



LIFT PROJECT COMPLETION REPORT



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Introduction



Background of LIFT

Secure access to land is fundamental to the livelihoods of rural households. It provides a source of food and income through agricultural production, as well as shelter and protection from vulnerability, hunger and poverty. Competition for land often inflames tensions between different landholders. This, coupled with unreliable information on a household's land holding, can result in conflict and a lack of incentive to invest in land holdings.

The Foreign, Commonwealth & Development Office (FCDO), through the Land Investment for Transformation (LIFT) programme, has supported the Government of Ethiopia's (GoE) efforts to increase rural land tenure security. LIFT which was implemented in the four highland regions of Ethiopia: Amhara, Oromia, the Southern Nations, Nationalities, and People's Region (SNNPR) and Tigray from 1st March 2014 to 31st July 2021, is a £72.7 million programme. LIFT aims to improve the incomes of the rural poor and support inclusive economic growth through land certification, improved land administration systems, and the development of the rural land sector to enhance productivity and investment. Complementary market systems interventions, through LIFT's Economic Empowerment (EE) component, are designed to ensure that the benefits of land certification and administration are maximised. An additional component of the programme supports GoE in addressing cross-cutting policy issues by reviewing existing proclamations and regulations to improve land tenure security and the transparency of land allocation, in line with international good practice and human rights obligations.

LIFT is unique for several reasons. It is not only the largest land certification programme that was ever implemented through a development organisation, it is also the first land programme that combines land certification with interventions to improve the sustainability of land administration and a market systems component with interventions in access to credit and land rental markets. LIFT's business case¹ acknowledged that using the market systems approach on a full-fledged land programme was a novel approach (Box 1). It also confirmed that there was limited evidence of the potential impact of using the market systems approach on the rural land market, particularly given Ethiopia's land market restrictions at the time (i.e. rural land cannot be sold or mortgaged). However, it acknowledged that there was evidence of the need for complementary interventions to ensure that land certification leads to increased investment and more efficient land and land-related markets.

Hence, LIFT's business case supported the use of the market systems development approach² (MSD) as a complementary component to the land certification and administration activities (i.e. the EE component). It concluded that such a component would support the development of the land market and its related markets by enabling farmers to fully utilise land investment opportunities. In other words, it would aim at maximising the ability of farmers to benefit from the increased level of tenure security offered by second level land certification.

¹ DevTracker Project GB-1-202900 Documents (fcdof.gov.uk)

² Earlier referred to as "making markets work for the poor" or M4P approach.

LIFT's Components

Component One: Second Level Land Certification

The core logic underpinning this component is that landholders feel more tenure secure as a result of SLLC. Greater land tenure security gives landholders the incentive to make more and better investments in land, driving up product economic returns, and specifically shifting to more long-term investments and more sustainable land management practices that prevent land degradation and improve environmental outcomes. With increased tenure security, landholders may also be more willing to rent land in or out. These investments in turn lead to improved allocative efficiency of land, higher productivity, and increased incomes for rural landholders.

During the 1990s the government launched a large-scale land demarcation programme now known as first level land certification (FLLC). Although a success in terms of its scale and reach, FLLC certificates only contained information on the parcel size and landholders' details. They did not include specific information on the boundaries of landholders' parcels. Furthermore, as more focus was given to land demarcation instead of establishing a land administration system to record subsequent land transactions, many certificates became out of date after the initiative. This, coupled with the fact that households were unable to prove their boundaries, resulted in a high incidence of boundary conflicts and land tenure insecurity.

Under this component, LIFT supported the registration and certification of over 15.7 million land parcels, recognising the rights of all legal landholders, through its SLLC process. The benefits of SLLC are twofold. Firstly, it ensures that through the demarcation process the details of the landholders (textual data) as well as the boundary parcels (spatial data) are verified and documented, so that certificates can include this information to reduce conflicts between neighbouring farmers over the boundary between their land. Secondly, when subsequent transactions are recorded, landholders are provided with updated land certificates, ensuring that the register of interests in land is accurate and up to date.

Component Two: Rural Land Administration

The core logic underpinning this component is that for tenure security to be sustained over time, it is crucial that subsequent changes to land holdings are registered by landholders so that the SLLC and land register stay up-to-date and the tenure rights of individuals involved in land transfers are maintained over time.

Central to any land registration programme is long-term vision and planning. Land information quickly goes out of date if not maintained in a modern land administration system. Therefore, for tenure security to be sustained over time, it is crucial that subsequent changes to land holdings are registered by landholders so that the SLLC and land register stay up-to-date.

Under this component LIFT worked with the Government of Ethiopia (GoE) to implement an improved rural land administration system (RLAS) in woredas where SLLC has taken place so that subsequent land transactions can be digitally recorded, monitored and reported. This was backed by IT; training land administrators; and refining and documenting administrative processes so that all land rights transfers within and between households can be registered and updated. As a result, tenure rights of individuals involved in land transfers are maintained over time.

Component Three: Economic Empowerment (Market Systems Development)

The core logic underpinning this component is that while tenure security is the necessary condition for landholders to be less risk-averse and have the incentive to invest more, there are other barriers in the rural land market that may keep landholders from investing. To address these, LIFT complements large-scale land certification with a market systems component – the Economic Empowerment (EE) component. The EE component enforces the ToC by ensuring that tenure security leads to increased investment and incomes

To allow landholders to catalyse household tenure security and maximise the economic returns from their SLLC, the LIFT programme has included the Economic Empowerment (EE) component. The EE component has focused on improving the way that land-related markets (i.e. markets where the SLLC can be leveraged) operate and ensure that landholders can benefit from being active participants in these markets. Addressing key constraints in the rural land market has allowed farmers to fully capture the benefits of second level certification and invest more productively in their land.

LIFT is, in fact, the first large-scale land tenure reform programme that includes an EE component in its original design and has applied a market systems lens to its operations to ensure the sustainability and inclusivity of its interventions. The programme results demonstrate the very positive impact that this component has had in ensuring that landholders fully benefit from the returns of their second level land certification. Even more importantly, LIFT has demonstrated that conventional land administration and market systems approaches are mutually beneficial to each other and create incentives for the continued use and maintenance of the land administration system.

The EE component's focus was to identify and address the constraints faced by rural small landholders to invest in their land after receiving their SLLC. This can be due to a lack of capital (addressed through the EE's Access to Finance interventions), concerns over the security of renting land in or out (the Land Rental interventions, leading to a more efficient and secure allocation of land), or a lack of access to agricultural inputs and how to use them appropriately (the Environment & Conservation Agriculture interventions).

- **More efficient allocation of land.** Improving the security of land rights is a pre-cursor for increasing land related investment. However, the magnitude and incidence of such investment (and benefits) will be limited if land rights are not transferable. Land transactions – sale or lease – can drive economic growth through a) allowing the exchange of land as the off-farm economy develops, and b) offering enhanced access to land for those with more productive capacity (i.e. improving allocative efficiency). The efficient allocation of land is also affected if there is not a streamlined process to resolve land related disputes.
- **Increased access to finance.** An improved land tenure system tends to increase the collateral value of a land title. This allows landholders, and particularly the poor, to increase access to credit as having collateral is the most common way to secure a loan from financial institutions.
- **Increased incentives to invest in the land.** In situations where people feel that their access to “ownership” of land is insecure, their propensity to invest in the land is reduced. This short-term investment perspective often means poor land use, increased land degradation both of which exhausts the quality of the land and undermines future productivity and returns. Greater land tenure security gives landholders the incentive to make more and better investments in land, driving up product economic returns, whilst driving down the incidence of land degradation and delivering improved environmental outcomes.

As a result, EE innovations offer landholders who hold a SLLC, greater opportunities to invest more productively in their land. Combining a market systems approach with a land certification programme to accelerate economic benefits is unique to LIFT and has not been tried anywhere else in the world.

Component Four: Policy

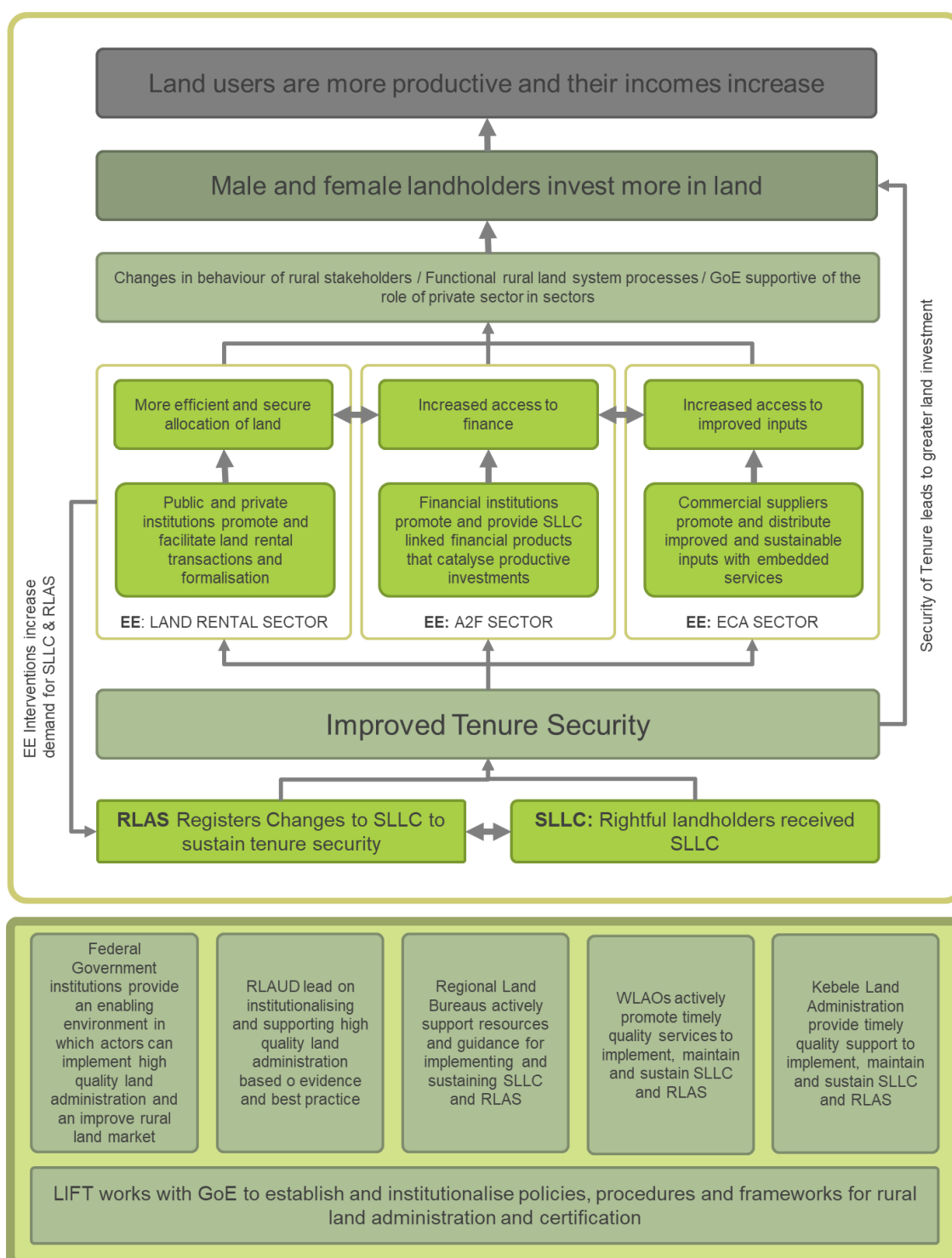
The core logic underpinning this component is that GoE to make informed decisions on improving policy and institutions through the production and dissemination of evidence-based documents, including operating manuals, action plans and strategies. This contributes to improving the regulatory framework and the capacity of the GoE's land administration system, which is crucial for the sustainability of both RLAS and EE

This component aims to support the GoE in addressing cross-cutting policy issues by reviewing existing proclamations and regulations to improve land tenure security and the transparency of land allocation, in line with international good practice and human rights obligations. LIFT supported GoE to make informed decisions on improving policy and institutions through the production and dissemination of evidence-based documents, including operating manuals, action plans and strategies. This contributes to improving the regulatory framework and the capacity of the GoE's land administration system, which is crucial for the sustainability of both RLAS and EE.

Synergies between components:

A challenge for any rural land administration service is to encourage landowners to register land transactions to ensure that the land register and their certificates stay up to date. A functioning RLAS therefore sustains tenure security in the long run. EE innovations introduced to the land market, such as the SLLC-linked loan or the formal land rental contract, set incentives for landholders to register changes to their SLLC. This is because an up-to-date SLLC is required to be able to access the new products and their benefits. This creates a sustainable and mutually reinforcing cycle: while tenure security is required to support EE interventions in the first place, EE innovations then contribute to keeping SLLC and RLAS up-to-date and sustainable in the long run.

The diagram below shows LIFT's Theory of Change, outlining the different assumptions discussed above. LIFT's Theory of Change diagram

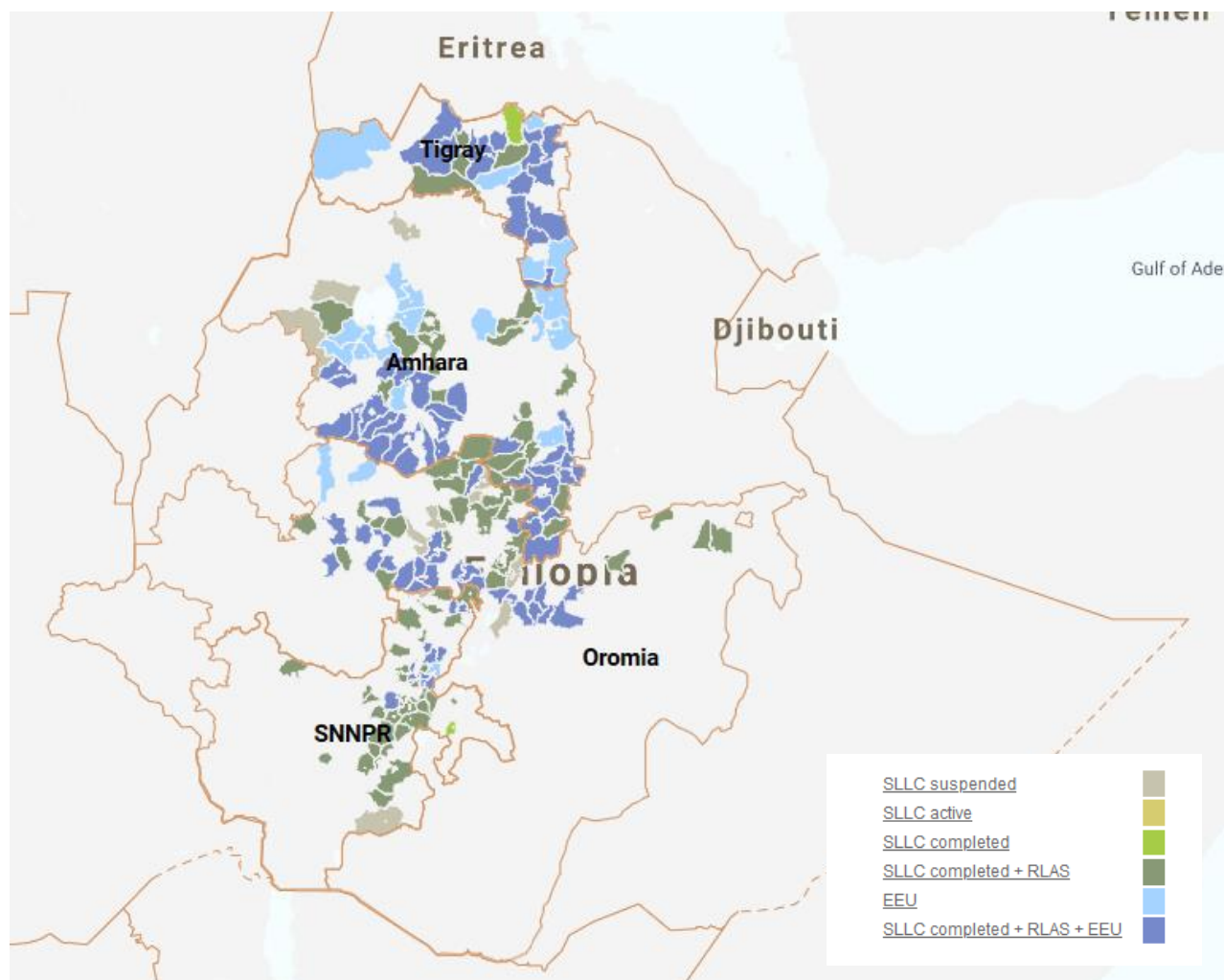


	Component	ToC Assumption
1	SLLC	SLLC increases tenure security including for women
2	SLLC	Increased tenure security from SLLC incentivises investment
3	RLAS	Subsequent changes to SLLC are registered in RLAS
4	EE	EE further accelerates investments and leads to increased productivity and incomes
5	EE / SLLC / RLAS	EE innovations increase the demand for SLLC, thereby making RLAS more sustainable
6	SLLC / RLAS / EE	landholders are more productive and income increases

Overall Performance

Summary

In total LIFT has covered 195 woredas to varying extents across the four highland regions of Ethiopia as follows:



Activities Implemented

Activity	No Woredas				
	Amhara	Oromia	SNNPR	Tigray	Total
SLLC Partially Completed and Suspended	3	6	2	0	11
SLLC Completed	0	0	1	1	2
SLLC Completed + RLAS Installed	19	24	33	3	79
SLLC Completed + RLAS Installed + EE Interventions	31	26	9	16	82
EE Interventions	13	2	1	5	21
Total	66	58	46	25	195

SLLC

The SLLC component has regularly overachieved against its targets throughout the lifetime of the programme. Due to the programme's outstanding performance, the end-of-programme targets were increased multiple times during programme implementation. When comparing performance against the original targets agreed in the business case, the programme overachieved against the demarcation target very significantly by 1,770,854 parcels (113%), overachieved against the target for approval (1.1B) by 459,049 parcels and the target for printing (1.1C) by 262,522 parcels. Compared to the revised end-of-programme targets agreed for this review, LIFT overachieved against the demarcation target by 270,854 parcels. Similarly, approval (1.1B) and printing (1.1C) were overachieved by 309,049 and 262,522 parcels respectively.

This performance has translated into high achievements on the Outcome-level, with just over 13m certificates distributed to landholders by the end of the programme. The current end-of-programme target was exceeded by 114.7%, while the initial target of 10.36m certificates distributed was overachieved by 125.8% or 2.6m certificates.

SLLC Output and Outcome performance

Outcome Indicator	Starting Target	Final Target	Final Result ³
Number of certificates distributed by woreda land offices to landholders in programme woredas	10,360,000	11,360,000	13,027,761
Output Indicator	Starting Target	Final Target	Final Result ⁴
Number of parcels supported by LIFT for demarcation	14,000,000	15,500,000	15,770,854
Number of parcels supported by LIFT for certificates approved	14,000,000	14,150,000	14,459,049
Number of parcels supported by LIFT for certificates made available for collection at woreda land offices	14,000,000	14,000,000	14,262,522
Percentage of SLLCs that are held in joint ownership by a male and female at the point of distribution	NA	50%	73.59%
Percentage of SLLCs that are held in the sole name of a woman at the point of distribution	NA	15%	18.90%
Percentage of SLLCs that are held in the sole name of a man at the point of distribution	NA	5%	7.51%
Cost per certificate issued with LIFT support (£)	3.45	3.71	3.49

RLAS

LIFT continuously overachieved on targets to deliver RLAS, as can be seen in the table below. In total 157 woredas have had RLAS infrastructure installed (17 more woredas than LIFT's original target of 140). Of the 157 woredas, 107 have passed their final implementation assessment and 114 having been handed over to RLAUD under the CALM programme in March 2012. This has translated into landholders registering transactions as reflected through the performance against the outcome indicators.

RLAS Output and Outcome performance

Outcome Indicators	Starting Target	Final Target	Final Result ⁵
Percentage of land transactions which are formally registered in RLAS in programme woredas in which RLAS is operational.	Total: 50%	Total: 32.5% Rental: 20% Loan: 100% Other: 30%	Total: 47.7% Rental: 48% Loan: 100% Other: 47.5%
Percentage of second-level land certificates that are held in joint ownership, by a female only or by a male only.	M&F: 50% F: 15% M: 5%	M&F: 50% F: 15% M: 5%	M&F: 72.95% F: 19.50% M: 7.55%
Output Indicators	Starting Target	Final Target	Final Result ⁶
Number of woreda offices in which RLAS is being implemented and at least 10 transactions have been processed	140	155	164
Number of woreda offices in which RLAS has been operational for 12 months or more that pass the RLAS implementation assessment	90	90	107

EE

The EE component had two primary outputs and for both targets have been overachieved. The first output is the number of innovations introduced by the programme, including at least two of them being environmentally related. These innovations have been introduced to landholders through market actors, that have adopted LIFT innovations and who are measured through the second output. 140,370 landholders have adopted a LIFT innovation as a result and this has increased investments, with 76.1% of these landholders investing more in on-farm activities. Overall, convincing evidence was found that EE innovations increase productivity and incomes for landholders and accelerate the economic benefits of SLLC.

3 Results are as of 22nd April 2021. The agreed reporting cut-off point is 31st May 2021 and this document will be updated with final results in early June.

4 Results are as of 22nd April 2021. The agreed reporting cut-off point is 31st May 2021 and this document will be updated with final results in early June.

5 Results are as of 15th April 2021. The agreed reporting cut-off point is 31st May 2021 and this document will be updated with final results in early June.

6 Results are as of 15th April 2021. The agreed reporting cut-off point is 31st May 2021 and this document will be updated with final results in early June.

EE Output and Outcome performance

Outcome Indicators	Starting Target	Final Target	Final Result ⁷
Number of farmers with SLLC, that have directly accessed an innovation introduced by LIFT's EE component	N/A	101,271	140,370
Percentage of farmers with SLLC that have directly accessed EE interventions and as a result have invested/increased investment in improved inputs and other/new income-generating activities, disaggregated by gender	N/A	70% (20% of which will be women)	76.1% (21% of which are women)
Output Indicators	Starting Target	Final Target	Final Result ⁸
Number of new innovations introduced by LIFT in the A2F, LR and agricultural input sectors, disaggregated by innovations that encourage environmentally sustainable practices	N/A	10 2 (environmental)	11 2 (environmental)
Number of market actors that have adopted and continue to promote LIFT innovations, disaggregated by MFIs / MFI branches / LRSPs Woreda offices that enact the SLRC / Input retailers / Input suppliers	N/A	MFIs: 8 MFI branches: 137 WLAOs: 53 LRSPs: 525 Input Retailers: 135 Input Suppliers: 12 Licensed LRSPs: 20 Total: 890	MFIs/FI: 10 MFI branches: 147 WLAOs: 58 LRSPs: 525 Input Retailers: 165 Input Suppliers: 12 Licensed LRSPs: 89 Total: 1,006

Policy

LIFT has exceeded both its original and revised end of programme target, and in total has produced 99 research-based land policy reports, regulations, procedures, strategies and plans to the Government of Ethiopia and other key stakeholders, that strengthen structures and processes for improved land certification and administration in Ethiopia. 50 of these have led to significant and tangible adaptations in land regulations, proclamations, and procedures, which will have a transformative impact on land administration in Ethiopia in the long-term.

Policy Output and Outcome

Outcome Indicator	Starting Target	Final Target	Final Result
Number of land policy reports, regulations, procedures, strategies and plans produced or informed by LIFT which have been adopted or otherwise implemented by the Government of Ethiopia (whether at federal, regional, woreda or kebele level) or development partners to strengthen land certification and administration structures and processes	35	37	50
Output Indicator	Starting Target	Final Target	Final Result
Number of research-based land policy reports, regulations, procedures, strategies and plans produced and delivered to the Government of Ethiopia and other key stakeholders that strengthen structures and processes for improved land certification and administration in Ethiopia or knowledge products which make new data or understanding available to a broad range of stakeholders (cumulative target)	40	84	99

Overall Impact

There is overwhelming and consistent evidence that LIFT's ToC holds, and that Outputs and Outcomes are translating into Impact-level results. This is a significant finding since LIFT's design, which combines a land certification programme with a market systems component, has never been tested elsewhere. The evidence suggests that not only does the market systems component (Economic Empowerment Unit - EE) magnify the effects of land certification in terms of economic benefits, but it also contributes to keeping SLLC up to date, thereby contributing to RLAS sustainability. The different components of the programme do therefore complement and enforce each other, contributing to a more sustainable and cost-effective programme overall.

More specifically it was found that SLLC has increased perceptions of tenure security amongst rural landholders, with over 75% of survey respondents agreeing that SLLC had significantly improved tenure

⁷ Results are as of 15th April 2021. The agreed reporting cut-off point is 31st May 2021 and this document will be updated with final results in early June.
⁸ Results are as of 15th April 2021. The agreed reporting cut-off point is 31st May 2021 and this document will be updated with final results in early June.

security and 96.9% agreeing that there have been some improvements. The increased tenure security has incentivised landholders to invest, with 30% of landholders indicating that SLLC was very important in the decision-making process. LIFT's recent study on incomes found that SLLC has especially incentivised longer-term investments, such as planting trees, and promoted more sustainable land conservation practices. Increased investments lead to a more productive use of the land, which is mirrored in increased incomes for rural landholders, with 27% partially attributing and income increase of at least 20% to SLLC.

SLLC has also resolved 83.6% of all existing disputes and contributed to an environment where disputes occur less frequently, with only half of the number of disputes occurring after SLLC compared to the time before. As a result, landholders, especially those more vulnerable, are more willing to engage in renting land out to supplement their income, which was confirmed through multiple beneficiary testimonies in focus group discussions and household interviews.

LIFT has strengthened land rights for women, including females in male-headed households and female heads. Overall, 73.59% of all SLLC include a joint holding by husband and wife. With 73.8% of all landholding households in LIFT's target population being married couples, this implies that the process of including the wife on the certificate was implemented effectively.

It was also found that the EE component magnifies and accelerates the impacts of land certification. This leads to even higher investment, with 76.1% of EE beneficiaries increasing investment, and to increased productivity and incomes of on average 25-33% per year (depending on which EE innovation was accessed).

EE's market systems innovations were also found to create demand for SLLC and provide incentives for landholders to formally register land transactions more frequently in RLAS, with landholders in EE locations being 50% more likely to formally register a transaction. This builds a sustainable cycle between the programme's three main components (SLLC, RLAS, and EE).

Achievements

LIFT's approach to large-scale demarcation works and led to the programme significantly overachieving against targets

LIFT's approach to SLLC and the adaptations introduced over the years have significantly increased the efficiency of delivery and allowed LIFT to implement the largest and most efficient land programme – at a cost of only £3.49 per certificate. LIFT's approach and innovative adaptations are discussed in more detail below and include, the development and standardisation of clear registration procedures, performance-based selection of woredas, human resource allocation based on progress, efficiency in implementing financial aid, facilitation of certificate distribution through the GoE, and the application of a robust monitoring system with an in-built quality control system that ensured that standard procedures were adhered to. As a result, the SLLC component has regularly overachieved throughout the lifetime of the programme including its end-of-programme targets. The initial target of 14 million parcels demarcated was exceeded by 1.5 million parcels (15.7m achieved) and the initial target for certificate distribution of 10.36 million was exceeded by over 2.6 million certificates (13m achieved). This makes LIFT the largest land certification programme internationally with valuable lessons for implementing large-scale land certification in other country contexts across the world.

LIFT has successfully delivered RLAS and innovated new solutions to ensure sustainability

LIFT has successfully delivered RLAS to 157 woredas, which included installing RLAS equipment and IT, training WLAO staff on the system and procedures and training regional trainers of trainers (RToTs) who would be responsible for providing continual support to woredas to ensure sustainable RLAS operations. Feedback from a series of RLAS implementation monitoring assessments and research carried out by LIFT in 2018 has highlighted the need to implement a variety of complementary initiatives in addition to the delivery of RLAS to ensure sustainability. In response to this LIFT has implemented several innovative intervention pilots to ensure the long-term sustainability of RLAS operations, including the Satellite Woreda Approach, the Model Woreda Office Approach, and various methods of awareness raising (LIFT's RLAS PAC strategy and the Light Touch Communications campaign, Land Hotline), Mobile Back Office Centre approach (MBOC), and a new SMS reporting system. Key lessons on how to improve and sustain the service delivery of land administration offices and raise the awareness of landholders on the benefits and procedures of RLAS have been identified through these interventions. More detail on LIFT's complementary RLAS interventions can be found below. As such, lessons learnt from LIFT contribute to the sustainability of Ethiopia's land administration system in the long run and addressing RLAS sustainability should be an integral part of any newly conceived land programme.

Land rental transactions are being formalised, increasing the tenure security of small rural landholders and the productivity of the land.

The introduction of a clear registration process and licensed (and paid) land rental service providers (LRSPs) at the community level has created the incentives for rural small landholders to register rental transactions. Over 26,000 transactions have been formalised, many of which are additional. New participants are entering the market: 31% of landlords and 39% of tenants are first time users. Most of these transactions are done using the SLRC (over 90%) and are facilitated by LRSPs (over 80%). The increased tenure security has also translated into higher, improved investment strategies, allowing smallholder farmers to become more productive and increase their incomes.

Changes in rural land administration and use proclamations to accept the use of the SLLC as a form of collateral for accessing credit

Following the success of the SLLC-linked loan product pilot, the Amhara National Regional State revised its Rural Land Proclamation in 2017 to permit farmers to present evidence of their land use rights or SLLC as a form of collateral to access credit. This has provided a solid legal basis for the product's scale-up in Amhara and paved the way for change in the other regions such as Benishangul Gumuz. The National Bank of Ethiopia has also enacted a Proclamation (1147/2019), that allows a landholder's use rights or the produce of land to be presented as collateral to access credit. Currently, the federal as well as the regional land institutions of Oromia, Tigray and SNNPR are in the process of updating their land proclamations to accept land use rights or SLLC as a form of collateral to access credit.

As a result, more than 22,000 rural small landholders have, for the first time ever in Ethiopia, accessed a loan using their land use right as collateral. Of these, 86% had not had access to any credit prior to the SLLC loan (formal or informal). These loans are highly productive and additional to the households' investments across cropping, livestock and non-farm activities (95% of loan recipients would not have been able to finance the investment otherwise). The evidence collected by the programme also shows that this increased investment is leading to significant increases in income.⁹

Vulnerable groups, and especially women, are better off when renting out land and have a voice when land rental or loan transactions take place.

LIFT's interventions in the land rental, dispute resolution and access to finance sectors have had a positive and significant impact on the security and empowerment of women and other vulnerable groups. The new SLRC, the requirements to access a loan using the SLLC and the dispute resolution process all require the presence and/or signatures of all landholders, empowering women to participate in decision making. For example, 88% of female borrowers of the SLLC loan stated that they more actively participate in household financial decisions. In addition to increased empowerment, vulnerable groups have also experienced increases in income. For example, LRSP facilitation has allowed vulnerable landlords to obtain higher rental prices in cash rental agreements, increasing prices by 33% per month/per hectare. This now allows some vulnerable landlords to engage in non-farm activities.

The Government of Ethiopia (GoE) acknowledges the role that the private sector can play to improve the livelihoods of rural small landholders.

LIFT's interventions in all four sectors have shown that the private sector can help improve the livelihoods of landholders and smallholder farmers in a sustainable and fair way. This includes, for example, the role that LRSPs play to promote the formalisation of land rental contracts as well as other types of transactions such as inheritance; and how the supplier-retailer input distribution model can significantly increase the access to environmentally sustainable inputs for smallholder farmers.

Innovations that have been introduced have created the incentives for landholders to register land transactions and keep their SLLC up to date, contributing to a more sustainable RLAS.

While past land programmes frequently faced challenges in incentivising farmers to collect their land certificates and register subsequent changes, in the case of LIFT - farmers proactively request their certificates from the land office to gain access to the benefits of EE's market innovations. As EE innovations expand and reach more landholders, there will be increased demand for a functioning RLAS, supporting its sustainability.

The transformational change generated by LIFT has been largest in two sectors: rural land rental and access to finance. In the **land rental sector**, the EE component has managed to change the incentives of rural land administration stakeholders, who now value and promote the formalisation of land rental transactions as they

⁹ See 2020 EE Impact Survey.

have realised that it disproportionately benefits the poor. The new dynamics in this market (enhanced by the increased legal security faced by landholders and tenants) are allowing for a more efficient allocation of land, enhanced investment and higher productivity.

In the **access to finance sector**, rural small landholders can now use their land use right as collateral to access a loan. Although only Amhara has so far enacted the revised proclamation, the recognition by the National Bank of Ethiopia and the acceptance in the draft federal and regional rural land proclamations of Oromia, SNNPR and Tigray that rural small landholders can collateralise their land use right, confirms the irreversibility of the change. This change in GoE policy represents a massive departure from the previous approach and will allow rural small landholders to access the capital required to move from subsistence farming to more productive, commercial farming and the development of the non-farm economy. The changes introduced by LIFT have therefore the potential to unleash the transformation of Ethiopia's agricultural sector.¹⁰

More generally, the EE component has set the framework for further transformation to happen in all four LIFT sectors. In designing and implementing its interventions, LIFT has forged a strong partnership with the different GoE entities that has allowed them to participate and develop an in-depth understanding of what was being achieved and how. As a result, they have acknowledged that under the right conditions, the private sector can play a key role in supporting pro-poor growth in rural areas and provide services that the public sector cannot deliver efficiently.

These achievements should be further put into perspective as they have occurred in a country where land issues have historically been a subject of contention and the drivers for change are embedded in interrelated, complex factors, including those of macrostructure, institutions, actors and policy.¹¹ The use of the MSD approach, despite its challenges in a country with strong government involvement in the market and a thin private sector, has effectively allowed the programme to navigate these complexities, manage risks, and pursue interventions that have generated strong, transformational change.

CALM

The World Bank funded CALM¹² programme covers two result areas: Participatory Watershed Management (CALM NRM) and Rural Land Administration (CALM LA). The programme is grant based upon Performance for Results (P for R). The World Bank CALM LA programme has allocated USD 165,000,000 to be disbursed, if the following targets are achieved during the 5-year programme lifespan:

- USD 15,000,000 for approving the Rural Land Administration and Use (RLAU) Proclamation by Council of Ministers.
- USD 66,000,000 for the SLLC completion in 120 RLLP, REILA and GOE woredas through the issuance of 8,000,000 Second Level Land Certificates
- USD 84,000,000 for the Installation and operation of the National Rural Land Administration Information System (NRLAIS) at federal (1), regional (8) and woreda (280) levels during the programme life span.

Handover of LIFT RLAS woredas to RLAUD:

To ensure the sustainability of RLAS operations in LIFT woredas, LIFT signed a Memorandum of Understanding (MoU) with the MoA in March 2021 to facilitate the smooth transition from LIFT to RLAUD. In accordance with the MoU, the databases for LIFT's 165 woredas will be handed over to the MoA in two sequential phases. The first phase which took place in March 2021, involved 114 LIFT woredas and the remaining 51 LIFT woredas will be transferred in May 2021. RLAUD will continue to provide technical back up support and monitor the implementation progress for transferred RLAS woredas with the support of the Climate Action Through Landscape Management-Land Administration (CALM-LA) programme which encompasses seven phases to ensure the sustainability of RLAS operations.

