Project Plan

Equal Land Rights for All Lilongwe
300007080

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Introduction

*Equal Land Rights for All Lilongwe* shall be a project in partnership between the Malawian non-governmental organization LUPPEN (Lilongwe Urban Poor People’s Network) and the Swedish organization MUD Africa (Mobilizing & Uniting Development in Africa). *Equal Land Rights for All Lilongwe* is a two-year project that is mainly founded through Forum Syd and the Swedish taxpayers. MUD Africa and its members have contributed to this project with a sum equal to 10% of the total funds, by private person’s donations on monthly basis, specific fundraising activities and sporadic initiatives.

MUD Africa and LUPPEN established a partnership in February 2012. The two organizations have carried out three projects, *Equal Land Rights for All 2012*, *Equal Land Rights for All 2013* and *Equal Land Rights for All 2015* within the urban and peri-urban settlements in Lilongwe, Malawi during 2012, 2013 and 2015. The design of all projects 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.

The project *Equal Land Rights for All Lilongwe* is targeting women and men in Lilongwe peri-urban settlements. The aim is to increase the knowledge on equal land rights within the settlements and that the inhabitants are empowered to use the knowledge to use their right to access land through registration. It is built from previous cooperation between LUPPEN and MUD Africa, but has a number of new activities and methodologies to reach our goals.

The outline of the project is initially to strengthen LUPPEN’s ability to do a good job and to function as an organization. From that, LUPPEN Executive Members will start with a research phase to gather data in the selected settlements and to build, expand and strengthen the local network. The data will be used when formulating the trainings and in the follow up/evaluation phase. Thereafter the community sensitization is implemented through the T.O.T (Training of Trainers) followed by trainings in primary schools in the same settlements. At the end of the project an advocacy phase takes place where LUPPEN arranges a live debate and interface meeting with representatives from LUPPEN local committees.

In a short-term perspective, the goal is that women and men have gained knowledge in human rights, with a focus on land rights, and practical knowledge on how to use them. On a medium term perspective the goal is that the activities in the project have an effect on the attitudes in the settlements we work in. The inhabitants, especially inhabitants with key roles, protect and promote land rights that are equal to women and men. In a long term perspective the goal is that women and men equally access land in Lilongwe urban and peri-urban settlements.

This project *Equal Land Rights for All Lilongwe* includes four new settlements, namely: Area 44; Kaliwiwala; Kamphinda, Katantha. With this enlargement the organization of LUPPEN now work in 37 different settlements throughout Lilongwe.

This documents constitutes the project plan of *Equal Land Rights for All Lilongwe*. 
Equal Land Rights for all Lilongwe

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.”

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 will the society.

In the formal settlements of Lilongwe, community members can register at the City Council, alternatively with the local chiefs in the settlement. In the informal settlements of Lilongwe the only alternative is to register with the local chiefs. The former alternative provides a higher degree of security but is, however, more expensive. The latter alternative does provide a form of security, but not to the degree of a formal registration.

The Equal Land Rights For All 2015 project helped LUPPEN as an organization to grow stronger, though it did not reach all the set goals, and the information and trainings carried out by LUPPEN was well received among community members and lead to increased awareness and knowledge on the topic of human rights, women’s rights, and equal land rights throughout the peri-urban areas.

Even though progress has been made, land ownership in Lilongwe is not yet equal. Women still do not have the same opportunities to access or own land to the same extend as men do. Further step has to be taken and some of the visions for the future in order to reach equal land rights include strengthen LUPPEN as a organization, reach out to a larger number of settlements and expand the activities to schools and education programs. MUD Africa strongly believe that we can support LUPPEN in reaching these visions - making sure that the ownership of the programs and activities remain in the hands of LUPPEN members.
Ambitions and Purpose from MUD Africa’s and LUPPEN’s point of view

All work conducted within and in the name of MUD Africa is undertaken with respect for that every human being has the same value and must be treated with respect. Mobilizing and Uniting Development in Africa works to:

- Promote development in alliance with and for vulnerable and marginalized people living in African developing countries and regions. Doing so by improving their financial and social wellbeing with the long-term goal to develop the area in which they live.
- Collect funds and receive donations from private and public sources in Sweden and other parts of the world.
- Undertake research, formulate and hand over suggestions to accurate organizations concerning poverty reduction worldwide.
- Support and initiate activities that aim to raise awareness for the necessity to fight poverty.

The main focus of LUPPEN is to promote participatory urban governance through empowering rights holders to hold duty bearers accountable. Its specific objectives are:

- To promote the right to adequate housing for the urban poor.
- To advocate and foster social change among the urban poor.
- To promote collaboration of urban poor groups which have common problems.
- To promote dialogue and report between duty bearers and rights holders.
- To raise awareness of the challenges that faces the urban poor.
- To create forum where constructive ideas for improving the living standards for the urban poor can be hatched and implemented.

