



3rd Annual Grassroots Women's Land Academy

Women's Land Link Africa (WLLA) Report: Grassroots Women Focus on Peer Learning, Exchange of Grassroots Tools, and Action Plans for the Future

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Table of Contents	Page
Introduction to the Women’s Land Link Africa (WLLA) Project	3
Executive Summary & Land Academy Objectives	4
Day 1. Grassroots Women’s Land Academy Focuses on Peer-Learning and Exchange of Grassroots Women’s Strategies, Practices and Tools	6
Day 2. Sharing of Best Practices and Building Capacity through Enhanced Partnerships	8
Day 3. Land Court Tribunals & Site Visit	12
Day 4. The WLLA Phase III 2010-2011 and Our Way Forward	15
Day 5. Planning and Coordination for WLLA Phase II: Governance	20
Appendix 1. Agenda	22
Appendix 2. Issues and Venues for Interventions	25

WOMEN'S LAND LINK AFRICA (WLLA) PARTNERSHIP PROJECT

The Huairou Commission (HC) is working with grassroots women's groups in Africa, as a part of both the HC's Land and Housing Campaign and the Women's Land Link Africa (WLLA) project, to identify innovative on-the-ground strategies and practices that women are using to fight for women's rights to land and property at the local, national, and international levels. The HC recognizes that empowering women working at the grassroots is essential to increasing poor women's access to land, housing and property. As such, we are focused on grassroots women as the initiators of actions and the problem solvers within their communities, rather than as the recipients of legal or financial aid. The Land and Housing Campaign seeks to strengthen the impact of its ongoing work and to deepen grassroots women's roles as partners with multiple stakeholders working jointly to achieve women's empowerment, gender equality and equal access to secure tenure of land and housing. Within Africa, the Huairou Commission is working with grassroots women's groups in ten countries.

The WLLA was founded on the principal that all who are truly dedicated to improving the situation for women's land and housing rights (and to doing so in a manner which is both sustainable and stakeholder-driven) can and must link in complementary ways. Working in isolation has rarely improved situations. In unity there is strength; in cohesiveness, the promise of real change to come. The WLLA does not re-create efforts on women's land and housing rights -- rather it works to support and expand those efforts that are already successful or have the potential for success.

Therefore, what makes the WLLA unique is that it is designed to strengthen already existing efforts, highlighting in particular the innovations at the grassroots which lead to concrete improvements in the lives of real women. The WLLA enhances ongoing work, provides information gathering and dissemination, and facilitates knowledge exchange. This is done through providing resources in the form of materials and information tools, and by linking organizations and grassroots women in an effort to strengthen struggles and strategies. The WLLA further enhances these efforts by providing a direct link to international and regional arenas and mechanisms that may otherwise be out of reach or difficult to access for women's organizations in the Africa region.

The following report provides a detailed and comprehensive examination and description of the rich presentations, discussions and future strategy ideas of WLLA partners and groups. The Report begins with the goals, objectives and plans of the Land Academy. Following this, the Report takes readers through a rich discussion on the origins of the WLLA, monitoring and evaluation currently underway across the network, and break-out group's activities and report-backs. Finally, the reports concludes with future-oriented and forward-looking ideas and plans formulated by Land Academy participants.

Executive Summary:

Grassroots Women's 3rd Annual Women's Land Link Africa (WLLA) Land Academy

From February 8th-12th in Lusaka, Zambia 38 grassroots leaders and NGO partners from 23 organizations and from 13 African countries¹, organized as community-based grassroots groups, women's savings clubs, NGOs and women's alliances, came together for the 3rd Annual Land Academy organized by Katuba Women's Association and the Huairou Commission, through the Women's Land Link Africa (WLLA) Initiative.

The goal of the week long WLLA Land Academy was to allow grassroots women's organizations working on land and property, housing and women's issues to connect, share and analyze strategies and tools to enhance their own work and to advance a common vision towards greater advocacy and collective action.

Objectives of the Land Academy:

1. To learn from one another about the current situation on land and housing rights for women in our communities.
2. To share practices on what we have done and what we are going to do to address this situation, both WLLA project and non-WLLA project related.
3. To discuss and evaluate these practices in a concrete way.
4. To teach and learn new methodologies that may be useful to us, like the Land Court Tribunals.
5. To determine what strategies and tools work best and showcase these within the context of a monitoring and evaluation framework.
6. To further develop a common community paralegal framework that can be applied across regions.
7. To further develop a shared monitoring and evaluation approach to our work.
8. To further the work of the WLLA initiative both individually and collectively.
9. To develop a unified agenda and advocacy framework/strategies.

¹ Sarè Marie and Aboudoulaye Adaman, ICA Lambassa, Benin; Mirelle Kemai Tchaptchet, Ntankah Village Women's Common Initiative Group, Cameroon; Joyce Nangobi, Slum Women Initiative for Development, Uganda; Frances Birungi – Odong and Mastulla Nakisozi UCOBAC, Uganda; Grace Luomo AWARE, Uganda; Fati Alhassan Grassroots Sisterhood Foundation, Ghana; Brenda Amondi, Majimbo Aggrey and Esther Mwaura, GROOTS Kenya, Kenya; Dorothee Banyankirubusa, Iterambere, Burundi; Edith Rwaswa, AFECEO, Burundi; Jan Peterson, Erica Reade, and Raina Clark of Huairou Commission, USA; Chigozie Udemezue, consultant, Ghana; Bilikish Bukola Muhammed of International Women's Communication Center, Nigeria; Veronica Kanyongo and Annamercy Mandava of Seke Rural Home Based Care, Zimbabwe; Juliana Muskwe and Christine Mudenda Ntengwe for Community Development, Zimbabwe; Theresa Makwara, Zimbabwe Parents of Children with Disabilities, Zimbabwe; Shorai Chitongo, GROOTS Zimbabwe, Zimbabwe; Mirriam Munthali and Sarah Luciano Jameson, GROOTS Malawi, Malawi; Florence Shakafuswa, Brenda Mugwagwa, Sara Mwachilenga, and Miriam Mukunkami, Katuba Women's Association, Zambia; Tamala Phiri and Clement Zulu, Zambia Homeless and Poor People's Federation, Zambia; Asiya Nyiramajyambere and Alice Umugwaneza Rwanda Women's Network (RWN), Rwanda; Esupat Ngulumpa and Scolastika Porokwa, Maasai Women's Development Organization, Tanzania; Constance Mogale and Emily Tjale, Land Access Movement of South Africa (LAMOSA), South Africa; Sizani Ngubane, Rural Women's Movement, South Africa; Renee Kantelberg, IDL Group, UK; Ellen Geurts, Institute for Housing and Urban Development Studies, Netherlands; Edwin Makuya, Civic Forum on Housing & Habitat, Zambia; Annette Nhekairo, Zambia Law & Development Commission, Zambia;

The Land Academy provided an opportunity for all participations to share and exchange experiences, challenges and strategies to strengthen women's ability to claim, gain and maintain land and housing. The format of the Land Academy focused on participants taking the time to carefully assess and evaluate the work they have done, the work they are currently doing and the direction they would like to see their work going to ensure long-term success for themselves, their organizations and their communities. The Academy provided a time to comprehensively share the ongoing work grassroots women leaders and NGO partners are doing on land and housing both within countries and across regions.

