land rights, interests and claims of land prior to engaging in LSLBIs taking note of land held under traditional forms of agriculture including shifting cultivation, fallow and pastoral grazing lands to reduce the risk of dispossession of local land rights holders
- Develop innovative and inclusive LSLBIs models that adhere to CAADP principles, including empowering of smallholder producers, protection of national food security and promoting value added processing
- Adopt appropriate policy and legal frameworks that ensure: equity of access to land and associated productive resources by both domestic (including smallholder producers) and foreign investors; optimal land deals with win-win outcomes for local communities, governments and investors; local and national food and energy security
- Strengthen land rights especially those under customary land rights jurisdictions in accordance with the Framework and Guidelines on land policy in Africa , ensuring the recognition of legitimate local and traditional authority responsible for land governance
- Develop standards and mechanisms for their enforcement and monitoring to ensure LSLBIs give due consideration to environment and climate change concerns
- Mobilize financial and human resource capacity to implement the Nairobi Action Plan on LSLBI adopted in October 2011, in order to enhance the governance of LSLBIs in Africa, with urgent need to develop principles for guidance in this regard.
- Enhance the capacities of the LPI, making it a viable institutional resource for Africa as it seeks to implement the AU Declaration on Land and the Nairobi Action Plan on LSLBIs. This calls for the adequate mainstreaming of the activities of the LPI strategic plan at the regional and national levels.

V. Elements of the 5-year LPI Strategic Plan and Roadmap: Supporting the implementation of the AU Declaration on Land Issues and Challenges

23. The Land Policy Initiative was successful in building partnerships with African stakeholders, both state and non-state actors, as well as development partners in the context of developing the Framework and Guidelines on Land Policy in Africa in the 2006-2009. These partnerships, if adequately harnessed can a key resource in the implementation of the AU Declaration on Land Issues and Challenges to enhance land policy formulation and implementation in Africa. In this regard, the LPI secretariat recently developed a draft 5-year strategic plan¹³ outlining the key elements that would constitute implementation of the Declaration on Land.

¹³ AU-ECA-AfDB (2012)



African
Union



African
Development Bank



Economic
Commission for Africa

Land Policy Initiative

Elements of a 5-year LPI Strategic Plan and Roadmap (2012-2016)

LPI Goal

The principle goal of the LPI is “to assist member states in the implementation of the AU Declaration on Land Issues and Challenges in Africa, in accordance with the Framework and Guidelines on Land Policy in Africa, in order to achieve socio-economic development, peace and security, and environmental sustainability”

LPI Objectives

To facilitate the implementation of the AU Declaration of Land Issues and Challenges in Africa through:

- Advocating for the inclusion of land in the development agenda, strategies and programmes of African tri-partite organizations, Regional Economic Communities, African Member States and development partners
- Coordinating and galvanize the efforts of partners towards effective synergies and partnerships for the implementation of the African agenda on Land Policy, as stated in the Declaration
- Facilitate resource mobilization in support of land policy related research, advocacy, capacity building, technical support and advisory services
- Facilitating dialogue on land related issues with a view to raising awareness on the importance of addressing challenges that hamper the appropriate utilization of land towards Africa’s socio-economic development, peace and security and environmental sustainability
- Facilitating capacity building at all levels in support of land policy development and implementation in Africa
- Providing technical support and advisory services to RECs and members states on land policy development and implementation
- Promoting networking and knowledge sharing at all levels in order to promote evidence-based land formulation and implementation
- Develop and build capacity for monitoring and evaluation tools and systems in support of land policy development and implementation

LPI Goals and Objectives

24. In its second phase, the LPI aims to “assist member states in the implementation of the AU Declaration Land Issues and Challenges in Africa, in accordance with the Framework and Guidelines on Land Policy in Africa, in order to achieve socio-economic development, peace and security, and environmental sustainability. To accomplish this main goal, the LPI has set the following objectives:

- Advocate for the recognition of land in the development agenda of African member states;
- Coordinate and Galvanize efforts and partnerships in support of land policy development and implementation;
- Facilitate resource mobilization and partnerships in support of and policy and governance;

- Encourage dialogue and raise awareness of land issues and challenges;
- Facilitate capacity development in supportive of land policy development, implementation and monitoring
- Promote professional networking and knowledge sharing in support of evidence based land policies;
- Develop and build capacity for monitoring and evaluation tools and systems; and
- Provide technical support and advisory services to Regional Economic Communities (RECS) and member states on land policy development and implementation

VI. Conclusions, Way forward and Progress Made

25. To build on the progress made in 2010 and 2011, the LPI Work Plan for 2012 has 10 main results areas including: i) enhancing program planning; ii) enhancing the capacity of the LPI secretariat; iii) Mainstreaming land in the agenda of Africa's development; iv) building partnerships, synergies, coordination and resource mobilization; v) improving communication and advocacy; vi) enhancing knowledge generation and dissemination; vii) enhancing capacity and skills on land policy; viii) facilitating tools for knowledge sharing; ix) enhancing monitoring and evaluation; and x) enhancing the implementation of the Nairobi Action Plan on LSLBI. The main challenges that impede the implementation of the LPI Work Plan is presented in Annex 1, relate to human resource capacity constraints, which if addressed will boost overall support to the implementation of the AU Declaration on Land Issues and Challenges.