- **Vision:** To have a society living in a free, safe, inclusive and democratic Lilongwe City where residents from all settlements live a life of dignity.
- **Mission:** To strengthen the voices of the urban poor surrounding Lilongwe City through research, advocacy, and collaborations.
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 2015 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.

The project partners, MUD Africa and LUPPEN, have signed an agreement stipulating the responsibilities and for a more detailed description of the organizations' responsibilities please see the Grant Agreement appendix.

DEFINED LIMITS

*Equal Land Rights for All Lilongwe* is both an educational project and a project with the goal of growing awareness on the national arena of the problems regarding equal land rights. 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 project take place within Lilongwe in an urban context, rural land issues are not included in the framework for this project.
The budget of the *Equal Land Rights for All Lilongwe* is specified in Malawi Kwacha, Swedish Krona and US Dollars. The total sum in US Dollars is the fixed value of the project.

Exchange value: 558 Kwacha to 1 USD. 1 USD to 8,4583 SEK. Date: 2015 August 28.

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 mainly from Forum Syd and the Swedish taxpayers. MUD Africa and its members have contributed to this project with a sum equal to 10 % of the total funds, by private person’s donations on monthly basis, specific fundraising activities and sporadic initiatives.

Summary:

<table>
<thead>
<tr>
<th></th>
<th>Malawi Kwacha</th>
<th>US Dollar</th>
<th>Swedish Krona</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corruption</td>
<td>72 000</td>
<td>102</td>
<td>864</td>
</tr>
<tr>
<td>Democratic Process</td>
<td>1 207 500</td>
<td>1 712</td>
<td>14 490</td>
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<tr>
<td>Research</td>
<td>2 189 000</td>
<td>3 104</td>
<td>26 268</td>
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<tr>
<td>Community Sensitization</td>
<td>9 277 400</td>
<td>13 157</td>
<td>111 329</td>
</tr>
<tr>
<td>School Trainings</td>
<td>1 764 000</td>
<td>2 502</td>
<td>21 178</td>
</tr>
<tr>
<td>Advocacy</td>
<td>1 966 630</td>
<td>2 795</td>
<td>23 648</td>
</tr>
<tr>
<td>Evaluation and Phase-out</td>
<td>5 940 000</td>
<td>8 368</td>
<td>70 800</td>
</tr>
<tr>
<td>Other</td>
<td>3 595 200</td>
<td>5 058</td>
<td>42 800</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>24 482 700</strong></td>
<td><strong>34 639</strong></td>
<td><strong>311 366</strong></td>
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</tbody>
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- Due to the fact that Malawi is suffering by high inflation (approximately 25%) the budget will be revised throughout the project, for a more detailed budget of the project please see the budget appendix. (Trading Economics, 2016)
Equal Land Rights for All - Activities

ACTIVITY 1 (Corruption)

1.1 - In the initial face of the project there will be a workshop on corruption, involving MUD Africa and LUPPEN.

- Handouts with information about corruption, the meaning and effects of corruption and establish knowledge of MUD Africa’s responsibilities towards Forum Syd in regards of corruption.
- Establish a zero-tolerance for corruption, signed agreement
- Establish channels for whistle-blowers

Time Limit: 2016 March 24

ACTIVITY 2 (Democratic Process)

2.1 - The annual meeting where two new members are selected for the executive board of LUPPEN.

- A nominating committee with the task of find eligible candidates and the annual meeting is announced in all of Lilongwe’s urban and peri-urban settlements.

Each LUPPEN executive member is called upon an individual meeting in order to plan the training. This phase of the project is to evaluate and plan the individual trainings and to make necessary arrangements to conduct the trainings.

Five executive meetings of LUPPEN will be arranged concerning the annual meeting.

2.2 - Dialogue between MUD Africa and each executive member of LUPPEN regarding competence development requirements.
2.3 - Training on selected organizational development area. MUD Africa will facilitate and establish possibilities for the executive members of LUPPEN to obtain needed training and competence development actions.

**Time Limit:** 2016 May 1

**ACTIVITY 3 (Research)**

In order to gain knowledge of present situation concerning land rights in peri-urban settlements different meetings need to take place.

3.1 - Meeting with traditional/religious leaders in peri-urban settlements

3.2 – Meeting with City Council

- To carry out the meetings with both the traditional/religious leaders and the City Council successful it is valuable to, in beforehand, create well-structured questioners to work with.

3.3 – Final step. Form and support local LUPPEN groups in selected settlements

**Time Limit:** 2016 July 1

<table>
<thead>
<tr>
<th>Project timeline 2017</th>
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<tbody>
<tr>
<td><strong>Community Sensitization</strong></td>
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<tr>
<td><strong>School Trainings</strong></td>
</tr>
<tr>
<td><strong>Annual Report</strong></td>
</tr>
<tr>
<td><strong>Interface Meeting (Advocacy)</strong></td>
</tr>
<tr>
<td><strong>Evaluation and Phase-Out</strong></td>
</tr>
<tr>
<td><strong>ELRFA - End</strong></td>
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<tr>
<td><strong>Final Report</strong></td>
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This timeline stipulate the second year of the project, a more comprehensive explanation will follow below.