A large component of this year's Academy was monitoring and evaluation. This focus allowed individual WLLA groups to look at their own monitoring and evaluation techniques while also allowing for and capturing the scope of grassroots women's work- which is both adoptable and adaptable across grassroots communities. The Academy featured a Partner's Day Dialogue, whereby representatives of the Zambia Land Alliance, Zambia Law & Development Commission, Zambia Times newspaper, the YMCA, a Minister of Parliament, and the Department of Community Development participated in an honest discussion with Academy participants about the controversies surrounding the difference between customary land inheritance and state land. The dialogue encouraged open debate, as well as humor, and discussed which elements constitute successful and strategic partnerships.

Adding to the dynamic week, the Huairou Commission invited the Institute for Housing & Urban Development Studies (HIS) to facilitate a Land Court Simulation exercise in which participants acted out three mock Land Court Tribunals "deciding" contentious land and inheritance issues. Participants also took a field visit to the informal settlement community of Chawama within the capital of Lusaka. During the Partner's Day Dialogue, an unexpected invitation to attend a Parliamentary session was extended to those grassroots women advocating their governments on land reform bills similar issues to observe the political process of a neighboring country.

Finally, the Academy served as an organizing and planning platform, in which grassroots women and their NGO partners determined their desired long term accomplishments, and the organizing and strategies necessary to achieve them.

Day 1. Sharing of Best Practices: Critical Analysis of Strategies, Tools and Types of Practices

"This Academy is a stimulus package in the daily work we do, and in our daily lives." –Florence Shakafuswa, Director of Katuba Women's Association

The opening day of the Academy began with participants introducing themselves, their home country and which organization they represented followed by a go round of expectations for from the week, a brief recap of the Academy and its purpose, and then groups broke out to discuss the WLLA as it related to them personally and professionally. The groups felt that the WLLA was both a network and campaign that helps to build grassroots women's capacity at the local level to access land, and also acts as a platform for working with a variety of partners to enhance land issues. WLLA has supported the groups in their efforts to train community paralegals, host peer exchanges, organize local to local dialogues, expand and strengthen organizations' structures, develop monitoring and evaluation skills, and has provided small project seed funds to initiatives working towards greater acquisition, sustainment and expansion of women's right to own land and property. Partnership with the WLLA was cited as an added valued to their organizations and enabled them to learn about existing legal frameworks, reforms, and human and land rights policies being implemented and considered at the national level.

Participants then moved into a discussion on the need for strong monitoring and evaluation practices in order to achieve long-term sustainability for each individual organization's work. *Monitoring and Evaluating from a Grassroots Women's Perspective* was the overarching theme throughout the Academy. Participants defined "monitoring" as the analysis of an activity done on a regular, ongoing basis. Monitoring happens not just once but continuously throughout the lifetime of the project. It helps to identify the long term change that happens. Participants summarized "evaluation" as the assessment of a project's impact at the goal level (was it achieved?), what are the long-term achievements of the project, and what are the baseline specifics involved- such as how many women were involved, what skills were built , and what changes happened. M&E was important for groups as it was a way for them to learn from their own experiences, to share their good practices and challenges, to enhance their plans and strategies, and to inform their future decisions. Participants were challenged to analyze a number of important questions, such as:

1. *What are your M&E Approaches?*
2. *What changes do we want to see, for ourselves and for the WLLA?*
3. *What does success look like?*
4. *How do we measure success?*
5. *How do you know you have achieved this?*

Current M&E approaches:

- Desk top interviews
- Emails and telephone calls
- Evaluations
- Financial reports
- Focus group discussions
- Meetings with Communities (and testimonials)
- Peer ranking and performance monitoring
- Planning and review meetings
- Progress reports and final year reports
- Questionnaires and social surveys
- Staff meetings
- WLLA events

Strengthening M&E approaches:

1. Improve M&E technical capacity of WLLA groups
2. Need to have resource person to support M&E
3. Improve documentation, data collection, inter-country check-in and communication, collecting testimonials
4. Build capacity of grassroots women to engage in M&E
5. Have more formal and consistent follow-up on the monitoring
6. Develop a baseline for your work

Indicators of Success:

- Building capacity of grassroots women to advocate and speak up for themselves
- Grassroots women gaining back their land and property after being evicted and economic empowerment for grassroots women
- Increasing women's level of confidence, presence, and participation in decision-making processes and positions

"Evaluation is important to me because it helps me see if our work is changing peoples' lives." - Julianna Muskwe, Ntengwe for Community Development

After much discussion groups determined that success could be measured based on:

- ✗ An increased number of women accessing land, housing and property
- ✗ An increased number of women actively involved in decision making processes
- ✗ Improved access to information on land, housing and property rights
- ✗ An increased confidence of grassroots women within WLLA communities
- ✗ An increased number of reported cases on land rights violations.

Through continually revisiting specific aspects of M&E, participants were able to gain a deeper understanding of how to develop objectives related to their land and housing goals, to develop easily monitored and measurable indicators, and to document these in a way that will be helpful for their monitoring to show significant change against objectives.

The day of the Academy closed with two briefings, first on the progress of the Community Paralegal Manual and then on preparations for the Land Court Simulation. a briefing from Chigozie Udemezue, lawyer and partner to the Huairou Commission, who discussed the future of the Community Paralegal (CPL) Manual. The development of the CPL Manual came out of a meeting that started at the Community Paralegal Workshop in Dakar, Senegal in December 2008. The CPL Manual provide a curriculum to support WLLA groups in streamlining their individual community paralegal trainings, to increase women's ability to access and defend women's' right to claim, gain, and maintain land, housing, and property. Community Paralegals began organizing as a result of paralegals and the justice system being inaccessible to grassroots women, either because of proximity or because of financial reasons. Several WLLA groups began to train and organize grassroots leaders to become community paralegals in order to resolve local disputes and provide information to communities

about their rights to land, housing and property. During the Dakar meeting, several groups requested a meeting to begin building one unified document that WLLA network members could use in order to create training consistency. Typically, the training process starts by mobilizing interested community members, followed by the identification of specific individuals to be nominated and trained in consultation with the community. The selection of trainers and facilitators is vital to the process because it must be a participatory process in order for the model to be concerned legitimate by the community and local authorities. The CPL Manual discussion also complimented the morning's M&E session, as it was important to check in on the progress and outreach of the community paralegals and the successes and challenges in resolving cases. The day concluded with a short discussion by Ellen Geurts from the Institute for Housing and Urban Development (IHS) on the Land Court simulation that would take place on Day 3. She explained the structure of the activity- a table of judges would listen to arguments for and against statements related to gender and land, while the audience would vote based on the strongest presentation. Participants were then given handouts to determine which side of which argument they would sit.

Day 2. Sharing of Best Practices and Building Capacity through Enhanced Partnerships

The morning began with a review of the learning from Day 1 including a conversation on how far the WLLA has come since its inception in 2004 as well as the direction network members would like to see it move. Participants determined that this process can be better facilitated through strong monitoring and evaluation methodologies implemented daily. The session looked at the WLLA's primary goal and objectives which was helpful for new groups and enabled everyone to make the connection from the objectives to the larger goal. Participants then broke into seven smaller groups with between six to seven people to discuss *What changes/success would you like to see WLLA achieve?* and *What would success look like?* Groups were mixed across country and region which gave them the opportunity to see how their individual perspectives either aligned with the WLLA goals and objectives or whether they envisioned something different.

