

EQUAL LAND RIGHTS FOR ALL 2015

Project plan for Equal Land Rights For All 2015 carried out within the urban and peri-urban settlements in Lilongwe, Malawi. The project is a collaboration between LUPPEN and MUD Africa.



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INTRODUCTION

MUD (Mobilizing and Uniting Development) Africa and LUPPEN (Lilongwe Urban Poor People's Network) established a partnership in February 2012. The two organizations have carried out two projects, Equal Land Rights for All 2012 and Equal Land Rights for All 2013 within the urban and Peri-urban settlements in Lilongwe, Malawi during 2012 and 2013. The design of both project was undertaken in collaboration with LUPPEN and MUD Africa. The project in 2012 was formed as a pilot project to enable a continuance where inputs from the communities would be included in the second project on the same theme. The project in 2013 was the first project to be implemented on a bigger scale in the communities.

Both projects have been thoroughly analyzed. In August 2014 an evaluation of *Equal Land Rights for All 2013* were undertaken where the implementation, impacts, and the financial management of the project were analyzed. It pointed out that the project had been fruitful and also that a continuance were needed (see Project Report ELRFA 2013, MUD Africa). A redesigned version of *Equal Land Rights for All* was conducted by MUD Africa and LUPPEN to be implemented in 2015. This documents constitutes a continuance of previous projects as the project plan of *Equal Land Rights for All 2015*.

BACKGROUND

Men and women are equal under Malawian law; still women are often denied their rights in practice. This is especially true when it comes to land and property rights, which are much tied to culture and custom. Currently there are a number of laws operating side by side in Malawi; constitutional, common, customary and statutory law. This creates great confusion and is a drive for conflict and unequal land distributions (Kathewera-Banda 2011).

Article 24 (1) in the Constitution of Malawi (1994, reviewed in 2004) stipulates that "Women have the right to full and equal protection by the law, and have the full right not to be discriminated against on the basis of their gender or marital status which includes the right to be accorded the same rights as men in civil law, including equal capacity to enter into contracts and to acquire and maintain rights in property, independently or in association with others, regardless of their marital status."

Malawi has a population of 15,8 million in 2012. Women constitute almost 51% of the economically active population and out these about 94% are working in the agricultural sector. Women play a significant role in supporting the family in Malawi, and contribute with around 80% of the household food compared to 20% by men.

	Population – Est. & Proj. 2012
Total population – Both Sexes (1000)	15,883.00
Total population – Female (1000)	7,927.00
Total population – Men (1000)	7,927.00
Urban population (1000)	3,307.00
Female economically active population (1000)	3,300.00
Female economically active population in Agr (1000)	3,095.00
Male economically active population (1000)	3,384.00
Male economically active population in Agr (1000)	2,126.00

FAO, FAOSTAT, June 2013

Population growth and increased pressure on land have increased the land tenure insecurity in Malawi. In 2002, the Government issued the National Land Policy that intend to “ensuring equal opportunities for the acquisition, use and enjoyment of land for all citizens.” The National Land Policy is promoting registration of individual and family title. The policy provides that upon the death of a husband or wife, the spouse inherits the land and that customary rules cease to apply (Ministry of Lands, 2002).

The need for trainings on gender sensitive land ownership in Malawi is based on that only a few are aware of the legal right to inherit their spouse when registered the land. Malawi women witness how they and their children, are thrown out of the land they have been living off with their husbands once he has passed away or left the family (White 2010). By providing technical guidance on the procedures to access land in case of a late husband or divorce women will benefit in a direct way as well as the society.

During 2012 LUPPEN and MUD Africa implemented a pilot project in the urban and Peri-urban settlements in Lilongwe, Malawi to increase the knowledge of the poor on gender sensitive land rights. The project plan was developed in collaboration with MUD Africa and LUPPEN as a part of the project to ensure inputs from the local community during the project formulation process. A training was held at the Civic Offices in Lilongwe with participants from 23 different areas within Lilongwe urban and peri-urban settlements. The participants were 50% women and 50% men and the training were formed as a training of trainer’s education.