Raising landholders' awareness on formally registering land transactions

LIFT piloted an Inter-Personal Communication (IPC) based awareness raising approach in 56 kebeles in the model woredas which resulted in 521 Agents of Change and 24,254 landholders being reached by the campaign. A Difference-in-Difference analysis was carried-out, where the number of registered transactions in intervention kebeles (treatment kebeles) was compared with non-intervention kebeles (control kebeles) before and after the campaign. A positive impact on registration rates in treatment kebeles was found when

¹⁰ A detailed case study that explains how LIFT achieved policy change in the access to finance market can be found at [Achieving policy change in Ethiopia through a market systems approach \(beamexchange.org\)](https://beamexchange.org/)

¹¹ Yeshtila W. Bekele (2017): The political economy of poverty in Ethiopia: drivers and challenges, Africa Review.

¹² CALM was developed as a result of LIFT's RLAIIS Business Case to ensure the financial sustainability of RLAS operations

comparing six months before with six months after the campaign. This effect is over-and-above the control group and statistically significant at the 95% level of confidence. In addition to this, LIFT has also developed a manual for the regions which provides guidelines on how to reach different target segments as well as a structured approach for print materials and information to flow from the WLAO to the sub-kebele level, through establishing a kebele PAC team. These initiatives have been adopted by RLAUD and are being piloted in the model woredas in Amhara, Oromia and SNNPR.

Challenges & Risks

General

Delayed start

LIFT received a six-month no-cost extension due to the initial delay of commencing the programme's field activities. It was originally planned that the MoU between FCDO and the Ministry of Finance and Economic Development (MoFED) would be signed by the end of March 2014. However, this was delayed to 27th October 2014 due to MoFED's concerns on the tax status of the programme, the delayed approval of the Inception Report (IR) and Business Case(BC) (finalised in June 2014), as well as security issues raised by the Information Network Security Agency (INSA), regarding the international procurement of aerial photography and which required extensive negotiations. During this time the programme was unable to commence procurement and start any field activities and as a result SLLC was only able to commence in March 2015 by hiring vehicles and equipment while awaiting the delivery of procured items.

Procurement delays (Crown Agents and DPSA)

All procurement was originally the responsibility for FCDO's procurement agent and for the first four years of LIFT, delays in delivering key equipment for SLLC and RLAS impeded the progress of the programme. LIFT initially developed an 18-month rolling procurement plan to provide the procurement agent with greater long-term planning and lead time to procure equipment. Despite this initiative, delays continued to be an issue and as a result LIFT was forced to undertake several stop-gap procurements.

Finally, and as a result, the responsibility of procurement was transferred to DAI under a contract amendment after the mid-term review and with greater control over the procurement process, the programme has not suffered from these issues.

Continuous reshuffling in land administration staff and high rates of turnover.

Low capacity and high staff turnover in woreda and kebele land offices continued to hamper LIFT's efforts to train and implement new processes and systems that would help improve the efficiency in the rural land rental sector. These challenges were further exacerbated as some woredas split and there was a restructuring of the land administration system in SNNPR.

Impact of COVID-19

On 13th March 2020, the first confirmed case of COVID-19 was reported in Ethiopia. The GoE introduced similar measures to European counterparts to contain COVID-19, under a five-month state of emergency that was declared on 10th April 2020. This included closing schools and universities, banning public gatherings and closing Government offices whereby staff worked remotely (this included woreda, regional and Addis Ababa government offices). Subsequently, Tigray and Amhara implemented a state of emergency and closed their regional borders, banned non-essential travel and gatherings of more than ten people.

In response, LIFT ceased all demarcation activities to ensure that the programme did not act as a vector for COVID-19¹³. In addition to this, LIFT temporarily closed back-office activities and Public Display events until it was safe to resume. The commencement of the Model Woreda Office Approach was postponed as well as the installation of RLAS in upcoming RLAS woredas. Furthermore, all government workshops and technical support to RLAS woredas by LIFT's RLAS Coordinators was suspended. Under the EE component all planned trainings, pilot activities and policy workshops were postponed.

Because of the impact of COVID-19, LIFT received a one-year extension until the 31st July 2021 and the programme's logframe targets were revised to reflect the extension. It was planned that during the extension period LIFT would not recommence field demarcation activities for SLLC and would only focus on certain

13 While it had been planned that demarcation would conclude in March, several kebeles still remained incomplete at the time.

Public Display events and a very limited number of back-office activities to achieve the programme's original SLLC targets. RLAS installation would then recommence under a skeleton staff.

Although the state of emergency ended in mid-September, Ethiopia's COVID-19 infection rate trend remained high; as a result, operations did not return to pre-COVID-19 levels for the remainder of the programme.

However, despite this LIFT adapted its delivery approach through the following innovative ways:

- Technical back-up support to RLAS woredas was provided by RLAS coordinators remotely via telephone.
- LIFT's approach to installing RLAS and providing training was adapted to follow COVID-19 guidelines.
- The EE has provided support to its intervention partners to mitigate the impact of COVID-19 such as developing a risk management tool for MFIs and developing interventions to assist LIFT's agricultural retail partners.

Tigray Conflict

On the 4th November 2020, Tigray regional security forces launched an attack on the headquarters of the Northern Command of the Ethiopian National Defence Force (ENDF) in Mekelle. Subsequently, the GoE, declared that a military offensive would be launched to restore the rule of law and central government authority. A six-month state of emergency was declared in the region with electricity, telephone and internet services being shut down. Over the course of the conflict Tigray Regional Security Forces launched two separate missile strikes at Bahir Dar on the 20th and 23rd November.

In early December Federal Forces declared victory against Tigray regional security forces and communications were restored in certain areas of Tigray with the first location being the capital Mekelle. All 11 staff in Tigray contacted LIFT to inform the programme of their safety.

The impact of the conflict since it ceased is as follows:

- **Regional Office Functions:** A new interim Regional Head was appointed and while government staff are attending the office, no operations have yet started.
- **WLAO Functions:** No operations have recommenced at Woreda Land Administration Offices.
- **RLAS Equipment:** To date LIFT has managed to contact WLAO staff at 19 RLAS woredas (the remaining 11 were unreachable) and of these 19 woredas, 10 have suffered from RLAS equipment either being looted or damaged.
- **EE Interventions:** All interventions have continued to be suspended and have not recommenced due to safety concerns.

SLLC Component

Financial Aid

It was originally estimated that £8.6 million of financial aid would be required to deliver 14 million parcels based on a unit cost of ETB 19.66 per parcel. However, when implementation commenced, several factors changed since the original estimates were made which included: 1) GoE salary levels increasing by 20-35%; 2) GoE per diem rates increased by nearly 45% and 3) Allowances for tax and pension contributions also increasing.

As a result, the standard unit cost increased from ETB 19.66 to ETB 34.50, meaning that the financial aid budget would not be sufficient to demarcate 14 million parcels. A paper was submitted to FCDO-E detailing that the anticipated shortfall in financial aid would be roughly £9 million. However, LIFT revised its procedures for disbursing financial aid as well as actioning other cost saving initiatives, which reduced the financial aid shortfall by 50% to £4.5 million, which was subsequently provided by FCDO-E.

RLAS Component

NRLAIS (delay in development)

Prior to LIFT, Ethiopia's land administration system was generally held as manual records which were no longer viable as an effective land registry. During the inception phase, RLAUD, with the support of the Finnish funded Responsible and Innovative Land Administration (REILA) programme, was designing a computerised NRLAIS. It was planned that it would go live by January 2015 and that LIFT would use it as the main tool for SLLC and land administration in the programme's woredas. However, the system was not finalised until December 2018. During this time LIFT had to develop an interim computerised land administration system

(iWORLAIS) to enable woredas to formally register land transactions post-SLLC, until NRLAIS was completed and installed¹⁴.

Adapting NRLAIS to place an encumbrance on parcels used as collateral for the SLLC-linked loan.

LIFT faced significant technical and capacity challenges in using the new NRLAIS system, until the functionality was developed to allow an encumbrance to be placed on a parcel used as collateral to access the SLLC loan product. During this time LIFT engaged with REILA, as they were coordinating the development of the NRLAIS software. This challenge was eventually overcome, and the feature is now fully operational in NRLAIS and captured in its manual and training modules.

EE Component

Introducing private sector actors within the land rental sector faced strong resistance

Until LIFT started, there was a very marginal presence of the private sector in the rural land rental sector (namely, a few rural land brokers that were very negatively perceived). As a result, when LIFT introduced the use of private sector actors to improve efficiency in the sector (e.g. using LRSPs to facilitate formalisation of transactions or using of vocational training institutions to certify LRSPs), this was initially met with strong resistance by land administration officers. However, using a pilot approach and providing evidence of the positive impact and value of LRSPs, their involvement has now been accepted by GoE counterparts.

Coordinating public and private stakeholders required significant facilitation efforts

LIFT had to facilitate and foster coordination between different public and private sector entities that had not worked together before and that did not necessarily trust each other, to allow its interventions to succeed. This was the case, for example, when MFIs had to work with Woreda Land Administration Offices (WLAOs) to obtain the “blocking letters” required to issue the SLLC loan product. LIFT had to invest significant time, resources and effort to ensure collaboration between these entities progressed.

The limited liquidity of MFIs has constrained the expansion of the SLLC loan despite the very high demand.

Due to a mix of regulatory, market and capacity constraints,¹⁵ MFIs have limited availability of loanable funds and therefore all loan products (including group loans) compete for a limited pool of resources. As a result, despite very high demand from farmers, MFIs - especially those privately owned - have had to limit the number of loans issued.

Internal capacity constraints of MFIs (particularly around digital finance) limit the speed of adoption and implementation of new innovative financial products.

Most MFIs in Ethiopia have poor digital systems, low staff skills and experience high staff turnover, which limits their capacity to innovate and adopt new products. Poor digital systems, for example, affect their ability to analyse the impact of new products and monitor implementation at the branch level.

The programme could only take an opportunistic approach when intervening in the ECA sector.

LIFT was a small player intervening in the ECA sector and programmes like ATA, Enterprise Partners and AGP had significantly more resources to address the key constraints. As a result, LIFT took an opportunistic approach to change in this market, which impacted its ability to achieve large systemic change. It also had to rely heavily on other partners to implement some of its interventions, as was the case with Wageningen University and CASCAPE/SELECTOR.

Private sector companies operating in (remote) rural areas have weak capacity.

Although the input supply distribution model has allowed farmers at the woreda capital to access improved inputs, input retailers face challenges to grow their business and expand into new rural areas. Limitations are linked to cash flow issues but also to management capacity.

LIFT's organic compost intervention was not adequately designed and had to be terminated.

The programme placed too much focus on the technical aspects of compost production and too little on the market demand for the product, the practical aspects of business operations and the aspects that could directly

¹⁴ The coding for iWORLAIS became the basis for NRLAIS

¹⁵ See “Challenges in the Access to Credit sub-component and options moving forward. Note for discussion”. LIFT, September 2016.

contribute to business sustainability. Hence, there was limited understanding and ownership by the compost hub owners, and unrealistic expectations of what this intervention could achieve.

LIFT's contract farming intervention had to be terminated given changes in FCDO's policy.

LIFT's key intervention in this sector was to set up a contract farming scheme to source malt barley from local farmers for a brewery located in Tigray. This intervention (which was well advanced in its implementation) would have allowed LIFT to link the SLLC to the ECA work by ensuring that, in one predetermined geographical area, farmers had access to SLLC, a functioning RLAS and all EE interventions. However, a change in FCDO's policy meant that any intervention involving a brewery could no longer be supported.

Links between research institutions, universities and the extension system remain weak.

Despite LIFT's efforts to address these linkages, weak institutional capacity and poor coordination did not allow LIFT to maximise the potential of this intervention and affected its potential for sustainability.

Limited information on the extent and negative impact of disputes reduced the incentives of stakeholders to intervene in this sector.

Land related issues and disputes are not being given the due attention and resources, neither by the land administration sector nor the judicial system. This translates into limited financial resources being devoted to this matter. For example, even though around 60% of the case load at the woreda level is land-related, there is no legal bench for land issues.

High rotation of woreda court judges limited the impact of trainings.

Courts reshuffle judges on a regular basis from one bench to the other. This reshuffling of judges means that they cannot specialise and so rulings are not consistent between judges.

The late start of LIFT's interventions in the disputes sector limited the change achieved.

The judicial system was a new stakeholder for LIFT and, as seen in other sectors where LIFT has intervened, it takes time to build the networks and rapport necessary to achieve change.

Policy

The political sensitivity around the land sector meant LIFT had to introduce change in small steps.

This required LIFT to invest significant time and effort to engage with GoE officials through meetings and workshops; then use small pilots to generate credible evidence to support change.

The many layers in Ethiopia's land administration system.

The land sector has several administrative levels - federal, regional, zonal, woreda and kebele, which are also different depending on the regions. Although decisions are made at the regional level, it was essential to ensure everyone participated in decisions at the lower administrative levels to avoid vested interests and ensure LIFT interventions could be implemented effectively.

Slow progress in the ratification of the federal and regional proclamations in Oromia, Tigray and SNNPR has limited the scaling up of the SLLC loan product.

Despite the efforts made by relevant stakeholders and overwhelming support for this amendment to be introduced, the draft land proclamations have not yet been enacted due to a combination of sudden changes in political leadership, elections, COVID-19 and conflict in Tigray. This has slowed down the scaling up of the product in Oromia and SNNPR and has impeded MFIs in Tigray from issuing a single loan product.

Lessons Learned for Future Land Programmes

The unique Theory of Change (ToC) of the programme holds true, bearing ample lessons for land certification and market systems programmes in Ethiopia and elsewhere.

LIFT has carried-out a number of rigorous surveys and studies on the different ToC linkages. There is overwhelming and consistent evidence that the ToC holds. This is a significant finding since LIFT's design, which combines a land certification programme with a market systems component, has never been tested elsewhere in the world. The evidence suggests that not only does the Economic Empowerment (EE) component magnify the effects of land certification in terms of economic benefits, but it also contributes to keeping SLLC, and thereby RLAS, up-to-date. The different components of the programme do therefore complement and enforce each other, contributing to a more sustainable and cost-effective programme overall. Specific findings are summarised below:

- SLLC has increased perceptions of tenure security amongst rural landholders, with over 75% of survey respondents agreeing that SLLC had significantly improved tenure security and 96.9% agreeing that there have been some improvements. The increased tenure security has incentivised landholders to invest, with 30% of landholders indicating that SLLC was very important in the decision-making process. LIFT's recent study on incomes found that SLLC has especially incentivised longer-term investments, such as planting trees, and promoted more sustainable land conservation practices.
- Increased investments lead to a more productive use of the land, which is mirrored in increased incomes for rural landholders, with 27% partially attributing and income increase of at least 20% to SLLC.¹⁶
- SLLC has resolved 83.6% of all existing disputes and contributes to an environment where disputes occur less frequently, with only half of the number of disputes occurring after SLLC compared to the time before. As a result, landholders, especially those more vulnerable, are more willing to engage in renting land out to supplement their income, which was confirmed through multiple beneficiary testimonies in focus group discussions and household interviews.¹⁷
- LIFT has strengthened land rights for women, including females in male-headed households and female heads. Overall 73.59% of all SLLC include a joint holding by husband and wife. With 73.8% of all landholding households in LIFT's target population being married couples, this implies that the process of including the wife on the certificate was implemented effectively. The female empowerment as a result of SLLC has also been testified through ample focus group discussion and key informant interviews that were part of the RLAS transaction survey (2019) and the external evaluator's study on gender and social inclusion (2019).
- The programme's market system development approach, through the EE component, magnifies and accelerates the impacts of land certification. This leads to even higher investment, with 76.1% of EE beneficiaries increasing investment, and to increased productivity and incomes of on average 25-33% per year (depending on which EE innovation was accessed).
- EE's market systems innovations create demand for SLLC and provide incentives for landholders to formally register land transactions more frequently in RLAS, with landholders in EE locations being 50% more likely to formally register a transaction.¹⁸ This builds a sustainable cycle between the programme's three main components (SLLC, RLAS, and EE).

Specific resources must be directed towards GESI activities

During the initial few years of LIFT, it was planned that public awareness raising for SLLC would be undertaken by the field teams in conjunction with demarcation activities. However, the scale and pace of SLLC resulted in field teams only having the capacity to undertake generic awareness raising and not specifically target women and Vulnerable Groups (VGs) which resulted in the low participation in the SLLC process in the early years of LIFT. To address this, Social Development Officer (SDO) positions were created which focused on undertaking awareness raising activities and targeting women and VGs through women only meetings and conducting VG mapping exercises ahead of demarcation to inform the field teams to providing support to women and VGs during the demarcation and public display phases. This increase in resources has resulted in greater participation of women in the SLLC process. Over time this SDO role has grown to incorporate a wider awareness-raising remit, ensuring broad engagement of all land holders in the SLLC process.

RLAS sustainability

During the first half of LIFT implementation, FCDO prioritised meeting ambitious mid-term review targets for SLLC, making up for the late commencement of SLLC activities due to the delayed signing of the programme MoU and delays in the procurement of vehicles and aerial imagery.

LIFT responded to this priority, accomplishing the MTR targets. However, the MTR raised concerns about the sustainability of the SLLC work, and the rates of post-SLLC transactions undertaken in the RLAS. In response to this, LIFT developed an RLAS action plan and initiated a number of interventions to increase both RLAS service delivery (model woreda approach, satellite woreda approach, mobile back-office approach) and landholder awareness of the importance of registering transactions. These interventions have demonstrated success. The key RLAS sustainability lessons to be considered are:

¹⁶ These are preliminary findings from the SLLC Outcome survey (2019). An update will be provided once the data from the Income Study (2021) is fully analysed.

¹⁷ See RLAS transaction surveys (2019 & 2021), EE Impact survey (2020), Income study (2021), EETSPs study on GESI (2019)

¹⁸ See LIFT's RLAS transaction survey (2019).

- Land Administration interventions should be prioritised and rolled out in tandem with certification. The pursuit of high certification targets without having the supporting land administration functions in place risks creating a backlog of unattended transactions, or a lapse into informal transactions.
- Emphasis should be placed on the quality of land administration service delivery (such as time taken for formal transactions to be recorded), and the uptake of the formal RLAS in terms of the proportion of transactions that are formally registered as opposed to number of informally conducted transactions. Overall volume of transactions is an inadequate measure of success and sustainability when measured following the systematic processing of millions of land transactions through the registration process (which is in itself a transaction).
- LIFT has demonstrated the mutually reinforcing interaction between Economic Empowerment interventions reliant on RLAS service delivery and the uptake and public awareness of RLAS. The impacts of these interventions on service delivery need to be measured over a longer period of time to gain a deeper understanding of their influence on the sustainability of RLAS services and uptake.
- Awareness raising on formally registering transactions should be incorporated as part of the SLLC process and sufficient resources and personnel should be considered to pilot different approaches

Achieving policy change in Ethiopia is feasible despite its complex political economy

LIFT has been able to achieve change despite operating in a sector that has been historically controversial and plagued with vested interests. This has been possible due to LIFT's ability to: think and work politically; use of pilot interventions to test innovations and generate evidence; co-create and work closely with public sector stakeholders and design the right incentives to engage the private sector. All these aspects have allowed LIFT to become a trusted partner and a catalyst for change in Ethiopia.

Logistical considerations are vital in a decentralised land programme

LIFT is FCDO's largest land tenure programme and at its peak undertook SLLC simultaneously in 32 woredas, while employing roughly 2,500 staff and managing over 100 vehicles and £13 million worth of equipment across four regions, each having their own regional laws, procedures and languages. This required the programme to take a decentralised operational approach with regional management structures being established to coordinate woreda level activities. While this has been highly successful, it has required LIFT to invest more resources in its regional management structure and finance and operations team to ensure quality of delivery. Other programmes should take this into consideration.

Ensuring effective procurement

At the start of LIFT, procurement was the responsibility of FCDO's procurement agent and the programme suffered significant and critical issues because of delayed procurement deliveries, with the programme having to undertake emergency stop-gap procurements to keep processes running. Specific examples of this can be highlighted in the run up to the MTR in September 2017, whereby procurement delays in the delivery of certificate templates resulted in 290,000 approved parcels not being printed in Tigray alone, as well as RLAS equipment requested for 13 woredas to be delivered in April 2017, not arriving until October 2017, just before LIFT's MTR. In 2019 a Contract Amendment (CA) was issued which gave the programme the responsibility for procuring all required equipment and it is suggested that this process be followed for all future land tenure programmes.

Component 1 - SLLC



Introduction

The core logic underpinning this component is that because of SLLC, defined parcel boundaries and publicly agreed use rights with registered parcel holders' information, resolves land-related disputes and reduces the likelihood of these occurring in the future. This increased tenure security incentivises landholders to increase investments in their land and engage in more sustainable land management practices.

SLLC Approach

Selection of Woredas

During the inception phase, the selection of woredas was based on the following criteria:

Equity between Regions

The GoE's regional budget allocation formula was used to allocate the number of woredas to be selected to undergo SLLC in each of the four highland regions. This formula was accepted by regions as the basis for the distribution of national financial resources.¹⁹ Based on this the allocation of programme woredas was as follows:

Region	Amhara	Oromia	SNNPR	Tigray	Total
No Woredas	39	54	34	13	140

Availability of aerial photography:

While budget provisions were made to procure approximately 200,000 sq. kms²⁰ of orthophotos, LIFT's preferred source was to use pre-existing GoE orthophoto. Based on this, regional woredas were selected based on the available orthophotos (this applied to the first set of woredas to commence on time) with any gaps in coverage requiring additional orthophotos to be procured.

Meeting GoE Priorities:

GoE priority woredas were identified as those that:

- Were among the 96 Agricultural Growth Programme AGP Woredas which were selected by GoE due to their high potential for agricultural growth.
- Were among the 135 SLMP woredas which were selected based on being in important watersheds and thus were of a high priority for environmental management and agricultural growth.
- The regions had used their own budgets to procure ortho-photo coverage.

¹⁹ The percentage shares of the four program regions (Tigray, Amhara, Oromia and SNNPR) according to the current formula were 8.7, 27.9, 39.2 and 24.2 percent in their respective order.

²⁰ Assuming £25 per sq. km.

- Provided a reasonable spread across the region so that LIFT would not be concentrated in one zone, though the amount of spread would be dictated by other selection criteria.

Economy and effectiveness in implementation

While the above criteria ensured that LIFT would not be concentrated in one zone, the programme would implement SLLC in clusters of woredas spread throughout the regions to be more economical in terms of being able to fly and capture aerial photographs (orthophotos) in strips rather than in scattered woredas, reduce transport costs and be easier to raise awareness. Additionally, woredas with large numbers of parcels were prioritised.

Exclusion Criteria

After applying the selection criteria, woredas were then disqualified by exclusion criteria which included; woredas with commercial investment programmes²¹ and duplication with other land programmes (woredas which had been part of ELAP programme were excluded as were the nine REILA woredas in Amhara).

The SLLC Process

The SLLC process involves several key steps using high resolution maps sourced from orthophotos to “crowd-source” parcel boundaries and occupancy data from which hard copy certificates demonstrating a landholder’s parcel(s) boundaries, occupancy and land rights are printed and made available to land holders.

Further details of the SLLC process are provided in the table below:



²¹ We are excluding Woredas with commercial investment until policies and procedures for these align with international good practice and human rights obligations

DATA ENTRY AND DIGITISATION

Once field sheets were received LIFT staff based at the woreda land administration office (WLAO) would enter parcel boundary information (spatial data) and landholder's details (textual data) as follows:



Parcel boundary data was entered by scanning FT's field sheets with annotated boundaries. A technician then digitally recorded these parcel boundaries using open GIS software, creating a digital map of parcels which were linked directly to the textual data.



Landholders' data was entered onto a computer database called iMASSREG using a **double entry system** whereby one person would enter the data and then a second person would independently enter the data again. The software automatically highlighted any data entry errors or corrections required. This approach reduced the number of errors requiring later correction, eliminated opportunities for data manipulation, and removed the need for large numbers of checking staff.

PUBLIC DISPLAY



The public display process provided landholders with the opportunity to review and confirm that they were happy with their parcel boundary and landholder information (as well as their neighbours) and ensure transparency and verification of SLLC.

Public display events usually lasted 4 weeks (this varied between region based on the number of parcels in a given kebele and were staffed by one woreda official and one LIFT staff member (though numbers were increased at busy times).

CORRECTIONS

If any corrections to a parcel's boundary or landholder information was identified by a landholder during public display, these corrections were recorded and then made by LIFT.

APPROVAL & PRINTING

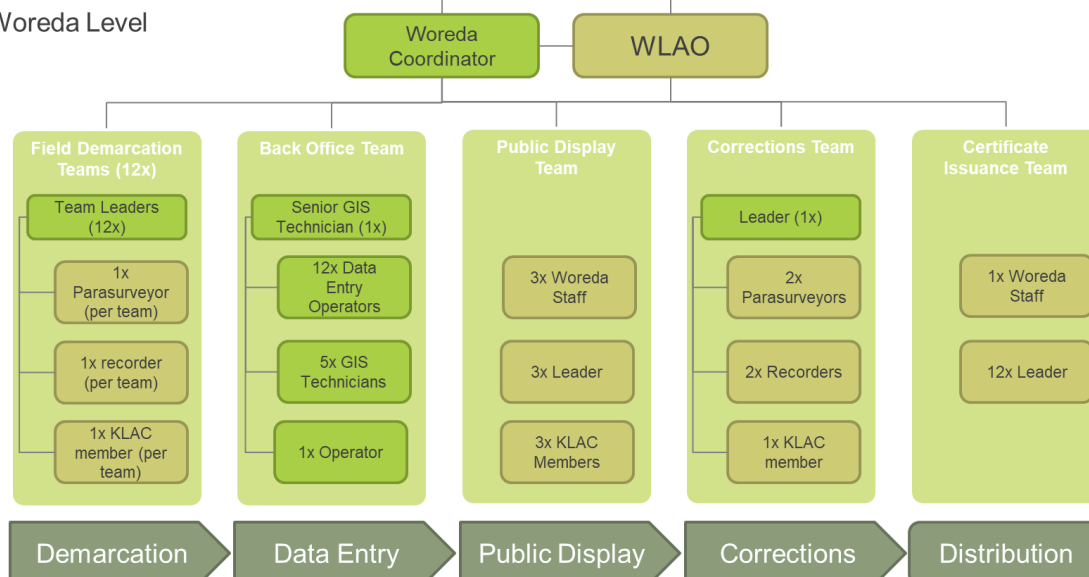
After applying the corrections arising during the public display period, the WLAO electronically approved the printing of certificates at the woreda, which was then manually stamped and put into plastic sleeves for issuance

Field Team Composition

Regional Level



Woreda Level



Results

Annual Review Scores

Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
AR Score	A+	B	A+	A+	A++	A++	A+

Outputs

Output Indicator	Starting Target	Final Target	Result Achieved ²²
1.1A. Cumulative number of parcels supported by LIFT for demarcation	14,000,000	15,500,000	15,770,854
1.1B. Cumulative number of parcels supported by LIFT for certificates approved	14,000,000	14,150,000	14,459,049
1.1C. Cumulative number of parcels supported by LIFT for certificates made available for collection at woreda land offices	14,000,000	14,000,000	14,262,522
1.2A. Percentage of SLLCs that are held in joint ownership by a male and female at the point of distribution	NA	50%	73.59%
1.2B. Percentage of SLLCs that are held in the sole name of a woman at the point of distribution	NA	15%	18.90%
1.2C. Percentage of SLLCs that are held in the sole name of a man at the point of distribution	NA	5%	7.51%
1.3. Cost per certificate issued with LIFT support (£)	3.45	3.71	3.49

The SLLC component has regularly overachieved against its targets throughout the lifetime of the programme and against its end-of-programme targets at the time of the programme completion review. Due to the programme's outstanding performance, the end-of-programme targets were increased multiple times during programme implementation. It is therefore important to consider the programme's performance against the original targets agreed in the business case to not understate the programme's achievements. In particular, the end-of-programme target for demarcation was increased significantly by a massive 1.5m parcels.

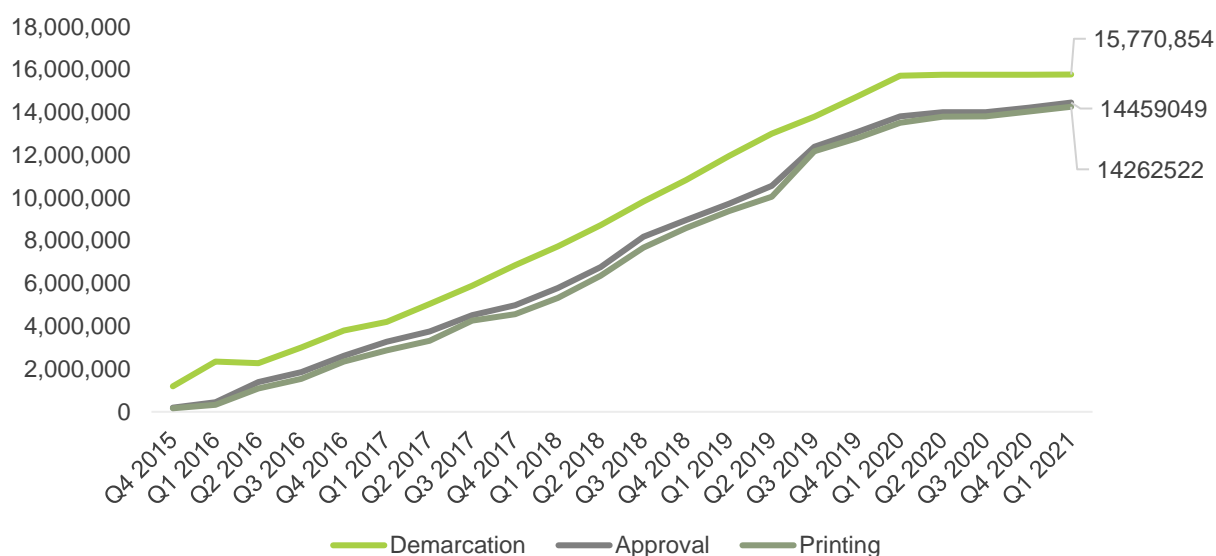
When comparing performance against the original targets agreed in the business case, the programme overachieved against the demarcation target (1.1A) very significantly by **1,770,854 parcels (113%)**, overachieved against the target for approval (1.1B) by **459,049 parcels** and the target for printing (1.1C) by **262,522 parcels**. Compared to the revised end-of-programme targets agreed for this review, LIFT overachieved against the demarcation target by **270,854 parcels**. Similarly, approval (1.1B) and printing (1.1C) were overachieved by **309,049** and **262,522 parcels** respectively. Furthermore, SLLC progress over time was sustained as shown in the chart below.

Output indicator 1.2 measures to what extent female landholders are recognised as rightful landholders. This includes wives, who should be named on the SLLC alongside their husbands (jointly held parcels), but also land belonging to any single females who have inherited land or are widows. Here again LIFT has continuously ensured that this happens in practice and has significantly overachieved against the targets with **73.59% of parcels held jointly** and **18.9% of parcels held by females only**. The target for males only (1.2C) should also not be underachieved to ensure that male individual landholders are included, and LIFT ensured that this is the case.

Internal trend comparison year on year shows that costs have decreased dramatically since the outset, despite a small increase compared to last year, due to the extension which focussed on RLAS and EE. **The 2021 result is still much lower against the logframe target for May 2021, which is £3.71 and is very close to the programme's original target of £3.45** which was revised to account for the increase in financial aid requirements as well as the one-year extension.

²² Results are as of 22nd April 2021. The agreed reporting cut-off point is 31st May 2021 and this document will be updated with final results in early June.

Cumulative SLLC Progress BY Quarter



Outcomes



Logframe Results

Outcome Indicator	Original EoP Target	Current EoP Target	Final Result
Outcome Indicator 3: Number of certificates distributed by woreda land offices to landholders in programme woredas	10,360,000	11,360,000	13,027,761

VfM

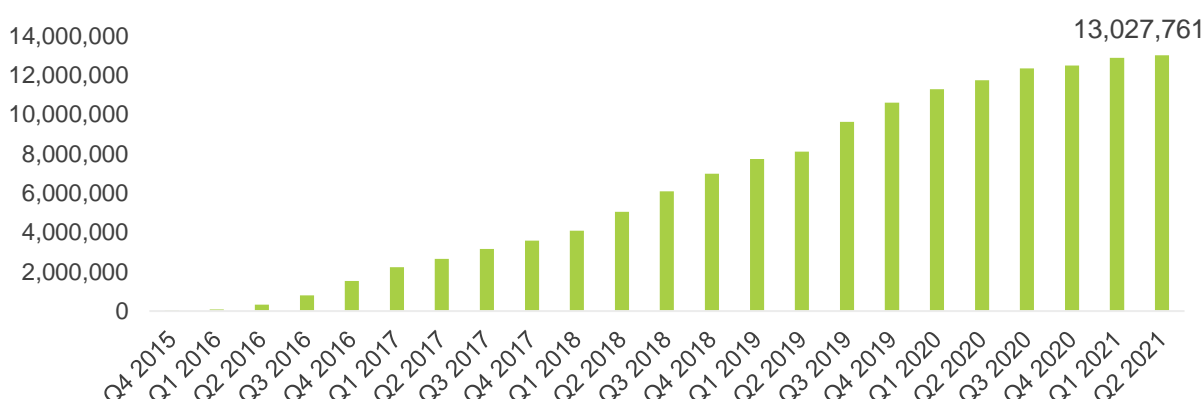
Indicator	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Cost per Household with Tenure that is Legally Recognised and Documented ²³	n/a	n/a	£32.54	£21.65	£18.36	£16.53	£16.56

The SLLC component has significantly overachieved on its Outcome Indicator, which is a consistent reflection and continuation of the Output-level Indicators discussed above. While the current end-of-programme target (EoP) has been exceeded by 114.7%, it should be noted that the target has been significantly increased over the years and that LIFT exceeded the initial target of 10.36m by 125.8% or 2.6m certificates. Furthermore, LIFT worked closely with the GoE to monitor and improve the way that certificate distribution events are

²³ This measure is the cost of providing SLLC to a household

organised (see next paragraph below). This is reflected in an increase in the number of certificates distributed per quarter, which can be seen in the chart below. Overall, LIFT has introduced sustainable changes to rural land administration services and how certificate distribution is delivered, and it is expected that these changes are maintained over time and continue to benefit landholders in the future.

Percentage of landholders contributing yield increase to increased tenure security



There are economies of scale in government counterparts organising large distribution events across several woredas at a time, improving value for money over time

LIFT's initial agreement with the GoE regarding how to organise distribution events was to start distribution once SLLC had been completed in a woreda and then the WLAO would be responsible for this process. However, woreda performance was poor and to address this, LIFT agreed with the RLAOs to conduct distribution drives over certain periods of each year, whereby the regions would allocate resources to undertake this activity. This turned out to be more efficient for the government, since they could organise everything at one time through one big push, as opposed to focussing on all LIFT woredas individually. The new approach was much more manageable and allowed for much more effective certificate distribution by the GoE, which is mirrored in the programme significantly overachieving the end-of-programme targets for Outcome 3 and in decreasing costs as shown in the table above.

Evidence on Outcomes

The core theory of change assumption relating to this component is that landholders feel more tenure secure as a result of receiving the SLLC. This requires clarification of land rights and the ability to make claims and enforce rights, reducing the risk of landholders being displaced from their land. By clarifying boundaries and parcel use rights through land demarcation and certification, SLLC also resolves land-related disputes and reduces the likelihood of these occurring in the future. Greater land tenure security gives landholders the incentive to make more and better investments in land, driving up product economic returns, and specifically shifting to more long-term investments and more sustainable land management practices that prevent land degradation and improve environmental outcomes. With increased tenure security, landholders may also be more willing to rent land in or out. These investments in turn lead to improved allocative efficiency of land, higher productivity, and increased incomes for rural landholders. Because of an inclusive and participatory SLLC process, women and vulnerable groups feel especially empowered and equally benefit from increased tenure security and incomes. These assumptions are depicted in more detail in the SLLC results chain below and evidence for each numbered assumption will be further discussed below.