What Changes and Successes Do We Want WLLA to Achieve?

- All grassroots women access land, property and housing and are given adequate loans/funds for developing low-cost housing
- Women are motivated, confident and empowered to claim their rights and influence policy decisions
- To have collective voice as WLLA to influence policy changes for women's access to land, property, and housing
- Women's mindset are changed, their voices heard, their rights recognized and actualized
- More training to build advocacy, lobbying, negotiating and administrative skills
- Access to more learning materials and funding; greater documentation of WLLA activities and broader work carried out to highlight learning and experience gained to external audiences
- Greater human resources provided to groups from WLLA; transparency/communication related to WLLA activities, funding and decision making decentralized; economic empowerment for grassroots women
- A strong base of partners working on key campaigns through national, regional, and international networking; recognition and support by government at the national level
- Grassroots movement building at local and national levels on women's land, property and housing rights through regional land academies and not just larger WLLA Land Academy
- More of women's involvement / participation in pro-poor policy on housing and land access and control
- To strengthen the capacity of grassroots women by exchange visits and experience sharing
- More grassroots women led initiatives and practices that promote women access to land and property
- Recognition and support by the government at national level
- Strengthened transparency and communication in relation to WLLA activities, funding and decision making
- WLLA reaches beyond expected partnership and grows significantly in the next two years
- WLLA has a well developed communication strategy which enhances how WLLA groups represent issues and bring them to national level policy forums on land, housing and property rights for grassroots women
- Transparency and communication in relation to WLLA activities, funding and decision making decentralized

Once groups had defined the changes they wanted to see, the next step was to identify how to measure these changes- what are the measures of success? How do you know women are more empowered? How do you measure this? The task, then, was for groups to create indicators which would allow them to answer these questions. SMART was also introduced as a simply acronym to help groups improve their indicators. This means that goals and objectives should be **S**pecific, **M**easurable, **A**ttainable, **R**ealistic and **T**imely. The indicators that groups came up with are listed as follows:

- ★ Increased number of grassroots women accessing land, housing and property
- ★ Increase in the number of women who are actively involved in local and national decision and policy making processes
- ★ Improved lobbying and advocacy skills on land, housing and property rights within communities
- ★ Complete understanding of land and housing policies within each country for WLLA groups through improved access to information on land, housing and property
- ★ Improved negotiation, mediation and conflict resolution skills of WLLA groups
- ★ Increased exchange visits and improved inter-country sharing and linkages with WLLA groups
- ★ Improved proposal writing skills and greater awareness/access to funding opportunities
- ★ Improved access to information on land, housing and property rights
- ★ Increased confidence of grassroots women within WLLA groups communities
- ★ Women are engaged in and have control over economic activities that lead to greater security
- ★ Women are demonstrating knowledge of rights through public meetings and forums
- ★ Improved recording of testimonials, stories of change and filing of media articles
- ★ Greater exposure of WLLA achievements through media, newsletters and the WLLA website
- ★ Increased number of members joining WLLA
- ★ More grassroots women are acquiring land and choosing how to develop it independently
- ★ Increased number of campaigns which have partnerships beyond WLLA
- ★ 20% of climate change and food security issues are taken on board by WLLA groups in their advocacy campaigns
- ★ 20% of best practice from WLLA approaches and models is taken up by other advocacy groups
- ★ Involvement in major household decisions and relative freedom from family control
- ★ Grassroots women have greater positive self – perception, sense of dignity and rights
- ★ Community constituents have capacity to develop their own plans and strategies to dialogue with local leaders on land issues
- ★ Improved access to land documentation and loans / funds for grassroots women
- ★ Stronger voice and ability to talk about issues concerning and affecting grassroots women's lives with local leaders and have their voices heard and actions taken by those leaders
- ★ Improved standard of living for grassroots women
- ★ Pro-poor policy on land, housing and property rights is implemented across a number of countries WLLA groups operate in
- ★ Increased number of reported cases on human rights violations towards grassroots women working with WLLA groups
- ★ WLLA budgets are communicated and decided upon by all WLLA groups, or a decision making team made up of various countries

The group plenary session allowed all participants to hear and see the various indicators that were developed, and comments on how to improve them were suggested. There was discussion on how to monitor these. Examples, such as questionnaires, focus group discussion, SWOT, Spokes and stories. The handbook was also made available where they can learn more about the tools in detail. Day 4, will develop a matrix which will have them consider which tools they will use and share with the group how they will do this. Again, through continually revisiting specific aspects of M&E, it is hoped they will gain a deeper understanding of how to develop objectives related to WLLA goal and objectives, to develop indicators they can monitor / measure, to develop tools, and document these in a way that will be helpful for their monitoring and also WLLA to show significant change against its objectives.

INNOVATIVE PARTNERSHIPS

"We are proud of the constituency of Katuba, but success of one constituency is not enough for the whole country."-Annette Nhekairo, Zambia Law & Development

The second half of the day was dedicated to a Partner's Day Dialogue largely through the efforts of Katuba Women's Association who invited a number of strategic Zambian partners. The Zambia Land Alliance, the Zambia Law & Development Commission, the Zambia Times, Christian Voice, Zambia Widows Network, YMCA, and Department of Community Development were all present for the four hour conversation. The representatives of these organizations came to the Academy to engage in an in-depth discussion about the land situation in Zambia and how to strengthen partnerships between grassroots groups and government or NGO groups. Some of the questions raised were:

1. What does partnership look like to you
2. What do partners need from grassroots groups?
3. What can they offer grassroots groups in the context of land and housing?
4. What do grassroots groups need from partners?
5. What do partners need from GR groups?
6. What does it mean to support and resources GR women/WLLA?
7. Where is the disconnect between partners and grassroots groups, and why does it exist? How can we bridge existing bridges?

Honorable Member of Parliament Shakafuswa pledged to support women's issues around land and housing, and praised the success of the Katuba constituency has had for women's access and control over land. Annette Nhekairo from the Zambia Law & Development Commission urged the MP to advocate for other constituencies where women were being denied their rights to land, particularly after the death of their husbands.

The Partnership Dialogue debated the difference between constitutional reform processes and how they are translated on the ground as well as the elements of cooperation needed between civil society

and government to ensure a substantive partnership that will advance grassroots women's work around land access and to improve their economic power. Partnership DO NOT work when:

- One party dominates and tells the other what to do or imposes his own ideas onto an organization
- It works in another region and the partner assumes that it works any/everywhere
- Organizations have already defined the work/partnership before it has begun
- The partnership is imbalanced and the agenda is oppression
- An organization has ulterior motives (agribusiness, mining) or comes with their own ideas (govt. toilets)
- The partner withholds information
- One partner behaves as though the other has no agency

The day concluded with the recognition that partnerships are necessary in order to bring leaders from every level together into conversation on issues that affect the entire nation. When the grassroots engage officials in dialogue it very often leads to both sides experiencing capacity building because over and over again there is a communication disconnect between stakeholders.