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Annex 1: Update on progress made in implementing the LPI Work Plan 2012

Expected Outcome	Main Outputs	Update on Progress Made	
		Status	Comments
I. Enhance planning and management of the LPI program			
Effective strategic and program planning to guide implementation of LPI Programs	Elements of a LPI 5 yr strategic Plan and roadmap; Work plan; Budgets	Completed	
	Internal LPI M&E framework and Report	2013	September 2012 from EU grant
	Comprehensive LPI Strategy/ business plan	In progress	Procurement for Firm underway
	M&E Framework for AU Declaration		
	Minutes of LPI Steering Committee Meetings of April & Nov 2012	Completed	
	Donor Reports	Completed, in progress	IFAD, EU, ECA-DA
	LPI equipment	Completed	
IV. Increase the capacity of the LPI Secretariat to facilitate the implementation of the AU Declaration on land			
Human Resource Capacity of the LPI enhanced to support implementation of the AU Declaration (current staff 4);	Information Systems Assistant recruited; interns; 15 consultants	Completed	
	2 Regional Expert (RLE), 1 Communication officer, 1 M&E Officer	Incomplete	Delayed Recruitment
V. Mainstream land in the agenda for Africa's development			
Land mainstreamed in the priorities of Core LPI Partners	Background document, policy briefs, and advocacy materials on mainstreaming land in the programs of the AUC, ECA, AFDB	In progress	
	Background document, policy briefs, advocacy materials on mainstreaming land in the CAADP investment plans	In progress	
Land mainstreamed in the priorities of RECS	Background documents, policy briefs and advocacy materials on mainstreaming land in the programs of the RECs	Postponed	HR constraints due to delayed recruitment
VI. Build partnerships and mobilization resources for program implementation			
Partnerships enhanced and resources mobilised for implementation of LPI programmes	Database on donor strategies/technical experts/events	Completed	
	Concept Notes to guide implementing partnerships	Completed/in progress	-UNHABITAT completed; Landesa and FAO underway
	MOU to define implementing partnerships and building synergies	Completed/in progress	-UNHabitat complete FAO underway; African institutions underway
	LOA to guide fund disbursement	Completed	-UNHabitat completed; African institutions underway
	Proposal/Concept Notes for resource mobilization	Completed/in progress	-FAO TCP underway; SDC being finalised
	Briefing presentations for donors/partners	Completed/in progress	World Bank; IFAD; FAO; UNHabitat; ADF; OECD
	LPI Business Plan	in progress	Procurement of firm underway
VII. Develop and implement a communication and advocacy strategy			

Expected Outcome	Main Outputs	Update on Progress Made	
		Status	Comments
Improved advocacy and enhanced knowledge on Land Policy formulation & implementation through better communication and knowledge management strategies	LPI Communication and knowledge management strategy	Postponed	HR constraints due to delay in recruitment of Communication Officer
	Communication and advocacy materials-- videos and drama skits		
VIII. Enhance knowledge generation/dissemination in support of land policy formulation and implementation			
	Report on land and conflicts	Completed	
Improved Knowledge, awareness on best practices in land policy development & implementation	Report of the inception workshop on Women's Land	completed	
	Report on best practices on women's land rights	In progress	
	ADF Issues Paper on Governing Risks and Opportunities of Large Scale Land Based Investments	Completed	Additional Output from request from ADF SC: Paper delivered to PCMS for translation and printing
Improved Knowledge sharing on best practices in land policy development & implementation documented & disseminated	On-line Journal on Land Policy in Africa	Postponed	Postponed awaiting resource mobilisation
IX. Enhance tools for communication and knowledge sharing			
Enhanced tools for communication and knowledge sharing in support of land policy development and implementation	LPI website updated with regular information, news, reports	Completed/on-going	regular updates of LPI website
	LPI Newsletter	Postponed	HR constraints due to recruitment delays
	VALPAF-interactive on-line database of land experts	in progress	HR constraints due to recruitment delays
	VALPAF-interactive on-line database of land related information		
	VALPAF- Platform for Community of Practice on land policy		
	Proceedings of e-discussions		
Recommendations on enhancing curriculum on Land policy in African Centers of Learning	Postponed	HR constraints	
X. Develop capacity of member states and other stakeholders			
Improved capacity for land governance and management	Report of EGM on Capacity Development on Land Policy in Africa	Completed	
	Background paper assessing capacity needs with key recommendations	In progress	Drafting in Nov 18-23, Nakuru, Kenya
	Framework for Capacity Development in Africa		
	Training Materials on Land Policy		
	Report on Training on land policy	in progress	Dec 2012 at AUC
	Report on needs and gaps of technical knowledge/expertise in land policy to guide advisory services	In progress	Procurement of firm underway

Expected Outcome	Main Outputs	Update on Progress Made	
		Status	Comments
	Report on key Recommendations of advisory missions/technical assistance	In progress	Report of DRC mission being finalised
XI. Enhance monitoring and Evaluation in support of land policy formulation and implementation in Africa			
Improved Land Policy formulation & implementation through better tracking of processes and outcomes	Framework for Tracking progress on land policy (continental. Regional. Member States level)	in progress	procurement of firm under; HR constraints
	Pilot studies on tracking progress on land policy formulation and implementation	Postponed	HR constraints due to recruitment delay
XII. Implementing the Nairobi Action Plan on LSLBI			
Improved efficiency & equity in Land investments through improved land investment deals	Report of the inception workshop on LSLBI	completed	
	Report on assessment on FDI on land policy	In progress	
	Principles and Guidelines on FDI in Africa		

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