After evaluating the pilot project a new project plan was developed and the improved project was implemented in 2013. In August 2014 *Equal Land Rights for All 2013* was evaluated. In October 2014 LUPPEN and MUD Africa again meet to discuss next project. This below project plan is a continuance of the former projects, however with new focus areas. *Equal Land Rights for All 2015* include both informants that has been trained within the former projects and new participants that will become informants. The project therefor has two levels; T.O.T Base and T.O.T Refresh.

T.O.T Base is a two day training with only new participants from the new settlements within Lilongwe.

T.O.T Refresh is a one day training to refresh the knowledge of the informants that has already been trained with a focus on leadership and bringing back the knowledge to the communities.

PURPOSE

The project *Equal Land Rights for All 2015* is the third of its kind within the partnership of MUD Africa and LUPPEN. It is developed from the *Equal Land Rights for All 2013* and aim to strengthen vulnerable women in Malawi in the process of accessing land.

It is an improved version where inputs from previous projects have been taken in to consideration. Below the project theory is presented.

Project theory

Development objectives:

Women and men equally access land through registration processes in Lilongwe urban and peri-urban poor settlements.

Project objectives:

The inhabitants in the communities are empowered by the knowledge they have gained from the trainings initiated by MUD Africa and LUPPEN to use their rights to access land through land registration.

Specific objectives:

The participants (T.O.T Base) have the knowledge in particular land registration processes and general knowledge in human rights (gender sensitive), land administration processes and equal land rights. This knowledge they share to their different communities.

The participants (T.O.T refresh) have the knowledge in particular land registration processes and general knowledge in human rights (gender sensitive), land administration processes and equal land rights. On top of the refreshed knowledge on above the participants are as well strengthen in leadership skills needed to communicate the knowledge in the settlements.

EXPECTED OUTCOMES

MEASURABLE OUTCOME ACTIVITY 1

- Communicate LUPPENs executive member's meetings minutes to MUD Africa (3 summarized minutes out of 15 meetings). Headlines shall be following: Attendance, Decisions, Communicated to LUPPEN board.
- Written report on Activity 1. a) Time and Venue for trainings (T.O.T Base and T.O.T Refresh) b) Name of chosen participants and facilitators (T.O.T Base and T.O.T Refresh), c) Analysis of mapping of participants (T.O.T Base and T.O.T Refresh), d) Financial sub-report (T.O.T Base and T.O.T Refresh)
- Pictures of progress sent to info@mudafrica.org

MEASURABEL OUTCOME ACTIVITY 2A (T.O.T BASE)

- Hand out fact sheets on practical information on land registration at least one week before the training.
- Hand out from facilitators (Chichewa and English).
- Produced Time table/Schedule of training.
- Written report on Activity 2a.
 - a) name of attending participants (signed)
 - b) name of attending facilitators (signed)
 - c) name of attending board members (signed)
 - d) copies of published articles published in Malawi Newspapers
 - e) financial sub-report
 - f) hand out in English

MEASURABEL OUTCOME ACTIVITY 2B (T.O.T REFRESH)

- Hand out from facilitators at least one week before the training (Chichewa).
- Produced Time table/Schedule of training.
- Written report on Activity 2b.
 - a) name of attending participants (signed)
 - b) name of attending facilitators (signed)
 - c) name of attending board members (signed)
 - d) copies of published articles published in Malawi Newspapers
 - e) financial sub-report
 - f) hand out in English

MEASURABLE OUTCOME ACTIVITY 3

- At least 10 community members have been trained by each trainer from the trainings (T.O.T Base and T.O.T Refresh). LUPPEN has the responsibility to follow up participants from both T.O.T Base and

T.O.T Refresh. LUPPEN submits a list signed with name of participants (from 15 selected areas within Lilongwe urban and Peri-urban settlements).

- Written final project report (Background, Accomplishments, Mapping Methodology, Monitoring and Evaluation, Community Participation, Challenges, Lessons Learnt, Way Forward)
- Written final financial report (financial analysis on each activity, receipts on all costs, signed papers for allowances)

DEFINED LIMITS

Equal Land Rights for All 2015 is an educational project. It shall not interfere in specific land conflicts. It is not within the boundary of project to lobby for policy changes in land rights in Malawi but to inform the public in the rights to land by the rule of law. The trainings take place within Lilongwe in an urban context, rural land issues are not included in the framework for this project.

RESPONSIBILITIES

The board of MUD Africa is responsible for the written project plan. The project plan shall follow the project formulation process undertaken in Lilongwe October 2014 between MUD Africa and LUPPEN.