Day 3. Land Court Tribunals, Visit to Parliament & Site Visit

"There needs to be an internal debate and research collected to deepen our understanding of both sides of the issues." –Esther Maura Mwara, GROOTS Kenya

The Institute for Housing and Development Studies, based in the Netherlands, facilitated three innovative 'Land Court Simulations' that took participants through a mock judicial process in order to provide them with "real life" scenarios grassroots women face in the court of law. In order to situate the simulation the group was surveyed on both their opinions concerning contentious issues and controversial statements regarding land and inheritance. Once these answers were collected participants were then organized into teams that would argue position that they'd originally agreed with. The simulation had a profound effect on its participants as each one was forced to re-evaluate her assumptions by arguing against her beliefs-which resulted in better advocacy as participants realized the importance of preparing strong supporting evidence, confidence under pressure, and collective collaboration. The participants acted out the roles of jury, defense, opposition and judge. The three statements argued were:

1. *"Land titling ensures equal access to land"*
2. *"Women should be the recipients of subsidies to the household to have access to land"*
3. *"Only women can defend, advocate for and protect for women's issues and rights to land"*

Each court produced convincing arguments on both sides and the outcome of the winning teams illustrated that effective preparation is critical to convince others of one's own viewpoint. What became evident for everyone was that even a flawed argument can win just because one side *appears* more competent, confident and collected than the other.

INSTITUTE FOR HOUSING AND URBAN DEVELOPMENT STUDIES: THE LAND COURT

A survey containing 7 controversial statements on land tenure and gender is distributed. Participants carefully read through and answer honestly- either you totally agree or you totally disagree with the statements, there are no neutral positions. Next, decide which of the 7 statements you want to discuss the most and rank them from 1 to 7. Once all forms are collected, 3 statements are chosen based on how controversial the statements are perceived to be or because there is no clear understanding of the issues involved. The group is then divided into 3 land courts, based on the statements, and a high judge is appointed to moderate the session with two deputy judges to help control the time allowed for each stage and to count the jury's votes. Each court session is divided in 3 stages:

Stage 1: Argumentation, 22 minutes: Each team will take turns to establish their arguments for 4 minutes (except for the first land court they will be allowed to re-group for 4 minutes between each argument.)

Stage 2: Questions and answers, 26 minutes. Judges and jury will have 10 minutes to ask questions and both teams will have 4 minutes to prepare their answers; teams will have 2 turns, respectively 4 and 2 minutes each time, to provide answers and if needed counter argue the opponents answers.

Stage 3: Voting and discussion: The jury will vote twice, first on the performance of the teams and then on the statement itself; the remaining time will be devoted to an open discussion on the topic.

Case A

- The judge: 1 participant plus facilitator
- The defense: 5 participants
- The prosecution: 5 participants
- The jury: The rest of the participants

Case B and Case C

- The judge: 2 participants, assisted by facilitator
- The defense: 5 participants
- The prosecution: 5 participants
- The jury: The rest of the participants

The distribution of judges, defense team and prosecution team will be done according to the way each participant answered the survey and the numbers of participants per team might be altered. The roles assigned must be notified ahead of the simulation.

Information collection

The groups in favor and against should sit together in the evenings and during lunch to formulate their arguments. It is strongly recommended that participants write notes on each fact or argument they encounter related to the statement. It is also strongly recommended that they collect arguments in favor and against the statement, not only arguments related to the role they have to play. This will enable them to be prepared to counterargument that the opposing team might bring forward during the debate. This is important also for students that have been designated as judges, because they will have to ask questions to each team at a given point during the debate. The designated judge will moderate the debate. Each debate will be organized as follows:

Announcing the case by the judge.....	2 minutes
Arguments and facts from the team <i>in favor</i> of the statement.....	4 minutes
Arguments and facts from the team <i>against</i> the statement.....	4 minutes
Teams re-group to organize counterarguments.....	4 minutes
Counterarguments from the team <i>in favor</i>	4 minutes
Counterarguments from the team <i>against</i>	4 minutes
Questions from the judge to each team.....	4 minutes
Questions from members of the jury.....	6 minutes
Teams re-group to organize counterarguments.....	4 minutes
Answer form team <i>in favor</i>	4 minutes
Answer form team <i>against</i>	4 minutes
Additional arguments from the team <i>in favor</i>	2 minutes
Additional arguments from the team <i>against</i>	2 minutes
Jury voting.....	2 minutes
Vote counting by judge.....	2 minutes
Open discussion.....	8 minutes

TOTAL TIME.....60 minutes

Some of the learning that emerged from the IHS's Land Court Simulation were to avoid being emotional, provide evidence, stick to the point, do not act on assumptions, consider culture, listening skills are key, to not be intimidated by words, dress or the set-up of the court and to strategize and speak with one voice. Participants considered the land court a huge success because it confirmed that the land court is another way of building understanding women and men on the need to allow women to claim, gain and maintain land and property. Perhaps the greatest learning was that people who are strong arguers are not always right and the realization that there are divisions and different motivations among grassroots women themselves.

CHAWAMA SITE VISIT

Following the Land Court simulations, the Land Academy participants went on a field visit to Chawama Compound to see firsthand one of People's Process and the Homeless and Poor People's Federation of Zambia projects. The Federation is a national network of grassroots and community groups that have come together through women's savings schemes, income-generating activities and vocational trainings. The Federation started with 8 members and has grown to a national network of 45,000 members. The Chawama project, established in 2006, works with widows and people living positively to build homes. Prior to this visit the participants held a focus group discussion meeting with a delegation from the Federation, consisting of women from four different saving schemes from Kalikiliki, George, Chipata, Chawama Compounds, as well as those involved in pit latrine construction. The focus group discussion focused on the different activities of the Federation, such as daily savings, the Swalisano Urban Poor Fund, income generating activities, health activities, and land, training & skills development and exchanges. Subsequently, grassroots women and men from the Land Academy visited a home newly built by the Federation as well as several pit latrine projects.

To date, the savings group has amassed a total of \$75,000 US from daily savings of approximately 10 cents US of each member. They were using some of the funds for house and sustainable toilet building, community health issues, such as funeral costs, medication and doctor visits. Many of the women were also trained as brick layers which meant that outside builders did not need to be hired. The house that was visited was newly built for a formerly homeless widow, and plans have been made to build more once the Federation has negotiated for more land, a difficult process to be sure. The community also set out to improve sanitation conditions by building pit latrines with the end goal to compost the waste into fertilizer. During the site visit debrief it was noted that the groups were well organized with a real sense of solidarity and that the health savings component presented a new component to savings schemes existing in other

ZAMBIA PARLIAMENT VISIT

"For the one hour we sat there, no women was given a chance to speak-only when we deliberated, were the women invited to speak." –Veronica Kanyango, Seke RHBC

The visit to Parliament clearly exemplified why the local to local dialogue is necessary because it was from this exchange that grassroots women were able to build relationships with and extend their network to those in positions of authority. However, constraints were still evident as those who visited

Parliament commented that male Parliamentarians did not let their female counterparts Parliamentarians speak and that no other grassroots people were in attendance. The government of Zambia said that it is willing to work with organized groups but there is still concern that the land government gives to women will then be undermined by wealthy business men trying to buy that land, so the need to sensitize women was mentioned as an essential advocacy strategy.

Day 4. The WLLA Phase III 2010-2011 the Way Forward

The final two days of the Academy left time for forward strategizing, debate and advocacy planning. Participants first broke into regional groups, from Eastern, Western and Southern Africa, and reviewed their achievements since the 2008 and 2009 Land Academies. They used their successes and challenges as a base to develop their 2010 action plans. This included M&E indicators and some strategies for reaching them. The work plans included greater capacity building for grassroots women to claim their rights to land and property through Peer Learning Exchanges, improving community justice processes through increased Community Paralegal Trainings, holding a greater number of grassroots forums, and increasing the use of media as an awareness raising tool, and increasing communication between and among the groups and countries.

