



# UGANDA ENERGY CREDIT CAPITALISATION COMPANY

## CONSULTANCY SERVICES

### PREPARATION AND IMPLEMENTATION OF A RESETTLEMENT ACTION PLAN (RAP) FOR ORIO MINI HYDRO POWER PROJECT

## REQUEST FOR EXPRESSIONS OF INTEREST (INTERNATIONAL COMPETITIVE BIDDING) - UECCC/CONS/2017-2018/00001/TE

The Uganda Energy Credit Capitalisation Company (UECCC) is a Government of Uganda Company in place to facilitate investments in Renewable Energy with emphasis on Private Sector Participation. UECCC is implementing the ORIO Mini Hydro Power Project. The Project entails the development of Nine (9) Mini Hydro Power Plants (combined capacity of 6.7 MW) as a single project. The Project is funded by the ORIO Infrastructure Development Fund (ORIO) of the Government of the Netherlands and the Government of Uganda (GoU).

The Project Feasibility Studies were concluded in July 2016 and the Project is now moving into the Implementation/Construction Phase. UECCC now seeks a consultancy firm to prepare and implement a Resettlement Action Plan for the nine (9)sites.

#### OBJECTIVE OF THE RAP

The overall objective of the RAP is to address the resettlement and compensation related issues of the Project.

#### SCOPE OF WORK

The tasks under the Resettlement Action Plan Assignment include the following:

#### Preparation of RAP:

- a)** Raise and spread awareness of the project among the communities affected by the project in liaison with the District.
- b)** Collection of comments and perceptions of the Project Affected Persons (PAPs) with regard to the proposed project for effective stakeholder engagement. The consultation process should ensure that women's perspectives/preferences are equally obtained and their interests factored into all aspects of resettlement planning and implementation.
- c)** Obtain all cadastral and other relevant information necessary to identify property owners and other persons that are likely to be affected by the project, using maps and drawings that show the land tenure system and affected Persons. Each type of tenure is to be uniquely identified. Any existing individual or group water user rights/schemes should be identified and documented.
- d)** Secure and verify copies of registered land titles, digital maps of the site and immediate neighbourhoods (for purposes of injurious effects), including full cadastral surveys (prepared during the Feasibility Studies) of the sites
- e)** Prepare strip maps, drawings and data complying with requirements of the valuation Division and the Department of Surveys and Mapping in the Ministry of Lands, Housing and Urban Development for purposes of acquiring properties and relocation of utilities (where applicable) falling within the project site in a participative process involving Project Affected Persons.
- f)** Using procedure approved by and working in close liaison with the Valuation Division Ministry of Water, Land and Urban Development

carry out detailed valuation of all land properties affected by the project in order to provide the basis for compensation/resettlement.

- g)** Capture photos of all assessed structures, fixtures, cultural property and graves as they appear in the project area;
- h)** Compile land acquisition and resettlement costs.
- i)** Deposit at the local authorities in accordance with the Town and Country Planning Act, the resultant strip maps and drawings showing the alignment, property boundaries, including plot numbers, ownership and land tenure systems.
- j)** Collection of qualitative and quantitative baseline socio-economic data of PAPs;
- k)** Collection of preferences for compensation; cash or in-kind compensation;
- l)** Development of a time bound plan for compensation/ resettlement for the acquisition of land, and site possession by the contractor.
- m)** All activities undertaken should be in line with the IFC Performance Standards, in particular IFC Performance Standard 5: Land Acquisition and Involuntary Resettlement.

#### Implementation of Resettlement Action Plan:

- a)** Establish a register of PAPs and update it from time to time as need arises.
- b)** Obtaining duly signed grants of easements from the PAPs and register easements onto PAPs land title(s) with the respective land offices;
- c)** Survey and open boundaries of titled land for purposes of delineation of the HEPP project areas;
- d)** Ensure that original land titles are collected from PAPs for purposes of alteration of Project Area and registration of easements; Acquiring necessary approvals and authorizations from the relevant parties for revisions to the RAP report.
- e)** Support the processing of land title(s) for the project area, (ensure that the transfer and mutation forms are duly signed);
- f)** Installation of concrete mark stones to demarcate the outer boundary of the project area. The mark stones will be at intervals of 0.2 Km, minimum 60 cm above the ground, 10 cm diameter and painted white;
- g)** Conduct surveys of the land as required from time to time in accordance with complaints received from the PAPs and in line with recommendations from the Chief Government Valuer (CGVs) office during RAP Implementation.
- h)** Value the property as required from time to time in accordance with complaints received from the PAPs and in line with recommendations from the CGVs office.
- i)** Propose revisions of compensation and resettlement packages in accordance with the CGV's and the dispute resolution mechanisms recommendations.
- j)** Grievance resolution (handling queries and grievances from the PAPs as stated in the grievance resolution mechanism)

**k)** Providing detailed reports to the employer on progress of RAP implementation and all work carried out and legal challenges/ complications encountered, giving alternative solutions to the problems identified.