The board of MUD Africa is responsible to support LUPPENs members with budgeted sources in time and technical skills in order to finalize the project.

The executive members of LUPPEN are responsible to carry out needed activities to coordinate the trainings and the follow up.

The executive members of LUPPEN with support from the board of LUPPEN are responsible to finalize required reports within the project on set time.

BUDGET

The budget of the *Equal Land Rights for All 2015* is specified in Malawi Kwacha, Swedish Crones and US Dollars. The total sum in US Dollars is the fixed value of the project.

Exchange value: 420 Kwacha to 1 USD. 1 USD to 7 SEK. Date: 05 October 2014

The work being conducted by the LUPPEN executive members are acknowledged in the budget with added value to the lunch and transport allowances. Their costs for transport and lunch are covered in the budget as for all meetings concerning this project.

The funds are raised by MUD Africa and its members mainly in Sweden by private person's donations on monthly basis, specific fundraising activities and sporadic initiatives by MUD Africa members.

Summary:

	Malawi Kwacha	US Dollar	Swedish Crone
Activity 1	492 500	1 173	8 208
Activity 2 Base 2 days	498 350	1 187	8 306
Activity 2 Refresh	380 700	906	6 345
Activity 3	642 000	1 529	10 700
Total	2 013 550	4 794	33 559

ACTIVITY 1 (Preparations for Trainings – LUPPEN executive members)

LUPPEN executive members are meeting 15 times in order to plan the training. Two board meetings of LUPPEN will be arranged concerning this project.

This phase of the project is to plan the trainings and to make necessary arrangements to conduct the trainings.

Time Frame: 2 months

	Item	Qty	Freq	Cost Kwacha	Total Amount Kwacha	Total Amount USD	Total Amount SEK
1	Transport (executive members)	8	15	1 500	180 000	429	3 000
2	Lunch (executive members)	8	15	1 000	120 000	286	2 000
3	Allowance (board members)	6	2	5 000	60 000	143	1 000
4	National Communication - Airtime (executive members)	8	1	1 500	12 000	29	200
5	Flipcharts	3	1	2 500	7 500	18	125
6	Printing/Photocopy*1				5 000	12	83
7	International Communication MUD/LUPPEN – Airtime (internet)				20 000	48	333
8a	Written Report –Transport	8	2	1 500	24 000	57	400
8b	Written Report – Lunch	8	2	1 000	16 000	38	267
8c	Written Report – Printing/Binding				11 000	26	183
9	Administration*2				25 000	60	417
10	Communication support*3				12 000	29	200
				Grand Total:	492 500	1 173	8 208

*1: Administration cost, local knowledge sharing on a small scale (for example: minutes from LUPPEN executive members meetings.)

*2: Bank fees for transfers from MUD Africa’s account in Swedbank, Sweden to LUPPEN’s account in Standard Bank, Malawi.

*3: Used in case of technology issues and a consultant is needed.

ACTIVITY 2B (T.O.T BASE)

The participants of the training are selected by LUPPEN executive members out of the mapping conducted in Activity 1. Focus when selecting participants shall be to ensure that the participants have the capacity to bring back the knowledge to the community. There shall be a gender balance in the T.O.T Base.

LUPPEN members, chiefs and traditional leaders from the urban and peri-urban settlements shall be invited to the training.

Time frame: 2 months (Together with Activity 2B)

	Item	Qty	Freq	Cost Kwacha	Total Amount Kwacha	Total Amount USD	Total Amount SEK
1	Transport (executive members)	8	2	1 500	24 000	57	400
2	Transport (participants)	33	2	1 500	99 000	236	1 650
3	Allowance (facilitators)*1	3	1	15 000	30 000	71	500
4	Allowance (board members)*2	6	1	5 000	30 000	71	500
5	Lunch (executive members)	8	2	1 000	16 000	38	267
6	Lunch (participants)	33	2	1 000	66 000	143	1 000
7	Water	47	2	200	18 800	45	131
8	Tea/Coffee	47	2	500	47 000	112	738
9	Pens	33	1	200	6 600	16	110
10	Notebooks	47	1	350	16 450	39	274
11	Flipcharts	3	1	2 500	7 500	18	125
12	Printing*3	10	2	150	3 000	7	50
13	Photocopying*3	47	20	25	23 500	56	392
14	Photocopying*4	20	1	25	500	1	8
15a	Written Report – Transport (executive members)	8	2	1 500	24 000	57	400
15b	Written Report – Lunch (executive members)	8	2	1 000	16 000	38	267
16	Media: Radio and Newspaper	2	1	5 000	10 000	24	167
17	Translation of hand outs from Chichewa to English				10 000	24	167
18	Venue				5 000	12	83
19	Administration*5				25 000	60	417
				Grand Total:	498 350	1 187	8 306

*1: Including transport and lunch costs.