Forward Planning for 2010 East Africa

IWCC-Nigeria

Objective: Increase in awareness among the community members and local authorities

Activity: refresher courses for the police community (Committee PCrC); train more community; training on will writing for trainer of trainers; advocacy among families

Indicators: Increase in number of families writing wills members and local leaders and authorities on CPL and form more WD groups; increased number of mediations among the PCRC, Links and networks on issues around L&P; increased awareness among the community members and local leaders; increase in support for women for having access and control over land and property

Grassroots Sisterhood Foundation-Ghana

Objectives: Increase understanding and knowledge of women and stakeholders on land rights and related policies and enhance women's voice, participation, administration and management

Activity: conduct workshop for selected stakeholders and women on WLR and LAP

Conduct training and refresher courses for CPL

Indicators: # Chiefs support women's rights to land; # of radio stations and shows for land related topics to increase awareness; # of women acquiring titles to land, property, housing; # of resolved cases

Objective: Conduct L2L in 6 districts

Activity: Women create strategies on how to engage local authorities then women hold meetings with local councilors

Indicators: # of women sitting in each council with community elders on development on land related issues

ICA Lambassa-Benin

Objectives: Increase and share strategies on to increase women's advocacy on land and housing; increase the last point of Ghana; engagement with local council; share and learn strategies and create awareness to support women

Activities: Peer exchange learning; community mapping; capacity building: training on knowledge of land rights, how to acquire land, sharing information training how to be independent; training on community paralegal and watch dog group

Indicators: increased number of women advocacy for women's rights to land

Forward Planning for 2010 East Africa

Uganda- AWARE, SWID, UCOBAC

Objectives: To strengthen the capacity of grassroots women, through knowledge, experience and practice sharing.

Activities: Peer to Peer Exchanges between AWARE, SWID, UCOBAC

Indicators: # of women participants in the exchange

Objective: To increase engagement and linkages between grassroots groups and their local authorities to increase support to women's access to land, housing and property

Activities: Training in L2L dialogue methodology holding L2L.

Indicators: number of participants; number of Dialogues held

Support given to GR groups (information, resources, projects, skills)

Objective: Strengthen existing community support structure

Activity: Training of community paralegal

Indicator: Number of community paralegals trained, longer training period

Issues: Insufficient training for paralegals and monitoring and evaluation

RWN- Rwanda

Objectives: to strengthen capacity of grassroots women to claim their rights to land

Activity: training for grassroots women and local leaders (mediators) On women's rights to land and housing

Indicators: Number of grassroots women and local leaders to be trained

Objectives: To build local authorities' awareness and knowledge of women's rights to land, housing and property

Activity: Dissemination of different laws that protect women's rights, land and housing

Indicators: good and positive laws which will help women protect their rights to land and housing

GROOTS Kenya- Kenya

Objective: Strengthen capacity to monitor and safeguard property and inheritance (3 days)

Activities: planning meeting, induction of academy model for pay, national meeting, regional updates, M&E trainings interactions, register on dealing with reclaiming violations, introduction of land court methodology, strengthen support system

Indicators: Increased interaction between watchdogs in all regions, common methodology and understanding of the MDG model, inspiration to sustain activities of WD

Objective: Support new regional Kitui to map extent of property disinheritance in district, build capacity of new region Nanyuki to map extent of ownership in 2 regional settlements of women property holders

Activity: mapping L2L, documentation, learning exchanges, supporting in assessing materials, mentorships system for support developed, feedback and open forums, train in management

Indicators: recorded data of land ownership; identified and recorded cases of disinheritance; ability of women to articulate land, ownership and disinheritance situation in their own regions

Objectives: Learn and disseminate information and lesson WDG model in 3 regions

Activity: impact survey tools, planning meetings and train, research, map key regions, analyze data, share findings, WD review

Indicators: improved and increased documentation of lessons learned; lessons learned disseminated, survey results available

MWEDO- Tanzania

Objectives: strengthen the capacities of the created pastoral women forum on land issues.

Activities: Conduct leadership trainings among the members of the forum

Facilitate conference between women's forum and other stakeholders for strategic plan (women, leaders, traditional authorities)

Indicators: #women with knowledge on land issues and have ability to stand for their rights, esp. on land, strong collaboration between grassroots women and stakeholders, new strategic plans

Objective: To build capacities of 50 community leaders to fully understand the Land Policy and its effective implementation

Activities: Running educational workshops and analysis of the Village Land Act 1999

Development of community handbooks on land administration, management and conflict resolutions

Indicators: number of the community leaders attending the workshops, and their responses, #of women supported by community leaders, decrease of barriers to women's access

Objectives: To enable at least 100 Maasai women and men to attain land certificates in the name of both men and women in Longido

Activities: Facilitation of land survey

Indicators: increased number of women acquired land, number of men and women increased knowledge on land and property rights

Objectives: To enable pastoralists women and their communities to gain secure tenure rights to land

Activities: Organize open discussion on land issues involving local leaders, government and grassroots women (Longido and Sinjiro)

Indicators: strong collaboration between women and local authorities

AFECEO- Burundi

Objective: Build capacity of Burundi women on their rights to land

Activity: training of WD groups on Family and Personal Codes, and on rights to access to land; training of community leaders on their rights to land

Indicators: #trained WD groups, number of conflicting cases registered and supported, number of trained community leaders, number of women having benefited land with help of community leaders and women

Iterambere-Burundi

Objective: Continuation of sensitization on women's rights to land, housing and property

Activity: Training of committees already in place on rights to land, on Family Code, Training of trainers

Indicators: number of women registered (marriages, birth certificates etc), number of women who reclaimed their land with support of trainer or trainers, # certificates

Forward Planning for 2010 Southern Africa

Mitengo Women Co-op - Zambia

Objective: Enable women to have access to land/property/housing

Activities: Engaging of local leaders/authorities, training in advocacy and lobby skills

Indicators: # of women with habitable houses, # of women in decision making positions, # of women with access to land

Objective: Economically empower women through IGAs

Activities: gardening, goat rearing, running a hammer mill, doing tailoring, do rainfed crops, training workshops

Indicators: # of economically empowered women, # of women with skills?