SLLC results chain



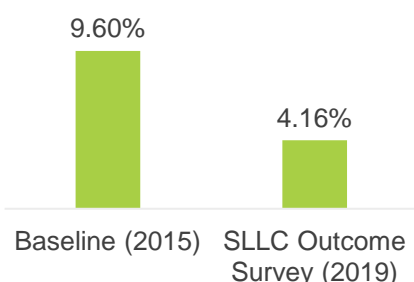
The SLLC process was perceived as fair and socially inclusive, creating trust in rural land administration including for women (SLLC result chain assumption 1).

Trust in how the SLLC process was conducted is the precondition for perceiving an increase in tenure security. As part of the SLLC Outcome survey (2019), respondents were probed with several attitudinal statements regarding how they perceived the SLLC process. There was agreement among both male and female landholders that the SLLC process was conducted fairly and promoted the rights of women and vulnerable groups, as shown in the responses to statements in the table below. This was further confirmed through a multivariate regression analysis, where participation in the SLLC process was found to positively vary with perceptions of trust, with high statistical significance (see the SLLC Outcome Survey report, 2019). This indicates that participating in SLLC events increased the trust in the new land certificate and the rural land administration system – which is the foundation for increased perceptions of tenure security.

Attitudinal statements	M	F
Do you feel that the SLLC process was fair across poorer and non-poor households?	96.2%	97.1%
Do you feel that the SLLC process was fair to wives in male-headed households?	97.2%	97.5%
Do you feel that the SLLC process was fair across male- and female-headed HHs?	97.3%	97.5%
SLLC process discriminated against married women and favoured their husbands (disagree)	88.2%	86.8%
Wives are now treated as 'rightful landholders'	96.7%	95.1%
Female household heads are treated as 'rightful landholders'	98%	96.4%
We have greater trust in the land tenure system now because of SLLC	90.2%	90.2%

The SLLC process has resolved existing disputes.

Percentage of landholders that have at least one parcel under dispute



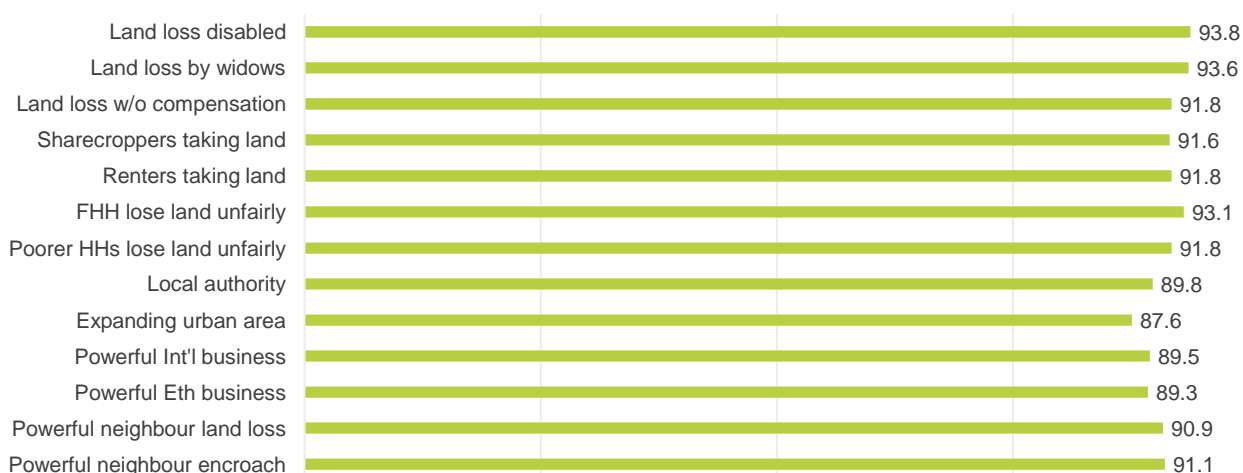
The survey found that the SLLC process has reduced existing land disputes by more than 50%. Two-thirds of these disputes were resolved after initial notification of SLLC and before the formal SLLC process began in a kebele. Many of the remainder were resolved during the SLLC process itself, often with the second party (within the family or with a neighbour), but also in discussions with the Kebele Land Administration Committee and/or village elders. With boundaries clearly demarcated through the process, 95.3% of respondents reported that boundary disputes have gone down in number, and this response held for both men and women. Overall, SLLC more than halved the percentage of households with an existing land dispute, from 9.6% before SLLC to 4.16% three to four years after SLLC. This effect was also confirmed through LIFT's recent study on how SLLC impacts on landholder incomes (2021).

Land demarcation and certification rates are high, and women are included on the certificate

In the LIFT programme area reached by the survey, 93.4% of all landholding households were reached through the SLLC process. Across these households, 96.1% of all available parcels were certified and a certificate issued. Almost all parcels in households with married couples include the wife on the certificate. Overall, 71% of parcels were held jointly by husband and wife, while 73.8% of households in the sample were married couples. This implies that for almost all households with married couples, the process of including the wife on the certificate was implemented effectively. This is a testimony to the effective and inclusive implementation of the SLLC process.

Landholders perceive an increase in tenure security

Percentage of landholders that perceive SLLC has increased tenure security



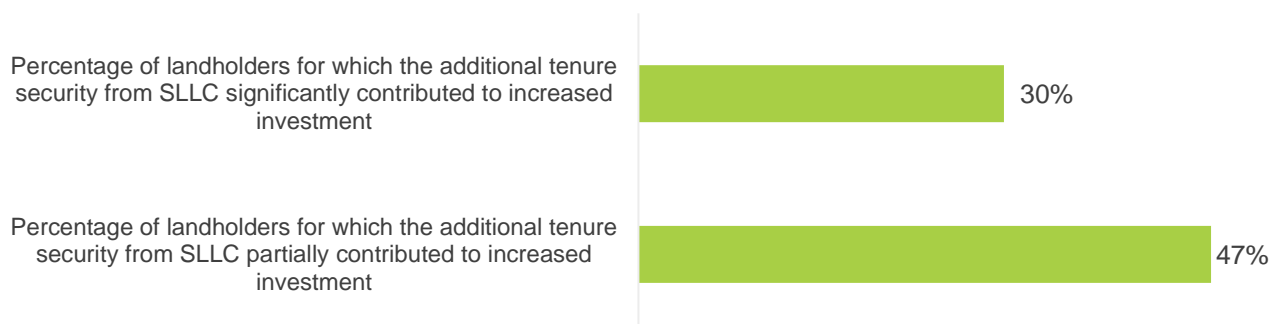
The SLLC Outcome survey (2019) probed 13 different measures of tenure security. Risk perceptions of land loss were very low, with an average of 95% indicating that risk was 'low' or 'none' (see chart below). When asked whether SLLC had reduced risk perceptions in general, 75% of survey respondents agreed that SLLC had significantly improved tenure security and 96.9% agreed that there have been improvements. Similar findings have been confirmed through LIFT's recent study on how SLLC impacts on landholder incomes (2021), with 72% of respondents highlighting significant benefits of SLLC and increased perceptions of tenure security, and 20% feeling more motivated to invest as a result. Findings are discussed in more detail in the impact section below.

SLLC contributes to landholders' decisions to increase investments, especially long-term investments

Out of all landholders interviewed during the SLLC Outcome survey, 47% agree that the additional tenure security resulting from SLLC contributed to making investment decisions, with 30% agreeing that SLLC was 'very important' in making additional investment decisions. Multivariate regression analysis confirms how different variables relating to the SLLC process correlate with expected outcomes. Results show a positive

correlation between a more intensive participation in the SLLC process and the likelihood of increasing investment (see SLLC Outcome survey report). The effect is even more strongly pronounced for long-term investments, which underlines one of LIFT's key theory of change assumptions: the SLLC process increases security of tenure, allowing farmers to be less risk-averse and more willing to place long-term investments that benefit future generations. The strong linkage between increased tenure security and a higher propensity to place longer term investments has been reconfirmed through LIFT's recent income study (2021).

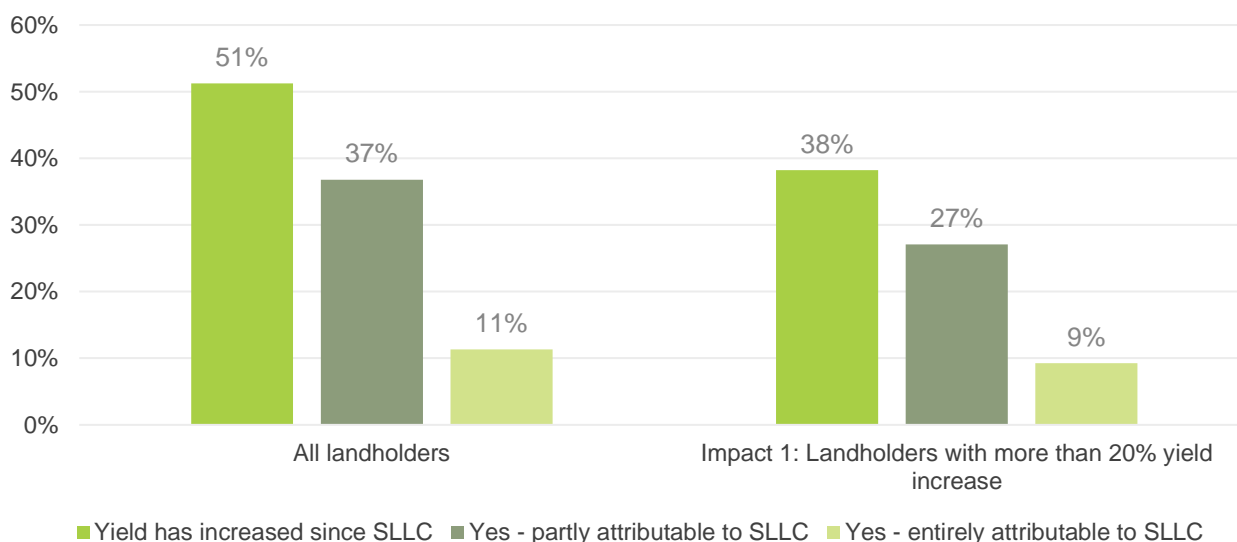
Percentage of landholders for whom SLLC contributed to increasing investment



Investments placed because of increased tenure security contribute to increases in productivity of the land

51% of landholders interviewed during the SLLC Outcome Survey indicated that their yield has increased since SLLC was administered. When asked whether the investments placed were as a result of higher tenure security contributed to the yield increase, 27% of landholders agreed that SLLC at least partially contributed to a yield increase of 20% or more. 9% indicated that the yield increase was entirely due to the additional investment placed because of SLLC (see chart below). Findings from LIFT's Income study confirm these findings and these are discussed at more length in the impact section below.

Percentage of landholders contributing yield increase to increased tenure security



Overall, this indicates that investments placed due to higher tenure security are contributing to higher productivity of the land, confirming the programme's key theory of change assumptions that SLLC leads to improved livelihoods.

The participation of women in the SLLC process was high, and women feel empowered as rightful landholders as a result.

The SLLC Outcome survey (2019) found that participation of women in the different SLLC processes was high and increased levels of trust and perceived tenure security were reported for female-headed households and females in male-headed households alike. These findings were further validated by perceptions reported by both male and female survey respondents that both males and females were equally included in the SLLC process by LIFT field teams. Furthermore, 95% of female respondents strongly agreed that they now feel

empowered as rightful landholders. This is reflected in certification rates measured through Output 1.2, where 73.59% of parcels are held jointly by male and females and 18.9% held by females as individuals.

Implementation Challenges, Programme Adaptations & Lessons Learned

Increased political support and ownership by the regional and woreda governments was a key enabling factor for effective SLLC implementation

While SLLC implementation has been undertaken by LIFT's programme team in coordination with the RLO and Woreda Land Administration Offices (WLAOs), the Government has been the lead and owner of the programme. Therefore, a strong political support and ownership by the regional/woreda governments has been central for the successful implementation of SLLC.

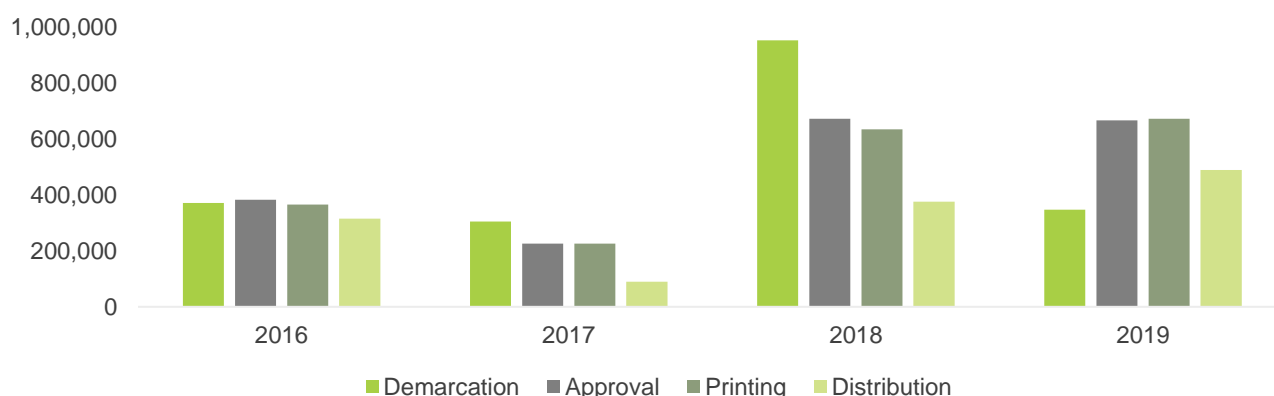
To increase political support and ownership, LIFT used regular SLLC implementation workshops as a key venue to ensure this. This has resulted in a remarkable success throughout the programme's lifetime as evidenced in the high level of certificate distribution, despite the COVID-19 pandemic and frequent pockets of civil unrest.

Selection of SLLC woredas should be based on regional performance

As previously mentioned, during the inception phase of LIFT, the distribution of LIFT's original 140 woredas across the four regions was based on the GoE's regional budget allocation formula, which resulted in the following allocation of woredas: Amhara: 39, Oromia: 54, SNNPR: 34 & Tigray: 13. This pre-determined approach however reduced regional SLLC performance incentives and as a result at the start of LIFT, SLLC progress was slow. In 2016, LIFT agreed with the Programme Steering Committee (PSC), that the regional allocation of woredas under future SLLC sets would be based on the past performance of regions. This approach resulted in a significant performance improvement in SNNPR, which had previously been one of the poorest performing regions for the first half of 2016.

This can be seen in the chart below, where the annual performance in different SLLC processes is shown for SNNPR. The new incentives of regional allocation based on past performances really starts to show in 2018 and 2019, with significantly improved performance compared to previous years across all key SLLC processes.

Percentage of landholders contributing yield increase to increased tenure security



Arrears between SLLC processes are explainable

Another important lesson learnt relates to how targets are set with necessary arrears between the different SLLC processes. It should be noted that while a high percentage of parcels that are demarcated will be processed through to approval and printing, it cannot be expected that exactly 100% of parcels will make it. When looking at the final results, 92% of all demarcated parcels (1.1A) have been processed through to the approval stage (1.1B). This however includes woredas, where demarcation activities started but subsequent processes could not be completed due to different reasons, including COVID, conflict or mass migration. When taking these woredas out of the statistic, LIFT has processed 96% of demarcated parcels through to approval. The remaining 4% of parcels have almost all not been processed due to incomplete parcel information, while some of these are due to outstanding unresolved disputes. This can be due to landholders not being present at the time of demarcation or public display, or landholders having moved to another woreda and therefore not being available to report, which is not within the control of LIFT. Overall, it can be stated that LIFT's performance has been outstanding compared to international standards and other land certification programmes and that a working arrear of 4% is perfectly reasonable considering the circumstances.

Detailed and clear registration procedures are critical to ensure the tenure security of different social groups and resources under different tenure holdings, and should be constantly updated based on lessons learned in implementation:

The existing regional rural land administration legislation has multiple legal caveats on the registration procedures for different disadvantaged social groups (e.g. deceased households, etc.) and resources under different tenure types (e.g. communal resources). To address the legal caveats, LIFT developed a series of Interim Registration procedures when undertaking SLLC. Based on lessons learned from implementing SLLC, the SLLC manual has been updated over five times since it was first produced in November 2014. The interim registration procedures have been used as key inputs to update both the federal and regional rural land administration and use proclamations and regulations. These have included the following:

Topic	Issue	How LIFT addressed this
Orphans	Certain situations may occur that force landholders with weak negotiating power to compromise, subjugate or lose their land use right to the relatively powerful. Such groups include orphans without dependable guardians.	As outlined in the GESI Field Guide, orphan children of both parents or either parent will be identified by the PAC team during the public awareness session. During this time, awareness and facilitation to get an official guardian appointment will be done in collaboration with stakeholders. The list of orphan children identified at the sub kebele level and their guardians will be provided to field teams for follow up during registration.
Deceased landholders	There is an inconsistency in the way in which parcels form part of the estate of deceased persons are recorded and is of particular concern in most of the regions where the proclamations and/or regulations are vague and lack details on the issue.	Interim registration procedures were defined and implemented to eventually be replaced by Regional Rural Land Administration and Use Proclamations (RRLAUPs) and their associated regulations considering these issues in a sufficiently detailed manner.
Registering polygamous households	There was no standard procedure on how to register and certify rural land held by polygamous households, resulting in inconsistent approaches.	A procedure that clarified how members of polygamous households should register land in a way which is legally recognised was designed and implemented.
SLLC procedures in woredas with internally displaced persons	SLLC procedures described in the SLLC manual version 3.1 lacked detailed procedures on registering property rights of the internally displaced persons (IDPs) when conflict occurs at different stages of SLLC implementation in a woreda.	The SLLC manual was updated with procedures specifying how to register IDPs prior to and during the implementation of SLLC in given woreda, thus guaranteeing their legal land rights to the rural lands in their places of residence.

Adapting the SLLC approach to increase efficiency:

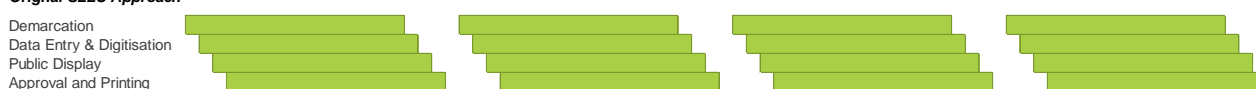
Over the course of the programme, LIFT has learned several lessons in terms of SLLC implementation and adapted its approach to increase efficiency. This included the following key areas:

Use of 'active' and 'semi-active' woreda implementation approach

At the start of LIFT, field and back-office teams would remain in a specific woreda until the entire SLLC process from demarcation and adjudication to distribution was completed, before moving to the next woreda. However, LIFT adapted this approach to increase efficiency through its active/semi-active woreda approach.

Under this approach, once demarcation was completed in a woreda and only data entry, public display, approval and printing remained to be completed (termed semi-active woreda), the majority of the woreda team would transition to the next woreda to commence demarcation (termed active woreda) with a small contingent of the original team remaining to complete outstanding back-office work and public display. Once this was completed the small team in the semi-active woreda would then transition to the active woreda to support back-office work.

Original SLLC Approach



Revised SLLC Approach



The benefits of this approach resulted in higher efficiency in transitioning between woredas and maintaining momentum of demarcation rates. However, this approach did result in increased travel by the woreda coordinators and technical team leaders to quality assure field and back-office activities in two woredas, resulting in greater fuel consumption and regional allowances.

Resource allocation for back-office staff should account for average parcel size

At the start of LIFT, the standard composition of the woreda back-office teams to undertake data entry and digitisation was five Digitisation Experts and 12 Data Entry Operators. However, to ensure data entry and digitisation rates followed demarcation rates, the back-office team size (particularly Data Entry Operators) was adapted based on the average parcel size.

This was because woredas with a high number of small parcels would have a high weekly demarcation rate whereas woredas with a relatively larger parcel sizes would have lower weekly demarcation rates. However, as data entry is not impacted by parcel size and takes the same amount of time to undertake, it was identified that in woredas with small parcels and high weekly demarcation rates, data entry rates could not keep up with the pace of demarcation. This would lead to larger back-office backlogs in these woredas, whereas in other woredas back-office processes might finish early and leave resources idle. To increase efficiency, LIFT started adapting resources to match the needs of the different woredas by moving back-office staff from woredas with low volumes of work to woredas where the available work is high. These reallocations made the application of resources more efficient overall.

Creating a back-stopping team for data entry and digitisation

In addition to the above approach, regional teams developed a pool of data entry and digitisation experts which would be deployed to woredas where data entry processes were slower than anticipated. While this reduced data entry backlogs and ensured that certificates were approved, printed and distributed to landholders in a timely manner, this did increase transport costs and allowances to staff who were posted outside their duty station.

Ensuring Financial Aid Efficiency

At the start of the programme, LIFT initially disbursed financial aid to woredas based on annual work plans that were prepared, reviewed, and approved by the PSC based on the agreed inception report implementation assumptions. These work plans were then converted into costed budgets using the agreed levels of effort and unit costs. In this approach, the set of woredas' target parcel numbers allow a target unit price to be calculated, which has been used as a financial performance indicator.

During the initial implementation however, it was identified that the actual number of parcels in woredas was much less than originally estimated by the WLAO but that the financial disbursements provided were still being fully utilized to demarcate fewer parcels.

As a result, LIFT altered its approach to increase efficiency by only distributing financial aid to woredas on a monthly basis and taking account of the number of actual parcels demarcated, multiplied by the target parcel unit cost. This approach resulted in woredas supervising the SLLC process much more closely to ensure that the parcel unit cost was not exceeded, as the penalty for any excess spend was for any excess costs to be borne by the woredas, as opposed to LIFT. As a result, efficiency increase (as well as favourable currency exchange fluctuations) and this allowed the programme to utilise financial aid savings to increase efficiency of the SLLC process such as:

Action	Result	Cost implication
Field survey teams have been increased in size through efficiencies in financial aid.	Increased daily demarcation rate	Increased costs associated with transporting larger volume of field teams (fuel)
Additional public display teams were recruited in woredas which had a large number of kebeles with Public Display (PD) pending.	Shorter PD duration and more kebeles completed in a shorter period and thus earlier SLLC closure.	Increased costs associated with transporting larger number of public display teams (fuel)

Use of aerial photography vs satellite imagery

For the demarcation process in the majority of woredas, LIFT used orthorectified aerial photographs with resolutions of 25-40cm. Satellite images available at the start of LIFT had resolutions of 30-40cm but the geometric correction (orthorectification) was not as accurate as the orthophotos. The distance with which features on a satellite image or aerial photo are displayed are affected by the topographical variations of the

land surface and the tilt of the satellite or aerial sensor. The more topographically diverse the landscape, the more distortion present in the image, where terrain displacement can be up to hundreds of meters. Orthorectification is the process of removing the effects of these distortions to create a planimetrically accurate image. The orthorectified image has constant scale where features are represented in their true positions. This allows for the accurate direct measurement of distances, angles, and areas. Orthophotos are orthorectified using the digital terrain model (DTM) extracted from the same aerial photo and has a resolution of 7 to 10m.

However, satellite imagery was used for SLLC in instances where there were gaps in the coverage in Silti and Duguna Fango woredas of SNNPR, where the orthophotos were supplied by the Ethiopian Mapping Agency. The satellite imagery LIFT acquired was orthorectified using the Shuttle Radar Topography Mission (SRTM) with a resolution of 90m. The SRTM data therefore is coarser and prone to more orthorectification errors in topographically diverse terrain. This presented best value for money as procuring 500 km² of new (more expensive) orthophoto coverage for these gaps would not be cost-effective. Additionally, as 97% of the total land area in these woredas had gentle terrain with slopes of less than or equal to 30%, satellite imagery with 40cm resolution was procured from Digital Globe and successfully used for demarcation and has shown that high resolution satellite imagery is cost effective and preferable in areas with less rugged topography.

There are economies of scale in government counterparts organising large distribution events across several woredas at a time (Outcome)

LIFT's agreement with the GoE regarding how to organise distribution of certificates was to start distribution once certificates are printed, with the WLAO being responsible for organising the process. Woreda performance was however poor in the beginning, with little engagement by the regional governments. To improve performance, LIFT started facilitating regional workshops where regional and woreda administration would come together to agree distribution targets, allocate resources, agree budgets and detailed timelines. The ownership of delivering the activities was entirely with the regional and woreda administration with LIFT initiating and introducing the process and supporting with the monitoring of the performance of weaker Woredas. With increased ownership by the regional governments and a clearly allocated budget and work plan, performance with respect to certificate distribution increased significantly. The new approach was much more manageable and allowed for much more effective certificate distribution by the GoE, which is mirrored in the programme significantly overachieving the end-of-programme targets for Outcome 3.

Ensuring the inclusion of women and vulnerable groups

A well-organized public awareness approach that addresses women and vulnerable group's (VGs) specific needs and facilitates their participation is key. During the initial years of LIFT, it had been planned that public awareness raising for SLLC would be undertaken by the field teams in conjunction with demarcation activities. However, the scale and pace of SLLC resulted in field teams only having the capacity to undertake generic awareness raising and not specifically target women and Vulnerable Groups (VGs).

Vulnerable groups face a myriad of barriers to protecting their land rights. These stem from interrelated factors such as cultural norms and perceptions, low levels of literacy and awareness of their rights, and weak standing in power dynamics with elites who use fraud and deceptive practices to undermine their access to and control over land. As a result, vulnerable groups suffer from land rights violations such as border encroachment, illegal occupancy, denial of inheritance, manipulation of rental and share cropping arrangements, and illegal transfer through sale and gifting.

The barriers that vulnerable groups face in securing their land rights pose a challenge to the delivery and inclusiveness of land certification programmes. They also have a long-term impact on efforts to bring vulnerable or disadvantaged groups out of poverty by ensuring land tenure security through Second Level Land Certification (SLLC) as follows:

SLLC stage	Activities conducted	Barriers faced by vulnerable groups (VGs)
Public awareness	Public meetings are organised to inform landholders about the benefits of SLLC and the demarcation process so that they are present when field teams visit their land parcels for demarcation.	<ul style="list-style-type: none"> ▪ Cultural norm of land being a man's issue results in women not attending meetings and being unaware of the benefits of SLLC. ▪ Access to information is restricted due to a lack of targeted messaging to women and VGs on the benefits of SLLC, which reinforces their low participation. ▪ Cultural norm of women not speaking in public means they can't voice concerns at mixed-gender meetings.
Demarcation and adjudication	Field teams visit each parcel, walk the boundary of the parcel with neighbours, mark	<ul style="list-style-type: none"> ▪ Lack of knowledge of land rights due to low engagement at the public awareness stage and time constraints on the field teams to complete demarcation means that VGs are not provided the

SLLC stage	Activities conducted	Barriers faced by vulnerable groups (VGs)
	the parcel's boundary on an aerial photograph of the area (spatial data) and record personal details of the landholders (textual data) for inclusion on the land certificate.	<ul style="list-style-type: none"> necessary support and guidance to assist them during the certification process, thus compromising their land rights. Power dynamics of influential people using falsified documents to abuse a person's land rights and influence the demarcation process. This results in the tenure rights of VGs being compromised such as husbands omitting their wife as joint holders during the certification process, or caregivers' registration of their dependents' land as their own. Cultural norm of women using their husband's surname instead of their maiden name.
Public display	Demarcated parcels are publicly displayed so that landholders can review and confirm that the details of the parcel boundaries and landholder(s) are correct and can be printed.	<ul style="list-style-type: none"> Cultural norm of land being a man's issue results in women not attending PD and therefore being unaware of whether they are/are not listed as joint landholders and the holdings of their households. Other VGs may miss PD events due to physical inability, lack of information or being absent from the area. Access to Information is restricted for people with disabilities and orphans, who may not be able to attend public display events and therefore are susceptible to guardians/caretakers filtering information and claiming ownership of their land.
Certificate distribution	Landholders attend public certificate distribution events to collect their land certificate.	<ul style="list-style-type: none"> Cultural norms result in women not attending certificate distribution events and therefore being unable to check their registration status. Even when women do attend, it is usually the man's name that is read out. For VGs with mobility problems, either their caregivers do not collect the certificate, or they may not pass it to the right holder.

This resulted in their low participation in the SLLC process in the early years of LIFT. To address this, Social Development Officer (SDO) positions were created which focused on undertaking awareness raising activities and targeting women and VGs through women only meetings and conducting VG mapping exercises ahead of demarcation to inform the field teams to provide support to women and VGs during the demarcation and public display phases.

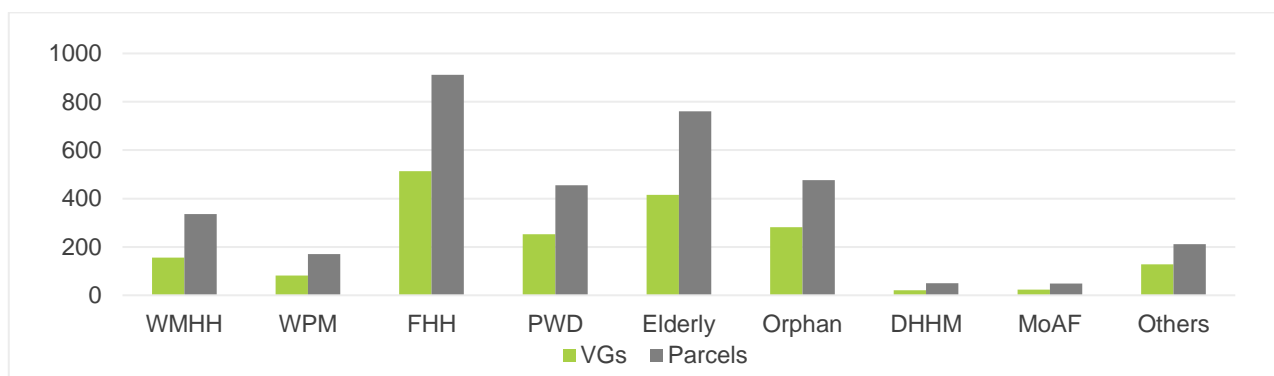
The following table indicates how the SDOs ensured the participation of women and VGs during the SLLC process:

SLLC stage	Inclusive actions undertaken by SDOs
Pre-SLLC stakeholder engagement	SDOs organise sensitisation training for field teams and the kebele and woreda leadership, to work effectively with them and make them aware of the additional support and needs that vulnerable groups require during the demarcation process.
Public awareness	Prior to starting field activities, SDOs organise sub-kebele level public awareness meetings and facilitate focused group dialogues with women to ensure information reaches them and that their concerns are heard.
VG mapping	SDOs conduct vulnerable group (VG) mapping, which entails identifying those with land rights issues and needing assistance, in collaboration with sub-kebele level leadership, the kebele land administration office/committee and the kebele administration.
Informing field team	Data on vulnerable groups and their locations are passed on to the field teams to alert them to specific individuals who will need attention during the demarcation process and the public display event.
Adjudication	Disputes that are not resolved by the field teams are reported back to the SDO for required follow-up with the land administration office and the woreda good governance task force (GGTF).
Public display	Wives must attend public display events with their spouse, and if they do not then the husband is requested to return with their wife.
Certificate distribution	Both the husband and wife's names must be called out during certificate distribution events so that the wife is aware of which certificates she is listed on as a landholder.

This approach tremendously improved participation of landholders, minimizing the number of parcels recorded without full information and shortening the periods required for public display. Of the 80 woredas covered by SDOs between June 2017 and February 2021 the following parcels were restored to rightful holders:

Category	No. Individuals	No. Parcels
VGs	1,873	3,421
Of which are Women	1,206	2,283

Parcels Restored by Type of Vulnerable Group.



SDO Success Story



"It is just a surprise for me. I can't really believe that justice is served at last" said 55-year old W/ro Azeneg Berre from Sigla Tekle-Haimanot Kebele at a Second Level Land Certificate (SLLC) distribution event in Amhara on 20th November 2018. After looking at the land certificate given to her she said "I am much pleased. I have regained my land use rights after eight years of denial. I have longed this day to come. Thanks all, who have made this to happen".

W/ro Azeneg Berre who is the mother of nine children became the sole household earner as her husband's mental health declined and to support her household's needs rented out one of her plots of land to a neighbour under a sharecropping arrangement. However, upon the agreement being made the rentee annexed her land and then gifted the land to his children and produced a first level book of holding for the seized parcel.

When she claimed that her land was unlawfully taken from her, the rentee refused her claims and intimidated her to the extent of threatening her life and despite her effort to file a lawsuit at a local court her neighbour kept on using her land unlawfully.

In early September 2018, LIFT's field demarcation commenced in her woreda. W/ro Azeneg took this opportunity to lodge her complaint with the field demarcation team and explained the situation to them. The field team members immediately informed LIFT's Woreda Social Development Officer (SDO) who is specifically tasked to ensure the inclusion of women and vulnerable groups during SLLC.

Upon receiving the information, the SDO collaborated with the Woreda Land Administration Office (WLAO) and Elders Committee to investigate and substantiate W/ro Azeneg's claim, and the land which she had been denied for the past eight years was demarcated in her name and she received her SLLC certificate ensuring her land rights are protected.

Logistical considerations are vital to ensure effective delivery

Procurement should be the responsibility of the ITSP

While technical aspects in the delivery of SLLC are critical, SLLC is a large logistical operation that is dependent upon the timely provision of equipment and the impact of delay in this can result in the following:

Equipment Item	Programme Need	Impact of Delay
Vehicle Tyres	The field teams are highly reliant on being transported by the programme vehicles (to and from the field as well as to different areas within kebeles) to undertake demarcation activities at the required rate	Vehicles being inoperable, and this results in significant inefficiencies. More specifically it reduces the field teams transport capacities to undertake field demarcation and thus slows or even halts demarcation rates which has a knock-on effect on certificate distribution to farmers and increases the overall cost of delivery.

Equipment Item	Programme Need	Impact of Delay
Field Equipment (Forms umbrellas, pens, clip boards, etc.)	Required by field team to undertake demarcation activities	Field demarcation being unable to proceed with the same consequences as described above.
Certificate Paper	These items are required for parcel certificates to be printed upon approval for distribution to farmers	<ul style="list-style-type: none"> Results in certificate printing coming to a complete halt. Field teams unable to print maps: halts demarcation and public display
Ink and roll paper	These are required to print: <ul style="list-style-type: none"> Field maps for demarcation Print data for public display 	Demarcation activities and public display events cease

At the start of LIFT, the procurement of equipment was the responsibility of FCDO's procurement agent and the programme suffered significant and critical issues because of delayed procurement deliveries, with the programme having to undertake emergency stop-gap procurements to keep processes running. The programme received a B score in its 2015/16 Annual Review and procurement was highlighted as a contributing factor as demonstrated in the comments below from the Annual Review report -

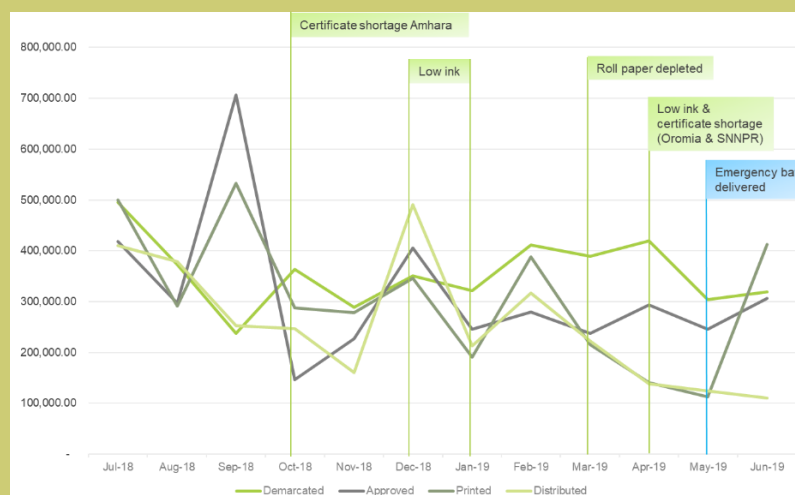
'The two greatest risks to the programme (i.e. those that are considered both high impact and high probability) are the lack of local government capacity and continued procurement delays by the DFID procurement agent.'

