SUPPORT TO COLOMBO URBAN REGENERATION PROJECT

TERMS OF REFERENCE FOR THE PREPARATION OF RESETTLEMENT ACTION PLANS for sub Projects

Draft of 12 November 2020

Background

The Support to Colombo Urban Regeneration Project (SCURP) will support the implementation of the second phase of an urban regeneration program that is being implemented by the Urban Development Authority (UDA), which comes under the Ministry of Urban Development and Housing (MUDH). The project will include investments in infrastructure and associated improvements in systems and policies. The total cost of the project is estimated at US$280M, comprising a loan from the Asian Infrastructure Investment Bank (AIIB) of US$200M and Government of Sri Lanka (GoSL) counterpart funding of US$80M.

The SCURP aims to resolve issues of poor-quality urban housing and services, leading to a more efficient use of urban land. The program is designed to resettle low and lower-middle income households, currently living in identified underserved settlements provided by GOSL or occupied by squatting, into new high-rise apartment buildings. The land released is intended to be used for public purposes such as urban infrastructure or parks as well as for higher-value redevelopment.

The overall program aims to move 50,000 lower and lower-middle income households living in underserved areas into high-rise apartments. The AIIB project will include three components. Component 1 (US$220M) will finance the construction of housing for approximately 4,500 families. Six subprojects are at an advanced stage of preparation and will provide 4074 housing units. The additional sub-projects will be identified during project preparation. Component 2 (US$50M) will support the redevelopment of the areas made available by the housing program, including the provision of public amenities in these areas. 10 potential areas have been identified, from which people will be moved, and it is envisaged that the project will also finance the redevelopment of some of the areas that will be vacated when households move into the housing to be provided under Component 1.

Component 3 (US$10M) will finance additional technical support and project management, including systems to improve the sustainability and quality of apartment building maintenance, and support to strengthen the capacity of the UDA to manage environmental issues.It will also support the review and improvement of the current public programs and policies for low- and middle-income housing.

A Project Management Unit (PMU), set up under the UDA, is responsible for managing the project. The PMU includes a Project Director, Assistant and Deputy Project Directors, Sociologist (Social Specialists), Environmental/Health and Safety Specialist, and an Information Technology (IT) Specialist to manage the information and monitoring systems and a Procurement Specialist.

AIIB financed Projects require the preparation of a set of environmental and social (ES) instruments. This includes Resettlement Action Plans (RAPs) in compliance with the environmental and social policies and standards of the AIIB which are set out in the Bank’s Environmental and Social Framework (ESF) and Environmental and Social Policy (ESP). Additionally, the RAPs should also comply with the policy and legal requirements of the GOSL.

Objective and scope

The objective of this consultancy is to conduct a comprehensive assessment to identify the potential social impacts of the project and prepare RAPs for addressing the impacts of resettlement of the project affected people after undertaking a comprehensive survey and qualitative data collection in the 10 origin sites. The RAPs, based on the principles outlined in the Project’s Resettlement Policy Framework (RPF) would set out the measures required to avoid or mitigate any project related adverse impact related to and arising from the involuntary resettlement of PAPs in high-rise apartments and will recommend appropriate measures and actions including the provision of compensation and other resettlement and rehabilitation assistance and benefits for the project affected households to sustain the living conditions maintained at pre-project levels and to improve living conditions and social environment to better than the pre-project levels. The RAPs should cover (i) inventorization of the project impact areas; (ii) census of all project affected persons/households/entities; (iii) preparation of Inventory of Losses (IOL); (iv) conduct of socio-economic surveys in the project affected areas; (v) poverty and vulnerability assessments; (vi) stakeholder analysis and stakeholder consultations including dedicated consultations with women and vulnerable groups; and (vii) a risk assessment.

The Consultant shall be responsible for the preparation of the RAPs for the relevant origin sites that have been selected and mentioned in table 01. The Consultant will be required to coordinate with the other specialists in the PMU, including the Sociologist, Environmental/Health and Safety Specialist and the IT Specialist. The Project affected HHs will be resettled in the destination sites mentioned in table 02.