People's Process & Zambia Homeless and Poor People's Federation - Zambia

Objective: increase access to land, property and housing for grassroots women

Activities: engage with traditional leaders, local authority, local government, ministry of land through meetings house modeling, enumerations/profiling and housing forums

Indicators: # of grassroots women acquiring land, property, and housing support received from the land ministries and traditional leaders

Objective: Enhance the capacity of grassroots women in lobby and advocacy

Activities: training workshops in lobbying and advocacy on land, housing and property

Indicators: increased # of women involved in lobby and advocacy, more women engaging government in land property and housing, more women become aware of their rights

Ntengwe for Community Development- Zimbabwe

Objective: to build the capacity of grassroots women to solve their own problems independently

Activities: Establish a membership driven org at district level by end of 2010

Indicators: More grassroots women have established membership groups at ward level

Objective: To empower women to claim their rights on land, housing and property

Activities: Sensitization meetings on WLLA activities, mapping, training peers in leadership skills using already trained paralegals

Indicators: list of issues that came up from mapping exercise, peers who have been trained and are able to mobilize facilitate and train

Objective: Explore possibility of claiming land located in and around national parks

GROOTS Zimbabwe- Zimbabwe

Activities: training workshop on IGAs, start up of capital provision, peer exchanges, sensitization workshop on women's rights, local-to-local dialogue workshop, s

Seke RHBC- Zimbabwe

Objectives: strengthen women's engagement with local leaders on accessing/acquiring land

Activities: base line survey, meeting with women's groups on findings and way forward, meeting local leaders presenting land issues for women, focus group discussions on land access

Indicators: questionnaires, statistics, minutes/reports, list of attendees, pictures,

Zimbabwe Parents of Children with Disabilities- Zimbabwe

Objectives: Capacity building of grassroots to solve their own problems and awareness raising on women's land rights

Activities: Workshop on wills and inheritance with focus on housing and land ownership for women

Indicators: 3 women sensitized on the rights to land access and housing land ownership, sensitization workshop on women's rights

Objectives: Networking and exchange visits for women's groups and sharing of experiences

Activities: Peer exchange visits and local to local, regional to international, focus group discussions, field visits, emails, SMS messages, reports

Indicators: number of local exchange visits undertaken by all target groups we are working with, activities successfully undertaken

GROOTS Malawi- Malawi

Objectives: to conduct mobilization and mapping exercise in 5 districts to increase # of districts to 9

Activities: mobilization, sensitization, community meetings, forming committees, meetings with other stakeholders, district commissioner

Indicators: Increased awareness amongst women on their rights on lhp, access to health service information, to encourage women to voice out issues as a group for advocacy and impact, women encouraged to take control of their lives and own better housing, increase dialogue at the got, intensify resource mobilization

Katuba Women's Association- Zambia

Objective: Organizational development enhanced so that women claim, gain and maintain own prod resources such as land by February 2010

Activities: purchase office equipment, membership drive within Zambia, leadership training

Indicators: computer bought, internet service paid for, meetings with grassroots women's orgs held, leaders trained in management, record keeping

Lamosa- South Africa

Objectives: to build/enhance capacity of women to resolve conflicts/disputes regarding land

Activities: Secure budget, secure date and venue, screening and selection of participants, agree on topic, identify facilitators, workshop on GPL, hold a land court, training material

Indicators: # of disputes handled by women at small claims courts and traditional courts, no of women trained, female participation and legal analysis at loan court exercises

Objectives: Continue mobilization of women on the traditional courts bill

Activities: one to one meetings with portfolio committee members (Justice), attend consultation meetings arranged/organized by dept. of justice, prepare oral and written submissions

Indicators: # of submissions, expenditure, and #of female voices rose at the consultations

Day 5: Planning and Coordination for WLLA Phase II

The final day of the Academy began with participants sharing their thoughts on what they'd learned over the previous week. The ideas taken away, the lessons that could be applied locally within grassroots communities across Africa and the motivation to move forward resolutely to ensure grassroots women are involved in any land and property discussion happening locally, nationally and internationally. The meaningful work must continue and must continue with one, unified voice.

The activity planning continued throughout the day with groups breaking out into regional groups to plan collectively across borders. M&E facilitator Renee Kantleberg noted that strategies involve a demand and supply side noted that those strategies that only look at demand side, or grassroots advocacy, only go so far. The work must involve supply side
Strategies that only look at demand side only go so far, you have to work with the local authorities on the supply side, which is of course difficult but necessary
Need to manage expectations (Story from Renee on experience in Ghana with a comm. of grassroots organizers who were being coerced into selling their land to private developers)



Regional meeting held in August 2009, how does GROOTS Kenya perform and should they be tested for 1 year to determine how effective they are? Since GROOTS Kenya is the African coordinating body then they should not also be the Eastern Africa coordinators so it should be passed over to another group. Should HC be coordinating the WLLA or should it be coordinated in Africa (idea of Women's Land Link Asia, Women's Land Link Latin America)? In a global world it is very important to not get cut off regionally from the global. How what we do both globally and regionally is part of what HC will do over the next several years. (Connie) goes back to the agreements made and if everyone actually agrees on them. What will the roles of each regional office be and how will they change? Coordination is both a burden and an opportunity.

Outstanding issues- funding is lacking, not enough for IGAs, scaling up, resource printing, particularly minimal related to monitoring

Funding is secured with one particular plan in mind but may not be consistent with what the groups planned to do because the proposal was due before the plans were created (funding timeline constraints)

HC is not a donor so we cannot look at HC to fund our entire organizations; we gain experiences with the WLLA seed fund which helps build our capacity

Create a project funding database that can be tapped into, i.e. HC receives call for proposals and notifies network members

If we understand the real scope we can network and make visible better

Hosting an Academy-gain experience hosting an international conference, greater visibility among local authorities, hosting org must have the time to assist with organizing (emails, logistics, and visas)

Voting on 2011 Land Academy by WLLA participants (minus Zimbabwe groups and Joyce as they departed early)

1. Tanzania
2. Nigeria
3. Cameroon
4. Benin
5. Burundi
6. Malawi

Esther- interested groups need to submit a budget for what the estimated costs would be as well as begin the process of venue searching and locating of partner travel agents to assist with air tickets
Jan reminded the interested groups that hosting a land academy is a significant time commitment and extraneous costs (internet, cabs, hotel stays) that increase draft budget cannot always be foreseen.
Frances also supported Jan's comment as UCOBAC hosted in previous years; final thought was that it was worth it for those groups wanting experience in organizing an international event.

The groups closed the day by agreeing to form committees around three leading themes of the Academy, *Land Titling research*, *Land Court replications* and *Coordination and Communication*. The Land Academy was successful for both reviewing past activities and achievements, and finding new ways of moving ahead. There was lots of excitement in the closing moments of the Academy, as participants left with ideas about the upcoming learning exchanges and land gaining strategies they planned to engage in upon their return home.

APPENDIX 1. AGENDA

Day 1. Sharing of Best Practices: Critical Analysis of Strategies, Tools and Types of Practices

7:00-8:00	Breakfast
8:00-9:00	Welcome: From the Huairou Commission and Katuba Women's Association
9:00-10:00	Go-Around and Introductions (Names, Countries of Origin, Group, Expectations for Land Academy (1 minute per person introductions)
10:00- 10:15	Tea Breaks
10:15 – 10:45	Background on the WLLA, the Huairou Commission and COHRE Q & A to follow
10:45 – 11:15	Goals and Objectives of the Meeting and Meeting Agreements, Q & A to follow
11:15-12:30	Introduction of WLLA Monitoring & Evaluation Strategies, PART 1 (Renee Kantelberg) Understanding why M&E matters, the introduction to the WLLA M&E Framework, as a means of advocacy and capacity building, and information flows for wider learning and WLLA strategy
12:30-1:30	Lunch
1:30-3:00	M&E Continued – Present main findings of the external evaluation (reports provided to all participating groups)
2:30 – 3:00	Tea Break
3:00-4:30	Community Paralegal How To Manual: (Chigozie Udemezue) Introduction of where we've come from (2008 Dakar CPL meeting & 2009 Land Academy) and where we're going - regarding the development of the CPL Manual, Introducing the draft manual, next steps, etc.
4:30 – 5:30	I.H.S. Introduction of Land Court Tribunal Session on Wednesday; Q & A Session (Ellen Geurts)
5:30 – 6:00	Close of Day 1, Recap by Moderator and Group Discussion
6:00-7:30	Dinner
7:30-8:30	Optional: Leadership Support Process (LSP) Meeting