As outlined above, the implementation of LIFT has been delayed by a number of external challenges including delayed procurement, problems with the delivery of the NRLAIS, as well as some initial delays with the approval and issuance of certificates. This has affected the ITSP's ability to deliver outputs 2 and 3 against agreed timeframes. Initial delays in the commencement of programme activities have led to a contract extension of six months.'

In 2016, a new procurement agent was contracted by FCDO to undertake the procurement of equipment and goods for LIFT. However, despite this change in procurement agent the programme still faced ever-increasing challenges in having requested items delivered on schedule as per the approved procurement plan. Despite attempts to rectify this situation, which included developing an 18-month procurement plan and purchasing equipment in bulk to ease the procurement process, the performance of the procurement agent did not improve. At the start of the programme year 2017/18 the programme submitted a procurement plan that included four batches of equipment as follows:

Batch	Requested Date	Delivery Date	Notes
Batch 5	March 2018	July/August 2018	5-month delay
Batch 6	May 2018	July 2018	2-month delay
Batch 7	July 2018	Not Delivered	Order cancelled in October when revised delivery was estimated to be December 2018
Batch 8	August 2018	cancelled	Order cancelled (undertaken by DAI)

Case Study – Impact of Batch 7 Cancellation



The following graph indicates the impact of the delayed and subsequent cancellation of batch seven procurement

As the graph indicates over the course of September key SLLC processes declined as the programme suffered from a lack of certificates, periods of low ink for printing which were addressed by the regions providing ink from their supplies and finally depleted roll paper that impacted demarcation and public display. Once equipment was received in May 2019 approval rates immediately increased as backlogged parcels awaiting public display could commence with the printing of parcel display sheets

Finance and logistical staffing considerations are vital in a decentralised land programme

LIFT is FCDO's largest land tenure programme and at its peak undertook SLLC simultaneously in 32 woredas, while employing roughly 2,500 staff and managing over 100 vehicles and £13 million worth of equipment across four regions, each having their own regional laws, procedures and languages.

This required the programme to take a decentralised operational approach with regional management structures being established to coordinate woreda level activities. While this has been highly successful, it has required LIFT to invest more resources in its regional management structure and finance and operations team to ensure quality of delivery (see Project Management section). Other programmes requiring a similar approach, should take this into consideration.

Robust and systemic monitoring systems have been critical in the effective implementation of SLLC

LIFT has deployed the following package of monitoring tools to track SLLC implementation progress and quality to inform performance improvement, as follows:

In-built monitoring and quality control procedures improve the efficiency and effectiveness of delivering SLLC

LIFT's SLLC manual outlines standard procedures on how to deliver each SLLC process in great detail. This includes in-built quality control and monitoring procedures at each point of the process. Monitoring responsibilities are also included in the terms of reference of each position from the field surveyor at the kebele-level to the back-office staff, the Woreda Coordinator and the Regional Coordinator. This ensures that standard procedures are followed closely, and reporting is reliable.

Holding regular implementation monitoring workshops provides a forum to improve SLLC performance

LIFT regularly organised federal level SLLC implementation workshops to discuss SLLC operational challenges, share experiences and define performance improvement action plans. The implementation of region-specific action plans was closely monitored by LIFT in close coordination with the Regional Land Offices (RLOs).

Field Monitoring is critical to improve SLLC implementation performance:

LIFT in coordination with the Rural Land Administration and Use Directorate (RLAUD) and RLO staff routinely undertook field monitoring in sample SLLC programme woredas to assess compliance with SLLC procedures set out in the SLLC manual.

Monitoring has improved SLLC delivery very effectively with the help of an innovative and state of the art digital data aggregation and analysis software (MIS).

SLLC monitoring relies on a large amount of weekly progress reports, which are prepared by LIFT's woreda-based staff working throughout more than 30 woredas at any given point in time. Detailed, kebele-level information is collected in each woreda on key performance indicators, including demarcation, back-office processes such as data entry and parcel digitisation, public display, approval, printing, and certificate distribution. To aggregate, quality-assure and analyse such large amounts of data on a weekly basis, LIFT has developed a bespoke software, the Management Information System (MIS), in which Excel-based woreda progress reports can simply be uploaded from anywhere through a public IP address. The MIS then runs automated consistency and data quality checks and creates performance dashboards and analysis that visualise progress against targets for key indicators. The MIS also functions as an online cloud database, where all reports submitted are stored and can be downloaded at a later point in time, ensuring full transparency of calculations, data sources and reporting.

The MIS data aggregation and analysis system has been a big success for LIFT and has allowed the programme to deliver SLLC more effectively. This is because the timely and thorough reporting and analysis allowed management to quickly identify low-performing woredas and address bottlenecks immediately. Realising the large advantages of a digitised monitoring system, the GoE's RLAUD has adopted LIFT's MIS for the monitoring of the CALM project, with LIFT's M&E team developing a detailed manual, revising the software and training staff in how to use it. RLAUD are also planning to expand the system to the directorate-wide monitoring platform (MELA), where all land in Ethiopia will be monitored.

Ensuring Sustainability

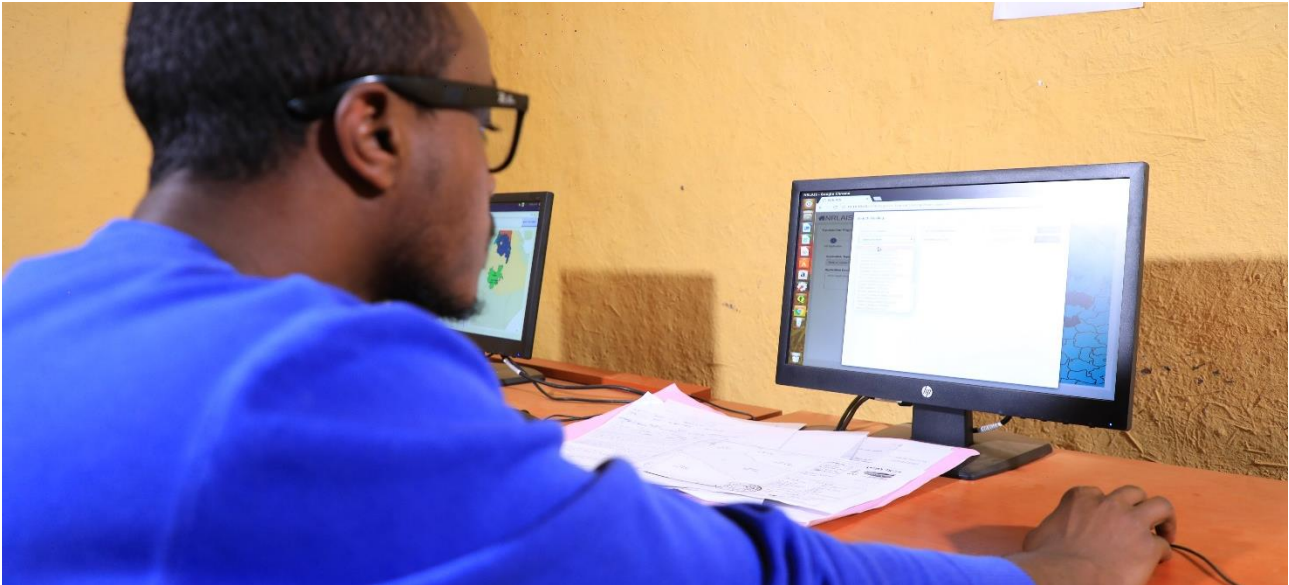
SLLC is a one-off activity and LIFT has delivered SLLC while largely exceeding the initially agreed targets. The tenure security provided through SLLC can however depreciate over time, if subsequent land transactions are not formally registered and the certificate provided by LIFT goes out of date and becomes inaccurate. To

prevent this, an effective and sustainable RLAS should follow the SLLC process to ensure that subsequent transactions are registered, certificates are kept up to date, and tenure security is maintained. LIFT has delivered RLAS to this effect and innovated new ways of sustaining RLAS over time. The details of how LIFT has contributed to a more sustainable RLAS are discussed in greater detail in the next section.

Furthermore, LIFT has developed and adapted a highly efficient approach to delivering large-scale land certification and the many lessons that can be learnt from that have been discussed above. As such, LIFT's SLLC approach has already been largely adopted by the GoE and other programmes. There still remain many additional lessons and nuances to existing practice that can still be shared and workshopped with different stakeholders to ensure a successful handover. This also includes ensuring that RLAUD and CALM LA implement land certification according to LIFT standards, which will require additional technical support and oversight. Organising dissemination events and workshops on lessons learnt with the GoE and other donors working in the land sector in Ethiopia is therefore vital to ensure that the rich and plentiful knowledge created by LIFT does not go unrecognised.

Lastly, LIFT's lessons on how to implement large-scale land certification efficiently and effectively can inform programme design in other country contexts and international lesson sharing events should be organised to disseminate best practices.

Component 2 - RLAS

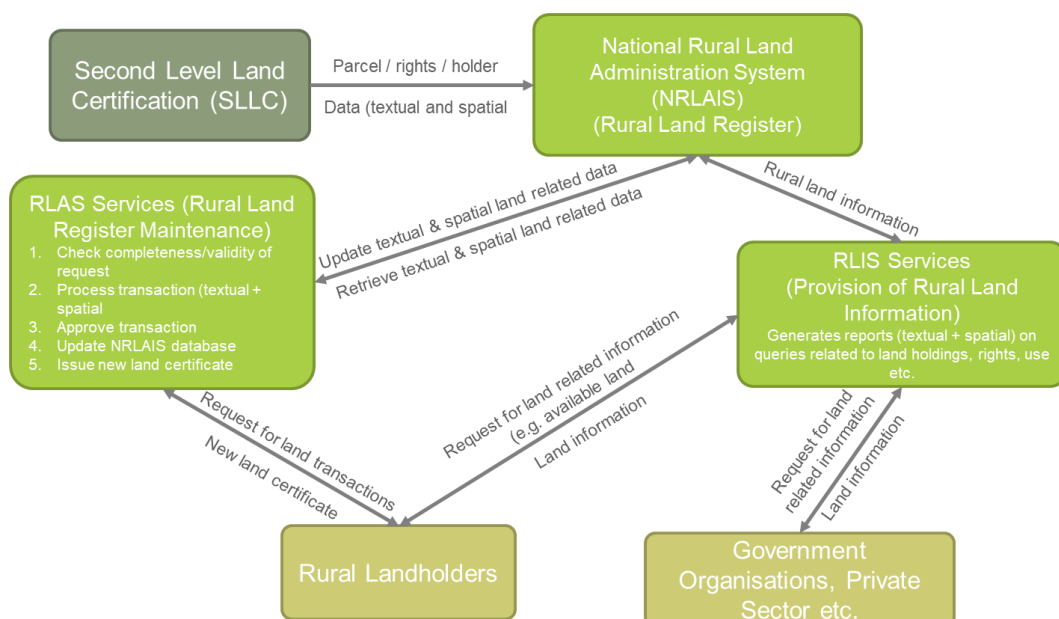


Introduction

Central to any land registration programme is long-term vision, engagement and planning. Land information quickly goes out of date and becomes inaccurate if not maintained in a modern land administration system, and this can result in households losing their land tenure security gained through second level land certification (SLLC).

LIFT is working with the Government of Ethiopia to implement an improved rural land administration system (RLAS) in woredas where SLLC has taken place, so that all land rights transfers, within and between households, can be registered and updated guaranteeing that the tenure rights of the individuals involved in these transfers are maintained. The project is supporting the development and roll-out of a new rural land administration information system, which enables land transactions to be digitally recorded, monitored and reported. This includes clarifying and reinforcing the procedures for land administration and training land administration personnel in the effective and transparent deployment of these procedures.

RLAS Conceptual Framework



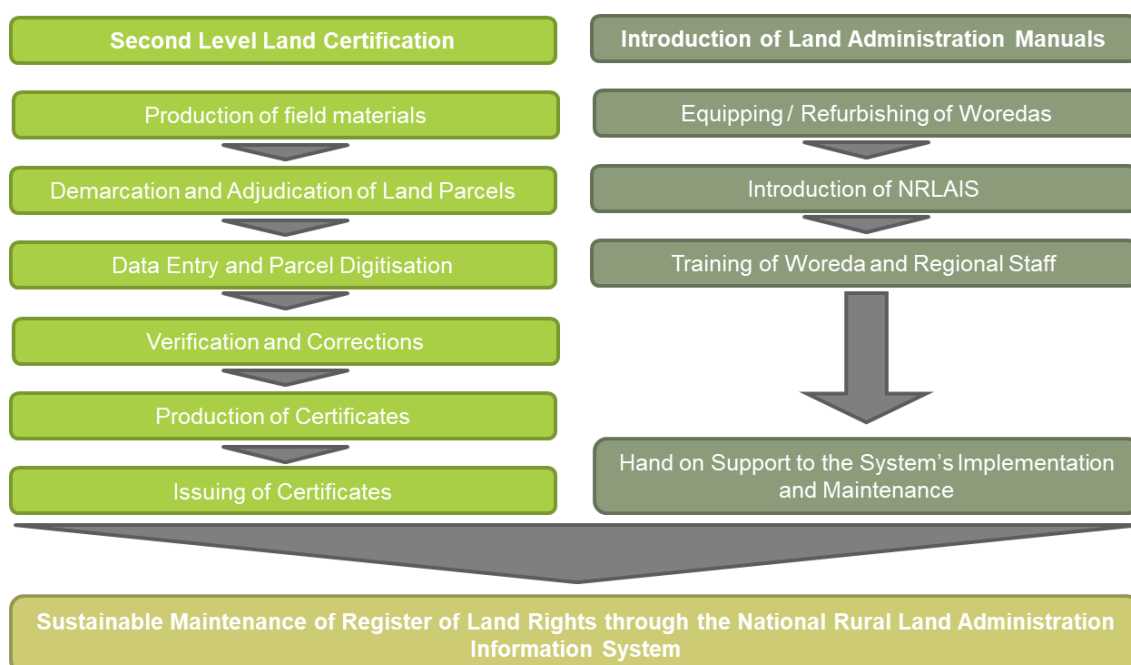
RLAS Approach

To ensure sustainability, several additional initiatives were implemented with the aim of ensuring woreda land administration staff are equipped with the necessary skills and knowledge to deliver an effective service and receive ongoing support and training. Additionally, LIFT is working to increase landholders' awareness of the regulatory environment and the benefits of formally registering land transactions, as well as improving delivery mechanisms to facilitate their access to these services.

LIFT supported the roll-out of a functioning RLAS through a combination of providing equipment (hardware and software), training of land administration staff, awareness raising and the development of guidelines, manuals, and procedures to improve the implementation of RLAS. The latter included the development of detailed RLAS federal and regional manuals, which outline and guide the implementation of RLAS. LIFT's RLAS manuals are the GoE approved guidelines to implementing RLAS and each Woreda Land Administration Office (WLAO) is required to have a copy available to train and guide staff.

To commence RLAS delivery, the first requirement is that the SLLC process has been concluded in a given woreda, meaning that all land has been certified and certificates have been distributed to landholders. As a next step, the data of the newly registered land, which is saved in an interim mass registration system (iMASSREG)²⁴ is cleaned and prepared for uploading into either the interim Woreda Land Administration Information System (iWorLAIS)²⁵ or the National Rural Land Administration Information System (NRLAIS). LIFT then delivers computers and other office equipment to the WLAO and uploads the electronic land cadastre onto the iWorLAIS or NRLAIS software. LIFT's RLAS experts then provide training to the WLAO staff, conduct awareness raising events with landholders and provide awareness raising materials to WLAO staff, so that these can be distributed.

LIFT also trains GoE staff as Regional Trainers of Trainer (RTOTs), to continue providing technical back-up support to Woredas with RLAS to ensure that operations are sustained in the longer term. However, it soon became apparent that the RTOTs could not provide sufficient support to all woredas in their respective regions. As a result, LIFT expanded the RLAS team and hired regional RLAS Coordinators and RLAS experts, who provided additional technical back-up support to WLAOs. LIFT also developed a detailed monitoring methodology to carry-out assessments 12 months after RLAS had become operational in a given woreda. This allowed the programme to monitor the sustainability of RLAS and inform the GoE of performance gaps and implementation weaknesses. The diagram below summarises LIFT's approach to delivering RLAS.



Feedback from a series of RLAS implementation monitoring assessments and research carried out by LIFT in 2018 has highlighted the need to implement a variety of complementary initiatives in addition to the delivery of

²⁴ iMASSREG is an interim software that was developed by LIFT to capture the data of the newly certified and registered land.

²⁵ iWorLAIS is an interim software developed by LIFT, which was developed at a time when the NRLAIS system was not ready for use yet. Throughout 2020, LIFT has supported RLAUD in replacing iWorLAIS with the now available version of NRLAIS.

RLAS to increase the volume of formal transactions. Increasing the sustainable use of RLAS has become the top priority for LIFT and additional intervention pilots were initiated including the following:

- **Satellite Woreda Approach:** The Satellite Woreda approach aims to institutionalise a framework whereby selected high performing woredas provide RLAS technical backup support and monitor the implementation performance levels of the neighbouring RLAS woredas. The development of the Satellite Woreda Approach aims to address any weak organisational capacities of the RLOs and thereby support the growing number of RLAS programme woredas in their respective regions through encouraging the locally evolving “Woreda-to-Woreda support system” where the better performing RLAS woredas provide technical support to the neighbouring poorly performing RLAS woredas.
- **Model Woreda Office Approach:** The Model Woreda Office Approach (MWOA) aims to develop, operate, and test best practices in land administration services (focus on operational aspects) and replicate these in other LIFT woredas to improve the operational effectiveness, efficiency, and long-term sustainability of RLAS. LIFT has been leading on this joint initiative, with budget contributions from other donors, including GIZ, SLMP, CALM LA, and the Finish Government.
- **Light touch communications campaign:** To increase the awareness and knowledge among different community members of the requirements and benefits of formally registering land transactions, LIFT trained selected community members as Agents of Change (AoCs) to undertake an interpersonal communication approach-based campaign.
- **Woreda RLAS PAC strategy:** To support the efforts of the WLAO in raising landholders’ awareness of the importance of formally registering transactions, a guideline document has been developed which provides clear guidelines on how to reach different target segments (public platforms, meetings and venues for posters) as well as a structured approach for print materials and information to flow from the WLAO to the sub-kebele level.
- **Mobile Back Office Centre Approach (MBOC):** The costs associated with travelling to the woreda to formally register transactions was one of the barriers identified by the Ethiopian Economic Association study. Based on this, LIFT developed the Mobile Back Office Approach whereby remote kebeles will form into clusters with transaction requests being sent to a selected kebele administration office and processed by the WLAO during regular visits.
- **SMS transaction reporting system:** One of the major constraints to aggregating monthly transactions is internet connectivity. This often makes it difficult for Woreda Land Offices to share transaction reports with the central RLAUD and LIFT offices and often requires physical visits. To make this process more efficient, LIFT in collaboration with the MoA, developed a system whereby transaction data can be sent via SMS to the Ministry and LIFT’s servers for downloading and analysis.
- **Land hotline:** To address gaps in knowledge amongst KLAC members, LIFT has been developing a proposal for a land hotline whereby users can listen to pre-recorded messages on various transaction types and the transaction procedures to follow.

Results

Annual Review Scores

Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
AR Score	A	C	B	A	A+	A+	A+

Outputs

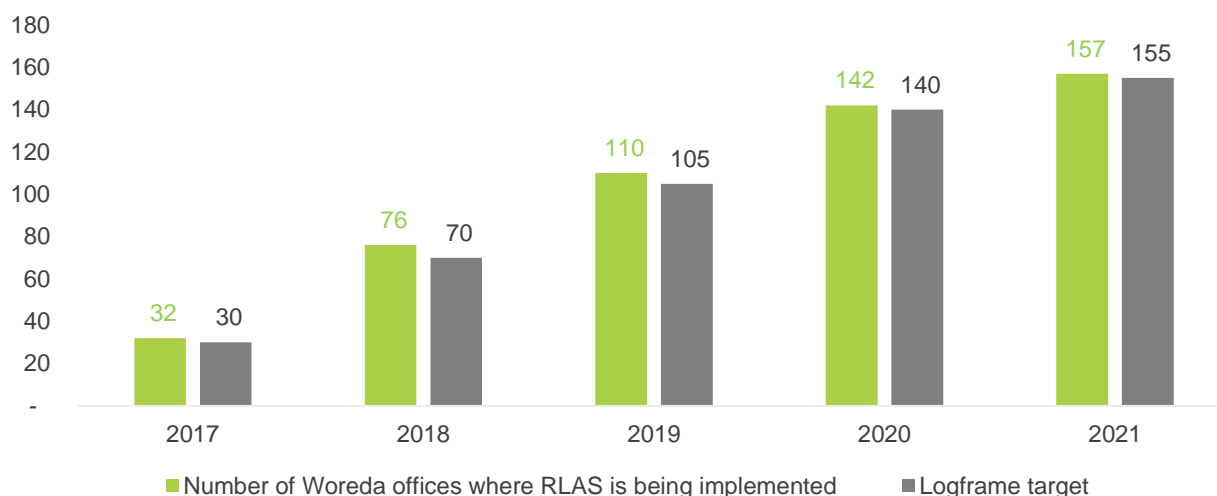
Output Indicator	Starting Target	Final Target	Final Result ²⁶
2.1 – Number of woreda offices in which RLAS is being implemented and at least 10 transactions have been processed	140	155	164
2.2 – Number of woreda offices in which RLAS has been operational for 12 months or more that pass the RLAS implementation assessment	90	90	107

LIFT continuously overachieved on the targets to deliver RLAS, as can be seen in the chart below. In total 157 woredas have had the RLAS infrastructure installed (17 more woredas than LIFT’s original target of 140) of which 130 have had the NRLAIS software installed with the remaining still using the interim land administration

²⁶ Results are as of 15th April 2021. The agreed reporting cut-off point is 31st May 2021 and this document will be updated with final results in early June.

system iWORLAIS). Of the 157 woredas, 107 have passed their final implementation assessment and 114 having been handed over to RLAUD under the CALM programme in March 2021 and the remaining 51 woredas are planned to be transferred by the end of May 2021.

Number of Woreda offices where LIFT installed RLAS compared to targets



The table below provides a regional breakdown of the number of woredas where LIFT delivered RLAS, installed NRLAIS, and where RLAS assessments were carried out after 12 months.

Region	Amhara	Oromia	SNNPR	Tigray	All
Total Woredas with RLAS installed	51	51	43	19	164
No. woredas operational after 12 months	35	41	31	0	107
NRLAIS installed					
Total	45	42	32	11*	119
Performance Level					
Category 1- RLAS Not implemented after 12 months	0	0	0	0	0
Category 2: RLAS implemented after 12 months-Needs many improvements	12	15	19	0	46
Category 3: RLAS Implemented after 12 months – Needs few improvements	23	26	12	0	61
Total	35	41	31	0	107

*Due to the conflict in Tigray preliminary reports indicate that RLAS equipment has been destroyed/stolen in 10 woredas that have been contacted with the remaining nine being unreachable. These include Alamata, Hintalo Wojerat, Kilte Awalo, Tshelemedi, Adwa, Hawazen, Were Leki, T/koraro, Degua Temben and Laelay Abiabo

VfM

Indicator	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Cost per woreda with RLAS installed	n/a	n/a	n/a	£20,290	£18,220	£17,082	£17,176

The VfM cost for the last reporting period is **£17,176** based on **147** woreda offices with functioning RLAS²⁷. Furthermore, 107 of these offices were still operational 12 months after LIFT had delivered RLAS, **another indication for sustainability**. This unit cost has gone up slightly in this period mainly due to addition of staffing costs to cover the one-year extension to accomplish LIFT's end of programme targets as well as new costs like studies (e.g. the RLAS Transaction Survey in the last quarter) and it being a short reporting period.

²⁷ For RLAS costs we used the following costs in the calculation: the average cost of RLAS equipment per woreda, all RLAS related staff and TA costs, and all of the RLAS-related research and other technical inputs (for example, the RLAS Transaction Survey last year), communications campaign, posters for awareness. The costs stand at £2,524,965 at the time of reporting.

Outcomes

Outcome Indicator	Active since	Starting Target	Final Target	Final Result
Outcome Indicator 1A: Percentage of land transactions which are formally registered in RLAS in programme woredas in which RLAS is operational.	Aug 2017 (V13)	Total: 50%	Total: 32.5% Rental: 20% Loan: 100% Other: 30%	Total: 47.7% Rental: 48% Loan: 100% Other: 47.5%
Outcome Indicator 1B: Percentage of second-level land certificates that are held in joint ownership, by a female only or by a male only.	April 2019 (V16)	M&F: 50% F: 15% M: 5%	M&F: 50% F: 15% M: 5%	M&F: 72.95% F: 19.50% M: 7.55%

VfM

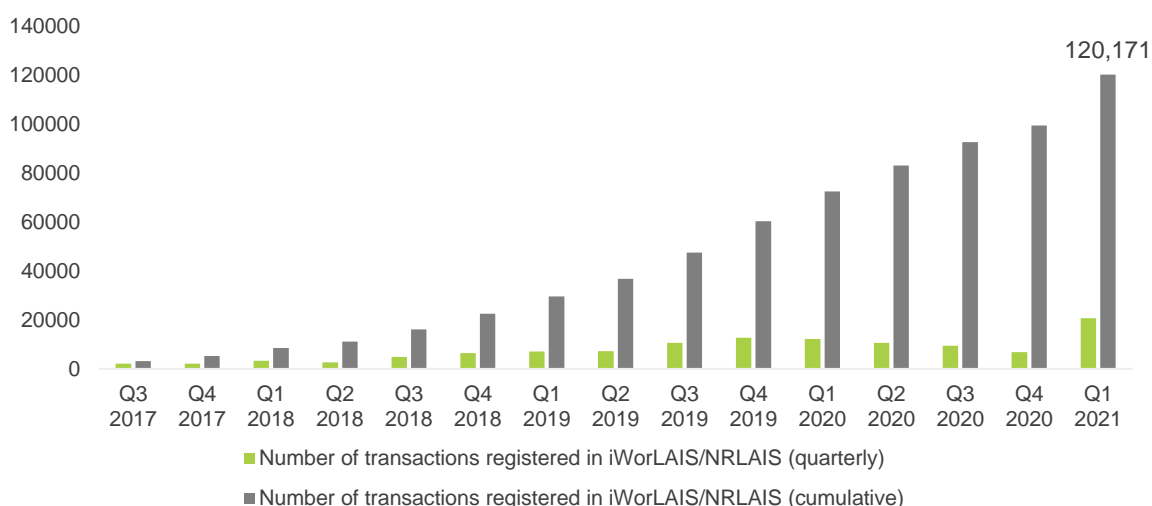
The cost per transaction formally registered has continuously decreased throughout the lifetime of the programme.²⁸

Indicator	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Cost per transaction Formally Registered	n/a	n/a	n/a	£90.80	£46.61	£25.12	£18.76

Evidence for Outcome Indicator 1A is provided through the RLAS transaction surveys. These are large-scale household surveys interviewing landholders that have received the SLLC in Woredas where RLAS is operational and are designed to be representative of LIFT's beneficiary population. The survey probes whether any land transactions were committed since the SLLC was received, for example due to inheritance, parcel split, or gifting, and whether these transactions were then formally registered with the land authorities. This allows the programme to estimate the percentage of land transactions that have been formally registered in RLAS.

The 2019 RLAS transaction survey found 31.6% of all land transactions were formally registered which exceeded its 2019 Outcome Indicator 1A target of 30%. The same survey was repeated in the first quarter of 2021 to provide a more current update on registration behaviour. It was found that the percentage of transactions registered in RLAS had further increased to 47.7%.²⁹ The positive trend in registration behaviour and the improved service delivery in RLAS woredas brought about through LIFT's interventions is reflected in the number of registered transactions, which were downloaded from the iWorLAIS data back-ups of woredas where LIFT has delivered RLAS. The chart below shows how the number of registered transactions has continuously increased over time. This is also reflected in decreasing costs per transaction as shown in the VfM indicator table above.

Number of land transactions registered in iWorLAIS/NRLAIS



²⁸ Note that this indicator does not refer to the costs incurred by the WLAO, but instead is a programme VfM indicator that compares LIFT's costs with outcomes.

²⁹ It should be noted that the RLAS survey conducted in 2021 had to be drastically reduced in scale due to the COVID pandemic and the conflict in Tigray. While the programme is certain of a positive trend, the magnitude may be inflated due to higher statistical variance introduced due to the smaller sample size and omission of locations when compared to the 2019 survey.

Land rights for women have been maintained over time

Outcome Indicator 1B is designed to measure whether the tenure security that was established for female landholders is sustained over time and is not eroded as new land transactions are made. This is done by comparing the percentage of transactions held jointly, by females only and by males only at the point of certification with the latest status as found in the updated land register that reflects subsequent transactions (ultimately this will be NRLAIS). So far, a positive trend can be identified, where the percentage of parcels held by women only is slightly increasing over time while the percentage of parcels held jointly by men and women is decreasing.

Evidence on Outcomes



To better understand to what extent landholders are formally registering subsequent land transactions, or are following informal practices, LIFT conducted the RLAS transaction surveys in 2019 and in 2021; large-scale survey sampling 9,600 households across Amhara, Oromia, SNNPR and Tigray. The sample was selected in a way that findings are representative of the entire beneficiary population. Furthermore, a mixed methods approach was applied, using both quantitative and qualitative research methods to explore factors influencing the likelihood that a land transaction would be formally registered. All households that had conducted a land transaction since the SLLC process began were then interviewed and it was established whether these were either formally registered or informally dealt with. Findings are summarised below:

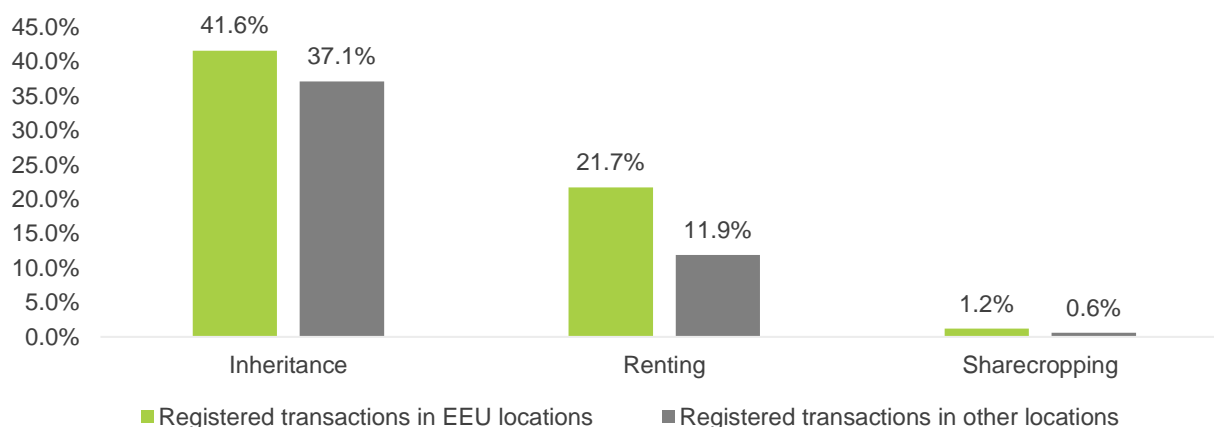
Innovations introduced to the land market through EE increase the demand for keeping SLLC up-to-date.

Typically, land reform programs focus on awareness-raising and public awareness and communications activities to obtain greater public buy-in to land administration. While this approach is valid, in the case of raising awareness of the rights and obligations of land holders (particularly when addressing women and minority or vulnerable groups who might otherwise be excluded), it does not offer many incentives to actual participation in the formal land administration system. Furthermore, to maintain public awareness of the requirement to, and benefits of, registering land transactions, awareness raising activities need to be continued over time by the programme or the government, to ensure that new generations of landholders adapt their behaviour and that the current generation continues to comply with formal registration requirements. This implies ongoing, long-term costs for either the programme or the government. In the case of LIFT, however, the EE component introduced market interventions (around land rental and credit) with clear incentives for farmers to register their transactions. By requiring a functioning Rural Land Administration System (RLAS) as a pre-requisite for these transactions to take place and for farmers to receive the associated benefit, it was hoped that the interventions would stimulate demand for land administration services, as well as increasing growth and productivity.

The RLAS transaction survey (2019) found credible evidence for this to be the case. Rental transactions as well as other land transactions are significantly more often formally registered in woredas where EE innovations can be accessed, compared to other woredas. Statistical analysis of a sample of 9,600 households showed that the differences are strongly pronounced, with landholders in “EE locations” much more likely to formally register land transactions. This is evidence to support the ToC assumption that EE innovations, such as the SLLC-linked loan or the rental contract, provide incentives for landholders to register changes to their

SLLC. This creates a sustainable cycle: while SLLC is required to pilot EE in the first place, EE innovations then contribute to keeping SLLC and RLAS up-to-date in the long run. Evidence for the workings of this approach is ground-breaking and should be considered for the design of land certification programmes elsewhere. Findings are summarised in a LIFT paper that was accepted for the 2020 World Bank land conference.³⁰

Percentage of land transactions formally registered in EE locations vs other



SLLC and RLAS have empowered women, including female-heads and women in male-headed households.

LIFT's RLAS transaction survey (2019) found that female-headed households (widows) were especially likely to feel more empowered as a result of SLLC and the clarification of land holdership that came with it. Focus group discussions and key informant interviews brought-up ample examples of loss of land that was now resolved through the SLLC process. Some examples refer to a situation where SLLC itself allowed female-heads to challenge the actions of powerful persons (e.g. a long-term rental agreement with a male farmer led to his land claim in Amhara Regional State that was initially agreed, but later challenged and now in the woreda court). Further, female-heads pointed out lower risks associated with renting out land to better-off households. Females in male-headed households (married women) felt that their involvement in decisions had increased, including on whether to engage in a transaction, decisions on the specifics of the transaction and direct engagement at multiple points in the process. These findings were confirmed through the external evaluator's thematic study on gender equality and social inclusion (2019), which also found that women feel more tenure secure and empowered in making decisions on their land as a result of SLLC, including that SLLC helped them to enter in more secure land rental agreements. A recent study on one of LIFT's target Woredas Gozamin provides further evidence on the impact of land titling on female empowerment.³¹

Challenges, Programme Adaptations & Lessons Learned

RLAS Sustainability

Land Administration interventions should be prioritised and rolled out in tandem with certification:

During the first half of LIFT implementation, FCDO prioritised meeting ambitious mid-term review targets for SLLC. The pursuit of high certification targets without taking sufficient account of the need to allow time and resources to strengthen Government capacity to deliver the supporting land administration functions risks creating a backlog of unattended transactions, or a lapse into informal transactions.