**ACTIVITY 4 (Community Sensitization)**

Women and men in Lilongwe peri-urban settlement will be given the knowledge of equal land rights with the goal of spreading the knowledge within their communities, and they are empowered to demand their rights.

4.1 - T.O.T Base is a two-day training with only new participants from the new settlements within Lilongwe and will be held at two separate times, with a T.O.T Refresh after each T.O.T Base.
4.2 - 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. Will also be held at two separate times and certificates on gained knowledge will be given to participants.

**T.O.T (training of trainers) Base, two trainings with at least 4 months in between.**

- Women (100) in peri-urban settlements.
- Men (100) in peri-urban settlements.
- 25% of the participants are traditional leaders or religious leaders.

**T.O.T (training of trainers) Refresh, two trainings with at least 4 months in between.**

- Women (50) in peri-urban settlements.
- Men (50) in peri-urban settlements.
- 25% of the participants are traditional leaders or religious leaders.

LUPPEN executive members will meet 15 times before both T.O.T Base and T.O.T Refresh in order to plan the training.

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

4.3 - **Pedagogical hand-outs, in both English and with tips to the informants when spreading the knowledge in their communities.**

Distribute (400) hand-outs concerning Equal Land Rights throughout the peri-urban area in order to spread the knowledge about the project and the citizens rights to their land.

**Total time frame:** 10 months, 2017 May 1

**ACTIVITY 5 (School Trainings)**

The knowledge of equal land rights is spread in low ages through schools in Lilongwe peri-urban poor settlements.

5.1 – Five preparatory meetings of LUPPEN executive members will be arranged concerning the school trainings and the consultation meetings with authorities.

5.2 - **Consultation meetings with authorities (5)**
- DEM (District Education Manager), PEA (Primary Education Advisor), Ministry of education

5.3 - **LUPPEN executive members visit primary schools (4)**
- Pupils and teachers in primary schools in peri-urban settlements.

**Time frame:** Will be on-going during the second year, 2017 August 1
ACTIVITY 6 (Advocacy)

The main goal is to spread the knowledge of equal land rights at a city level. Women and men demand their rights to access land to the service providers in Lilongwe.

6.1 a – Five preparatory meetings of LUPPEN executive members will be arranged concerning the live debate.

6.1 b - Live Debate involving the following participants:

- Participants from settlements
- City Council
- Politicians eg. MP Councils,
- Media,
- Central Government (Malawi Housing Cooperation, Ministry of Lands)

Time Limit: 2016 November 1

6.2 a – Five preparatory meetings of LUPPEN executive members will be arranged concerning the interface meetings.

6.2 b - Interface meetings with stakeholders and duty bearers with the urban poor, more specific the participants should be:

- Women (25) within then peri-urban poor settlements
- Men (25) within then peri-urban poor settlements.
- 3 representatives from the City Council
- 2 Chiefs

Time Limit: 2017 October 1

ACTIVITY 7 (Evaluation and Phase-Out)

Three months follow up visit and evaluation of the Equal Land Rights for All Lilongwe project of 2016-2017

7.1 - Follow up visits in each settlement

7.2 - Final evaluation report

Time Limit: 2017 December 31
Measurable Outcomes and Risk management

The goal and risk matrix for the project explains how the activities will be measured, what risks each activity might encounter and how these risk shall be managed. So for a more specified plan on measurement and risk management of the project please see the goal and risk matrix appendix.

Project Organisation

LUPPEN will collect for example minutes, attendance sheets and publications from the different activities. These sources of verification will be monitored by LUPPEN for each activity during the whole project. They will be sent to MUD Africa in order for us to stay up-to-date with the process of the project and hence to be able to make proper adjustments as the project is running.

Some of the sources of verification also include reports and reflections by members of LUPPEN.

The executive members of LUPPEN with support from the board of LUPPEN are responsible to finalize required reports within the project on a set time. Each sub goal with activities shall be reported by LUPPEN and reviewed and approved by MUD Africa’s board before the transfer of funds for the next activity. The reports contain measurements and reflections on the indicators for each activity, such as number of attending participants, media coverage etc. These documents will provide a deeper understanding of the progress of the on-going project and in this way both LUPPEN and MUD Africa can see more clearly in what direction the project is heading and thus be able to act and react to possible indications of change.

Forum Syd is the grant provider and the main source of economic resources to this project and we are therefor bound to provide them with annual reports and a final report. This means that they are overseeing the project and in the end evaluating that the money has gone where they are supposed to and rendered correctly.
BIBLIOGRAPHY