*2: Including transport and lunch costs.

*3: Hand out in Chichewa from training. Hand out of fact sheet on practical information needed when registering land.

*4: Papers for signatures, time schedule etc.

*5: Bank fees for transfers from MUD Africa's account in Swedbank, Sweden to LUPPEN's account in Standard Bank, Malawi.

ACTIVITY 2B (Refresher for T.O.T)

The participants of the training are selected by LUPPEN executive members out of the mapping conducted in Activity 1. Focus when selecting participants shall be to ensure that the participants have the capacity to bring back the knowledge to the community. There shall be a gender balance in the Refresher. The selected participants for the Refresher shall have attended the T.O.T at least one time before.

LUPPEN members, chiefs and traditional leaders from the urban and Peri-urban settlements shall be invited to the training.

Time frame: 2 months (together with Activity 2A)

	Item	Qty	Freq	Cost Kwacha	Total Amount Kwacha	Total Amount USD	Total Amount SEK
1	Transport (executive members)	8	1	1 500	12 000	29	200
2	Transport (participants)	40	1	1 500	60 000	143	1 000
3	Allowance (facilitators)*1	3	1	15 000	30 000	71	500
4	Allowance (board members)*2	6	1	5 000	30 000	71	500
5	Lunch (executive members)	8	1	1 000	8 000	19	133
6	Lunch (participants)	40	1	1 000	40 000	95	667
7	Water	56	2	200	22 400	53	373
8	Tea/Coffee	56	1	500	25 200	60	420
9	Pens	40	1	200	8 000	19	133
10	Notebooks	56	1	350	19 600	47	327
11	Flipcharts	2	1	2 500	5 000	12	83
12	Printing*3	10	2	150	3 000	7	50
13	Photocopying*3	54	20	25	27 000	64	450
14	Photocopying*4	20	1	25	500	1	8
15a	Written Report – Transport (executive members)	8	2	1 500	24 000	57	400
15b	Written Report – Lunch (executive members)	8	2	1 000	16 000	38	267
16	Media: Radio and Newspaper	2	1	5 000	10 000	24	167
17	Translation of hand outs from Chichewa to English				10 000	24	167
18	Venue				5 000	12	83
19	Administration*4				25 000	60	417
				Grand Total:	380 700	906	6 345

*1: Including transport, lunch costs and prepared hand outs on the presented subject in Chichewa and English.

*2: Including transport and lunch costs.

*3: Hand out in Chichewa from training. Hand out of fact sheet on practical information needed when registering land.

*4: Papers for signatures, time schedule etc.

*5: Bank fees for transfers from MUD Africa's account in Swedbank, Sweden to LUPPEN's account in Standard Bank, Malawi.

ACTIVITY 3 (Follow up –LUPPEN executive members)

LUPPEN executive members travel to 15 different areas, where LUPPEN members attended the trainings with the purpose to assist the trainers in communicating the knowledge to the community. LUPPEN executive members have the expert knowledge to assist and support the informants.

Within Activity 3 LUPPEN undertakes an evaluation of the project and conduct final written reports.

Time Frame: 2 months

	Item	Qty	Freq	Cost Kwacha	Total Amount Kwacha	Total Amount USD	Total Amount SEK
1	Transport (executive members)	8	15	1500	180 000	429	3 000
2	Lunch (executive members)	8	15	1 000	120 000	286	2 000
3	Allowance Board members*1	6	1	5 000	30 000	71	500
4	Snacks and Drinks	24	15	500	180 000	429	500
5a	Written Report – Transport	8	2	1 500	24 000	57	400
5b	Written Report – Lunch	8	2	1 000	16 000	38	267
5c	Written Report – communication (airtime phone)	8	1	1 500	12 000	29	200
5d	Written Report - Communication (Airtime Internet)	1	1	15 000	15 000	36	250
5e	Written Report – printing/binding			40 000	40 000	95	667
4	Administration *2				25 000	60	417
				Grand Total:	642 000	1 529	10 700

*1: Including feedback and inputs on the final report.