Quality of Service Delivery:

An emphasis should be placed on the quality of land administration service delivery (such as time taken for formal transactions to be recorded), and the uptake of the formal RLAS in terms of the proportion of transactions that are formally registered as opposed to number of informally conducted transactions. Overall volume of transactions alone is an inadequate measure of success and sustainability when measured following

30 Enrico Neumann, John Leckie, Dr. David Cownie, The catalytic impact of market systems innovations in land certification programs – evidence from two large-scale household surveys in Ethiopia, LIFT, 2020.

31 Ayelech Kidie Mengesha, et al. "Reducing gender inequalities through land titling? The case of Gozamin Woreda", 2021. World Development, Vol 145.

the systematic processing of millions of land transactions through the registration process (which is in itself a transaction).

Beneficial impact of EE on RLAS service delivery

LIFT has demonstrated the mutually reinforcing interaction between Economic Empowerment interventions reliant on RLAS service delivery and the uptake and public awareness of RLAS. The impacts of these interventions on improved service delivery needs to be measured over a longer period to gain a deeper understanding of their influence on the sustainability of RLAS services and uptake.

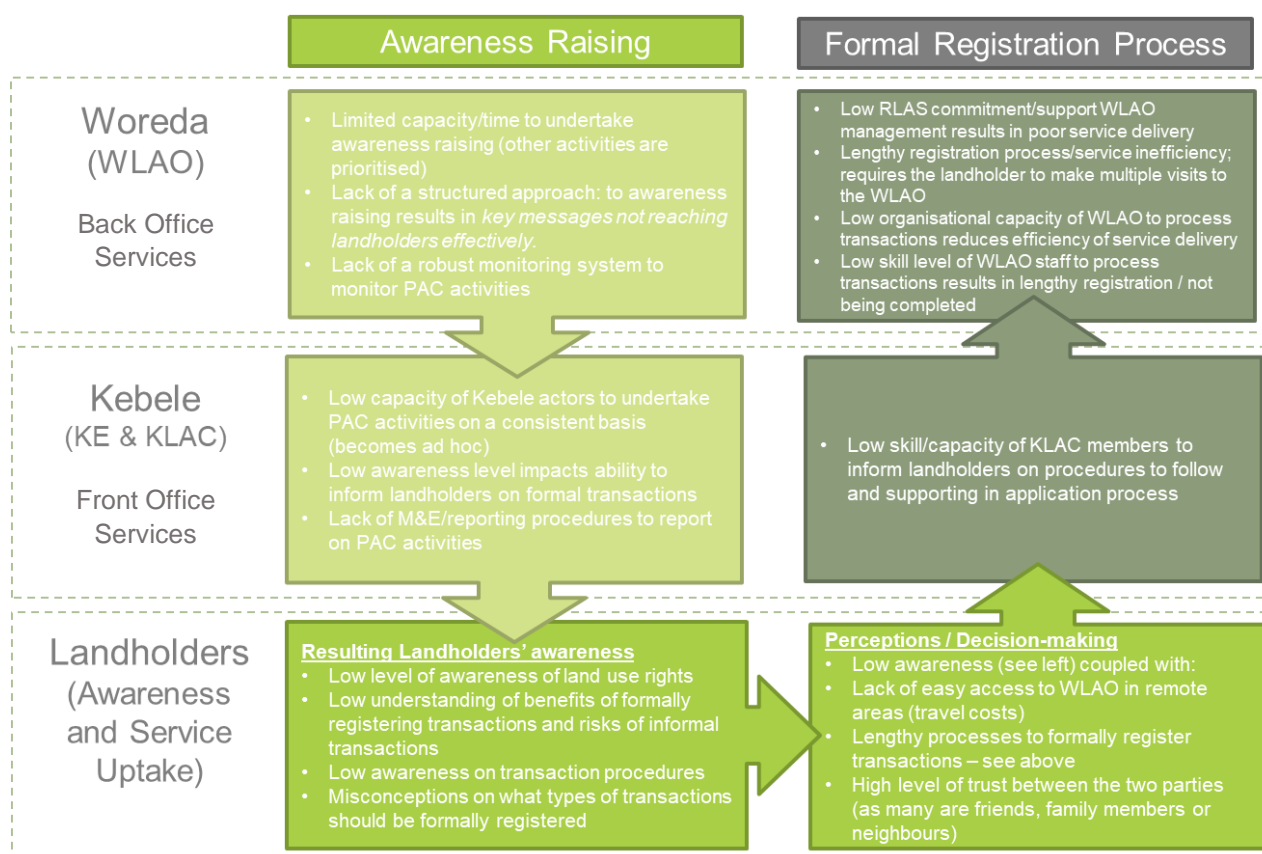
Resourcing needs:

Other land administration programmes should consider allocating greater time, resources and emphasis to support the sustainable operation of RLAS (or other systems that record subsequent transactions to maintain the currency of the land register).

Conceptualising a Sustainable RLAS

The main challenges to a sustainable RLAS within Ethiopia have been 1) key messages are not effectively disseminated to landholders and 2) constraints in service delivery at the woreda and kebele/sub-kebele level. These constraints result in low awareness of the importance of formally registering transactions and the risks of informal transactions amongst landholders. This, coupled with inefficiencies/constraints within the formal transaction process results in this being a lengthy procedure for landholders to undertake. Because of these two main factors landholders perceive the formal registration of transactions process being time-consuming and costly in terms of travel (costs) and that it provides little or no additional benefits (low risk perception of informal transactions) and therefore they opt for informal transactions.

Conceptual diagram of RLAS constraints



Service Delivery

Regarding service delivery, the woreda land administration system can be categorised into two distinct functions which include:

Front-office Functions

These are services located at the kebele level and act as the interface between landholders and the woreda land administration system and is the first point of call for any landholder wishing to formally register a land transaction.

Within the regions the staffing of front-office functions varies and are either operated by a Kebele Land Expert (KLE) or KLAC Chairperson³². In woredas where a KLE is present, they support the Kebele Land Administration Committee (KLAC) members to process transaction applications which are then submitted to the Woreda Land Administration Office (WLAO)

Front-Office Function constraints:

- KLAC members poor knowledge of how an application form should be correctly completed as well as what additional documents should be provided as part of the application process (i.e. kebele ID, marriage certificate etc) resulting in applications being rejected at the WLAO
- KLAC members poor knowledge of regional land laws that govern transactions such as the minimum size of land that can be gifted, inherited as well as the minimum and maximum duration that a rental agreement is permissible resulting in transaction applications that do not adhere to the regional land laws being rejected by the WLAO
- KLAC members poor knowledge of the process landholders should take to acquire relevant documents for applications such as kebele IDs, marriage certificates, court orders etc. if an applicant does not have these
- High turnover of KLAC members resulting in new appointees often not receiving awareness raising training on RLAS.

Back-office Functions

This is comprised of the WLAO and involves the processing and approval of transaction applications, updating the woreda land register and subsequent printing and issuance of an updated land certificate (if the transaction is a permanent transaction) which is sent to the relevant Kebele Land Administration Office to be given to the new landholder.

Back-office Function Constraints:

- Low organisational capacity of WLAO to process transactions due to frequent trained staff turnover, and a lengthy procedure to replace the positions of the resigned trained staff reduces the efficiency of service delivery
- Low skill level of WLAO staff to process transactions results in lengthy registration / not being completed

These constraints ultimately result in both non-compliance with the standard RLAS procedures and guidelines and the application process becoming lengthy and time consuming for landholders to undertake due to the inefficiency in service provision.

Addressing Service Delivery Constraints

The use of Regional ToTs to maintain and improve the capacity to implement RLAS was not sufficient and additional approaches had to be piloted to address sustainability.

LIFT's initial approach to RLAS implementation was to install RLAS equipment, train WLAO staff on the system and procedures, with Regional ToTs being responsible for providing continual support to woredas to ensure sustainable RLAS operations. However, this approach was inefficient due to no budget being allocated by the zonal offices for RLAS operations as well as the high turnover and low commitment of zonal/woreda land staff.

As a result, LIFT has implemented several interventions to ensure the long-term sustainability of RLAS operations. While these interventions have showed success, they only commenced in year 4/5 of the programme. It is therefore suggested that addressing RLAS sustainability should be an integral part of any newly conceived land programme and consideration given to starting to pilot new, innovative approaches right from the start.

³² KLEs are government staff and KLAC members are volunteers

Case Story – Model Woreda Office Approach (MWOA)

The MWOA approach aims to develop, operate and test best practices in land administration services (focus on operational aspects) and replicate these in other LIFT woredas to improve the operational effectiveness, efficiency and long-term sustainability of RLAS. This has been taken forward as a joint initiative, with budget contributions apportioned between different stakeholders including GIZ, Finnish Aid and the World Bank.

Although the implementation process was impacted by COVID-19, LIFT has completed the following activities:

- Finalized a framework on Land Administration Best Practices for the Model Woredas which sets out the foundation of best practices on land administration and monitoring procedures. The framework was approved by the Director of RLAUD, REILA II, GIZ S2RAI and SLMP III and has also been endorsed by the Regional Land Bureaus.
- Finalised tools and templates for implementation
- Finalised a workplan for the implementation of the approach
- Developed a detailed monitoring framework to ensure quality implementation

In addition to this the MWOA has been incorporated into CALM with the programme aiming to establish eight additional MWOs

Success Story – Satellite Woreda Approach (SWA)

The Satellite Woreda approach aims to institutionalise an informal approach identified by LIFT whereby selected high performing woredas provide RLAS technical backup support to neighbouring RLAS woredas. The development of the Satellite Woreda Approach was linked to weak organisational capacities of the RLOs to support the growing number of RLAS programme woredas in their respective regions coupled with the locally evolving ‘Woreda-to-Woreda support system’ where better performing woredas provide technical support to the neighbouring poorly performing woredas.

Over the course of the initiative, 150 individual technical assistance exercises have been provided to a total of **31** woredas under the SWA. These are disaggregated as follows:

Region	Amhara	Oromia	SNNPR	Tigray	Total
No. Woredas	5	12	8	6	31
TAs provided	39	45	36	30	150

Results: Under the SWA 15 woredas have shown a clear performance improvement since the intervention was introduced. Of these 15 improved woredas, four woredas have shown significant performance improvement in organisational capacity and efficiency in service delivery. Furthermore, the following improvements in the organizational capacity of Woredas has been identified:

- Improved management system to delivering core RLAS functions including the allocation of human resources that matches the requirements of the agreed capacity building programme.
- Financial allocation that matches the agreed budgets to cover RLAS operations.
- Improvement of transaction processes: Improved understanding of RLAS processes and registration requirements which are in line with the Regional RLAS manuals. This includes improved RLAS implementation monitoring by the WLAO staff.

The approach has also shown noticeable improvements in the volume of transactions being recorded. This was confirmed through statistical analysis of the number of registered transactions in Satellite Woredas (Difference-in-Difference analysis). Regression results are statistically very significant (p-value of 0.03 for the DiD coefficient) and show that the number of registered transactions has increased as a result of the Satellite Woreda approach. This is as a result of the increased skills and capacities of the woreda staff and strong support for RLAS operations by the Woreda Land Administration Office management. The table below shows how transactions have increased during the implementation of the SWA.

Number of transactions in Satellite Woredas before and during implementation

Month	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
Region	Pre-Implementation					Implementation				
Tigray	131	284	228	272	204	223	308	314	316	343
Oromia	498	329	362	265	254	427	545	331	345	403
Amhara	154	210	76	171	203	327	178	93	287	336
SNNPR	28	4	62	50	69	37	51	84	54	96
Total	811	827	728	758	730	1014	1082	822	1002	1178

Landholders are much more likely to formally register transactions in locations closer to the woreda centre or an all-weather road as compared to landholders living in remote locations.

A clear difference between remote and non-remote locations can be found. Landholding households in proximate locations were 50% more likely to have registered a transaction (Source: 2019 RLAS transactions survey). These findings are statistically significant and show that landholders in more remote locations follow informal practices much more frequently than landholders in locations proximate to a woreda centre or an all-weather road. Qualitative inquiries show that higher transaction costs and weaker awareness outreach are found to be some of the main reasons for this. The Mobile Back-Office Centre (MBOC) intervention looks to address these barriers by providing awareness raising and registration services closer to households living in more remote locations.

Case study – Mobile Back Office Centre (MBOC) Approach

As part of the recommendations in reducing the user costs to formally register transactions (travel to the WLAO) a concept of addressing this by decentralising the WLAO function through field visits has led to the development of the MBOC approach. Under this initiative, kebeles in the outer areas of the woreda will be formed into clusters with a single kebele administration office acting as a focal point for each cluster. Transaction requests will be directed to the focal kebele administration office and the Woreda Land Administration Office will visit on a regular basis to process transactions and issue updated certificates.

Map of MBOCs in Yilmana Densa Woreda - Amhara



Although the implementation of this approach was impacted by COVID-19, LIFT has provided the necessary equipment to implement the approach in one model woreda per region

The map shows an example for how the MBOC approach has been organised for Yilmana Densa woreda in Amhara.

The map shows how kebeles that are more than 7km away from the woreda town Adet are clustered into groups. In each Kebele cluster a central kebele is identified in which the MBOC will be installed.

For example, in the kebele cluster market in purple at the bottom of the map, the MBOC will be installed in Anbesit kebele, which is close to the other kebeles in that cluster.

Ensuring transactions are formally registered by landholders post-SLLC

Over the course of the programme, LIFT has undertaken several studies to examine the best possible approaches and communication channels to increase landholders' awareness on the importance of formally registering land transactions. Specific areas that LIFT has investigated has included 1) landholders' awareness on land issues and transaction procedures, 2) the underlying reasons for them to not formally register transactions as well as 3) trusted sources of information in relation to land issues. These studies have provided the following findings and lessons learned:

Findings and Lessons learned

Area	Findings and Lessons Learned
Landholders' Knowledge / Perceptions:	<ul style="list-style-type: none"> Many landholders have a poor understanding of the benefits of formally registering transactions coupled with low risk perceptions of informally transacting land. Landholders have a low understanding of the transaction procedures that should be followed and required documentation. Misconceptions that only permanent transactions need to be formally registered (i.e. inheritance) as opposed to temporary transactions. Lack of awareness of joint-holder's rights enables landholders to informally transact land to deliberately avoid requiring the agreement of a joint-holder. This can include: <ul style="list-style-type: none"> Husbands giving land (informally) to their children out of the marriage without the knowledge of their wife. Husbands renting out land without the knowledge of their wife

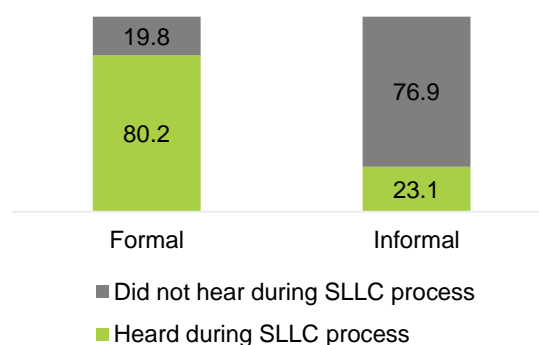
Area	Findings and Lessons Learned
Most Trusted Sources of Information for Landholders & Preferred Communication Methods:	<ul style="list-style-type: none"> Government offices and their officers (WLAO staff, Kebele Experts. Kebele Administration and KLAC members) are considered reliable sources of information as well as Development Agents and LRSPs (where present). Public/Kebele meetings are the most reliable and trusted sources of information (especially for women). Interpersonal Communication (IPC) such as word-of-mouth from neighbours and through 1 to 5 networks, face-to-face discussions with the DAs and LA officers, and discussions over social gatherings (especially the case for women). Radio was found to be the least preferred communication channel (especially for women) as they are viewed as less reliable compared to meetings and speaking directly with officials.
Capacity of WLAO/Kebele stakeholders to undertake awareness raising	<ul style="list-style-type: none"> Competing demands of kebele level stakeholders results in them being overstretched and lacking time to undertake awareness raising on a consistent basis. The high turnover of KLAC members results in many newly appointees often not receiving training on RLAS. Low awareness of KLAC members on regional land laws, the importance of formally registering transactions and transaction procedures results in incorrect information being provided to landholders.
Landholders' Decision-making Process:	<p>As landholders have a low understanding of the benefits of formal transactions/risks of informal transactions the following factors influence their decision-making process-</p> <ul style="list-style-type: none"> Lack of easy access to land administration services and poor service quality. Bureaucratic and lengthy processes to formally register land transactions. High level of trust between the two parties (as many are friends, family members or neighbours). <p>These factors result in landholders being deterred from formally registering transactions (especially rental which are short-lived) due to them perceiving formally registering transactions being a lengthy and time-consuming activity (costs) that provides no benefits (low risk perception of informal transactions).</p>

Over the course of LIFT, key lessons have been learned in relation to raising landholders' awareness in Ethiopia as well as modalities of doing this which include:

Awareness raising on formally registering transactions should be incorporated into SLLC process

The SLLC process provides an ideal platform to raise landholders' awareness on the importance of formally registering land transactions. Findings of the Transaction Survey identified that respondents who had heard about the need to register sporadic transactions during SLLC were significantly more likely to have formally registered a transaction. This held across all transaction types. This confirms that awareness raising regarding formal registration processes during the SLLC process has a high likelihood of being effective. LIFT's recently updated RLAS PAC strategy aims at expanding RLAS awareness raising activities and increases its emphasis during the SLLC process. The chart to the right shows how respondents that had heard about the benefits of registering land transactions where much more likely to register transactions afterwards.

Effect of participation in SLLC process on transaction registration



Case Story – Incorporating awareness raising on registering transactions into the SLLC process

To increase landholder's awareness on the importance of formally registering land transactions, detailed awareness raising activities and monitoring procedures were incorporated into the SLLC process in August 2019 which included the following:

SLLC Stage	Actions
Woreda Sensitisation Workshop	Workshops included information about RLAS and the woreda's responsibilities in operating RLAS once SLLC was completed
Kebele Sensitisation Workshop	KLAC members were informed on the importance of informing landholders of the importance of formally registering transactions once SLLC is completed in a woreda
Public Awareness Meetings	The importance of formally registering subsequent transactions once landholders received their certificate was included as part of the public meetings held by SDOs
Public Display Events	Posters were placed at PD events informing landholders of the importance of formally registering land transactions once they received their certificates
Certificate Collection Events	Posters were placed at events informing landholders of the importance of formally registering land transactions once they received their certificates

Based on this approach the following activities were undertaken

Activity	Amhara	Oromia	SNNPR	Total
No. woredas RLAS PAC was incorporated into SLLC PAC activities	11	14	5	30
No. kebeles RLAS PAC was incorporated into SLLC PAC activities	141	186	74	401
No. Public Meetings where RLAS PAC was included	536	876	457	1,869
No. women only meetings where RLAS PAC was included	126	455	172	753
No. PD events with RLAS PAC posters displayed	271	331	157	759
No. Collection events with RLAS PAC posters displayed	76	135	2	213

Inter-personal Communications (IPC) approach is key to raising landholders' awareness

Based on the findings of LIFT's baseline survey and Knowledge Attitude and Practice (KAP) assessment undertaken as part of the Light-Touch Communication (LTC) Campaign, it was identified that inter-personal communication approaches would be better suited to raise landholders' awareness on formally registering transactions as opposed to mass media such as radio. While this option is costlier in terms of personnel resources and finances, other programmes should ensure that sufficient focus is given to this approach within Ethiopia.

Ensuring a coordinated approach to awareness raising

While the LTC Campaign has proved that an IPC approach is best in raising land holders' awareness the pilot's approach has been adapted to incorporate a more structured approach to ensure coordination between the WLAO and kebele actors as well as improve monitoring and accountability.

Success Story - Light-Touch Communication (LTC) Campaign



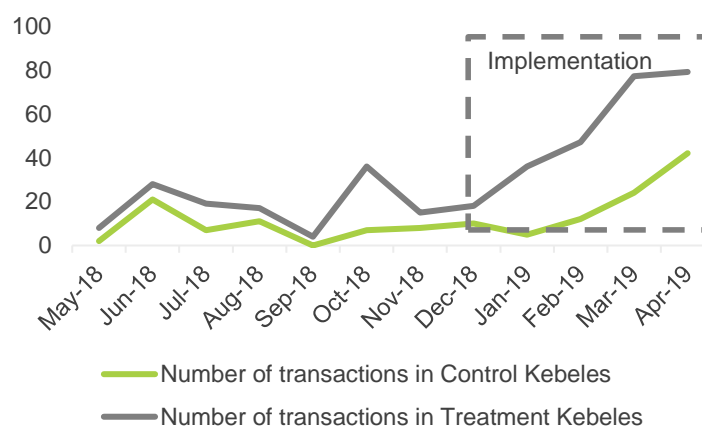
The LTC campaign was a pilot that aimed to increase landholders' awareness of the importance of formally registering transactions in the model woredas using an inter-personal communication (IPC) approach. The campaign involved the following steps:

- Identifying individuals at the kebele level to act as agents of change (AoCs) and provide them with a two-day training on the different types of transactions and formal registration process, relevant regional land laws and inter-personal communication skills to effectively raise landholders' awareness and change attitudes and practices
- AoCs then developed a six-month community mobilization plan in each target kebele to raise landholders' awareness of the importance of registering transactions by attending community platforms and events.
- Secondary AoCs were then identified at the sub-kebele and provided with cascade training to support the implementation activities of the campaign.



Results

In total 514 AoCs and 356 secondary AoCs were trained across 56 kebeles in 8 woredas and 68,239 landholders were reached by the campaign. A Difference-in-Difference analysis was carried-out, where the number of registered transactions in intervention kebeles (treatment kebeles) was compared with non-intervention kebeles (control kebeles) before and after the campaign. A positive impact on registration rates in treatment kebeles was found when comparing six months before with six months after the campaign. This effect is over-and-above the control group and statistically significant at the 95% level of confidence.

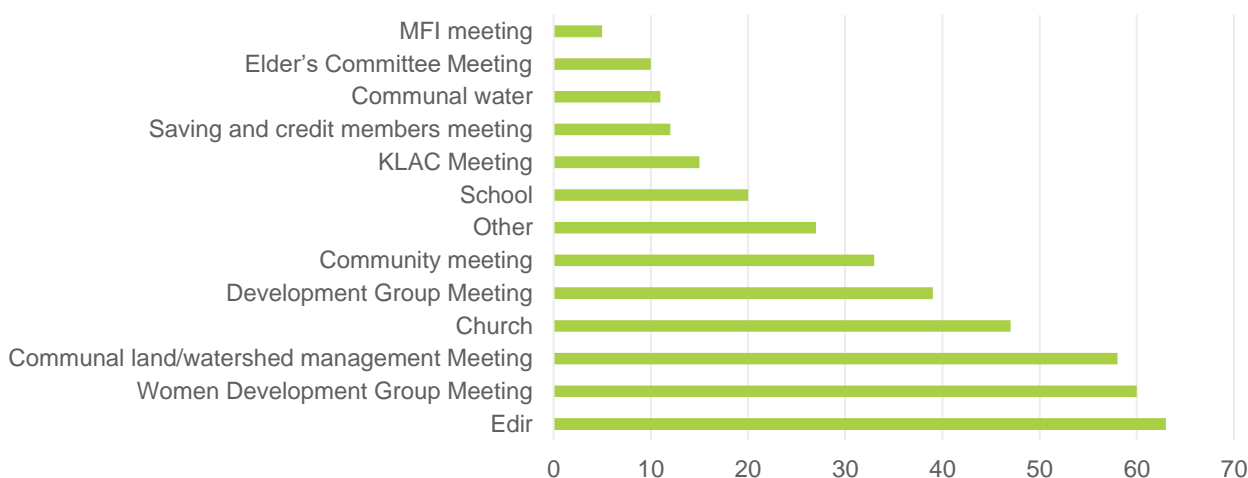


The graph above shows the effect of the intervention on the number of transactions that are formally registered in RLAS in the kebeles in which the training was delivered (treatment kebeles) compared to kebeles in the same woredas where the training was not delivered (control kebeles). A clear trend can be seen, with formally registered transactions in treatment kebeles increasing during the time of project implementation.

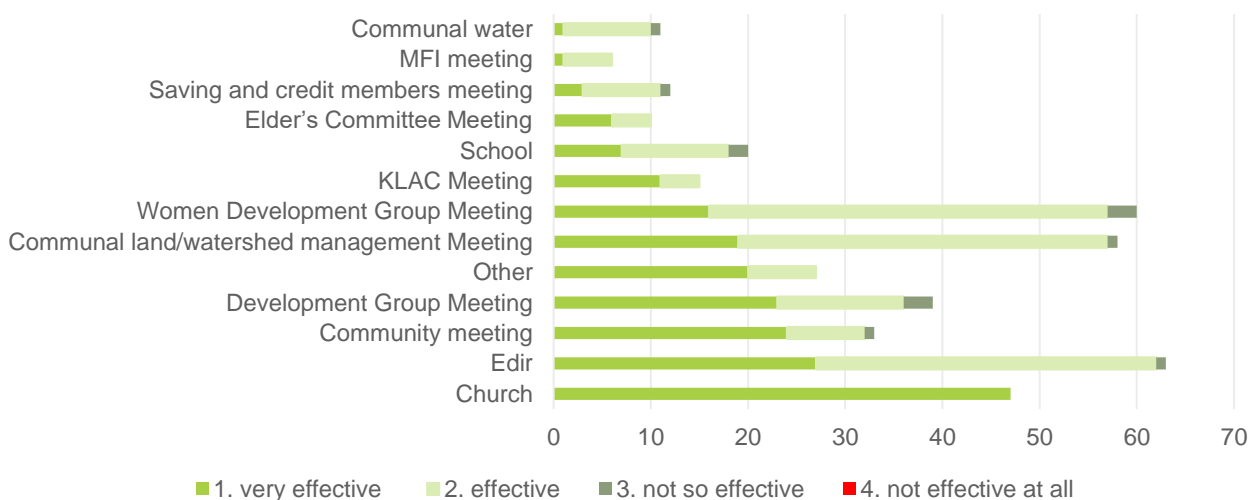
Lessons Learned from LTC Campaign

Based on 78 telephone interviews with Agents of Change the following key information was identified:

Most Attended Community Platforms by AoCs

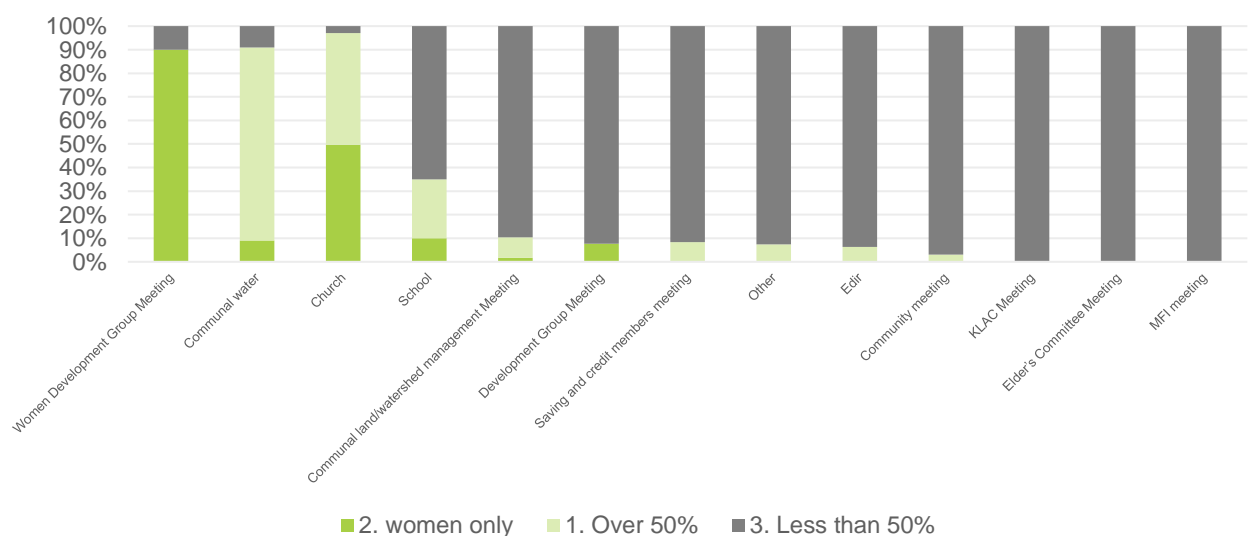


AoCs Assessment on the effectiveness of platforms they attended



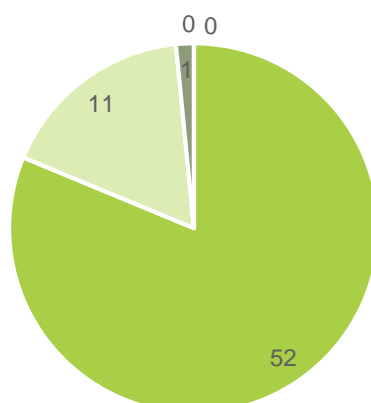
1. very effective 2. effective 3. not so effective 4. not effective at all

AoC's perception of Women's Attendance at Different Community Platforms



2. women only 1. Over 50% 3. Less than 50%

AoC's Perception on the Effectiveness of Using Posters



■ Very useful ■ useful ■ indifferent ■ somewhat useful ■ Not useful

Interventions should be designed to address Information constraints in service delivery

As previously identified, while KLAC members are viewed as a trustworthy information source for land related matters, the information constraints within KLAC members also required addressing. Therefore, LIFT developed a proposal for a land hotline as follows:

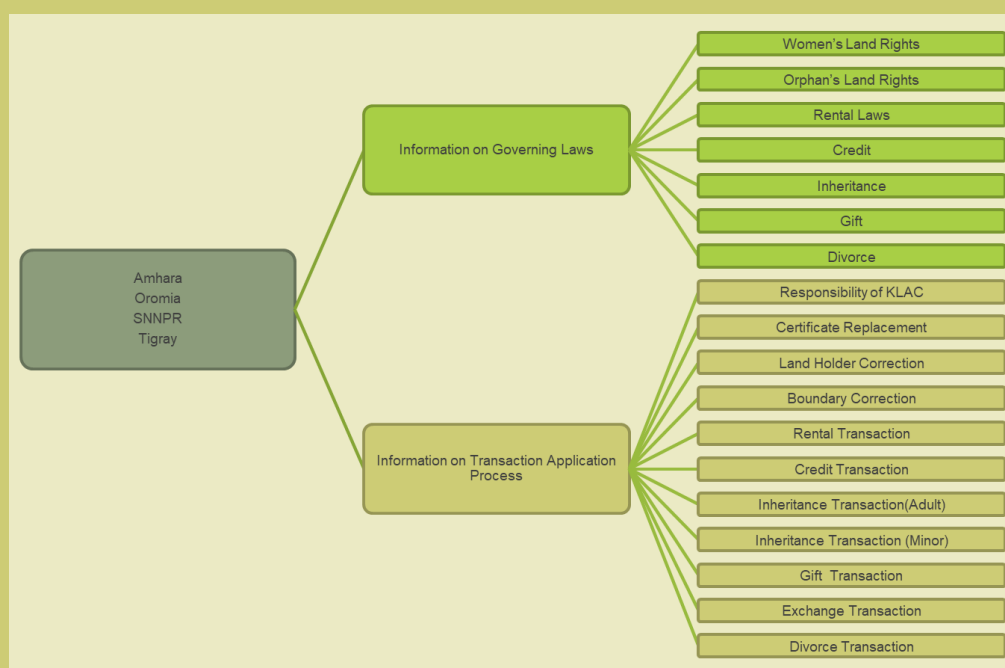
Case Story – Land Hotline Proposal

The proposal detailed an Interactive Voice Response system will provide KLAC members pre-recorded messages on 1) relevant regional land laws and 2) procedures on how to complete transaction application forms correctly.

In designing the structure and content specific consideration was given to:

- Ensuring the dial-in structure had no more than three options need to be selected for the user to access the pre-recorded message to mitigate user fatigue
- The ordering of transactions was based on the most common transaction types
- Specific consideration was given to minors by separating the inheritance procedures for adults and minors so that adequate information on maintaining child orphan's land rights is provided

Proposed Land Hotline Structure



Implementation

Contingencies should be planned for delays to other donor programmes

Prior to LIFT, Ethiopia's land administration system was generally held as manual records which were no longer viable as an effective land registry. During LIFT's inception phase, RLAUD, with the support of the Finnish funded Responsible and Innovative Land Administration (REILA) programme, was designing a computerised NRLAIS that would go live by January 2015. Therefore, it was planned that LIFT would use it as the main tool for storing data post SLLC and to support land administration in the programme's woredas. However, NRLAIS was not finalised until December 2018 due to several delays in procuring the software developer and then further delays in agreeing the system specification/design before it could then be developed and tested. Finally, there was a need to procure the services of another software developer to further update the system and create a credit module to allow parcels used as collateral for the SLLC-linked loan to be blocked from subsequent transactions until the loan was repaid. As a result, LIFT had no option but to develop an interim computerised land administration system (iWORLAIS) to enable woredas to formally register land transactions post-SLLC until NRLAIS was completed³⁴.

Procurement should be the responsibility of the ITSP

As per the SLLC Component, the RLAS suffered significant and critical issues because of delayed procurement deliveries. One example of these delays was in 2017 when RLAS equipment that was requested for 13 woredas had to be delivered in April 2017 to achieve LIFT's MTR targets and allow the subsequent training and support plans to be implemented well before the MTR. However, the equipment did not arrive until October 2017, and only just immediately before LIFT's MTR.

Increasing political support and ownership by the regional/woreda government.

Increasing the demand for RLAS operations by the regional and woreda governments is one of the critical elements to ensure the sustainability of RLAS. To address this, LIFT organised a series of implementation monitoring workshops to increase the awareness level of decision-makers on the importance and benefits of RLAS. Focused awareness raising, targeting higher level decision makers and having powerful champions of RLAS benefits will improve the necessary sense of ownership by the regional and woreda governments.

RLAS monitoring identified important capacity gaps and helped the Government to identify and address these.

To monitor whether Woreda Land Administration Offices (WLAOs) continue to implement and support the RLAS system that was installed by LIFT (Output 2.2), the RLAS team carried-out extensive institutional assessments. The focus was on; i) ensuring sufficient operational capacity, ii) functionality of hardware and software was operational, iii) whether prescribed procedures and guidelines were being followed, and iv) whether beneficiary landholders understand the benefits and procedures relating to RLAS. RLAS assessments include very rich and detailed evidence on strengths and weakness of each woreda and have been very effective in helping LIFT's GoE counterparts to better understand gaps and how to address these. As part of the handover of LIFT woredas to RLAUD (and thereby allow RLAUD to receive CALM support), the GoE has agreed to continue carrying-out LIFT's RLAS assessments to monitor the sustainability of the system support.

Simplified RLAS assessments should continue to monitor the sustainability of RLAS.

RLAS assessments include very detailed evidence on strengths and weaknesses of each woreda and have been shared with LIFT's GoE counterparts to help respond to challenges and replicate successes. The assessment methodology, however, was designed to be very comprehensive, which made the implementation of the assessments very resource and time-intensive and difficult to implement at scale. The assessment methodology was simplified as a result and made fit-for-purpose for adaptation by the GoE's RLAUD. As part of LIFT handing-over woredas to RLAUD / CALM it was agreed that RLAS assessments will continue to be carried-out and results will be shared with LIFT and FCDO to monitor the sustainability of RLAS in the long-run. Accordingly, LIFT agreed with RLAUD to organize and deliver training on a simplified monitoring approach for the RLAO and CALM-LA staff in May 2021.

