Assessing Impacts of Women’s Dispossession from Land and Home

Housing and Land Rights Network • Habitat International Coalition
Assessing Impacts of Women’s Dispossession from Land and Home

1. Introductory Brief
2. Research Methodology
3. Research Findings
4. Summary & Reflection
Introductory Brief

Background and thematic focus

• Research partnership btn SSA and Housing and Habitat International Coalition (Land Rights Network).
• Survey on impacts of eviction threats on women in vulnerable communities.
• Need information about household assets/wealth, wellbeing, and habitat/home.
• To assist in quantifying the potential costs of displacement in pre-eviction scenario.
Community of Mayanzi
Introductory Brief

The case: Makusa & Lwamunyu fishing communities

• Fishing community at Mayanzi, Kigungu, Entebbe Municipality
• 700 registered men and women, excl. children which could rise to 3500 according to recent enumeration.
• Ordered to vacate Makusa and Lwamunyu landing sites by UPDF.
• Negotiated with the land-owner to settle in Mayanzi, Kigungu for two years, 1 year elapsed.
• Households pay UGX 30,000/month as rent to landlord.
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Introductory Brief

The case: Makusa & Lwamunyu fishing communities

• Poor housing, limited livelihood opportunities and inadequate services (i.e. sanitation, solid waste, education, healthcare etc.).
• Destitution, prostitution, delinquency and high pregnancy rates.
• New fishing licensing costly (capital of UGX 20 – 30 M required).
• Entangled in complex local politics (EMC and UPDF etc.)
• Disrupted and precarious social structure.
• Adversity has increased level of social cohesion.
Research Methodology

Research approach, team and composition

• Mixed approach (quantitative and qualitative).
• Survey; stratified sampling targeting 121 households.
• Respondents: 80% women, 20% men.
• 15 – member team (SSA, MUK, special interest actors and research assistants).
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Research Findings

Perceptions about discrimination

- No: 31%
- Yes: 69%

Reasons for those feeling discriminated

- Was displaced: 19%
- Ethnicity/tribe: 3%
- Competition: 3%
- Gender/woman: 2%
- Poor: 65%
- Others: 5%
- N/A: 3%
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Research Findings

Housing status

- Tenancy: 21%
- Owner-occupancy: 79%

Rental costs

- 0-50,000: 35%
- 60,000-100,000: 3%
- 110,000-150,000: 21%
- Don't pay rent: 42%
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Research Findings

Cost of housing replacement

- 93%
- 5%
- 2%

Means of housing provision

- 79%
- 17%
- 4%

- Self-built
- Purchased
- N/A

2. Housing
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Research Findings

Land/plot acquisition

- 42% Purchased
- 56% Lease/rent/agreement
- 2% N/A

Land/plot size

- 43% 10ft by 10ft
- 40% >10ft by 10ft
- 17% Don’t know

3. Land/water/sanitation
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Research Findings

- **Land/plot use**
  - Residential only: 26%
  - Residential/business: 8%
  - Business only: 8%

- **Water access**
  - Piped/treated: 94%
  - Lake/untreated: 6%

- **Toilet access**
  - Latrine in compound: 17%
  - Communal latrine: 83%

3. Land/water/sanitation
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Research Findings

4. Household assets

- **Furniture**: 20%
- **HH appliances**: 8%
- **Electronics**: 17%
- **Generators**: 17%
- **Bicycles**: 6%
- **Motorcycle**: 6%
- **Boat**: 2%
- **Mobile phone**: 2%
- **Others**: 2%

