

Land Policy BULLETIN



Produced by LEGEND's Core Land Support Team

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What is LEGEND?

Weak land governance and insecure property rights constrain economic development — but land offers opportunity to enable and drive inclusive growth.

'Land: Enhancing Governance for Economic Development' (LEGEND) is a new global DFID programme designed to mobilise knowledge and capacity for design and delivery of new country programmes, improve land governance as an essential and inclusive basis for economic development, and strengthen land and property rights at scale.

Through building policy coherence globally and stimulating innovation across civil society, private sector and sector at country and local levels, LEGEND aims to improve the quality and impact of land investments of all kinds so they contribute sustainably to growth while safeguarding rights and opportunities for poor people — rural and urban — especially women.

At the centre of LEGEND is a Core Land Support Team (CLST) comprising:

- Leading land expertise from an alliance of research institutes: the Overseas Development Institute (ODI); Natural Resources Institute (NRI — University of Greenwich); International Institute for Environment and Development (IIED); Institute of Development Studies (IDS — University of Sussex); and Institute for Poverty, Land and Agrarian Studies (PLAAS — University of Western Cape)
- Programme and finance management by KPMG
- Additional technical expertise, how-to knowledge and policy support from US land consulting firms DAI and Cloudburst.



Why land governance?

DFID Director General for Economic Development David Kennedy introduces the LEGEND programme and explains why land governance matters.

Land and property rights is a complex and politically sensitive issue to address. Weak land governance puts a brake on economic development. It deters responsible investors, threatens food security, increases the likelihood of conflicts, and puts the livelihoods of millions at risk, particularly women and girls. Changing the way in which we deal with land is critically important for growth and poverty eradication.

In 2013, the UK Presidency placed land on the G8 agenda for the first time. We committed to implementing the globally negotiated Voluntary Guidelines on Land and launched eight country partnerships. Two years on we have a brand-new additional commitment on aligning G7 ODA with the VGGT, and work with the private sector to do the same.

At the Department for International Development (DFID), we are scaling up our bilateral programmes to drive economic development, and we are coordinating with the multilaterals

to maximise impact and ensure coherent standards.

As part of this drive, I am excited to launch our new 'LEGEND' programme. As well as working to support our own scale-up, LEGEND will engage with world class partners in government, civil society, the private sector and academia to shape and advance the global land agenda — for more secure property rights, improved data and evidence, and stronger positive impacts from the private sector.

This first bulletin will provide you with an overview of what we're doing. There is more to come, so watch this space.'



David Kennedy,
DFID Director
General, Economic
Development

For more information contact [Iris Krebber](#) (click on contact names for email)

LEGEND's Core Land Support Team

NRI provides leadership and technical inputs across the programme.

ODI leads a Knowledge Management facility to review evidence and DFID's land portfolio, support DFID country office land-related programmes and co-ordinate a UK Land Policy Forum.

IIED provides legal and cross-disciplinary expertise on land and investment and will lead global land policy engagement and production of this bulletin.

Through the Future Agricultures Consortium, IDS and PLAAS bring together research on land governance across Africa and will co-ordinate an annual LEGEND State of the Debate Report.

KPMG ensures overall programme management and will manage a Challenge Fund for innovative civil society collaboration with businesses and governments.

The CLST also manages a set of LEGEND's global land partners on behalf of DFID.

LEGEND's global land partners

- **CCSI's OpenLandContracts:** a globally accessible digital database of land investment contracts
- **Landesa's Playbooks:** practical guidance for collaboration by business investors, communities and governments, to protect land rights and achieve real benefit for local people
- **The Land Portal:** an online one-stop-shop for networked land data, research and policy information
- **RRI and the Munden Project:** tools for land-related business risk assessment and sustainable, inclusive risk management
- **FAO:** support for implementation of the 2012 Voluntary Guidelines
- **World Bank:** DFID funding for data collection tools for country-level land monitoring, impact assessment, lesson sharing and dialogue

Other potential DFID global grants, MoUs and contracts are under development.