Day 2: Sharing of Best Practices and Building Capacity through Enhanced Partnerships

7:00-8:15	Breakfast
8:30- 9:00	Opening and Recap of Day 1, Moderator Addresses the Goals & Objectives of Day 2
9:00 – 12:30	M&E – The WLLA M&E Strategies – Approaches & Tools, PART 2 (Renee Kantelberg with assistance from Facilitation Team) Presenting tools, how to capture information, and report significant change
10:15-10:30	Tea break
12:30 – 1:30	Lunch
1:30-2:30	Innovative Partnerships: Partnership Dialogue (Facilitation Team)
2:30 – 3:00	Tea Break
3:00 -5:00	Innovative Partnerships: Partnership Dialogue
5:00 – 5:30	Group Discussion on Strategic Partner Linkages
5:30- 6:00	Wrap up of Day 2, Discussion of Day 3
6:00- 7:30	Dinner & Preparation for land courts
7:30-ongoing	Preparation for Land Courts (All Participants)

Day 3: Land Court Tribunals and Field Trip

7:00-8:15	Breakfast
8:30 – 10:30	Land Court Workshop (led by Ellen Geurts, Participation from ALL) The workshop will simulate a Court, a technique that allows discussion of highly contentious issues. Participants will be organized to deal with an issue treated as a case to be brought to a judge and a jury. The Land Court Workshop will be facilitated by Ellen Geurts of the Institute of Housing and Urban Development Studies (IHS).
10:30-10:45	Tea Break
10:45- 12:00	Land Court Workshop Continued ...
12:00 – 12:30	Moderator wrap-up of session and discussion of field trip and logistics
12:30 – 1:30	Lunch
1:30 – 6:00	Field trip to Chawama Compound, Hosted by People’s Process
6:00-7:00	Dinner
7:00-Onwards	M&E Homework

Day 4: The WLLA Phase III 2010-2011 the Way Forward

7:00–8:30	Breakfast
9:00–10:00	Group Discussion on the Land Court Methodology and the Field Trip: What were the main lessons learned? How can these be applied to my own work? What did the Tribunal reveal about how we effectively argue for women’s land and housing?
10:00-10:30	Setting the Stage for the Day: WLLA in Review and the Way Forward
10:30-10:45	Tea Break
10:45-1:00	M&E Activities (Renee Kantelberg and Facilitation Team) <ul style="list-style-type: none">-Review of 2008-2009 Plans-Participatory Planning-Discussing Advocacy Plan-Introduction of Log Frame-Strategies & Objectives-Developing indicators and how to monitor them, how often-Review objectives of groups; decide on a proactive/practical way of monitoring those objectives-Break out groups by country and then regional groups formed to present
1:00 – 2:00	Lunch
2:00 – 3:30	M&E activities continued & preparing for Development of 2010 Action Plans Regional Presentations & Gallery Walks <ul style="list-style-type: none">-Introduction of Tools on Capturing Information
3:30-4:00	Tea break
3:45-5:30	Interactive Group Discussion to Finalize WLLA Plan of Action (both for groups and as regional network) for 2010 Discussion that recaps the plans and clarifies joint work such as regional plans, advocacy plan, etc.
5:30 – 6:00	Close of Day 4 and Recap of the day’s activities
6:00–7:00	Dinner
7:00-8:00	Optional Leadership Support Process (LSP) Meeting

Day 5: Planning and Coordination for WLLA Phase II

7:00 – 8:30	Breakfast
8:30-9:00	Opening & Recap of Day 4 (Facilitation Team) Setting the Stage for the WLLA & the Way Forward 2010 & 2011
9:00-10:00	Finalize the development of the WLLA Log frame and the developing M&E framework (Renee Kantelberg)
10:00-11:00	Community Paralegal Framework (Chigozie Udemezue)
10:45-11:00	Tea Break
11:00-11:30	Community Paralegal Framework continued (Chigozie Udemezue)
11:30-12:30	WLLA Leadership Framework & the Way Forward -Developing an Advisory Board of African Leaders to provide leadership of the WLLA -Regional Coordination of the WLLA & Grassroots Leadership Team development (M&E peer evaluations and exchanges, etc.) -Communications (Regional / Sub-Regional)
12:30-1:00	Lunch
1:00-1:30	Discussion of Africa Land and Housing Situation generally -Review of national & regional advocacy opportunities etc, e.g. African Union, etc.
1:30-3:00	Developing a Platform for Enhanced Communications Discussing Advocacy Platform/Messages
3:00-3:30	Tea break
3:30-4:45	Finalizing Agreements: WLLA Collective Plan
4:45-5:30	Close, Appreciations & Certificates
5:30 -9:30	Dinner and Closing Party – Live Music, Dancing and the naming of Ms. WLLA!

APPENDIX 2. ISSUES AND VENUES FOR INTERVENTIONS

Women and Land in Africa: Some Issues and Possible Venues for Interventions: Updated and Prepared for the 3rd Annual WLLA Land Academy by Birte Scholz

- **AGRIBUSINESS AND MAJOR LAND GRABBING/"LAND DEALS"**: Kenya, Sudan, Mozambique, Tanzania, Ethiopia, etc. American and other agribusinesses buying up/leasing larger tracks of land, taking farm land from individuals, causing pollution, water diversion etc. Limited jobs created (low pay), promised delivery not coming through: no pay offs for local people, only government.
- **PROPERTY GRABBING**: Property grabbing is an ongoing form of gendered violence against women, threatening the security of women across Africa. Forced evictions are often accompanied by further acts of violence, including physical and mental harassment, and abuse. Widows are particularly vulnerable, partly as a result of weakened customary practice and social safety nets that used to provide support to widowed women and their children, a situation made worse by the HIV and AIDS epidemic. Defending their property has cost some women their lives, while other women have lost their shelter and source of livelihoods, and have become destitute.
- **LAND REFORM**: racially skewed land distribution, dual tenure systems based on received law and customary law, and a dispossessed black rural population confined to degraded and overcrowded communal lands. South Africa, Zimbabwe, Namibia, Mozambique are all engaged currently in land reform, from land redistribution (South Africa, Zimbabwe) to land reform (Namibia, Mozambique).
- **CONSTITUTIONAL REFORM**: "Clawback" Provisions: Many countries still have provisions in their Constitutions that allow for discrimination against women in cases of customary law. These include Kenya, Zambia, Zimbabwe, Sierra Leone among others.
- **Does Constitutional Reform help women to access land?** This depends on a number of factors: The rule of law is the first thing that needs to be in place for the law to be an agent of social change. It also depends on what the law states. There are two types of Constitutions: the one that exempts the application of the equality clause to customary laws, personal and family laws, the 'claw-back' clauses. Many post-independence constitutions had this feature. Some of the newer Constitutions allow that equality to be applied without exemptions, there are no 'claw-back' clauses. There are also Constitutions that recognise customary law to the extent that it is not inconsistent with other rights in the Constitution. (South Africa is an example) This has created an enabling environment for women's rights: it has allowed the Constitutional Court to make very strong pronouncements on women's rights and created space for women's groups to articulate their rights based on what the law allows.
- The real question is whether strong legal pronouncements can be implemented on the ground. Access to institutions that allow the enforcement of the newly won rights is key. Also important is an understanding and an acceptance by people on the ground to apply the new laws- this is often difficult. The new laws provide an enabling environment which is a good starting point from which to negotiate because they have some protection for women. Hopefully, the two (what the laws say and what people experience) will merge eventually.