Ensuring handover of RLAS woredas

To ensure the sustainability of RLAS operations in LIFT woredas, LIFT signed a Memorandum of Understanding (MoU) with the MoA in March 2021, to facilitate the smooth transition from LIFT to RLAUD. In accordance with the MoU, the databases for LIFT's 165 woredas will be handed over to the MoA in two

³⁴ The coding for iWORLAIS was used as the basis for NRLAIS' coding

sequential phases. The first phase which took place in March 2021, involved 114 LIFT woredas transferred to the RLAUD and the remaining 51 LIFT woredas will be transferred in June 2021. RLAUD will continue to provide technical back up support and monitor the implementation progress for transferred RLAS woredas with the support of the Climate Action Through Landscape Management-Land Administration (CALM-LA) programme which encompasses seven phases to ensure the sustainability of RLAS operations. These are detailed in the following 'Ensuring Sustainability' section.

Ensuring sustainability

LIFT has implemented several interventions to ensure the long-term sustainability of RLAS operations and these have been discussed in detail above. While these interventions have showed success and great potential to achieving longer term sustainability of RLAS, pilots only commenced towards the end of the programme and where partly delayed due to the COVID-19 pandemic. Despite the successes, there are therefore still several areas that require attention to ensure further sustainability of the results achieved so far:

Continuing to improve political ownership and strong political support for RLAS operations by the regional and woreda governments is key to achieving long-term sustainability of RLAS

Increasing the ownership and strong political support for RLAS operations by the regional and woreda governments is a necessary condition to establish a functioning system to record land transfers and ensure long-term sustainability of RLAS. While LIFT has started this process, a focused awareness raising programme that is targeted at high-level decision and policymakers should be continued, and a champion should be identified to push these initiatives in the future. LIFT's strategies to generate financial revenues from the rural land administration information are an important building block for this and offer an effective incentive mechanism to increase the ownership and support for RLAS operations by the regional and woreda governments. This also includes LIFT's work on ensuring financial sustainability of RLAS by increasing revenues from the rural land tax (i.e. rural land use fees and agricultural income tax) by using the Rural Land Administration Information System (RLAIS). These strategies and initiatives should be further followed-up and scaled-up, with a champion clearly identified and leading on these.

The Model Woreda Approach (MWA) needs to be further tested, adapted, and scaled up

Despite the progress achieved, there are still aspects of the Model Woreda approach that have only just started their testing phase – largely due to delays caused as a result of the COVID-19 pandemic. The pilot has been successful and RLAUBs are fully onboard to implement the MWA and best practices. While the implementation and monitoring approaches and tools have all been developed and introduced, the next six months should be spent to further intensify the implementation and fully roll-out and test the agreed best practices. The CALM LA programme is taking a lead on this and has integrated LIFT's Model Woreda Approach into their intervention portfolio, committing to the expansion of best practices to another additional eight Model Woredas across the four regional states. To further implement, monitor, adapt, and expand the MWA, the Rural Land Administration and Use Directorate of the Ministry of Agriculture will take the lead and full ownership of these five donor-supported programmes.

The Satellite Woreda Approach (SWA) needs to be further rolled-out and institutionalised

The impact of the approach to improve organisational capacity constraints and increase the number of registered transactions has been proven and is well documented, as discussed above. To further expand the implementation of the approach to other Woredas, the CALM-LA programme has committed to replicate the approach across the four programme regions supported by the programme. Initially, the approach will be introduced at a smaller scale across the four main programme regions and then will be expanded and replicated at a wider scale and scope in other programme regions, including Benishangul Gumz and Gambella.

Dissemination of lessons learnt and agreeing ownership with stakeholders is essential to ensure sustainability of LIFT's intervention pilots

LIFT has developed innovative new interventions to ensure the sustainability of RLAS. In addition to the SWA and MWA, this includes the SMS transactions system, the RLAS PAC strategy, the MBOCs and the land hotline. To ensure that LIFT's interventions are fully adopted and will contribute to RLAS sustainability in the future, dissemination workshops need to be organised with GoE and other implementing agencies in Ethiopia. These workshops should not only focus on sharing lessons learnt but also introduce a process where ownership over future activities is clearly agreed, with the GoE taking a lead. LIFT's interventions and strategies have a high potential to contribute to a more sustainable RLAS and ownership and budget allocation with other stakeholders should be firmly agreed to ensure continuation of activities in the future.

CALM LA's seven phases to ensuring financial sustainability of RLAS is a significant innovation and monitoring and supporting its roll-out should be a focus for the land sector

CALM LA has adopted a seven-phase approach to ensuring financial sustainability of RLAS, which was developed and proposed by LIFT. These include: institutional capacity building (i.e. support to improving the legal framework, organizational capacity building), improving service provision at the WLAO, increasing the awareness level of landholders, improved service provision at the kebele level, development of service standards, provision of rural land administration information services, and ensuring financial sustainability. Continuing to use these as a guide to implement RLAS and ensuring sustainability should be a focus for RLAUD, CALM LA, and other land stakeholders and progress against these should be monitored closely.

Component 3 – EE



Introduction

To allow landholders catalyse household tenure security and maximise the economic returns to their SLLC, the LIFT programme has included an Economic Empowerment (EE) component. The EE component has focused on improving the way that land-related markets (i.e., markets where the SLLC can be leveraged) operate and ensure that landholders can benefit from being active participants in these markets. Addressing key constraints in the rural land market has allowed farmers to fully capture the benefits of second level certification and invest more productively in their land. LIFT is, in fact, the first large-scale land tenure reform programme that includes an EE component in its original design and has applied a market systems lens to its operations to ensure the sustainability and inclusivity of its interventions.

The EE component of LIFT has successfully achieved all the objectives and ambitions set out at the start of the programme. It has demonstrated that land tenure programmes (which until now have had a strong focus on the certification aspect) can have a much larger, transformational impact when accompanied by interventions that address the constraints faced by the poor landholders. In the case of LIFT, its market systems component has allowed rural small landholders to maximise the returns of their SLLC. They are now able to rent out their land more securely and engage in off-farm activities; they can rent in more land to expand their business; or they can collateralise their land use right to access a loan that allows them to invest productively in their land.

Outputs

The EE component had two primary outputs. The first output is the number of innovations introduced by the programme, including at least two of them being environmentally related. These innovations are further explored within the section-specific chapters of this report, but include, for example, the creation of a new standard land rental contract for cash cropping and sharecropping agreements; the development of a new SLLC loan product; or the development of an input distribution network of environmentally friendly inputs. The second output includes the total number of market actors that have adopted LIFT innovations.

Output Indicators	Final Target	Results Achieved
Number of new innovations introduced by LIFT in the A2F, LR and agricultural input sectors, disaggregated by innovations that encourage environmentally sustainable practices	10 2 (environmental)	11 2 (environmental)
Cumulative number of market actors that have adopted and continue to promote LIFT innovations, disaggregated by MFIs / MFI branches / LRSPs Woreda offices that enact the SLRC / Input retailers / Input suppliers	MFIs: 8 MFI branches: 137 WLAOs: 53 LRSPs: 525 Input Retailers: 135 Input Suppliers: 12 Licensed LRSPs: 20 Total: 890	MFIs/FI: 10 MFI branches: 147 WLAOs: 58 LRSPs: 525 Input Retailers: 165 Input Suppliers: 12 Licensed LRSPs: 89 Total: 1,006

VfM

Indicator	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Cost per Innovation Introduced by the EEU	N/A	N/A	£222,481	£163,517	£588,540 ³⁵	£641,819	£712,347
Cost of SLLC holder female beneficiary accessing finance or using land rental services	n/a	n/a	£661	£380	£322	£351	£290

Based on the cumulative expenditure on Access to Finance³⁶ and approximately 7,854 SLLC-linked loans made to women (corresponds to 36% of total loans) by April 2021, the average cost is **£290**. This is a reduced VfM cost when compared to last year's (£351) per female beneficiary accessing finance, indicating better equitable outreach by LIFT EEU.

There was a significant increase in this cost in 2019, compared to previous years, **due to a sense check and re-count of all innovations, based on the 2018 Annual Review recommendations**. Innovations have since been counted at a more generalized/higher-level and only include the initial innovation/product that was introduced as opposed to variations of it (i.e. the SLLC-linked loan now counts as one innovation as opposed to one innovation per tailored SLLC-linked loan product for each MFI). The number of innovations is **11** (the logframe target for the period is 10), and the corresponding unit cost is **£712,347**.

Many of these innovations have been new to the Ethiopian context and have been introduced into market systems that are highly regulated by GoE where no market players exist. As a result LIFT has had to create market actors and undertake extensive piloting and provide results-based evidence for GoE to buy-in to these innovations as well as further refinements to ensure their sustainability. An example of this is the LRSP model which was completely new and required extensive investment by LIFT to train LRSPs as well as monitor their impact and provide evidence to GoE on their valuable contribution to the rural land sector. Furthermore, LIFT has engaged closely with GoE to ensure LRSPs' financial sustainability by piloting a payment modality for LRSPs to charge users for their service.. Further, many of these innovations are novel and require GoE regulations to catch up, and that uptake response has required extensive evidence on the long-term benefits of these innovations. These factors beyond LIFT's control explain the higher costs incurred, even though the logframe targets are met.

Outcomes

The key outcomes of the EE component are the number of farmers accessing a LIFT innovation and the percentage of these that have invested because of this innovation. The numbers achieved show how the EE component has exceeded its targets significantly. 140,370 landholders have adopted a LIFT innovation as a result and this has increased investments, with 76.1% of these landholders investing more in on-farm activities. Overall, convincing evidence was found that EE innovations increase productivity and incomes for landholders and accelerate the economic benefits of SLLC.

Outcome Indicators	Final Target	Results Achieved
Number of farmers with SLLC, that have directly accessed an innovation introduced by LIFT's EE component	101,271	140,370
Percentage of farmers with SLLC that have directly accessed EE interventions and as a result have invested/increased investment in improved inputs and other/new income-generating activities, disaggregated by gender	70% (20% of which will be women)	76.1% (21% of which are women)

In the following, key interventions in the rural land rental, the access to finance and the environment and conservation agriculture sector sectors are discussed in turn. This includes a more detailed discussion of the specific outputs achieved and more evidence on how these have translated into outcomes and impact, including increased investment, productivity, and incomes.

³⁵ New definition of innovation
³⁶ £2,281,716 to date.

VfM

Indicator	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Cost of Outreach (on EEU interventions)	n/a	n/a	n/a	n/a	£67	£67	£56
Leveraging Ratio Achieved through Catalysed Access to Finance	n/a	n/a	4.2	5.9	7.51	7.48	8.20
Cost of Sustainable Change from EEU Interventions	n/a	n/a	n/a	£185,814	£980,900	£706,000	712,347

The cost of sustainable change from EEU interventions did increase over time due to many of these innovations being new to the Ethiopian context and were introduced into market systems that are highly regulated by GoE, where no market players exist as previously explained.

Rural Land Rental Sector



Introduction

At the start of LIFT, the rural land rental sector was characterised by a very low level of formalisation. Formalised cash land rental agreements were limited in number and those happening were mostly on a short-term basis (under a year). Lack of security when renting out land and limited information on land available to rent in/out meant that most cash and sharecropping rental agreements, when they happened, remained informal. In addition, most rental agreements were based on sharecropping arrangements, which tend to be less efficient but play a role in maximising food security for the most vulnerable.

Cash rental or sharecropping, informality made this sector highly inefficient. Informality meant that cash rentals mostly occurred between family and friends (limiting the ability of renters to get competitive rental prices), were short-term (reducing the likelihood of environmentally sustainable investment in the land) and there was a greater potential for conflict (due to lack of clarity on rights and obligations). These risks were disproportionately felt by vulnerable groups, as they often lacked sufficient funds and labour to cultivate their land effectively. In addition, there was also a cultural bias against renting out land. Landholders who rented out their land saw it as a failure not to farm their own land, and staff at the land administration and use offices were confused on what the proclamations allowed and did not encourage cash land rentals (although sharecropping was widely accepted).

These constraints limited the ability of the sector to allocate resources efficiently, prevented increased investment in the land, and reduced farmers' ability to diversify their sources of income. To address these constraints, LIFT designed three interventions aimed to:

- Develop a sustainable information system for the supply and demand of rural land for rent so that smallholder farmers, and particularly vulnerable groups, can rent in/out their land for fair and competitive prices, including outside of their more established family circles.

- Improve land rental processes and procedures at the kebele and woreda level to provide security and confidence to landholders and tenants that the rental transaction is legal and secure.
- Ensure that all rural land departments at the regional, woreda and kebele level are fully aware of the importance of formalising rural land rental transactions, and that renting in/out rural land is legal and should be culturally acceptable.

Key interventions and output results

Intervention 1: Introduction of a commercially viable rural land rental service provision system

This intervention focused on developing a sustainable system to support rural landholders and landless to access information on land available to rent in/out, connect landlords and tenants, ensure they both are fully aware of obligations and rights, and support formalisation process of these agreements to provide increased security to both parties.

LIFT's steps to create a formal land rental market



What did LIFT do?

LIFT supported the creation of a formal land rental market as depicted in Figure 2. Activities included:

- **Development of standard land rental contracts for cash and sharecropping rental agreements.** These new contract templates were co-created with the Regional Land Administration and Use Bureaus (RLAUBs), who then downscaled their use to the woreda and kebele levels.
- **Development and implementation of the LRSP model.** LIFT worked with RLAUBs to identify people from the community who could take an active role in facilitating rental transactions (ensuring the use of the SLRC), provide information on prices and land availability, and facilitate the negotiation process (in particular when vulnerable people were involved). The LRSP model was implemented in phases. During the first phase, selected candidates - of which at least one third were women - accessed awareness raising and training activities (including in areas of marketing and entrepreneurship skills) to ensure a full understanding of the land regulations as well as the entrepreneurial aspects of their role. As it became clear that their role was highly valued at the community level, the second phase of the intervention focused on the licensing and certification of LRSPs. This allowed LRSPs to charge a fee for their services, become certified as providers of land rental services by the RLAUBs and operate as a sole trader by the Ministry of Trade and Industry.

- **Integration of the new innovations into RLAS.** The EE and RLAS components of LIFT supported the integration of innovations such as the SLRC and LRSPs into the RLAS operating model; and the push for registering electronically all rental transactions (regardless of their duration). This required strong engagement with the RLAUBs and other relevant GoE land entities.

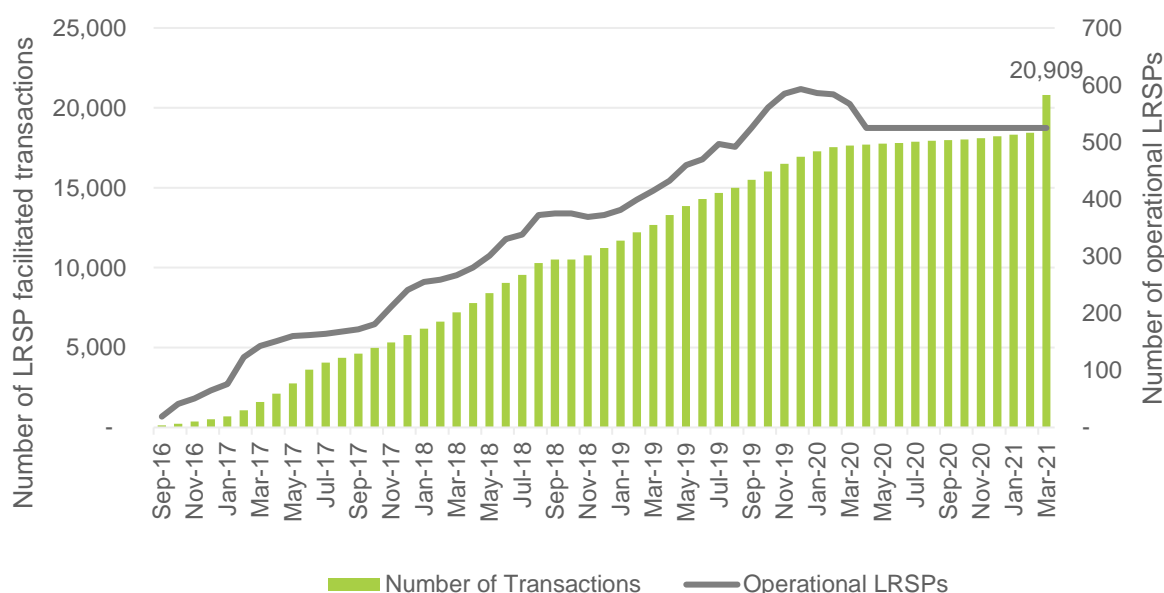
What results did we achieve?

The key outputs achieved were:

- New land rental contract templates were developed and endorsed by all four programme regional land offices, facilitating formalisation of both cash-based and sharecropping rental agreements.
- Over 1,000 LRSPs were trained in 32 woredas, out of which 525 were operational as of March 2021.³⁷
- 20,909 land rental transactions were formalised and registered either at the kebele or woreda land offices by LRSPs (Figure 3).
- 89 LRSPs in pilot kebeles and ten in non-pilot kebeles have been licensed and certified and can charge for their services.
- 1,393 land office staff were trained under a training of trainers (TOT) methodology to cascade training on the use of the rental contract and the need for LRSP services in non-LRSP kebeles.

5,820 land rental transactions were formalised and registered either at the kebele or woreda land offices with no support from LRSPs

Figure 1. Number of LRSP transactions and operational LRSPs



Intervention 2: Increase awareness of functioning of rural land rental system

This intervention focused on building awareness among relevant stakeholders (i.e. RLAUBs, woreda land offices, kebeles, small rural landholders, smallholder farmers and vulnerable groups) that renting in/out land is legal and culturally acceptable, that it is safe to do so when the contracts are formalised, and that formalisation can bring significant benefits (e.g. improved access to productive land for landless young people and increased rental income for women and elderly people who may not have the resources to farm the land effectively).

What did LIFT do?

LIFT's activities in this intervention initially focused on launching a series of communication campaigns to raise awareness (and improve knowledge) of stakeholders around rural land rental. They included:

- Design and implementation of the "Mela Merret" awareness campaign in Amhara and Oromia between late 2017 and mid-2018. The campaign included specific training activities to LRSPs, Kebele Land

³⁷ Operational means that an LRSP has facilitated a transaction within the past 12 months, however, LIFT stopped reporting on operational LRSPs in March 2020 as the reporting has now been transferred to the regional land offices. Therefore, LIFT is monitoring the number of Licensed LRSPs which is the sustainable pathway being enacted.

Administration Committees (KLACs) and land administration officials (following a training of trainers approach) as well as wider awareness activities for the overall population, including road shows and radio advertisements.

- Design and implementation of a second communications awareness campaign at the LIFT-wide level. Further details on this second campaign are presented in LIFT's Final Project Report

What results did we achieve?

- 139 change agents (including LRSPs, KLACs and land administration officials) were trained and engaged in the roll out of the "Mela Merret" communications campaign.
- Over 18,000 farmers were reached by the first "Mela Merret" campaign.

Intervention 3: Generate evidence to improve regulations and policies for land markets

This intervention aimed to improve the legal and regulatory framework so that smallholder farmers and vulnerable groups could rent in/out their land confidently, formalise their land rental agreements speedily, and experience the benefits of formally registering the rental agreements. It did so by undertaking research on relevant and actionable land issues and using the evidence to raise awareness among policy makers.

The evidence generated allowed LIFT to understand existing limitations and opportunities for regulatory change in every region; propose regulatory changes - to make the rural land rental process more streamlined and formalised; and then lobby to ensure these changes are adopted. Strong emphasis was placed on assessing the impact of regulations on the rural poor, women and vulnerable groups.

What did LIFT do?

Under this intervention, the EE component commissioned and undertook actionable research and advocacy work to improve the legal and regulatory framework in the land market. The research undertaken was done on both a demand- and programme-led basis with a strong element of co-creation. The detailed list of outputs is captured under the programme's Output 4 results. A total of 42 actionable research and advocacy outputs were produced in the following areas:

- Implications of current land policies and regulations on rural small landholders and poverty.
- Implications of current land and business regulations on partner market actors.
- Economic and social impacts of EE interventions on beneficiaries.
- Exploration of potential services for various segments of the financial market.

These outputs, together with the learnings obtained from implementing the programme, allowed the EE component to undertake advocacy activities to improve the rural land rental legal framework. These included:

- Organising workshops at the national and regional level engaging policy makers and other relevant stakeholders.
- Attending and presenting at land conferences at the national and international level to share research findings and advance policy advocacy.
- Engaging champions of change and providing them with the information so they could help promote policy change from within their institutions.
- Producing and sharing policy briefs, case studies and success stories to share credible and understandable evidence of the positive impact of changing some policies and/or regulations.

What results did we achieve?

The wealth of evidence produced under intervention 3 (which is also reflected within Output 4 of LIFT) has been instrumental to achieve the EE results presented in this report. The EE has been able to introduce new tools (e.g. the SLRC), processes (e.g. registration of land rental contract regardless of its duration) and systems (e.g. certification and licensing of LRSPs) to improve the way that rural small landholders can access and benefit from Ethiopia's RLAS. These have been largely reflected at the regulatory and policy level through amendments to the RLAS manual, changes in RLAUBs regulations and even changes within the rural land proclamations (e.g. ability to collateralise land use right). This means that Ethiopia's regulatory and policy environment has been successfully enhanced and it is now more conducive to the needs of rural small landholders.

Evidence on Outcomes

The interventions in the rural land rental market have significantly contributed to the formalisation of rural land rental transactions in Ethiopia. Since the start of the implementation phase, 26,729 land rental transactions have been registered (Figure 4). Of these, 20,909 have been registered by LRSPs and 5,820 have been registered directly by WLAOU (with no LRSP support) but using the standard land rental contract format. These formalised transactions have benefited over 46,000 farmers.

Besides the increase in the number of formal transactions, the two EE impact surveys provide convincing evidence on how LIFT's interventions in this sector have changed the behaviour of stakeholders and have incentivised rural small landholders to invest more in their land:

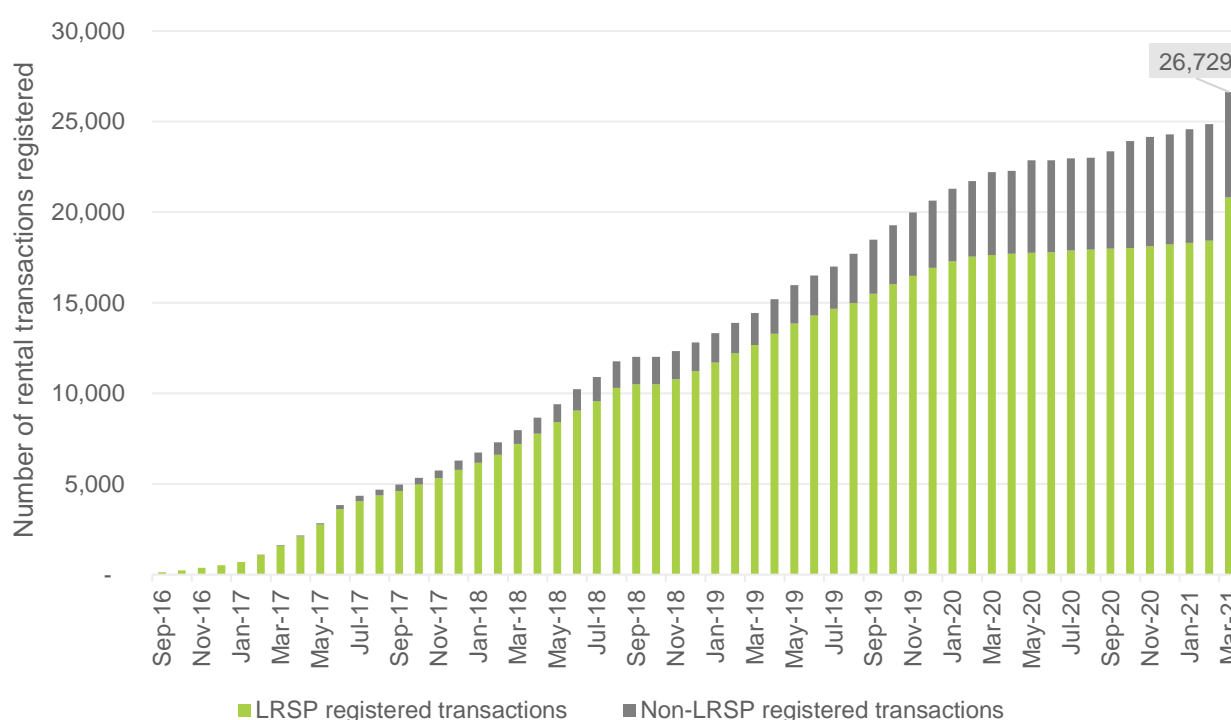
The introduction of the standard land rental contract (SLRC) has increased tenure security and significantly reduced disputes.

Formal rental contracts increase the perceived tenure security since the agreements between the parties can now be enforced by law. It also helps to resolve existing disputes and prevent new disputes from arising. About 80% of beneficiaries confirmed that the reduction in land rental disputes is a key benefit of the SLRC and makes them more likely to engage in rental.

The higher tenure security of the SLRC has led to longer rental terms, which in turn has incentivised tenants to invest more and in more sustainable ways.

With more secure rental agreements, landholders are now more willing to rent land for longer periods at a time and more often. As a result, tenants invest in a more sustainable manner. Tenants are also willing to take more risks by diversifying towards commercial crops and by growing a larger variety of crops on the rented land.

Number of registered rental transactions



LRSPs play a key role in promoting the formalisation of land rental transactions and demand for their services is high, suggesting a sustainable business model with high social and economic benefits.

LRSPs are valued by farmers, especially vulnerable groups, who are willing to pay for these services. RLAUBs have also realised that their role as trusted facilitators is instrumental to ensure high levels of formalisation of rental transactions, while reducing disputes in the communities and ensuring a fair transfer of land. LRSPs have therefore the potential to become small businesses that can provide their services in a financially sustainable manner in the long run.

LRSP facilitation has ensured that benefits from increased productivity are shared with rural small landholders through higher rental prices.

LRSPs help ensure that a fair rental agreement that mirrors market prices is reached. This process has been supported by the fact that more rental agreements have been closed with people outside their kebele community (12% increase). This increase in bargaining power has led to an increase in the rental price that landlords can charge, therefore increasing rental incomes for landholders by 30% on average.

The rural land rental market has expanded, allowing for a more efficient allocation of land.

The increased tenure security, facilitation efforts, raised awareness and change in regulations has crowded-in landholders that were previously “rental sceptics” and were not willing to take the risk of engaging in informal agreements. Approximately, 30% of rental clients are now renting for the first time and landholders who rented before are now also willing to rent more land.

The increased dynamism of the land rental market has led to increased productivity and incomes.

Yields on rented land have on average increased by 74% over a two-to-three-year period compared to the time before the SLRC was used. The rise in productivity has caused an almost doubling of income per hectare on the rented land. The formal transfer of land from landholders to tenants has increased the productivity of the land by an average of 41% since tenants are significantly more productive due their higher capital and labour resources.

Lessons Learned

The key lessons learned in the rural land rental sector included:

Change in land rental market was progressive, nuanced and had to ensure many different interests are aligned – need to think and work politically to achieve change.

Paid rental services are a very politically sensitive issue in Ethiopia and the different interests and sensitivities had to be managed carefully. A nuanced approach was needed, where changes were introduced slowly to ensure the buy-in from land administration stakeholders.

LRSPs provide services with high demand and with significant added value.

LRSPs offer services that are additional to those offered by kebele level staff (e.g. provide market price information; facilitate negotiations) and are therefore highly valued in the communities, particularly by vulnerable groups. This added value means that recipients of these services are willing to pay for their services. It also means that RLAUBs see LRSPs as a valuable institution in rural areas to help support the formalisation of land transactions.

LRSPs could provide a wider range of land related services and become sustainable as full-time businesses.

Since the nature of rental transactions in most areas is seasonal, LRSPs are not able to make a living out of provision of such services. Many LRSPs are therefore farmers who conduct the service as a part-time business. There is, however, strong potential for LRSPs to support formalisation of other land transactions (e.g. inheritance) and even support provision of services needed in rural areas (e.g. probate services).

Getting buy-in and co-creating with regional land offices was essential for success of LIFT interventions.

LIFT has continued to stress to the regional land offices how including land rental formalisation as part of the office’s primary agenda is imperative to the efficacy of the intervention. All regional land offices understand its importance and have taken practical steps to make it happen. For example, the Tigray RLAUB has incorporated land rental formalisation as a key activity with set targets and supportive resources.

Strong and credible evidence of positive impact of interventions on rural small landholders, smallholder farmers and vulnerable groups was a strong driver for change.

Providing evidence and workshopping progress of pilots with stakeholders regularly along the way helped to maintain interest and to eventually shift mindsets. The focus on credible evidence to test the pilots were crucial to convince land administration stakeholders of the positive impact of interventions on small landholders’ lives. Overall, this created a stronger demand for an improved, formal, land rental system by the government, eventually leading to the government adopting and expanding the pilot.

The SLRC sets incentives to also register other land transactions in RLAS, contributing to a more sustainable land administration system overall

To be able to use the SLRC, the landholder needs to provide an up-to-date SLLC which includes the correct name of the landholder. To be able to benefit from rental formalisation, landholders need to ensure that subsequent land transactions, including gifting, inheritance, exchange, or consolidation, are registered in RLAS. Therefore, as the demand for land rental formalisation increases and becomes more common, the demand for up-to-date SLLC increases with it. This in turn increases the perceived value of SLLC and contributes to a more sustainable RLAS, which is a unique feature of combining market interventions with land certification programmes.

Ensuring sustainability

Despite the work undertaken and the successes, there are still several areas that require attention to ensure further sustainability of the results achieved so far:

The LRSP model needs to be scaled up into LIFT and non-LIFT woredas

Despite the progress achieved, there are still aspects of the LRSP model (i.e. licensing and certification) that have only just completed their testing phase. The pilot has been successful and RLAUBs are fully onboard to expand the use of the LRSP model across all LIFT woredas. Closely monitoring the scaling up process and providing support when needed would be important to ensure full institutionalisation of the LRSP model. RLAUBs should also continue to work with LRSPs to try to expand the range of services they offer, as they could provide valuable support to support formalisation of other land transactions.

Sharecropping continues to represent a large part of rental transactions, but its policy and regulatory framework still has to be fully developed.

Even though cash rental is more efficient, and its rate of formalisation has grown faster than sharecropping, the latter is still a very relevant rental agreement, particularly for vulnerable householders (with strong links to food security). Despite its importance, the rural land proclamations and RLAS manuals only marginally cover the aspects of sharecropping.

Despite the progress achieved by LIFT, it is important for the regional and federal levels of government to continue to promote a more favourable regulatory and policy environment for the land sector

This includes, for example, the need to promote land consolidation to increase the average size of landholding; the importance of electronically registering all land rental transactions (i.e. in NRLAIS) regardless of their duration; and institutionalising the role of LRSPs in all regions.

Access to Finance Sector



Introduction

Although formal financial institutions had significantly increased their lending portfolios in the years before the start of LIFT, most of their lending was for non-agricultural purposes. Where agricultural lending occurred, borrowers were usually commercial farmers with large landholdings who were able to provide collateral in the

form of buildings. By contrast, access to credit for smallholder farmers was much more limited. MFIs and Savings and Credit Cooperatives (SACCOs) (and their unions) were the main sources of finance, predominantly through group-based lending arrangements. Loans, however, did not always meet their needs in terms of size and repayment schedule, and did not consider their overall cash flows.

One of the key constraints MFIs faced in providing more access to credit was the fact that smallholder farmers were unable to provide sufficient collateral. Land, which was the main asset held by smallholder farmers, could not be used as collateral as farmers only had the “right of use” and the proclamations did not allow for using it as guarantee. This meant that the risk of awarding loans to farmers on an individual basis was too high and therefore farmers could only access credit through group loans. The latter

On the supply side, financial institutions were unwilling to explore other agricultural-based financial products that could help smallholder farmers manage crop production risks (e.g. insurance) because of insufficient information regarding the client base and a perception that the risks involved were too high. Overall, there was lack of innovation and investment within financial institutions in rural areas, both regarding new product development and alternative delivery mechanisms that could better cater to the financial needs and behaviour of smallholder farmers. Liquidity constraints also hampered the ability of financial institutions (in particular MFIs) to grow their loan portfolio.

To address these constraints, the main transformational objectives were:

- Leverage the SLLC as a form of collateral to allow farmers access individual-based loans.
- Use the SLLC data to develop new products that allow farmers to reduce the risk of accessing finance.
- Explore new ways to generate financial resources that guarantee the sustainability of the newly developed SLLC-linked financial products and services.

Key interventions and output results



Intervention 4: Promote development of new agricultural individual loan products linked to SLLC

This intervention worked with microfinance institutions to develop a new agricultural loan product (linked to the SLLC) to allow farmers to access larger loans on an individual basis (i.e. without relying on an intra-group guarantee). It promoted a new approach that leveraged farmers’ land use right as collateral for loans.

What did we do?

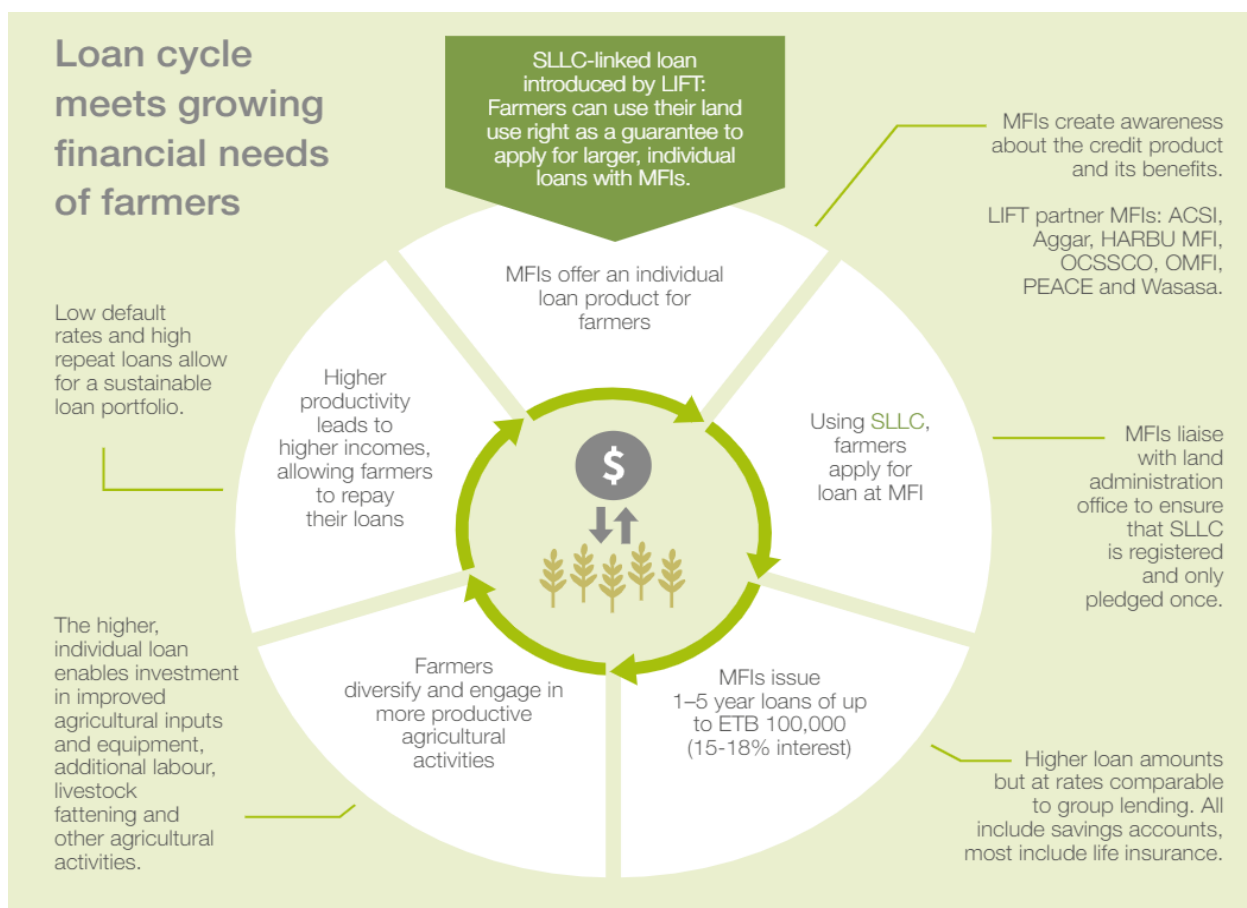
LIFT worked with partner MFIs to develop a SLLC loan product that was commercially viable and tailored to the needs of small rural landholders (Figure 5). The main activities included:

- **Support microfinance institutions to co-design, pilot and roll out a financially viable loan product linked to the SLLC.** Leveraging the SLLC, LIFT partnered with progressive MFIs and designed a new loan product using the land use right or produce of the land as collateral, rather than the actual land itself. In the event of default, it allowed lenders to secure temporary use rights of the land (only until the outstanding value was recovered and for a maximum of three years). The approach got buy-in from the Land Administration and Use Directorate and the RLAUBs and LIFT initially implemented a one-year pilot intervention in partnership with microfinance institutions. LIFT provided technical assistance to MFIs to adopt and adapt the new product and facilitated the institutional framework for the pilot implementation

(linking MFIs to the WLAUOs) but did not provide any loanable capital. The loan product was disbursed on an individual basis, according to the needs, business plan and creditworthiness of the individual borrowers, which offered greater flexibility than loans issued via group schemes. The pilots were successful and demonstrated the feasibility, profitability and strong demand of this product, which allowed for the subsequent scaling up.