**l)** Providing legal representation to specific PAPs when needed in order to facilitate:

- Acquisition of guardianship orders for land owners that are minors, or incapacitated.
  - Processing and acquisition of letters of administration for PAPs.
  - Acquisition of Powers of Attorney where applicable. This applies to absentee PAPs that cannot easily be available during the RAP process.
  - Provide co-ownership agreements where more than one PAP has a stake on a given plot of land and Register the executed agreements with the Registrar of Titles.
  - Process consents including acknowledgments by land owners of the existence of other parties (tenants) on their land and
  - Provide any other relevant documents associated with the compensation and resettlement process
- m)** Provide UECCC legal counsel to:
- Advise UECCC in negotiations with owners of large parcels of land, installations (e.g. masts) and commercial entities.
  - Offer legal advice on the available options of resolving conflicts/ disputes.
  - Advise UECCC on requisite fees for the processing of letters of administration, guardianship orders, registration of documents and any other related procedures of approval.
  - Witness all transactions associated with information verification and agreements

The UECCC now invites eligible consulting firms ("Consultants") to indicate their interest in providing the required services. Interested Consultants should provide information demonstrating that they have the required qualifications and relevant experience to perform the services.

#### The short listing criteria (on a Pass/Fail basis) are:

- 1.** At least 7 years of experience in Resettlement Action Plan preparation.
- 2.** At least 7 years of experience in Resettlement Action Plan implementation.
- 3.** Specific experience of at least three (3) successfully completed RAP preparation assignments and at least three (3) RAP implementation assignments for infrastructure projects involving conformance with IFC Performance Standards in the last 7 years.
- 4.** Presence of personnel (provide CVs) in the following areas as a minimum:
  - a.** Team Leader: Experience in Coordinating RAP Preparation and/or Implementation Assignments. Must have coordinated at least three

(3) successfully completed RAP preparation and/or Implementation Assignments in the last Seven (7) years.

**b.** Sociologist: An Honours Bachelor's Degree in Social Sciences and a minimum of Seven (7) years' experience in social surveys, community consultations, preparation of Resettlement Action Plans, land acquisition and implementation of RAP.

**c.** At least one Valuer registered with the Uganda's Surveyors Registration Board possessing an Honours Bachelor's Degree in Land Economics/ Valuation or a Bachelor's degree in Survey with a post graduate qualification in Valuation. A minimum of 7 years' experience in land or property acquisition is required.

**d.** At least one Surveyor registered with the Uganda's Surveyors Registration Board possessing an Honours Bachelor's Degree in Survey and a minimum of 7 years' experience in surveys of land for acquisition, land demarcation, cadastral surveying, and community consultations.

**e.** At least one Lawyer with a minimum of 7 years' experience in practicing Ugandan Land law and Conveyancing, possessing an Honours Bachelor's Degree in Law.

International Consultants must associate with Ugandan firms/ consultants in the form of a joint venture or a sub-consultancy to provide appropriate local experience. The Expression of Interest shall specify the nature of association i.e., whether joint venture or sub-consultancy and shall indicate the lead firm.

A Consultant will be selected in accordance with the International Competitive Bidding Method with Expression of Interest Notice under PPDA Act and Guidelines 2014.

**Interested consultants may obtain further information from the UECCC website: [www.ueccc.or.ug](http://www.ueccc.or.ug)**

Any other information requests must be made in writing to the address below..

Expressions of interest (**One original plus five copies**) must be delivered in a written form to the address below by **20th November, 2017 at 11:00am**. The packages must be clearly marked:

**EXPRESSION OF INTEREST FOR CONSULTANCY SERVICES TO PREPARE AND IMPLEMENT RESETTLEMENT ACTION PLAN (RAP) FOR ORIO MINI HYDRO POWER PROJECT**

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