Assets
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Research Findings

Health facilities
- <1km: 81%
- 1-5km: 3%
- 6-10km: 4%
- N/A: 12%

Schools
- <1km: 70%
- 1-5km: 2%
- 6-10km: 3%
- N/A: 25%

Banks
- 1-5km: 63%
- 11-15km: 4%
- >16km: 11%
- N/A: 21%

5. Distance to services
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Research Findings

<table>
<thead>
<tr>
<th>Service Type</th>
<th>Distance</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>Churches</td>
<td>&lt;1km</td>
<td>50%</td>
</tr>
<tr>
<td></td>
<td>1-5km</td>
<td>30%</td>
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<tr>
<td></td>
<td>6-10km</td>
<td>11%</td>
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<tr>
<td></td>
<td>N/A</td>
<td>9%</td>
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<table>
<thead>
<tr>
<th>Service Type</th>
<th>Distance</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mosques</td>
<td>&lt;1km</td>
<td>56%</td>
</tr>
<tr>
<td></td>
<td>1-5km</td>
<td>30%</td>
</tr>
<tr>
<td></td>
<td>6-10km</td>
<td>6%</td>
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<tr>
<td></td>
<td>N/A</td>
<td>8%</td>
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<thead>
<tr>
<th>Service Type</th>
<th>Distance</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community points</td>
<td>&lt;1km</td>
<td>6%</td>
</tr>
<tr>
<td></td>
<td>1-5km</td>
<td>6%</td>
</tr>
<tr>
<td></td>
<td>6-10km</td>
<td>11%</td>
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<tr>
<td></td>
<td>N/A</td>
<td>77%</td>
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5. Distance to services
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Summary and Reflections

(a) A result of the convergence of three key issues: urban development pressures; the need to safeguard community livelihoods; and security.

(b) As competition for natural resources (e.g. fisheries) accelerates, more of these events will occur requiring special protection for fishing communities.

(c) Portends serious challenges of competition between the public and private interests vis-à-vis fisheries resources, also a pointer to institutional fragmentation, dysfunction and discord at various levels.
Summary and Reflections

(d) Detailed enumeration and profiling is required for accurate data to aid development of effective interventions and strategies. No wonder the issue remains invisible.

(e) Discrimination against the Mayanzi fishing community especially by other resident communities is among the serious social problems faced.

(f) Women, elderly and children within these communities are extremely disadvantaged due to entrenched patriarchy. Long term emotional, psychological and physical health impacts, as well as dignity and productivity.
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Summary and Reflections

(g) An environment of uncertainty reinforces precariousness, apathy, helplessness and vulnerability of the Mayanzi fishing community in its current location.

(h) The community is living in poor conditions with inadequate housing, inadequate access to services such as clean piped water, toilets and garbage management.

(i) EMC currently does not have a lakefront plan or clear strategy for overseeing the management of waterfront developments.

(j) Many actors with different interests regarding the case creating challenges around legitimacy, communication and policy implementation.
## Recommendations; Entebbe Municipal Council

<table>
<thead>
<tr>
<th>Period</th>
<th>Recommendation</th>
<th>Actions</th>
<th>Targets</th>
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<tbody>
<tr>
<td>Immediate/Short Term</td>
<td>a. Collect data and knowledge on Mayanzi community to support local planning.</td>
<td>i. Enumeration and profiling exercise of Mayanzi community to generate data; ii. Risk assessment of community vulnerabilities;</td>
<td>i. Create knowledge and database to support decision-making; ii. Risk assessment profile for vulnerable community;</td>
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<td></td>
<td>b. Engage vulnerable groups of the affected community e.g. women and girls in local and EMC participatory decision-making processes.</td>
<td>Facilitate more women and girls in local and EMC public meetings e.g. transport allowances.</td>
<td>Set aside annual budget to facilitate women and girls to attend local and EMC public meetings.</td>
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## Summary and Reflections

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| Medium Term| a. Initiate and build multi-actor local partnerships within Entebbe (CAA, UPDAF, private businesses, Municipal Forum, NGOs). | i. Identify and consult with these actors (state and non-state);  
ii. Establish, agree and implement operational framework;  
iii. Identify core EMC personnel to lead multi-actor partnership. | i. Profile and brief of key actors;  
ii. Multi-actor consultative meetings;  
iii. Develop a thematic working group guide;  
iv. Designate local working team led by the EMC physical planner, CDO, community leaders. |
|            | b. Development of lakefront plan covering all landing sites as a decision support framework. | i. Clear demarcation of landing sites in Entebbe Municipality;  
ii. Develop standards and regulations for lakefront developments. | i. Lakefront plan for Entebbe Municipality incl. Mayanzi;  
ii. Detailed lakefront development guidelines.                                              |


### Summary and Reflections

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<td>Long Term</td>
<td>Prioritize investment in training of local personnel to build EMC capacity.</td>
<td>Identify and assess capacity needs of local staffing for EMC;</td>
<td>i. Detailed institutional capacity assessment for EMC</td>
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<td></td>
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<td>ii. Training of physical planner, CDO and environment officer.</td>
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The End | Thank You For Your Attention!