

1. Phase I Research Reports: ***“Piloting the Protection of Rights to Customary Land Ownership in Acholiland”***:

This report, based on an intensive locally-grounded field research, presents a nuanced and evidenced-based documentation of how Acholi customary communal land is organized, managed and administered, by and for whom, in seven selected traditional Chiefdoms, one in each district of the sub-region. Rural land in Acholiland remains overwhelmingly customary, kin-based communal land vested in, organized, and managed by patrilineal clans or sections of clans, with provisions to accommodate outsiders of various categories to share in the use of the land. The main goal is to better understand, not only the core principles and practices of Acholi customary communal land tenure, but the complex local-level variations that exist across the sub-region, for the purpose of enhancing the protection and security of customary land rights and land use for both individuals and communities. The research commissioned by the Joint Acholi Sub-regional Leader’s Forum as part of an attempt to find lasting solutions to the numerous land-related problems and challenges following the return of the mainly Acholi rural population to pre-displacement land after the long conflict.

2. A report on the ***“International Legal Precedents on Protection of Rights to Customary Land Tenure”***.

This report presents the findings of a review of international legal precedents on the protection of the right to customary land tenure. In addition, it presents recommendations for both government of Uganda and other key stakeholders on why and how customary land tenure as practiced by certain communities in Uganda, especially the Acholi in Northern Uganda, may be protected as a collective and individual right to property. The report also recommend advocacy points for government and other stakeholders involved or mandated to uphold customary land tenure and also make recommendations for the Acholi customary land project.

3. ***“Legal Opinion on Existing Tenure Options for Protection of Customary Land Owners”***.

This report look more specifically into the existing tenure options under Uganda’s law and in particular explore alternatives such as certificates of customary ownership (CCO), communal land associations (CLA) and land trusts (LT) on the protection of customary rights and how the same can be used to secure the customary land rights of Land owners in Acholiland. It analyses the different tenure options under Uganda Law with the overall aim of advising on the most viable option that can effectively protect the rights of customary land owners. Determination questions such as:-

1. Whether the existing land tenure options under existing Ugandan Law including but not limited to CCOs, CLAs and Land Trusts offer or could be revised to offer security of tenure for customary land tenure owner in Acholi Land and
2. What is the best option to register rights of customary land owners?

In concluded the report highly recommend the land trusts as the most viable legal option for protection of customary land rights under the current legal regime. This recommendation is further buttressed by the findings of the research team that indicate that the organization of land in Acholi is still heavily tilted towards clan leadership. Clan leaders from the past to today understand that they are trustees for the land and that the land is held in trust for both the previous, current and future generations.

4. ***Re-draft of the text document of the Principles and Practices, Rules and Regulation (PPRR) of Customary Tenure in Acholi Land by Ker Kwaro.***

This is a redraft of the PRR based on the review of the documents developed by Ker Kwaro Acholi. It offers Principles to guide the general interpretation, application, management or administration of Acholi Customary Land System and to revise and improve the Principles and Practices of Customary Tenure in Acholi land, 2008. In reviewing the document, issues around formatting, clarity, wording, organization and content among others were considered and improvements were made to the original text document.

5. *A Step-By-Step Guide on Land Dispute Resolution Mechanisms in Northern Uganda*

A land rights and dispute resolution guide was developed through consultation and engagements with cultural, traditional, opinion leaders and elders knowledgeable on the Acholi traditional justice system. This guide is intended to facilitate processes of land dispute resolution within communities, and reduce the burden on communities having to refer to a challenging and slow-moving justice system, with the realization that many land boundary disputes can be handled through clan leaders. The guide covers land dispute resolution mechanisms, such as poro lok, riyo tal (Acholi traditional dispute resolution mechanism), litigation, arbitration, conciliation and mediation in the alternative dispute resolution mechanism institute by the Justice Law and order sector. The guide recommends the use of the traditional Acholi land dispute resolution mechanisms like poro lok and riyo tal as a first option to solving the numerous land disputes. Cases can only be referred to the ADR mechanism as a second option. The guide help to inform the choice of a cheaper, quicker, more effective and more accessible forum and mechanism for land dispute resolution in Acholi sub region for contending parties.