*2: Bank fees for transfers from MUD Africa's account in Swedbank, Sweden to LUPPEN's account in Standard Bank, Malawi.

RISK MANAGEMENT

Equal Land Rights for All 2015 is targeting people in the urban and peri-urban settlements in Lilongwe where the outcome of the project is depending on the performance of each activity. Risk Management is a tool to keep a balance through the project.

- A) Killing factors
- B) Indicators on risks
- C) How and whom to handle

PERFORMANCE IN PREPARATION PHASE

Lack of preparations

1a) The trainings on *Equal Land Rights for All 2015* (Activity 2a and Activity 2b) is depending on the performance in Activity 1. Poor implementation of the preparation phase (Activity 1) will have direct effects on Activity 2a+b.

1b) Indicator on above risk can be identified through lack of communication of reports and progress. Scheduled reports are handling this risk and aims to avoid a lack of preparation.

1c) Minutes (at least three) from LUPPEN's meetings shall be handed in during the preparation phase (Activity 1). A sub report containing analysis of mapping of participants, finance, time and venue shall be sent to MUD Africa's email account (info@mudafrica.org) at least 6 weeks before the training (Activity 2a and Activity 2b) take place. The board of MUD Africa shall approve the report and be able to make accurate adjustments in budget. The funds for the training (Activity 2a and Activity 2b) shall be transferred when approved by the MUD Africa board.

Lack of facilitators

2a) Facilitators are essential to provide participants with information and are needed to complete the training. A lack of facilitators has a direct impact on the outcome of the training (Activity 2a and Activity 2b).

2b) Not being able to contract facilitators or communicate with the contracted facilitators.

2c) LUPPEN executive members invite facilitators and are responsible to communicate expectations on the facilitators and conditions of the training. Time and venue shall be communicated to the facilitators through LUPPEN executive members at least two weeks before the training (Activity 2a and Activity 2b). LUPPEN executive members shall communicate with the facilitators at least two days before the training to set the schedule.

Lack of hand outs

3a) Hand outs are crucial for the participants to share the knowledge from the training further in their communities. The information shall be translated into English and Chichewa and shall be provided to all participants in Chichewa. English version of the hand outs shall be sent to MUD Africa. A lack of hand outs will create difficulties for the informants when bringing the knowledge back to their community.

3b) Hand outs are not communicated to LUPPEN executive members one week before the date of the training.

3c) LUPPEN executive members shall communicate with the facilitators up till the training. LUPPEN board members shall assist if problems occur in the communication with facilitators.

Lack of translated (English and Chichewa) hand outs

4a) Hand outs only prepared in Chichewa (and not English) will make the mandatory report to MUD Africa from LUPPEN impossible. The hand outs are part of the report.

4b) Lack of contact with translators can indicate that hand outs not are translated in time.

4c) Hand outs and information sheets (Chichewa) from facilitators shall be sent to LUPPEN executive members at least five working days before the training (Activity 2a+b) take place. LUPPEN executive shall contact the translators to translate the hand outs and information sheets from Chichewa to English in time for the report to be sent to MUD Africa.

Lack of communication

5a) To enable a smooth communication between LUPPEN and MUD Africa e-mail and internet is needed. Lack of technology will make the communication difficult.

5b) A broken computer or lack of internet are indicators.

5c) LUPPEN shall communicate to MUD Africa of the issue. Costs are calculated for under Activity 1, *communication support*. LUPPEN is responsible to contract a consultant to support the work.

Lack of difference between T.O.T Base and T.O.T Refresh

6a) The informants in T.O.T Refresh only receive the same knowledge as in T.O.T Base because of T.O.T Refresh being too similar to T.O.T Base.

6b) Difficulties in finding competent facilitators within new areas of knowledge.

6c) Facilitators with a new focus will be needed in T.O.T Refresh. One facilitator shall focus on leadership skills and methods on how to bring back knowledge to the communities.

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