Table 1 origin sites

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|  | **Proposed land for surveyed (tentatively)** | **Location** |
| 1 | Apple Watta | Maligawatta at Colombo |
| 2 | Purwarama Janapada Land | Colombage Mawatha at Kirullapone |
| 3 | 361 watta, 75+95 watta, 33 Watta, 381 watta, 391 watta at Nagalagam Weediya | Thotalanga at Furguson Road |
| 4 | RB Garden | Bloemendhal |
| 5 | Obesekarapura, Arunodaya Mawatha, surrounding settlement | Rajagiriya |
| 6 | Summitpura at Mattakkuliya | Mattakkuliya |
| 7 | Kimbula Ela watta | Blemendhal |
| 8 | Apple Watta | Maligawatta |
| 9 | Laundry watta | Bloemendhal |
| 10 | Kamkarupura | Orugodawatta |

If PMU identified origin sites in addition to the above Table 1 the consultancy firm will responsible to include same assessment for the additional sites

Table 2 Destination sites

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| **No** | **Site Location** | **No of Proposed Housing Units** |
| 1. | Applewatta – (4 acre) | 700 |
| 2. | Madampitiya (312 watta) - (1.8 ha) | 700 |
| 3. | Obesekarapura (2 acre | 300 |
| 4. | Colombage Mawatha (2 acre) | 624 |
| 5. | Stadiumgama (4 acre) | 1000 |
| 6. | Furgusion Road (3 acre) | 750 |
|  | Total number of housing units | 4074 |

Detailed tasks of the RAP consultant

The outcome of the consultancy would be the preparation No of RAPs depend on the comprehensive survey data RAPs for the under-served settlements identified in table 01 for which the consultant is expected to carry out the following tasks. The development of RAPs will be phased and each RAP prepared will be subject to the review and approval of the Project’s implementing agency and the AIIB.

* + Review of relevant project related documents including the RPF, Environmental Social Management Project Framework (ESMPF), existing assessments and RAPs prepared under SCURP, national policy, legal and institutional frameworks governing land acquisition and resettlement;
* Define and demarcate the Project’s boundaries and prepare the relevant maps of the project impact area. The use of GPS technology for this purpose is an option. Additionally, identify and inventorize all the built structures, common property resources, livelihood and other social activities etc. that are found within Project’s boundaries;
* Undertake a stakeholder analysis in order to identify the stakeholders and analyse their strategic importance for the project during its construction and operation phases;
* Carry out a comprehensive program to disseminate project related information and ensure the proactive engagement of the key stakeholders identified above who, among others, should include project affected persons, households and other entities, persons with vulnerabilities including women’s groups, their community based organizations, service providing agencies and non-governmental organizations. Dissemination of information will also include consultations and engagement with people living in the vicinity of the housing schemes, which will contribute towards prevention and resolution of conflicts and grievances arising during construction and/or during the move (i.e. measures to facilitate acceptance of the scheme by people living in the “host communities”);
* Design and conduct censuses and socio-economic surveys of the project affected persons, households and institutions and collect all other relevant data and information necessary for the preparation of RAPs; Accordingly, the survey which will precede the development of the RAPs will collect all the necessary information including, but not limited to, the following areas.

1. Biographical data on individuals including identity information, health status, and other relevant data
2. Existing livelihoods, individual and household incomes and expenditures
3. specific impacts on women and children
4. Types, quality and sizes of existing structures including households and commercial units
5. Types of existing businesses, their revenues and expenditures, including tax payments
6. Schools where children currently obtain primary and secondary education upto advanced level and the current distance from home to school
7. Reception of state support such as Samurdhi benefits, old-age payments, disability payments, and other social services support
8. The nature of ownership of land holdings, sizes of land occupied by each household (if such land is available other than the household area), and cropping pattern (if there is any crop cultivated, lives stock details, incomes from crops and livestock).
9. Building area including internal details (Such as Living, Bed Room, Kitchen, Bathroom etc…

* Identify, analyse and categorize the different project affected parties, types of impacts and risks caused from land acquisition, non-land acquisition and resettlement, disaggregated by gender, and prepare inventory of losses and baseline based on the outcome of the task above;
* Develop an entitlement matrix in compliance with the policies of the GoSL and AIIB’s ESF/ESP in commensurate with the identified impacts and risks. The development of the entitlement matrix should be done in close consultation with the PMU.
* Formulate implementation arrangements for:
* Grievance Redress Mechanism (GRM)
* Livelihood Restoration Strategy/Plan
* Gender Action Plan
* Institutional arrangements for RAP implementation and social safeguards management
* Implementation schedule
* Monitoring and Evaluation (frameworks for both internal and external).

Key deliverables

The time period for this assignment is 2 years beginning 01.01.2021 beginning for delivery of expected no of RAPs. The consultant is required to submit financial proposals for all expected no of RAPs and submit an operational plan together with their approach and methodology for the accomplishment of the tasks specified under ‘detailed tasks’. The contract will be awarded in phases with the first phase for delivery of RAP1 and upon successful completion of RAP1, UDA may award the next contract to the same Consultant for the next RAPs and so forth.