- **Strengthen the capacity of MFIs so they can expand the outreach of this product.** Capacity constraints within the MFIs, both in systems and staff, posed a challenge to the potential scale-up of the SLLC loan product. On a demand basis, LIFT supported MFIs to build their capacity in areas such as internal cost benefit analysis, business plan appraisal, savings mobilisation, and default management.
- **Create a conducive policy framework for the SLLC loan product**, including the ability to use the SLLC as collateral for accessing finance. When LIFT started, Ethiopia's land regulatory framework made no reference to the ability of small rural landholders to present their land use rights as collateral. In parallel to the pilot being implemented, LIFT started its efforts for policy change. This required, amongst others, constant engagement with relevant stakeholders and policymakers in the form of meetings and workshops; production of policy and research notes; engaging champions of change to influence opinion; and strong, transparent monitoring and evaluation.

The SLLC loan product



What results did we achieve?

The key results obtained were:

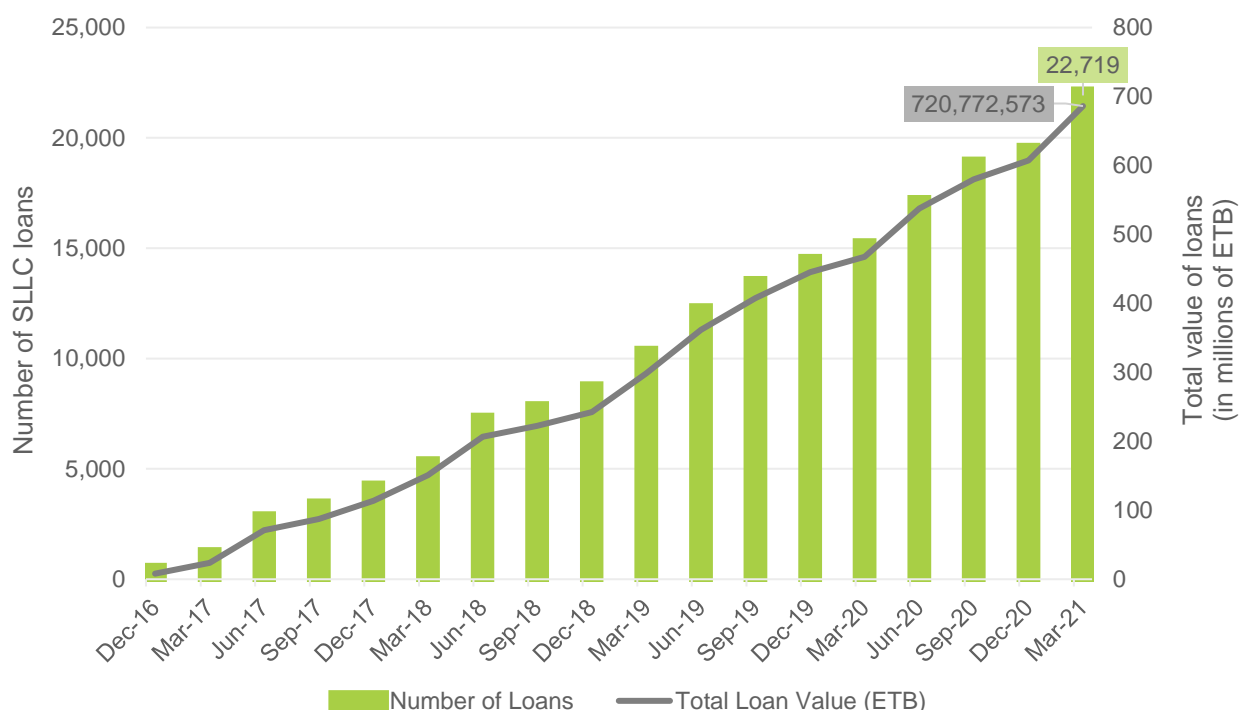
- Established partnerships with eight MFIs³⁸ who promoted the SLLC loan product across three regions (Amhara, Oromia and SNNPR), 64 woredas and 147 branches.
- There are now 22,719 loans disbursed with a total value of ETB 720 million (GBP 13.1 million³⁹). Additionally, the MFIs have been able to mobilise over ETB 58 million (GBP 1.05 million) in savings. All these loans were disbursed using the MFIs own funds (Figure 6).
- Portfolio at risk was 2.0% in December 2019 but it increased to 3.66% in March 2021 due to political unrest and the COVID-19 pandemic.
- The revised Amhara Rural Land Administration and Use Determination Proclamation (No. 252/2017) and the National Bank of Ethiopia ratified proclamation No 1147/2019 on Movable Property Security Right Proclamation in August 2019 accept the ability to collateralise the land use right.
- On two instances, woreda courts in Amhara and SNNPR have ruled in favour of the MFI to execute the contract due to a default from the landholder.

Draft land proclamations at the federal level and other regional states (i.e. SNNPR and Oromia) include ability to collateralise the land use right.

³⁸ The eight MFIs include: ACSI (now Tsedey Bank), OCSSCO, OMFI, Aggar, Wasasa, Metemamen, Peace and Harbu.

³⁹ The exchange rate applied to all calculations in this report is 55 ETB per GBP.

Number of SLLC loans disbursed



Intervention 5: Promote development of an insurance product linked to SLLC loan product

This intervention supported the development of an agriculture micro-insurance product as an effective and efficient risk transfer mechanism for smallholder farmers. The new product helped smallholder farmers reduce the risk of investing in their land and enhance their resilience against shocks. Linking credit and insurance can also transfer part of the risk of lending from the farmer to the insurance, reducing the risk of default/falling into poverty when smallholder farmers access credit. The new product can also enhance credit provision to farmers by easing the credit requirements with respect to interest rate, collateral, and deposits (i.e. cash collateral). Thus, bundling can have an impact on both the implied demand for credit and the supply of it.

What did we do?

The main activities included:

- Create the implementation architecture engaging the different actors in the crop insurance service delivery supply chain. This required identifying and engaging the prime delivery channel (i.e. the MFIs), the insurer, the re-insurers (from outside of Ethiopia) and the National Bank of Ethiopia as regulatory and supervisory body.
- Design, implement and monitor implementation of three rounds of a prototype insurance product (Area Yield Index Insurance - AYII) in Amhara, Oromia and SNNPR (see Box below). This included:

2018-19 meher season: LIFT tested the viability of microinsurance with Amhara Credit and Savings Institution (ACSI). This first pilot (or pre-feasibility phase) was very small in terms of number of woredas and farmers, as it aimed to mainly confirm the viability of the institutional structure, refine implementation processes, and enhance product design.

2019-20 meher season: the second pilot (or feasibility phase) aimed to expand to more partners, woredas and crops. Due to the COVID-19 pandemic, however, the pilot faced several implementation challenges and very few insurance policies were sold. These were insufficient to adequately test the commercial viability of the product.

2020-21 meher season: the third round (a re-run of the earlier pilot) includes five MFI partners, 55 woredas and four crops. The objective is to achieve scale to demonstrate the sustainability of the agricultural micro insurance programme.

Area Yield Index Insurance product

It is a multi-peril area yield index insurance that covers non-preventable risks that happen in a defined geographical area, namely:

- Flood, inundation, and landslide
- Drought, dry spells
- Natural fire and lightning
- Storm, cyclone, windstorm etc.
- Uncontrollable pests and diseases

What does it cover? The premium covers the value of yield loss or shortfall against an average area yield calculated for a defined geographical area.

Note: The area yield index establishes an “insured yield” expressed as a percentage of the historical average yield for each crop in the defined geographical region which forms the Insured Unit (IU).

What results did we achieve?

The key output results included:

- Institutional structure for the new product in place. Five microfinance institutions onboarded as distribution channels, two insurance companies engaged to underwrite the scheme, two re-insurers engaged to reduce risk exposure, and regulatory approval and buy-in obtained from the National Bank of Ethiopia.
- Training programmes with MFIs, insurers, and re-insurers implemented to enhance their understanding and technical knowledge on the crop insurance product.
- 168 micro insurance AYII policies sold cumulatively to SLLC farmers in Amhara, Oromia and SNNPR. This figure does not include the policies sold during the 2020-21 meher season (ongoing).

Intervention 6: Promote partnerships in finance to overcome risk and sector limitations

This intervention focused on supporting the development of partnerships between stakeholders in the financial sector to overcome financial risks and market limitations that limit the ability of rural small landholders to access financial products. LIFT therefore facilitated the creation of partnerships between different stakeholders that could help address some of the constraints identified in the market. It is important to bear in mind that LIFT's engagement was light touch and purely facilitative as its mandate was constrained to working on financial aspects linked to the SLLC.

What did we do?

This intervention is rather an “umbrella intervention” capturing all those efforts (i.e. feasibility activities) done by LIFT to solve constraints in the wider financial market. The activities undertaken fall under three categories: i) activities that were handed over to other programmes; ii) activities that were terminated; and iii) activities that led to successful partnerships.

Activities handed over to other programmes

Constraint	Activity	Detailed explanation
High transaction costs	Facilitate the creation of an electronic payment platform to allow smallholder farmers to pay for inputs in an easy and secure way.	Activity handed over to Enterprise Partners in 2016 (a donor funded programme, including FCDO) and incorporated into their digitalisation strategy for Ethiopia.
Lack of liquidity	Support financial institutions to improve their ability to mobilise savings and therefore increase their loanable capital.	Activity handed over to Enterprise Partners in 2017 (a donor funded programme, including FCDO) and incorporated into their bottom of the pyramid (BoP) interventions. Following the end of Enterprise Partners' BoP activities, in 2018 LIFT supported MFIs with some trainings on saving mobilisation skills on a demand basis.

Activities that were terminated

Constraint	Activity	Detailed explanation
Limited access to finance	Increase access to agricultural mechanical inputs by smallholder farmers through agri-leasing.	Initial partnership explorations were dropped after the World Bank launched a US\$200 million initiative on agri-leasing in Ethiopia.
Lack of liquidity	Set up a loan fund for microfinance institutions so they can access funds to promote the SLLC loan product.	The efforts to set up a loan fund were terminated after conversations with entities like Vision Fund. It was agreed that it was unrealistic to successfully achieve the targets given the time left for LIFT implementation.

Activities that led to successful partnerships

Key partnerships that directly supported the achievement of LIFT's targets included:

- LIFT's partnership with **ATA/Kifiya** in 2017 and 2018, which allowed integration of the SLLC geospatial data with weather-based insurance scheme for the nationwide piloting of a micro-insurance scheme. The product, however, failed to reach the desired targets (only 3,249 insurance policies were sold) and LIFT ended the partnership in late 2018. The lessons learned informed the current intervention #5.
- LIFT's partnership with **ICCO Terrafina**, which allowed the programme to further expand the adoption of the SLLC loan product. Two of ICCO Terrafina's supported MFIs (Harbu and Metemamen) have currently disbursed 454 SLLC loans.
- LIFT's partnership with the **Rural Financial Intermediation Programme (RUFIP III)**, which has ensured that the SLLC loan product is among the products that can be financed by MFIs when accessing funds from RUFIP III's credit line established through commercial banks.
- LIFT's partnership with the **Association of Ethiopian Microfinance Institutions**, which has led to the strengthening of this institution. This is key for the sector and for the sustainability of LIFT's interventions. LIFT has helped develop a cadre of local technical service providers that can now deliver technical assistance to MFIs in aspects such as the SLLC loan product, saving mobilisation, default management and product-specific cost benefit analysis.

Evidence on Outcomes

The two EE impact surveys (undertaken in early 2019 and 2020) provide convincing evidence on how LIFT's interventions in the sector have led to a significant increase in the level of investment from farmers in their land, leading to higher productivity and increased incomes. Farmers report high levels of satisfaction from the SLLC loan-product as it has given them access to a higher loan value and has allowed them more appropriate repayment terms as well as flexibility to decide on their investments. Overall, 86% of borrowers invested in their agricultural production. Investment increased, on average, by 26% which resulted in an average yield increase of 33.6%. These numbers represent an almost 100% additional income increase⁴⁰ over two or three loan cycles.

⁴⁰ The income increase is specific to the main crop the loan was invested in.

The key outcome results include:

The SLLC loan increased financial inclusion of rural farmers.

86% of borrowers had not accessed credit prior to the SLLC loan, neither formal nor informal. In addition, those who accessed credit were only able to access group loans, which were significantly smaller size (on average, loan sizes were three times lower) and had limited flexibility in terms of repayment.

Rural small landholders invested in productive activities which were additional to households' investments across cropping, livestock, and non-farm activities.

In other words, farmers would not have been able to finance the same investments without the SLLC loan. In fact, 95% of SLLC loan borrowers using the loan on productive activities would not have been able to finance the investment in full just using their own resources. In addition, repeat loans were larger and boosted investments in productive activities even further, indicating a learning effect of borrowers. This is a good indication for the sustainability of the loan product.

The demand for the SLLC-linked loan is high, with high satisfaction and a sense of empowerment especially felt by women.

85% of borrowers who have repaid their first loan and applied for a second loan, which shows high demand and is a good indication for the sustainability of the loan product. Furthermore, 88% of female borrowers stated that they are more actively participating in household finance decisions as a result of the SLLC loan, which makes them more empowered members of the household.

Additional investments significantly boost productivity allowing farmers to repay the loan in full and make a sizeable profit.

Borrowers invest in more and higher quality cropping inputs, diversification to high-value crops, and building commercial assets. This allows borrowers to make a sizeable profit after repaying the loan in full including interest. Timely repayment also allows borrowers to build-up a positive credit rating and take-out larger second or third loans. As loan sizes increase, investments get more and more transformational, allowing borrowers to move-up the productivity chain.

Lessons Learned

The key lessons learned in the access to finance sector included:

Focusing on the potential for long term success was key to accepting the high risks involved in the SLLC loan intervention.

Very early in the implementation phase it became clear that the only way to make the new SLLC-linked loan product successful, scalable and sustainable was to amend the federal and regional proclamations to allow small rural landholders to use their land use right as collateral. Despite the difficulty of achieving policy change in Ethiopia on such a contentious matter, LIFT and FCDO believed that it was worth taking the risk. FCDO's support in this process, including through the adjustment of logframe targets, was instrumental to give LIFT the means to pursue systemic change in this sector.

Aligning the incentives of the private sector with programme objectives allowed LIFT to leverage their role as champions of change.

When engaging with MFIs, it soon became very clear that they also had a very strong incentive to develop the new loan product and ensure it was supported by Ethiopia's policy framework. The new product filled a gap in their portfolio of products, offered good financial returns and enjoyed strong demand. This aligned their incentives to LIFT's, and opened another route of pressure for policy change, through their interactions with their regulatory body.

Selecting the right partners with the right incentives was important to ensure success despite the initial setbacks.

LIFT understood that it had to work with partners with a genuine interest in testing the product, the capacity to roll it out and the political clout to influence policymakers. For this reason, LIFT partnered with Ethiopia's largest microfinance institution - ACSI. ACSI had the financial and technical capability to roll out the new loan product, as well as influence in the political sphere. Thanks to ACSI's buy-in and full endorsement of the product, LIFT was later able to establish partnerships with other microfinance institutions in the country, including private, non-governmental organisations and government-affiliated institutions.

Engaging champions of change to promote change was instrumental for success.

LIFT was able to identify and engage key figures within the Ethiopian ecosystem who understood the value of the SLLC loan product and its positive impact at farmer level. Importantly, they also shared the vision that allowing farmers to collateralise their land use right to access finance was key to transforming Ethiopia's agricultural landscape. They became real advocates of LIFT's work and were able to influence sceptics in the political sphere. These champions of change included, for example, the CEO of ACSI, the director of financial inclusion of the National Bank of Ethiopia, and the head of the Land Administration and Use Directorate, who recently described the SLLC loan as having "the most significant impact on farmer poverty of any programme he had ever seen".⁴¹ Their role in sharing their views and experiences with decision-makers and policymakers was critical.

Bundling the micro insurance product with the loan product would allow for scale up of insurance product.

Farmers in pilot woredas appreciate the value of the insurance product but often are unable to join the scheme due to affordability issues. Bundling the insurance premium along with the agricultural loan product would avoid these issues, reducing the vulnerability of farmers in the face of shocks and transfer some of the risk.

Ensuring sustainability

LIFT has been able to achieve systemic change in the access to finance market through the SLLC loan product. This product has already shown its potential to generate transformational change in Ethiopia's agricultural landscape. However, a few aspects would need to be adequately monitored and supported to ensure that the full potential of the change is realised. These are:

Continue to advocate for the ratification of the draft regional and federal proclamations, which would provide the opportunity for greater scaling up of the product to new areas and regions.

Support the adoption of the SLLC loan product by other financial institutions (non-MFIs) in Ethiopia. LIFT has focused its efforts working with the MFI sector but there is strong potential for this product to be adopted by other financial institutions with presence in rural areas, such as rural saving and credit cooperatives, cooperative unions and even commercial banks. The recent transition of ACSI from MFI to commercial bank opens a great opportunity for this.

Continue to strengthen the capacity of the Association of Ethiopian Microfinance Institutions to ensure that it is able to provide technical support to other financial institutions when they decide to incorporate the SLLC loan product as part of their portfolio. This is particularly relevant for Tigray, as no loans have been issued there yet.

⁴¹ Comment made on 20 April 2021 during a meeting between LIFT, World Bank and the CALM programme.

Environment and Conservation Agriculture Sector



Introduction

Agriculture is the backbone of the Ethiopian economy, but farming has largely remained subsistence based. In general, farmers have a poor understanding of best agronomic practices, sustainable land management technologies, and mechanisation opportunities that would help them increase the productivity of their land. In addition, input service providers do not have enough understanding and willingness to penetrate the vast rural market, which limits access of farmers to embedded services and improved inputs (especially vegetable seeds and biopesticides).

The government has a vast extension network, but it does not always provide all the information farmers need, or even the right information. In addition, the capacity of research centres continues to be too weak to commercialise research findings effectively. These constraints result in low use of high-quality inputs, which is a bottleneck to increased yields and incomes.

The change that LIFT could effectively make in this market, however, was limited. Given the large number of constraints existing in the market and the plethora of donor interventions, LIFT had to take a selective and focused approach to maximise the impact of its resources. Therefore, the key objectives of LIFT in this market included:

- Develop commercial supply relationships between companies providing inputs and agricultural machinery, and local retailers/input dealers at woreda level.
- Deepen farmer and extension officer understanding of the benefits of using improved inputs and integrated soil fertility management practices.

Key interventions and output results



Intervention 7: Promote distribution of environmentally sustainable inputs

This intervention focused on improving SLLC farmers' access to environmentally sustainable and productive agricultural inputs by supporting the development and improvement of distribution channels, as well as the functioning of input markets. Additionally, it worked to increase the extension service and the knowledge of rural development agents (Das) in the appropriate use of agricultural inputs.

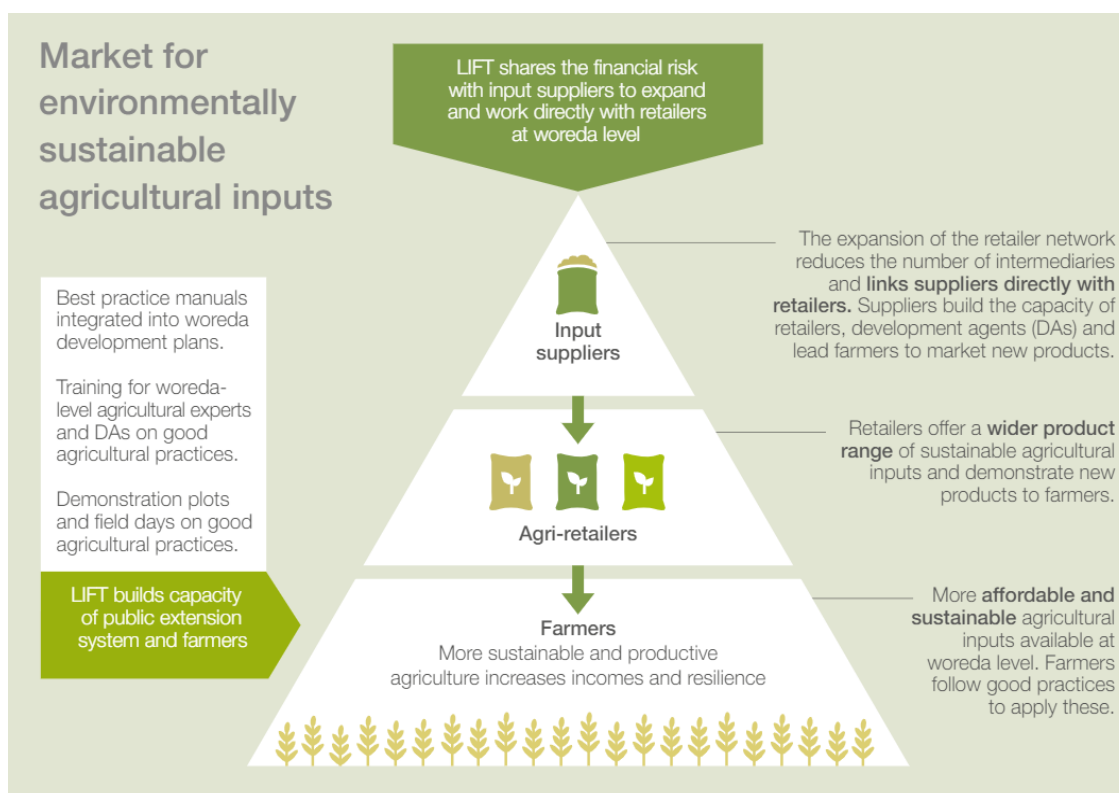
What did we do?

LIFT partnered with input suppliers to demonstrate that there is a commercially viable market in providing inputs for smallholder farmers through input retailers, allowing them to diversify their business away from government or NGO auctions. Many input suppliers were initially hesitant to test this new business model as the risks of supplying smallholder farmers in rural areas seemed very high. To reduce this risk and to incentivise input suppliers to test the new model, LIFT provided de-risking grants. These grants were issued on a cost-sharing basis and were only paid on achievement of agreed milestones (Figure 7).

LIFT issued ten grants to pilot new rural distribution models. Some examples of environmentally sustainable agricultural inputs supported by LIFT included:

- Crop protection products: A newly available fungicide controls late and early blight in tomatoes and potatoes, downy mildew in various crops, fungal leaf spot diseases and damping off in vegetables.
- Vegetable seed and fertiliser: Rhizobia, a bio-fertiliser, increases biological nitrogen fixation, which increases productivity by up to 50% and improves the quality of crops.⁴²
- Farm machinery and irrigation: The broad bed maker, a multi-purpose tool mainly used to shape the land at planting, creates broad beds and furrows where crops can grow, and excess water can drain.

Figure 2. LIFT market strategy for environmentally sustainable agricultural inputs



What results did we achieve?

The main output results of this intervention included:

- 12 input suppliers have developed new business models for the distribution of farmer-demanded agricultural inputs at the woreda level. The new business model ensures that farmers are now able to access certified and traceable inputs from an accountable retailer, rather than buying unknown source

⁴² A detailed case study showcasing how LIFT engaged with partners for change can be found at [Improving the agricultural inputs market to work better for smallholder farmers in Ethiopia \(beamexchange.org\)](https://beamexchange.org/)

inputs at the open market.

- 165 input retailers are actively promoting and selling environmentally sustainable inputs in over 70 woredas.
- Input suppliers have supported input retailers in providing training and establishing demonstration plots to promote their products. At the same time, input retailers have linked suppliers to local authorities, ensuring government support to new products being introduced.
- Over ETB 23.7 million (around GBP 0.4 million) of environmentally sustainable inputs have been sold to smallholder farmers through input suppliers.

In the earlier phases of the programme, LIFT also helped set up around 30 compost production hubs to promote and sell organic compost to smallholder farmers. The compost hubs were new businesses that received technical support to develop quality compost (i.e. hub owners/operators were trained, business plans were prepared for each compost hub and local sources of bio-mass identified). However, limited focus on market demand meant that only hubs supplying the municipalities were commercially feasible. This activity was then terminated as it did not address the needs of LIFT beneficiaries. At the time of the close out strategy (June 2018), 11 of these hubs were still actively supplying the municipalities.

Intervention 8: Facilitate delivery of good agricultural practices and information to farmers

This intervention considered the need to improve knowledge promotion and generate awareness raising amongst farmers in the use of new technologies, in particular environmentally friendly ones such as composting and integrated soil fertility management. This intervention specifically aimed to strengthen the capacity of Ethiopia's extension services (including DAs, woreda subject matter experts and lead farmers) and strengthen the farmers use of improved agronomic practices, including the use of organic compost to reduce the use of chemical fertilisers and increase their productivity.

What did we do?

LIFT partnered with Wageningen Environmental Research to implement this intervention. The partnership took place in two phases.

- In phase 1, LIFT tested the adaptability of the CASCAPE model (which had been tested under the World Bank's Agricultural Growth Programme) in selected LIFT woredas and assessed the viability of developing a market for commercial compost. More specifically, this phase i) supported farmers to understand the value and productivity impact of using the right nutrients in the soil; ii) promoted the use of organic resources supplemented with mineral fertilisers when the availability or quality of composted organic resources is limited; iii) provided further value added to the services provided by the LIFT compost hubs; and iv) helped build the institutional and enabling environment to allow for the sustainability of this model.
- In phase 2, LIFT supported the expansion of compost product amongst farmers and helped refine the CASCAPE model (subsequently rebranded as SELECTOR) to try to enhance its sustainability within the Ethiopian extension system. The three key innovations in this phase included: i) the development of a new training module on pit composting for smallholder farmers; ii) the introduction of an "extensive" training approach that focused on increasing outreach support to kebele and woreda staff; and iii) the promotion of stronger linkages between the extension system, research institutions and universities in Ethiopia.

What results did we achieve?

This partnership allowed LIFT to support smallholder farmers to improve the knowledge and information on the agricultural practices and the technologies best suited for their needs, allowing them to increase the productivity and returns on their land. More specifically, the intervention delivered:

- Best fit practices demonstrated to participants through 355 pre-extension demonstration plots and over 290 farmer field days.
- 186 government staff trained in new farming techniques and adopted in nine woredas.
- 1,405 farmers trained in the production of organic compost.
- 25,000 farmers reached through direct training, pre-extension demonstration plots, and farmer field days.

Evidence on Outcomes

LIFT has carried-out several surveys⁴³ and assessments with farmers, development agents (DAs), and input retailers to understand the impact of LIFT's interventions in the sector. Key outcomes include:

Key input suppliers are adapting their business models and expanding their distribution networks, making new environmentally sustainable products available for farmers.

As a result of linking suppliers to retailers, sales of new products have increased with higher profits for both input retailers and input suppliers. The buy-in for the new business model is high and actors are looking to further expand.

DAs, input suppliers and retailers provide knowledge and awareness raising services to farmers as part of their marketing, improving the application of products and crowding-in new farmers.

74% of retailer customers report increased knowledge on application of inputs due to the trainings provided by both suppliers and ongoing advisory services provided by retailers. Furthermore, the training and promotion provided through the GoE extension system (DAs) and retailers have crowded in new customers: 50% of customers were purchasing and utilising improved inputs for the first time.

Increased access to high-quality inputs leads to productivity increases for farmers.

The benefits of LIFT's supplier-retailer model, including improvements in retailer service, higher quality inputs made accessible for rural farmers, and increased knowledge on applications, had a significantly positive impact on farmers' quality and productivity of agricultural output. Findings suggest that yields of customers who purchased LIFT-facilitated products increased by 45%.

CASCADE training was effective, and farmers and DAs are adopting improved practices.

The quality of training was high, and farmers understood integrated soil fertility management and good agricultural practices as a result. 54% of the farmers trained adopted at least one of the best practices promoted. More than 90% of the farmers that adopted best-fit practices reported an increase in their yields as a result. Importantly, best fit practice manuals have been adopted into the woreda's development plans resulting in them being incorporated into the DAs' training checklist.

The Ministry of Agriculture values the role that the private sector can play to increase access of smallholder farmers to improved inputs and services.

LIFT interventions have demonstrated the positive impact that engaging the private sector can have on smallholder farmers, ensuring access to affordable inputs and services. Recent discussions with Ministry of Agriculture officials show that the GoE is now more open to the private sector playing a role in the agricultural sector and a new policy on increased private sector participation the agricultural sector is being drafted.

Lessons Learned

The key lessons learned in the environment and conservation agriculture sector included:

The private sector can play a key role in increasing access of smallholder farmers to environmentally sustainable inputs and embedded services.

The new business models introduced by LIFT have successfully allowed input suppliers to expand their distribution networks in rural areas and increased access of smallholder farmers to inputs and services in a sustainable way. These new models have demonstrated that there are other actors besides cooperatives and cooperative unions that can ensure access to inputs and services on a timely basis and at an affordable price.

Increased cooperation between private sector actors can help them access new, profitable markets.

Interventions in this sector have demonstrated that private sector actors can cooperate and collaborate to access new markets that are more profitable than, for example, government-related contracts. Business-to-business forums have proved to be, in fact, a valuable tool to create the conditions for this cooperation and build partnerships.

Intervening in this market required a mix of facilitative and direct interventions to be able to address the different elements of the market system.

LIFT's interventions in this sector have addressed the limited knowledge of smallholder farmers and the limited supply of high-quality inputs through two approaches by i) working with input suppliers and input retailers so

⁴³ Environmental and Conservation Agricultural Impact Study (2019), LIFT.

that they provide embedded services and high-quality inputs to farmers; and ii) by supporting Ethiopia's extension services to improve capacity and be in a better position to train smallholder farmers.

Input retailers have proved effective in increasing access of smallholder farmers to inputs and services but expanding into more remote rural areas remains challenging.

While input retailers' capacity to provide training/advisory services has been growing with the support from inputs suppliers, capacity limitations in managing their business and licensing regulations still pose a constraint for the growth of their businesses, including for expanding into more remote rural areas.

Ensuring sustainability

To further increase the change generated in this market, a key actor identified by LIFT are input retailers. As demonstrated by LIFT, they have the potential to reach smallholder farmers with affordable, timely inputs and provide embedded services. However, to allow for this to happen effectively and in a sustainable way, their capacity as businesses needs to be strengthened. This requires interventions on improving their management and technical abilities, as well as addressing some business enabling environment constraints (e.g. around licensing requirements).

However, to achieve systemic change within this market, a wider set of interventions (that were outside the scope of LIFT) are needed. Some focus areas include improving the access to new markets of smallholder farmers (for example, through links with agro-processors and/or agro-industrial parks); introducing efficiencies in Ethiopia's extension system; and allowing the private sector to play a larger role in the agricultural sector, particularly around input distribution.

Dispute resolution



Introduction

Since the inception of the programme, the EE team had identified the dispute resolution sector as a key area of intervention to improve the efficient allocation of land following SLLC. It was essential, however, to ensure that the new RLAS was fully operational before the programme could undertake a meaningful analysis of the constraints, and design and implement interventions that could address these constraints. Consequently, the programme only started working in this sector in mid-2018.

Following the issuance of the SLLC, there was a shift in the types of disputes that became prevalent in the system. The SLLC registration process had addressed many issues directly linked to land, such as encroachment and land demarcation, which since became less prevalent (although still significant). Other types of disputes, however, became more common as women were given increased access to land (e.g. inheritance; and division of land assets following divorce). More importantly, the changes introduced in Ethiopia's land tenure system by LIFT meant that KLACs and kebele experts had a limited understanding of the new SLLC (in terms of rights and obligations of both men and women) as well as how the new proclamations and regulations addressed issues of inheritance, gift, disputes between spouses and rental conflicts. This lack of knowledge was also evident at the woreda court system, where land related cases

represent around 60% of all case load. Overall, these generated bottlenecks in the dispute resolution system and disputes took longer to resolve (with more disputes reaching the judicial level), generating more costs to rural small landholders.

To address these challenges, the key transformations sought in this sector were:

- Build the capacity of key stakeholders in the dispute resolution process; namely the KLACs and kebele land administration offices (at the administrative level) and the woreda courts (at the judicial level).
- Advocate to establish a separate land dispute resolution bench in woreda courts to ensure that land issues get due attention through being seen in a separate bench by the federal and regional supreme courts.

Key interventions and output results

Intervention 9: Enhance capacity of actors in dispute resolution system

This intervention aimed to improve the capacity of kebele level land actors in handling land disputes to minimise the number of disputes reaching the administrative woreda level and entering the judicial system. The intervention also sought to improve the knowledge of woreda judges and other relevant court staff on the revised land proclamations and regulations, including the rights and obligations derived from the SLLC, so they can efficiently administer resolutions founded on the current legal framework.

What did we do?

- **Enhance RLAUBs training plans for KLACs and land administration offices.** LIFT worked with RLAUBs to update their training modules to KLAC and kebele land offices to reflect the new land proclamations and regulations, particularly around the most prevalent types of disputes, and tested this through a round of trainings which was then cascaded to other woredas and kebeles. The newly designed training included topics such as interpreting/understanding of the SLLC, mechanisms to build further awareness within the communities, and mediation and arbitration through alternative dispute resolution systems.
- **Support Regional Justice Training Institutes (RJTI) to update training modules for judicial officers.** LIFT engaged with the four RJTIs to update the specialised training modules for judicial officers (i.e. woreda level judges and court officials like court presidents). The updated modules helped improve the knowledge and understanding of judicial officers of the revised land proclamations and regulations, as well as the rights, obligations and interpretations of SLLC. They included new practical case studies to improve understanding of how to resolve disputes.
- **Engaged with universities in Ethiopia to update the land curriculum in their undergraduate law departments.** LIFT helped mainstream a new module capturing the up-to-date federal and regional land laws of Ethiopia into the legal curriculum of 35 universities. This required close coordination with the Ministry of Science and Higher Education, the Federal Legal and Justice Research Institute and the Universities Consortium.
- **Advocated for the creation of a legal bench.** LIFT has engaged with the federal supreme court, the regional supreme courts and woreda courts to advocate for the need to establish separate benches for resolving land-related conflicts, as they currently represent 60% of all legal case work.