6. *“The Step by Step Guide to Customary Land Registration in Uganda; Easy Steps to secure your land”.*

The legal framework in Uganda notably The 1995 Constitution, The Land Act, 1998 as amended, The Registration of Titles Act 1924 and The National Land Policy 2013, provide for the various forms of land registration. The documentation of land held under customary tenure is complex as land is held communally and is thought to be held in trust for the future generation. The land registration process is marred with gaps in service delivery in the land administration institutions, the process is complex, tedious and unaffordable to the majority of the communities

This step by step guide to customary land registration seeks to offer a quick guide on the different ways of registration of customary land and the processes involved in each of the registration methods available to customary land tenure. The methods of land registration outlined in this guide include steps and processes to acquire/obtain a Certificate of Customary Ownership (CCO), Communal Land Association (CLA) and Land Trust (LT)

7. *“An Assessment on Enhancing Awareness of Land Rights of the Youth in Acholi Sub Region-Uganda”*

Land rights of the youth are often overlooked and their role in decision making processes hardly recognised. These vulnerable group are usually denied rights or have very limited rights. These include denial of access to land and people trespassing onto their land due to their vulnerability. The study purpose of the Research was to: - Identify barriers to the inclusion of youth and persons with disability in the attainment of their land rights; Generate findings that will inform CSOs, the Government and key community personnel to mainstream youth and disabled persons land rights in their agenda; Provide

concrete recommendations that will enhance awareness of land rights of the youth and persons with disability. The study goes on to investigate the extent to which the land rights of the youth are protected; the specific aspects hindering ownership, control and utilization of land for the youth and identified key institutions and their roles in enhancing the land rights of the youth

8. *“The Protection of Rights to Customary Land Ownership in Acholi Region: The Case of Youth in Acholi”*

The report is an analysis of access to customary land rights in its intricate realities, a case of the youth land rights in Acholi sub-region in Northern Uganda. It is a postulate to enhancing the inclusion of youth in customary land rights research in Northern Uganda by Trócaire Uganda. The report presents field based findings of a study that focused on youth understanding and perception of, and participation in the Acholi customary land tenure system. The study sought to explore the level of understanding, participation and involvement of the youth in the access, control, management, and administration of the Acholi customary land, and the manner in which the youth participated in the organization, management and administration of customary land in Acholi sub-region. It is worth noting that over 90% of Acholiland remains overwhelmingly under customary, kin-based communal control and management, vested in, organized, and managed by patrilineal clans or sections of clans, with provisions to accommodate outsiders of various categories to share in the use of the land

9. *“Instituting Protection of Persons With Disabilities (PWDs) Rights to Customary Land Ownership in Acholi land”*.

This Research was conducted in Acholiland to generate and document a body of knowledge on the specific customary and communal land holdings practiced by Acholi as a representative pilot system for Africa in general. The research focused on Persons with Disabilities as a special interest group in accessing, control, ownership and management of customary and communal land. Specifically, the research has; - Provided additional information on land rights and persons with disabilities in Acholi land. Identified specific aspects hindering the enjoyment of land rights for the most vulnerable Persons with disabilities in Acholi land and contributed strengthen the security of Persons with Disabilities rights on customary and communal land tenure in Acholiland through research, consultation, and advocacy. This researched deliberated on key issues of ; Access to land by Persons with Disabilities; Land management and utilization by Persons with Disabilities; Involvement of Persons with Disabilities in solving internal land wrangles and recommendations to stakeholders.

10. *“Enhancing Awareness of Land Rights of Persons With Disabilities (PWDs) In Acholi-Land”*

Land and other resources in Africa are increasingly governed by modern systems of tenure and less by customary systems. Unfortunately, changing land use and land ownership patterns have not always been accompanied by appropriate reforms in policies, laws, and institutions. Africa must ensure that the current wave of land reform initiatives, which often coincide with political and economic reforms emanating from democratization, help to establish needed changes in land rights as well as legal and institutional frameworks. Land is an important resource and one of the key factors of production fundamental in the development of human shelter, agricultural production and economic activities; it’s a key basis for poverty alleviation and achievement of human rights. On the above facts, this research provided information on land and the most marginalized to stimulate discussion and debate amongst the key stakeholders. The research identified key issues affecting inclusion of People with a Dis-ability in the attainment of their land

rights; generated findings to inform key stakeholders of critical issues on People with a Disability and land rights agenda and provided concrete recommendations to enhance awareness of land rights of People with a Disability.