CCSI: Open Land Contracts initiative

The Columbia Center on Sustainable Investment (CCSI), in partnership with the World Bank and with support from LEGEND, has developed OpenLandContracts.org, the first searchable online repository of publicly available investment contracts for large land, agriculture, and forestry projects.

By late 2015 the site will host over 100 contracts from around the world

Each contract on the site will be accompanied by open and re-usable data, and plain language summaries of numerous key social, human rights, environmental, fiscal, and operational provisions. **OpenLandContracts.org** is an expansion of ResourceContracts.org, an online repository of publicly available oil, gas, and mining contracts.

By late 2015 the site will host over 100 contracts from Africa, Asia, Latin America, and other regions; tools to search and compare contracts; and guides on key terminology in agriculture and forestry contracts, among other features. CCSI also welcomes requests from governments to build country-specific sites, which can be in the national language and can include legislation or other documents relevant to the country context.

For more information see www.columbia.edu/cu/openlandcontracts or contact **Sam Szoke Burke**

Playing by the book: Landesa guidance for responsible investment

Landesa's Responsible Investments in Property and Land (RIPL) Project aims to help women and men, communities, governments, and investors realise socially responsible land-related investment by developing step-by-step how-to-guides.

These 'Playbooks' will enable investment stakeholders to implement the principles outlined in the VGGT and other standards. They will be based on field research and stakeholder input, adaptable to different country contexts, and tested within an investment project.

The first phase is to develop

country-specific Playbooks for two focus countries. For each country, three Playbooks will be developed – one for investors, for government, and for communities. Tanzania has been selected as a focus country, with the second to be confirmed shortly. Informed by the country-specific Playbooks and input from partners, 'Model Playbooks' that can be used in other countries will be developed. Model Playbooks will be piloted on an actual investment.

For more information contact see www.landesa.org/RIPL or contact responsibleinvestment@landesa.org

The Land Portal: a one-stop-shop for land info

The Land Portal contributes to more effective and equitable land governance through collecting relevant information, making it accessible to stakeholders and facilitating access and use via a single portal. It provides an overview of land governance information, which helps reveal trends, and gaps in available data for specific countries.

A strategy to collect and create content at local level has been developed. Through the Land Book of Countries, data from a range of local partners will be gathered and linked to the Portal. Open access to data will allow third parties to create data visualisations, interfaces, and data reuse.

A number of conversations with potential partners have already been undertaken in Africa, Asia, and Latin America but the Land Portal is always interested in new collaborations.

See <http://landportal.info> or contact **Laura Meggiolaro**

Making corporate investment risk assessments land-sensitive

Investors often don't know what they are getting into when they invest in land in frontier markets. Often everybody loses — communities, companies, investors — as there is no way to properly assess the investment risk related to poor land tenure security and no means to do anything about it. This project changes that.

The Rights and Resources Initiative (RRI) and the Munden Project (TMP) contribute to LEGEND through improving pro-poor investment by:

- Establishing the reasons for tenure insecurity and providing a means for investors and companies to measure this insecurity through two tools:
 - ESG land risk tool, an algorithm for measuring project-specific tenure insecurity that will inform the financial community, including investment funds, insurers, banks, regulators, IFIs and credit rating agencies regarding their land-based investments.
 - Land diligence tool, a checklist for companies and investors to use when assessing tenure risk issues.

- Gaining support from leading, influential companies to secure community land rights by engaging them at the global level through the Interlaken Group and at the company-specific level through a VGGT Guidance instrument.
- In-country projects to secure community land rights and generate lessons for other countries (ongoing in Burkina Faso, Cameroon, China, Colombia, DRC, Guatemala, India, Indonesia, Liberia, Lao PDR, Mali, Peru, and Senegal).

For more information see www.rightsandresources.org or contact **Meryl Cohen**

FAO: supporting the implementation of the Voluntary Guidelines on land

The 2012 VGGT, as the first globally negotiated minimum standard on land governance, are an unprecedented international agreement. FAO's global programme supporting implementation at country level includes extensive global awareness and capacity building elements, responding so far to 26 country requests for support. FAO provides a neutral platform for all stakeholders to familiarise themselves with the VGGT, collectively identifying entry points supporting implementation, and monitoring progress.