INITIATIVES FOR POSSIBLE INTERVENTIONS on these and other issues:

- **AU-ECA-AFDB LAND POLICY INITIATIVE**: This is a joint initiative of the African Union Commission, the UN Economic Commission for Africa (ECA) and the African Development Bank (AfDB) to develop mechanisms to facilitate the flow of knowledge, lesson sharing, innovative resource mobilization strategies, and to enhance political will, all critical to catalyzing the formulation and implementation of land policy and institutional reforms on the continent.

. To catalyze land policy formulation and implementation, the Initiative supports national, regional and international efforts. The AU-ECA-AfDB Land Policy Initiative, working in close collaboration with Regional Economic Communities (RECs) and other stakeholders, has engaged in a process of developing a framework and guidelines for land policy in Africa supported by benchmarks and indicators for assessing performance of land policy formulation and implementation processes.

In 2009, the AU adopted the framework of the Land Policy. In addition to developing tools and mechanisms for assessing progress on land reform, this project will develop a Virtual African Land Policy Administration Facility (VALPAF), whose components will include a land information database and land experts database to facilitate knowledge management as well as a Community Of Practice (COP) that will allow experts and other stakeholders to share knowledge related to land policy formulation and implementation through networking activities. A final component of the project relates to capacity building in support of land policy formulation and implementation. Stakeholders from African countries will be trained in the use of VALPAF to equip them adequately with the tools necessary to use it. Training will also be offered at regional level, in partnership with other collaborators of the project, on land policy formulation and implementation. It is envisaged that this will only be a beginning of such activities with regional institutions taking up consequent training with ECA (and other partners') support.

- ECA is implementing a Comprehensive Africa Agriculture Development Program (CAADP) by focusing on its regional integration elements and developing agro processing markets along regional strategic commodities.

- **ClimDev-Africa** is a joint initiative of the African Union Commission (AUC), the United Nations Economic Commission for Africa (UNECA) and the African Development Bank (AfDB) with clear mandates of African Heads of State and Government to develop continent-wide systems for monitoring, predicting and responding to climate events. The program responds to the urgent challenge that climate variability and climate change pose to Africa's sustainable development objectives. Although the continent contributes only 3.8% of total greenhouse gas emissions, Africa's countries are among the most vulnerable to climate change impacts. The African Climate Policy Centre has been established within it Climate Information for Development in Africa (ClimDev) program.

- African Ministers Conference on Housing and Urban Development (AMCHUD) was established in 2005, as the main consultative mechanism for the promotion of sustainable development of human settlements in Africa. Operating under the auspices of the AU, AMCHUD is a vehicle for governments to improve African cities and realize their full potential as centers of hope and prosperity for their peoples. Discussions are underway to designate AMCHUD as a Specialized Technical Committee of the AU.

- **Africa's Millennium Development Goals (MDG) Program-Africa** is set to miss the 2015 deadline of halving poverty. This was discussed at the African Union (AU) Assembly in Addis Ababa, Ethiopia in 2009. African leaders described 2010 as a most important year for the continent. Persistent poverty and underdevelopment remains topical and with Africa likely to fall short of the MDG. UN Secretary General Ban has created an advocacy group consisting of prominent personalities from across the globe to raise awareness and emphasize Africa's MDG priorities in order to help Africa meet its obligations.

UN HUMAN SETTLEMENTS PROGRAMME The UN Human Settlements Program (UN-HABITAT) is the UN entity responsible for human settlements. It promotes socially and environmentally sustainable towns and cities in order to provide adequate shelter for all and achieve sustainable development. Land, particularly in the urban and peri-urban areas, is at the heart of UN-HABITAT's strategy to promote sustainable urbanization.

UNHABITAT REGIONAL OFFICE FOR AFRICA AND THE ARAB STATES: Through its Regional Office for Africa and the Arab States (ROAAS), UN-HABITAT carries out technical cooperation and development activities in various African countries, in order to reinforce the implementation of the NEPAD objectives focusing on: urban development and improvement of housing; support for good local governance and urban security; slum upgrading, training and capacity building for effective shelter delivery; and decentralization and strengthening of local authorities.

GLOBAL CAMPAIGNS ON SECURE TENURE AND URBAN GOVERNANCE: UN-HABITAT's Global Campaigns are tools for, *inter alia*, promoting administration of land and property rights, in accordance with national circumstances, and enhancing access to affordable credit by the urban poor.

GLOBAL LAND TOOL NETWORK: The Global Land Tool Network (GLTN) was established in 2006 by UN-HABITAT, in cooperation with the Swedish International Development Cooperation Agency and Norway's Ministry of Foreign Affairs, at the request of member states of the UN and local communities. It is a global partnership designed to pursue a holistic approach to the land issue in efforts to alleviate poverty within the context of the Millennium Development Goals. GLTN focuses on six thematic areas, namely: land rights; records and registration; land use planning; land management; administration and information; land law and enforcement; land value taxation; and cross cutting issues. UN-HABITAT's initiatives on Land and Africa focus on providing expertise and support with regard to gender, the poor, governance, the design of a continuum of land rights, land policies, security of tenure and forced evictions, land finances, and Islamic land issues. Huairou Commission is an active partner especially focused on gender and grassroots mechanisms. Recently, Huairou Commission member Grassroots Sisterhood Foundation, Ghana, conducted a pilot testing of gender criteria developed by the GLTN, to apply the criteria to land reform to see if the land reform is truly gendered.

SOME INFORMATION OF INTEREST ON LAND TENURE SECURITY FROM THE UN ECA:

- Land tenure security is central to agricultural production and sustainable use of agricultural resources, and therefore for individual livelihoods and poverty reduction. There are now clear indications that governments are recognizing the enduring importance of improved land tenure security and are making efforts to improve the allocation and management of land rights at local level. The findings of this study reveal that tenure insecurity is still experienced in southern Africa. The main forms of land tenure insecurity include insecurity of minority groups (Botswana and Malawi), unclear or overlapping land rights (South Africa), overcrowding (Lesotho, Malawi and South Africa), land alienation into leasehold (Malawi, Mozambique and Zambia), insecurity of farm workers and farm labor tenants (South Africa), corrupt and exploitative administrative practices, and limited women's land rights (all study countries).
- All the countries included in the study are at various stages of undergoing land policy and tenure reforms. Most of the tenure reforms being developed or implemented have been able to address some but not all of the identified land tenure insecurity problems. It is clear that secure land rights need to be delivered locally through democratic, transparent and accountable land administration authorities. It is also very clear that tenure reform is not just a matter of changing rules, but of implementing them in an adequately funded program.
- Land policy and law within the region are becoming more gender sensitive, but while some comfort can be drawn from more gender conscious reforms, developments on the ground are far from adequate. Addressing the inequalities and

disadvantages women face in land ownership is essential to the realization of their fundamental human right to equality and basic well-being. A time when women, who do most of the farm work own and control land will be a time when there will be more food in each household and more crops for export. These women must be protected from eviction when they are widowed or divorced.