11. *“Nowhere Else To Go. Amplifying the voices of Women across the Customary Land System of Acholi Sub-region, Northern Uganda- A gender perspective”*

This report seeks to amplify the perspectives of special interest groups as primary stakeholders in the effective harmonization of customary and statutory land law. With the lens of analyzing gender roles and impacts, this piece of research is a core component of a larger study focused on customary and communal land conflict and resolution in Acholiland. This research capture the typical power relations that exist between different social and economic groups of men and women, with the intention to explore how these dynamics affect decisions that are made regarding access to and control over land. By investigating the norms, attitudes, and experiences of special interest groups in isolation, such as rural women from particular chiefdoms, the study amplifies critical voices that might otherwise go unnoticed. It is these perspectives that must be privileged when formulating program and policy recommendations for equitable development in Acholiland. This study fills a gap in exploring the evolution of traditional law in “actual practice—sometimes discernible through what is contested—rather than historical norms and rehashed stereotypes” regarding women and the most marginalized. It provide information to improve understanding of how indigenous knowledge, practices and value systems may be leveraged in creation of a legal model to sustain rights to land management and ownership for the whole Acholi community— inclusive of women, orphaned youth, and PWDs. The present reality for many such vulnerable individuals and groups is recurring experiences of discriminatory withdrawal of land access over the lifecycle. However this is not inevitable, and may change through deliberate inclusion and the balancing of power and rights.

12. *“Development of Inclusive Business Models (IBM) for leveraging investments and development in Acholi sub-region- Report”*

The IBM report provides a brief description of the agriculture sector across the Acholi Sub-Region and explores four models currently being implemented in Uganda that strengthen and promote existing best practices for the implementation of IBMs and presented three models appropriate for the unique social, political and economic situation in the Acholi Sub-Region with recommendations on how they might best be implemented to develop prominent enterprises comprising cattle, charcoal and shea nut farming that will foster sustainable engagement with vulnerable groups including youth, the elderly, people with disabilities (PWDs) and the resource poor in the context of the Acholi Sub-Region. It also provides a brief and useful description of the main medium to large scale agricultural enterprises currently operating in the area. This report recommended the Integrated Cooperative Model, the Private Investor Driven Hybrid Model (PIDHM) and proposed as viable enterprises, cattle and charcoal farming, Shea Nut collection and processing, that could be operationalized based on these recommend models.

13. *Development of Inclusive Business Models (IBM) for leveraging investments and development in Acholi sub-region- USER GUIDE*

The IBMs are therefore intended to circumvent existing market failures and inefficiencies to successfully integrate the poor, either on the demand side as clients, or on the supply side as employees, distributors, or suppliers of goods and services. Trócaire also intended to produce a Guide document that will spell out at least 4 (or more) IBM options that local actors could choose from, detailing the requirements and steps involved in establishing them. This guide, therefore, is for the establishment of 2 inclusive business models that have been proposed to Trócaire for consideration. They include the Integrated Cooperative Model promoted by Uganda Cooperative Alliance (UCA) and the Private Investor-driven Hybrid model which is a combination of the Processor-Driven Marketing model (PDM) used by Mukwano Industries, the JI model used by Joseph Initiative and the AFGRI model.

14. *Report on the Assessment of the Capacity (staffing, management, financing and functionality) and Practices of the Government Land Registration System in Acholi sub region (And Consultation with CSOs and MLUHD)*

An assessment of the Capacity (staffing, management, financing and functionality) and Practices of the Government Land Registration System in Acholi sub region highlight serious gaps that could stifle land mapping, demarcation and registration in the Acholi sub region. Generally, the research findings showed significant gaps in the capacity and practices of the District land institutions across the eight Acholi Districts. It was noted that financing of the three institutions i.e. DLOs, DLBs and ALCs was insufficient to meet the financial needs of their operations being at least 40% below the estimated budgets.

15. *Organisational Assessment and Report on the Capacity Building Plan of Joint Acholi Sub-Region Leaders Forum (JASLF)*

This report on the capacity assessment on JASLF presents findings of the SWOT of the JASLF and a focus to the future for the JASLF. Plan was developed on how to attend the set objective. The report recommended the JASLF register as a legal entity as opposed to maintaining its current status as a loose coalition. The most appropriate options of registration was recommended as a Trust. An action plan was drawn to guide the process which began by formation of a team to guide the selection of the board of trustees.

16. *Phase II Research Instituting the Protection of Rights to Customary Land Ownership in Acholiland:*

The report is an expansion of the pilot-phase of the project conducted in 2016. The Phase II research conducted from April-June 2017 among 95 clan-based land-holding groups, located in 13 traditional chiefdoms (ker kal) situated across the Acholi sub-region. This essentially doubled the Pilot-phase research sample (46 clans and seven ker kal), resulting in a final project total of 141 researched clans, located in 20 different ker kal, representing over one-third of the 54 recognized chiefdoms in the Acholi cultural institution, extending across 33 of Acholi's 63 rural sub-counties.