FAO is supporting various VGGT technical activities in 11 countries ranging from empowering

communities and citizens to identify and document their rights using open source software (Uganda and Cambodia) to mediating between forestry companies and indigenous communities in Chile. FAO also develops and provides VGGT technical guides, e-learning and targeted learning programmes. DFID is one of the major supporters of this programme, with current funding enabling work in Nepal, South Africa and Myanmar to develop awareness and capacity to implement the VGGT systematically; and tailored technical support in specific thematic areas in China (particularly its extraterritorial investments), Nigeria and Uganda. The programme also develops, publishes



and supports the widespread use of Technical Guides including, for example, targeted trainings on gender-equitable governance of tenure. Finally, the DFID-funded programme supports the monitoring of the Committee on World Food Security (CFS).

For more information see www.fao.org/nr/tenure/voluntary-guidelines or contact **Paul Munro Faure**

World Bank: assessing land governance to facilitate investment climate reform

“Improving land governance through greater transparency and accountability” is the World Bank’s contribution to LEGEND.

It comprises three areas of work to generate evidence and build analytical capacity: (i) land governance monitoring at the country level; (ii) real time monitoring and impact evaluation of interventions; and (iii) global policy support for better land governance.

The first supports participatory country level assessments (**LGAF**) and monitoring of key land indicators with routine reporting to local fora for policy dialogue (Ethiopia, Kenya, Malawi, Mozambique, Rwanda, Sierra Leone, Tanzania, Uganda and Zambia). Local stakeholder agreement is essential to have land feature in country strategies, and articulate demand for follow-up work.

The second activity designs,

evaluate and up-scales innovative approaches for tenure regularisation, strengthening women’s access and sustainability of land administration systems with work ongoing with DFID country offices in Rwanda and Tanzania. Related work focuses on large-scale land based investments and supports large-farms surveys by statistical agencies, the results of which are combined with impact assessment of spillover effects to improve practice (ongoing in Ethiopia — more countries to follow).

The third activity helps to set standards to generate globally comparable land data for global and regional land monitoring initiatives. All data, assessments and other outputs are ‘open data’ and available to all.

For more information see www.worldbank.org or contact **Thea Hilhorst**

GDWGL: co-ordination and co-operation

The **Global Donor Working Group on Land** (GDWGL) aims to improve land governance and enhance transparency and co-ordination of its current 24 bilateral and multilateral members with each other and with external government, non-governmental and private sector stakeholders. Its objectives are to improve information, lesson learning and co-ordination at the international level, highlight challenges around land governance, and agree on joint actions wherever suitable. The current GDWGL chair is held by Germany (BMZ), with USAID taking over in October, and France taking the co-chair. The UK, through DFID, held the inaugural chair in 2014, when GDWGL developed a three-year road map for 2014–17, with the following objectives:

- Improve information, co-ordination and co-operation
- Boost the country partnership model for better land governance
- Promote private sector support for better land governance through core business procedures
- Provide more coherent approaches by donor governments
- Establish a single hub for all matters land governance.

For further information see www.donorplatform.org/land-governance/on-common-ground or contact **Iris Krebber**



Photo credits

Front: farming, Uganda. Jacob Holdt / Inside right: agroforestry in Nepal. Sajal Sthapit / Above: Geita Gold Mine, Tanzania. Brian Sokol /PANOS

About us

Land: Enhancing Governance for Economic Development (LEGEND) is a DFID programme that aims to improve land rights protection, knowledge and information, and the quality of private sector investment in DFID priority countries. It includes the development and start-up of new DFID country land programmes, alongside knowledge management activities, a challenge fund to support land governance innovations, and management of complementary DFID grants, MoUs and contracts, and supported by a Core Land Support Team.

Future issues of this bulletin will feature updates on our most interesting findings and results, keeping you posted and enriching the debate.

You can send suggestions and comments on this bulletin to legend@odi.org.uk



Natural Resources Institute