Relevant hard copies and soft copies of each report must be submitted to the client. The RAPs will need to be prepared in English and, following approval by the PMU and AIIB, RAPs should be translated into Sinhala and Tamil languages.

Final dataset from the survey should be handed to the Project Director as a SPSS data file along with output files and syntax used for data analyses. Syntax should enable the PMU to re-run the statistical analyses used in the preparation of RAPs.

Workplan and deliverable submission for RAP1:

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|  | **Deliverable** | **Timeline** |
| 1 | Inception report (for each relevant sub project) | Within 4 weeks from the date of contract award |
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| 2 | Draft findings of the comprehensive survey including socioeconomic and census data with expected schedule with time line for preparation of RAPs (The No of RAP to be decided based on the survey data) | Within 12 weeks from the date of contract award |
|  | RAP -1 |  |
| 3 | Draft RAP based on the socio-economic survey and census survey for review | Within 16 weeks from the date of contract award |
| 4 | DraftRAP and presentation to the PMU | Within 20 weeks from the date of contract award |
| 5 | Final Copy ofRAP submit to PMU with Sinhala and Tamil translations | Within 22 weeks from the date of contract award |

After satisfactory submission of the RAP 1 amending PMU and AIIB comments, the consultancy firm should submit the draft RAP’s of balance as per the schedule. The draft Rap’s should submit to the PMU by every 10 working days for PMU and AIIB comments. After getting the PMU and AIIB comments the consultancy firm should submitted the final rap within 10 working days.

Workplan and deliverable submission for RAP2:

Workplan and deliverable submission for RAP3:

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Workplan and deliverable submission for RAP4:

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Workplan and deliverable submission for RAP5:

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Workplan and deliverable submission for RAP6:

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Proposed Staffing

The PMU will coordinate the resettlement planning task for the Project. For this purpose, the PMU will hire a consultancy team to carry out the task. The team will consist of the following:

* **Team Leader -** A social scientist with overall responsibility (Excellent organizational and communication skills; Direct Experience of working with Land Acquisition / Resettlement related issues; Experience of working with Multi-lateral Development Bank (MDB) supported projects) for the assignment – Master degree or above in social sciences, with relevant previous experience in land acquisition and resettlement planning with a minimum of 10 years’ experience. Knowledge of MDB’s (AIIB, World Bank and Asian Development Bank) safeguards policies and procedures will be required
* **Resettlement Planning Expert** - The expert will take the technical lead in this assignment. The expert should hold a Master’s degree in social sciences and will have at least 10 years of development experience, with intimate knowledge and operational experiences applying MDB’s resettlement policies, and a good understanding of MDB safeguard requirements for investment planning. He/she should have hands-on experiences in resettlement planning, particularly in large infrastructure investments, intimate experiences working with Governments and advising teams. Knowledge of Sinhala and/or Tamil languages is essential for this assignment.
* **Social and Gender Development Expert -** Master’s degree in social science, gender or related areas preferably with at least 10 years’ experience, including operational experience urban communities. Experience working on social and gender assessments, including institutional assessments will be essential. Knowledge of Sinhala and/or Tamil languages is essential.
* **Livelihood Development Specialist** - Master’s degree in social science or related areas preferably with at least 10 years’ experience, including operational experience with urban communities. Experience in Livelihood/ business/enterprises planning, and development will be essential. Knowledge of Sinhala and/or Tamil languages is essential.
* **Community Development Specialist -** Master’s degree in social science, community Development, urban development or related areas preferably with at least 10 years’ experience, including operational experience with rural and urban communities. Experience working on community development, settlement including institutional arrangements will be essential. Knowledge of Sinhala and/or Tamil languages is essential.
* **GIS Specialist**- Diploma or a degree in related areas preferably with at least 5 years’ experience, including operational experience with GIS and database management.

The consultancy team shall mobilize additional human resources to complete this assignment. These could include additional experts on communication, GIS, IT and data entry. Additional sub-teams may be recruited to start the field surveys simultaneously to overcome the time constraints. The consultancy team may wish to propose alternative staffing configurations to ensure achievement of all objectives. It is expected that the Project Team Leader will be available throughout the duration of the contract to address all management and administrative matters.

Payment schedule

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|  | **Contractual Deliverables** | **Payment as a % of the Contract Value** |
| 01 | Submission and acceptance of the Inception Report for all RAPs | 10% |
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| 02 | Submission and acceptance of the draft findings of the comprehensive survey including socio-economic and census data with scheduled no of RAP’s | 30% |
| 03 | Submission and acceptance of the total draft RAP’sbased on the socio-economic survey and census survey according to the schedule | 30% |
| 04 | Submission and acceptance of the Final RAP’s with translations | 30% |