Achievements

LIFT's achievements in this sector have been significantly impacted by the COVID-19 pandemic and the conflict in Tigray. Still, LIFT's interventions have set the conditions for future change in this sector. Stakeholders are now fully aware of the importance of addressing constraints within the dispute resolution system, have a good understanding of what needs to be done, and have started the path of change.

The main results achieved by LIFT in this sector include:

- Training modules of RLAUBs and RJTI have been fully updated and future trainees will obtain improved understanding and knowledge on Ethiopia's land tenure systems and RLAS, ensuing that disputes are resolved more effectively and efficiently.
- 54 KLAC members and 18 kebele experts, 18 woreda land experts and three RLAUB representatives were trained using updated RLAUB land training modules.
- 54 judges and 18 public prosecutors/court presidents across three regions trained using updated RJTI land training modules.
- Updated land curriculum for undergraduate law departments has been developed and will be incorporated into the Bachelor of Law curriculum of 35 universities from September 2021 onwards.

Based on a recent assessment of the training results, both woreda and kebele level actors are already applying the lessons from the training and are trying to resolve most disputes at the kebele level. Kebele level actors have actually reported being emboldened by the training to actively support resolution of disputes in their kebele. On the judicial level, RJTIs have now incorporated the curriculum into their training plan and assigned a budget for its implementation in the upcoming year.

Another important achievement is that several kebele, WLAUOs, and courts are now tracking the cases of dispute in detail. Collecting this information will provide useful insights for these stakeholders, improve the understanding of the issues faced in this sector, and allow for the design of improved processes and systems that benefit rural small landholders.

Lessons Learned

The key lessons learned in the dispute resolution sector included:

Interventions need to address constraints both at the administrative and judicial levels.

Intervening in both the administrative and judicial systems has proved to be an effective approach to understand the gaps along the entire system and help identify and prioritise those interventions that are likely to deliver the highest returns.

The limited data available remains a serious limitation to change in this sector.

Collecting information on the frequency, type, outcome, and period of disputes remains challenging as records are not kept in a formal way at any point of the process (neither at the administrative or judicial levels). Improved data would allow a deeper insight into the land dispute resolution system to improve its efficiency and effectiveness.

Vulnerable groups (including women) are particularly impacted by land disputes.

Addressing existing constraints is likely to have a disproportionate, positive effect on these groups as often such groups tend to lose out given that they have little time or money to advocate their position.

The private sector can play a significant role to make the sector more effective for rural small landholders.

Despite the large public-sector role in the sector, the new types of disputes that are becoming more prevalent (e.g. inheritance, divorce, rental) opens opportunities for private sector involvement. For example, the disputes around inheritance issues could be significantly reduced if rural small landholders had access to more effective probate services. Offering such services could be an opportunity for LRSPs to expand their offer of services.

Ensuring sustainability

The late start of LIFT's work in this sector has meant that limited change has been achieved so far. However, the data and learnings gathered to date are very valuable in terms of assessing potential areas for intervention in this sector. The change in the types of disputes that are more prevalent following the introduction of the SLLC require more in-depth intervention to ensure the system can effectively cope with the new reality. Hence, a key area of future work will continue to be to advocate for the need to establish a separate legal bench for land issues. Although this will require a lot of effort, this intervention alone could generate significant change within the judicial system.

Another area where further intervention will be required is linked to the prevalence of inheritance and gift disputes. Succession rights tend to be socially acknowledged within families but do not tend to be formalised, leading to disputes. One key explanation is limited access to probate and succession services in rural areas (they are normally only accessible at the woreda capital and are expensive). Increasing access to these services, for example through LRSPs, could significantly reduce the number of disputes that reach the higher administrative and judicial levels.

Component 4 – Policy



Introduction

Under this component, LIFT commissioned and undertook actionable research and advocacy work to improve the legal and regulatory framework in the land market. The research undertaken was done on both a demand- and programme- led basis with a strong element of co-creation. LIFT has exceeded both its original and revised end of programme targets, and in total has produced 99 research-based land policy reports, regulations, procedures, strategies and plans to the Government of Ethiopia and other key stakeholders, that strengthen structures and processes for improved land certification and administration in Ethiopia.

These outputs, together with the internal learnings generated by the different LIFT components, allowed LIFT to undertake advocacy activities to improve the rural land rental legal framework. Activities included:

- Organising workshops at the national and regional level engaging policy makers and relevant stakeholders.
- Attending and presenting at land conferences at the national and international level to share research findings and advance policy advocacy.
- Engaging champions of change and providing them with the information so they could help promote policy change from within their institutions.
- Producing and sharing policy briefs, case studies and success stories to share credible and understandable evidence of the positive impact of changing some policies and/or regulations.

Results

Annual Review Scores

Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
AR Score	A	A+	A	A+	A+	A++	A+

Outputs

Output Indicator	Starting Target	Final Target	Final Result
4 Number of research-based land policy reports, regulations, procedures, strategies and plans produced and delivered to the Government of Ethiopia and other key stakeholders that strengthen structures and processes for improved land certification and administration in Ethiopia or knowledge products which make new data or understanding available to a broad range of stakeholders (cumulative target)	40	84	99

Outcomes

Outcome Indicator	Starting Target	Final Target	Final Result
Number of research-based land policy reports, regulations, procedures, strategies and plans produced and delivered to the Government of Ethiopia and other key stakeholders that strengthen structures and processes for improved land certification and administration in Ethiopia or knowledge products which make new data or understanding available to a broad range of stakeholders (cumulative target)	35	37	50

Evidence on Outcomes

Major policy changes that have been affected through this component include the following:

Changes in rural land administration and use proclamations to accept the use of the SLLC as a form of collateral for accessing credit

Following the success of the SLLC-linked loan product pilot, the Amhara National Regional State revised its Rural Land Proclamation in 2017 to permit farmers to present evidence of their land use rights or SLLC as a form of collateral to access credit. This has provided a solid legal basis for the product's scale-up in Amhara and paved the way for change in the other regions such as Benishangul Gumuz. The National Bank of Ethiopia has also enacted a Proclamation (1147/2019), that allows a landholder's use rights or the produce of land to be presented as collateral to access credit. Currently, the federal as well as the regional land institutions of Oromia, Tigray and SNNPR are in the process of updating their land proclamations to accept land use rights or SLLC as a form of collateral to access credit.

New land rental registration procedures have been adopted by the RLAU offices

The standard land rental contract (SLRC) developed in collaboration with GoE, replaces informal agreements and offers more secure and enforceable land rental agreements and has been officially accepted and rolled out across the four regions. Furthermore, the draft Federal RLAU Proclamation also accepts the role of Land Rental Service Providers (LRSPs) which were established to raise landholders' awareness of the SLRC and facilitate rental transactions (providing market information on available land, prices as well as contract completion and formal registration). LIFT has worked with the RLAUs and Ministry of Trade to ensure that LRSPs become certified and licensed entities that can charge for their services and become financially sustainable and it is expected that this will be formalised and included in directives and regional procedures.

Changes in the federal and regional SLLC and RLAS Manuals as well as rural land administration and use proclamations to ensure that all rental transactions (regardless of duration) are electronically registered

Another aspect of the Rural Land Administration and Use (RLAU) Proclamation that LIFT has succeeded in bringing change to, addresses the registration of land rental contracts at the woreda level on the national rural land administration and information system (NRLAIS). Rental contracts were previously only required to be formally registered on this system if the duration of the contract was longer than two years in Amhara and SNNPR, and three years in Oromia and Tigray. Following the practice of registering all land rental contracts electronically on NRLAIS in LIFT project woredas, the Amhara, SNNPR, Tigray and Federal RLAS Manuals now recognise the registration of rental transactions, regardless of duration, in NRLAIS. In addition to this, the draft proclamations in SNNPR, Tigray and Oromia state that all land rental transactions (regardless of duration) need to be registered electronically at the woreda level.

A structured approach for the WLAO to raise landholder's awareness

LIFT has developed a strategy and detailed guideline to support the efforts of the WLAO in raising landholders' awareness on the importance of formally registering transactions. The guideline provides a practical approach on how to disseminate print materials and key messages from the woreda level to the sub-kebele level and has now been adopted by RLAUD and is being piloted in the model woredas (excluding Tigray due to the conflict).

Success Story - Woreda RLAS PAC Strategy



Within the woreda land administration several constraints exist in raising land holders' awareness on formally registering land transactions which includes:

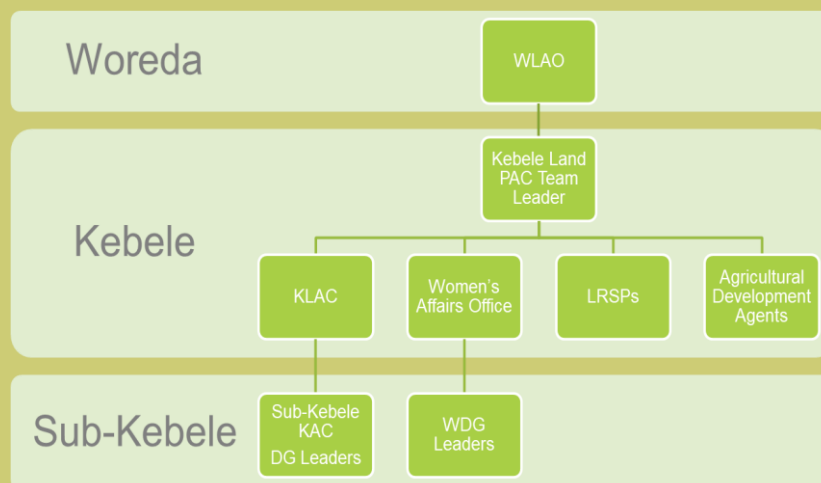
- Competing demands of WLAO staff which reduces time that they can commit to awareness raising
- No structured coordination between Woreda and Kebele actors results in organising ongoing awareness raising
- Kebele actors are overstretched and have competing demands and therefore cannot provide sufficient time to awareness raising – results in sporadic awareness raising by various stakeholders
- Low capacity of kebele stakeholders to raise landholders; awareness on the importance of formally registering transactions
- Lack of monitoring to understand which kebele level actors are raising landholder's awareness and coverage of PAC activities

A communications assessment identified that a more rigorous infrastructure and M&E framework would be required to ensure that the WLAOs could effectively cascade information on the importance of formally registering land transactions as well as monitor PAC activities.

Based on this, LIFT developed a strategy and detailed guideline to support the efforts of the WLAO in raising landholders' awareness on the importance of formally registering transactions. The guideline provides a practical approach on how to disseminate print materials and key messages from the woreda level to the sub-kebele level. This includes the following:

- Providing an outline of clear messages for different types landholders
- Providing guidance on where posters should be placed and what types of meetings and events should be attended
- M&E systems to monitor what activities have been done
- An approach to creating a more formal structure at the kebele and sub-kebele level to support disseminating materials and attend community meetings through the formation of Kebele Land PAC Teams (KLPTs) – see diagram to right

KLPT Structure



To accomplish this, the guideline includes the following documents:

- **Woreda RLAS Public Awareness and Communications Implementation Guideline:** This provides an overview of the approach, the different audiences, the responsibilities of the WLAO, an introduction to the KLPT and their public awareness responsibilities and a monitoring and evaluation framework.
- **Woreda Level PAC implementation Plan:** This provides an overview of what activities the WLAO should do and M&E processes to monitor these activities.
- **KLPT Guidebook:** This provides the Kebele Land PAC Team leaders guidance on how to establish the KLPT and plan out their PAC activities, guidance on poster placement and event attendance and instructions on M&E processes and templates.

Benefits

The Coordinated approach at the kebele and sub-kebele level provides the following benefits:

- **Efficient communication:** the WLAO can communicate to kebele level PAC stakeholders through one team leader who then relays this to team members reducing WLAO time
- **Multiplier Effect:** Each actor plays a small role as part of a wider team (i.e. each member attends 2 events each month has a bug multiplier effect with minimal time needed from each member) thus addresses fact that many individuals are stretched.
- **Accountability:** with M&E procedures there is greater accountability and WLAO can identify kebeles that are performing well and poorly

Implementation

The strategy with specific focus on the KLPT structure was presented at the Model Woreda Office launch workshop and feedback received from the regions was positive and since then the approach has been implemented in the model woredas (excluding Tigray) under the CALM programme.

Initial Feedback includes:

- Trainees have been positive on the proposed approach
- Have suggested some actors are involved on a need basis as opposed to being part of the formal team (i.e. school directors)
- Participants have suggested other team members (i.e. Farmer Training Centres)

Climate Action through Landscape Management Programme (CALM)

The technical proposal developed by the World Bank with LIFT's inputs has resulted in the CALM Programme which aims to support the Government of Ethiopia via the Ministry of Agriculture with an overall objective of addressing the interrelated challenges of poverty, vulnerability, land degradation and declining agricultural land productivity with specific focus on:

- **Institutional sustainability** on ownership of the system (by government and land users), continuous political and financial support and maintenance of the land policy and regulatory frameworks.
- **Operational sustainability** of effective maintenance of the rural Land Register by capturing and processing land transactions on a continuous basis and the effective and efficient provision of land administration services.
- **Financial sustainability** for the Rural Land Administration System to generate sufficient revenues from the provision of data services to be able to largely finance the recurring costs of the system.

Additional Support that LIFT has provided

LIFT was heavily engaged with RLAUD during the development of the Project Implementation Manual (PIM) to ensure that CALM activities complemented LIFT's priorities to achieve an efficient and well-resourced RLAS (NRLAIS) that will prove to be sustainable for the longer term. Additionally, LIFT ensured that the lessons learned and best practices from the LIFT programme were incorporated into CALM.

LIFT's M&E team have worked closely with RLAUD's CALM team to adapt LIFT's bespoke MIS software. A modified version of the MIS software was uploaded to CALM's server at the start of 2021 and a manual for CALM that can be used to train future staff in operating the online data aggregation and analysis system has been developed. In March 2021, LIFT provided a two-day training to CALM's regional and federal-level staff

Importance of LIFT's Impact

Within Ethiopia

LIFT has become the "hub" for land reform in Ethiopia with LIFT's standard for SLLC implementation becoming the GoE's standard –also used by REILA II and forming the basis of the implementation and monitoring approach for CALM. The forthcoming GIZ 'Land Governance in Ethiopia' Project is also rooted in LIFT's SLLC approach and Economic Empowerment Unit Interventions, and the REILA II programme is following the lead set by LIFT with the Access to Finance initiative and will be following the LIFT approach and using LIFT expertise to replicate this intervention in the Benishangul Gumuz region. The Director of RLAUD has also made it clear in public statements with other donors that in his opinion, LIFT's Access to Finance initiative has done more to alleviate farmer poverty than any other intervention in recent times.

In addition to LIFT's approach being taken up by donors and other programmes, the impact of LIFT's work has been included in a recent debate of political parties for the upcoming 2021 election with the ruling party stating that two of the successes the GoE has had over the past three years include agricultural finance and land certification.

Debate	Link	Points discussed
Ruling party (Prosperity) Eyob Tekalign (Current State Minister at the Ministry of Finance on Fana TV	LINK TO VIDEO	10:27-11:00: One of the major hurdles the GoE overcame in the past three years is agricultural financing. The fact that farmers can now get loan by putting their crop as collateral encourages Ethiopia's economy. We will continue promoting it if we are elected. 47:35: GoE has brought significant change with regards to finance in the past three years. The country's policy has been against agriculture for a long time. In the past there was no way our finance institutions could finance agriculture for lack of collateral. The new proclamation allows movable properties to serve as collateral thus helping banks to provide loan to farmers and bring about revolution.
Discussion about land ownership between four political parties on Shay Buna.	LINK TO VIDEO	15:20: We have started giving land certificates to rural land holders. As a result, people can use their certificate and get loan, give away their land as gift or inheritance or even rent it out. 39:20: After the reform, we became prosperity, two proclamations have been revised. After the national bank revised its directive finance institutions and the development bank have disbursed ETB 628 million worth of loan to farmers

Global scale

In addition to Ethiopia. LIFT's approach of including a Making Markets Work for the Poor approach has now been adopted by several donors and is now being implemented in several land programmes to varying extents as indicated in the below table

LIFT's influence on donor land programmes

Country	Programme	Implementing Actors	LIFT Influence
Tanzania	Land Tenure Activity	USAID, GoTz	Registration processes, Access to Finance
Mozambique	Supporting the Policy Environment for Economic Development (SPEED+)	USAID, GoM	Access to finance
Tajikistan	Agriculture and Land Governance	USAID, GoT	Access to finance, land rental markets, market systems approaches
Ethiopia	Land Governance in Ethiopia	GIZ, GoE (Amhara)	Rooted in SLLC
DR Congo	Applying Innovative Approaches to Meet Community Needs for Effective Land Management in the Democratic Republic of the Congo	Integrative Research Institute (IRI) at Christian Bilingual University of Congo	Registration and community engagement procedures
DR Congo	DRC Strengthening Livelihoods and Resilience	USAID	Registration and community engagement procedures – piloting
Zambia	Systematic Land titling	Medici Land Governance, GoZ, City of Lusaka	Registration processes, use of Social Development Officer approach
Malawi	Land Governance Project	EC, GoM, CSOs	Registration processes, scale-up planning
Colombia	Land for Prosperity	USAID, GoC	COVID-19 safeguards
Cabo Verde	Land Management for Investment Project	MCA-Cabo Verde	Registration procedures, scaling considerations
Madagascar	Agriculture Rural Growth and Land Management Project	World Bank, GoM	Registration processes, scale-up and logistics

Challenges, Programme Adaptations & Lessons Learned

Focusing on practical aspects:

While LIFT has examined policy level change that is required to strengthen/improve the Ethiopian land sector, LIFT's experience has identified that a key intervention has been the gap between policy and practice. Many issues such as women's land rights etc are already covered by federal and regional laws but the challenge has been implementing these in practice. Therefore, LIFT has focused on supporting GoE in practical aspects such as developing guidelines, manuals, work processes and other tools to allow the regional land bureaux and RLAUD to implement existing policies efficiently. This approach provides quick and tangible outcomes that has fostered good working relationships with GoE stakeholders as a platform to discuss higher-level policy/legislative changes.

Piloting and evidence-based advocacy is key to delivering policy change:

Within the Ethiopian context, due to the land sector being highly regulated by GoE, as well as LIFT having introduced many new concepts to the Ethiopian land sector (SLLC-linked loan and LRSPs) the programme has taken the approach of first agreeing with federal and regional institutions to pilot these new concepts and then providing evidence of their impact and advocating for the necessary policy changes required for their sustainability. These achievements also need to take account of the very considerable effort that the LIFT programme invested in developing strong, fruitful relationships with senior officials that resulted in a willingness to listen and test new initiatives and ultimately support policy change. The programme was very successful in this regard and LIFT demonstrated the long-term commitment and priority required to manage the regular changes in senior personnel through working closely with new senior managers to again develop the relationship and once again help them to understand LIFT interventions, challenges and the benefits to be delivered for them. Ultimately this resulted in a greater level of support for LIFT and any proposed policy change.

Programme Publicity Should be considered as part of the programme's design


At the start of LIFT, due to the sensitivities surrounding land within Ethiopia, the programme was informed by FCDO to maintain a low public profile and to only engage with relevant stakeholders and GoE counterparts in the implementation of LIFT. As a result, LIFT did not widely publicise its work within Ethiopia and ensured that it did not engage with the media or undertake promotional activities to raise LIFT's profile.

However, after LIFT's MTR, FCDO informed the programme that based on its accomplishments and results as well as the good working relationship with GoE, the programme should aim to increase its public profile and as per the MTR's suggestions, make its findings and policy papers more accessible.

While LIFT did not originally have a budget for these activities the programme focused on what it could do to share its findings and undertook a variety of relevant activities gaining the following lessons learned:

Activity	Actions	Lessons Learned
Technical Management	Contracted a communications company (through efficiencies) to support in: <ul style="list-style-type: none"> the graphic design of knowledge products development of programme website development of interactive results map 	Should be considered in the design stage of programmes
Producing research and survey findings	Developed 4/6-sider summaries as opposed to providing lengthy reports to stakeholders, ensured that information was easily digestible.	Translation of materials to local languages for media outlets would be ideal (LIFT did not have sufficient budget for this)
Disseminating of programme knowledge products	LIFT developed an online knowledge hub for documents to be uploaded and made available to the public (see below).	Resources for proofreading and formatting should be considered in programme design
Engaging with media to raise LIFT's profile	Examined possible options to engage with media which included fee-based media coverage for news stories and live debates (Due to budget constraints this could not be taken forward).	Resources for engaging media should be considered in programme design

Landing Page of LIFT's Knowledge Hub



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Knowledge hub

LIFT has gained a wealth of knowledge through its experiences and the extensive research conducted to inform the programme's approach and evaluate its impact. This knowledge hub brings together a range of resources and summaries to share LIFT's insights and lessons learned.

Search and filter

Focus area

☐ Research
 ☐ Results
 ☐ Tools and guidelines

Programme theme


☐ Access to finance
 ☐ Agricultural inputs for sustainability
 ☐ Ensuring gender and social inclusion
 ☐ Land administration
 ☐ Land rental
 ☐ Land tenure and certification

Analysis of kebele proximity on reported RLAS transactions

This quantitative study evaluates the percentage of subsequent land transactions that are formally registered (compared with non-registration or informal registration practices) based on the landholder's proximity to the woreda (district) land administration office.

Focus area: Research
Programme theme: Land administration
Type of resource: Impact study (survey report)
Year produced: 2019


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Assessment of administrative and judicial land dispute resolution interventions for the LIFT programme: summary note

This assessment examines constraints within the land dispute resolution systems in Tigray, Amhara, Oromia and Southern Nations, Nationalities, and Peoples' Region and provides a set of proposed interventions to improve the functioning of the formal land dispute resolution system.

Focus area: Research
Programme theme: Land administration



Individual resource document



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Analysis of kebele proximity on reported RLAS transactions


This quantitative study evaluates the percentage of subsequent land transactions that are formally registered (compared with non-registration or informal registration practices) based on the landholder's proximity to the woreda (district) land administration office. Actual transaction data is used from iWORLDIAIS data back-ups to map these by locations that are closer to roads or larger towns as opposed to being more remote.

Focus area: Research
Programme theme: Land administration
Type of resource: Impact study (survey report)
Year produced: 2019
File size: 1.23 MB
File type: PDF

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Share this resource:



Documents uploaded to the knowledge hub are reflective of the situation and information available at the time of writing. Reports may therefore not reflect current circumstances, LIFT's progress to date, or changes in the Government of Ethiopia's policies and priorities. For reference, each document is labelled with the date the information was first published.

Engagement with Media

Despite the challenges in engaging national media to showcase the work of LIFT, in early 2020 RLAUD undertook a communications campaign to highlight the work of the directorate. In this they used LIFT as a case study due to the programme's good working relationship with GoE as well as its positive achievements and included the following:

Instances of LIFT being in Ethiopian Media

Media	Date	Description of content and key topics covered
Social media (MoA Facebook page)	06/02/20	The post covered SLLC (difference from FLLC, inclusivity of SLLC, benefits to access loan) and included interviews with farmers in three woredas in Amhara and the Deputy Head of the Amhara RLAUB
Radio (National FM Radio)	07/02/20	Headline: Land dispute reducing in SLLC woredas of Amhara region Story summary: the story focused in Amhara highlighted farmers' view that land certification is ensuring equitable use of land, reducing disputes due to overlapping holding claims; Broadcast time: 4:15 minutes Transmission times: Morning, noon, evening
Social media (MoA Twitter page)	12/02/20	The post highlighted how Farmers from all four regions say they have benefitted from SLLC and enabled them to know the correct boundary, avoid boundary conflict as well as certifying land ownership and rights of VGs
Social media (MoA Twitter page)	12/02/20	The post highlighted how farmers in Oromia say the SLLC certificate shows details about the landholder, parcel boundaries; reduces disputes and ensures rights of VGs
Television (Walta TV)	17/02/20	The TV transition showcased the SLLC process and its benefits. Transmission times: 3:00 p.m., 8:30 p.m., 10:30 p.m.
Television (Walta TV)	17/02/20	The TV transmission showcased farmers in SNNPR accessing the SLLC loan using their land rights and included interviews with OMO MFI on adoption of the loan and legal issues as well as an interview with Deputy Head of the RLAUD on efforts being made to address legal issues. Transmission times: 3:00 p.m., 8:30 p.m., 10:30 p.m.
Social media (MoA Facebook page)	17/02/20	A post highlighted how SLLC is one focus area of MoA to increase productivity and how farmers have benefitted from SLLC Video/Facebook Link: https://www.facebook.com/MoAEthiopia/videos/634274214027365/
Radio	17/02/20	Headline: The radio broadcast covered the draft federal land proclamation that allows access to credit using land rights. The piece included interviews with ACSI loan beneficiaries from two woredas in Amhara. The broadcast also included interviews with farmers in Tigray which stated they would be happy if they could access a loan using their land rights as a guarantee. The radio broadcast also included an Interview with Amhara's RLAUB Deputy Head about the urgent need to put an adequate legal framework in place, so MFIs and farmers would benefit more. Broadcast time: 4:03 minutes
Print (Addis Fortune Newspaper)	15/02/20	The news article covers the existing legal frameworks and highlights the efforts being made to amend the federal land law Link: https://addisfortune.news/farmers-to-access-credit-using-land-as-collateral/

Ensuring Sustainability

Knowledge Sharing

To ensure that LIFT's wealth of knowledge amassed over the course of the programme through various research, surveys, assessments and tools and guidelines remains available to the public after LIFT has closed, the information on LIFT's Knowledge Hub will be transferred to the FCDO Land Portal so that experts within the land sector can still access information. In addition to this all policy documents and research will be handed over to RLAUD.

Policy

While LIFT has made great progress in key policy areas there are several aspects where continued efforts by GoE and RLAUD are required to ensure sustainability such as:

Federal Rural Land Proclamation

Although the Amhara Regional land proclamation and National Bank of Ethiopia proclamation allows a landholder's use rights or the produce of land to be presented as collateral to access credit, the Federal Rural Land Proclamation which is also in the process of being updated needs to be ratified in order for changes to Oromia, SNNPR and Tigray's rural land proclamations to also be ratified accordingly and allow the SLLC-linked loan product to expand. This is a deliverable under the CALM programme and it is key that RLAUD ensures that this occurs.

Policy and regulatory framework for sharecropping must be fully developed.

Even though cash rental is more efficient, and its rate of formalisation has grown faster than sharecropping, the latter is still a very relevant rental agreement, particularly for vulnerable householders (with strong links to food security). Despite its importance, the rural land proclamations and RLAS manuals only marginally cover the aspects of sharecropping.

WLAOs continuing to register all rental transactions on NRLAIS regardless of their duration

While LIFT has secured agreement from the programme's regions that all rental agreements must be registered at the woreda level on NRLAIS, RLAUD will need to ensure that the regions and woredas continue this practice.

Ensuring Uptake of LIFT's GESI Manual and GESI Approach to SLLC

It is key that the lessons learned and approaches to ensuring the inclusion of women and VGs in the SLLC process are maintained by RLAUD under the CALM programme to ensure women and VG's land rights are maintained in woredas where SLLC is being implemented by GoE.

Learning Lessons and Upscaling the Woreda RLAS PAC Strategy to other Woredas under CALM

As the woreda PAC strategy is being piloted in the model woredas under CALM. It is vital that the relevant WLAOs, RLAOs and RLAUD gather key lessons learned from the implementation of the pilot and incorporate these lessons into the strategy's design and upscale this approach across other woredas under CALM. A key area will be to assess the impact on the use of posters as an awareness raising tool and based on findings evaluate whether posters should continue to be used under the approach or whether KLPT team members attending community platforms is sufficient to increase financial efficiency of the approach.

Registration of polygamous households

While LIFT has developed a set of standardised approaches to registering land belonging to polygamous households during SLLC. There are still gaps in the regulatory framework which need to be addressed for this process.

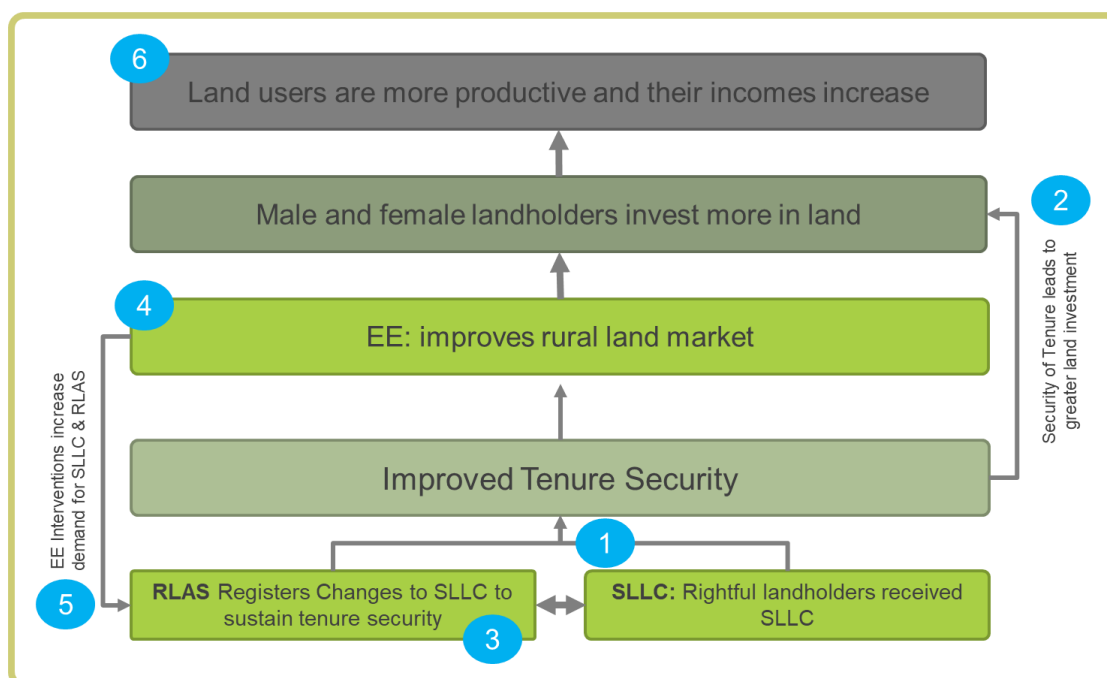
Impact



Overall, the evidence that the ToC holds is overwhelmingly positive and convincing – especially considering the mix and rigor of methods applied through the different surveys discussed above. This is a significant finding since LIFT’s design, which combines a land certification programme with a market systems component, has never been tested elsewhere in the world. The evidence suggests that not only does the EE magnify the effects of land certification in terms of economic benefits, but it also contributes to keeping SLLC, and thereby RLAS, up-to-date. The different components of the programme therefore complement and enforce each other, contributing to a more sustainable and cost-effective programme overall. This section will bring the evidence presented from the different programme components together to explain how, when combined, these lead to increased productivity and incomes for landholders, as well as a more sustainable RLAS. The diagram below shows a simplified version of the LIFT’s ToC, and each key ToC assumption is numbered and will be discussed in turn below. Important lessons can be learnt from the unique design of the programme, and these should be considered for other land programmes, both in Ethiopia and internationally.

Evidence on Impact

LIFT’s Theory of Change – simplified diagram



ToC assumption 1 – SLLC increases tenure security, including for women



SLLC has increased perceptions of tenure security amongst rural landholders, with over 75% of survey respondents agreeing that SLLC has significantly improved tenure security and 96.9% agreeing that there have been some improvements. SLLC has also improved actual tenure security by significantly reducing disputes. 83.6% of all existing disputes were resolved through SLLC. Landholders also agree that SLLC contributes to an environment where disputes occur less frequently, with only half of the number of disputes occurring after SLLC compared to the time before. (Source: SLLC Outcome Survey, 2019. & Income study, 2021.)

LIFT has also strengthened land rights for women, including females in male-headed households and female heads. Overall, 73.59% of all SLLC include a joint holding by husband and wife. With 73.8% of all landholding households in LIFT's target population being married couples, this implies that the process of including the wife on the certificate was implemented effectively. The female empowerment as a result of SLLC has also been testified through ample focus group discussion and key informant interviews that were part of the RLAS transaction survey (2019) and the external evaluator's study on gender and social inclusion (2019).

ToC assumption 2 – increased tenure security from SLLC incentivises investment

The increased tenure security has incentivised landholders to invest, with 30% of landholders indicating that SLLC was very important in the decision-making process. LIFT's recent study on incomes found that SLLC has especially incentivised longer-term investments, such as planting trees, and promoted more sustainable land conservation practices. This is discussed at length below under ToC assumption 6. Furthermore, because of increased tenure security, especially more vulnerable landholders, are more willing to engage in renting land out to supplement their income, which was confirmed through multiple beneficiary testimonies in focus group discussions and household interviews.

ToC assumption 3 – subsequent changes to SLLC are registered in RLAS

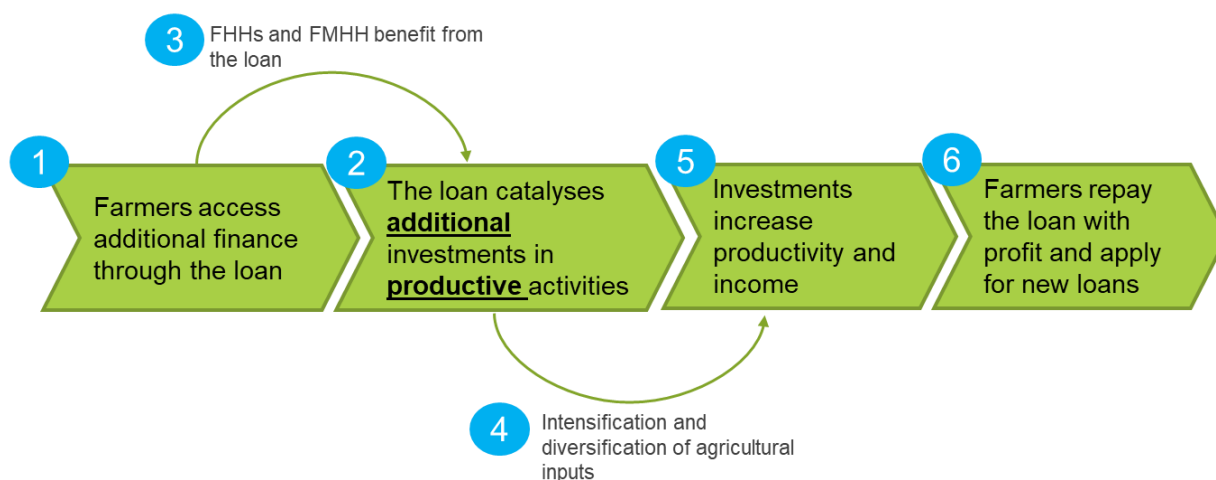
The 2019 RLAS transaction survey found 31.6% of all land transactions were formally registered which exceeded its 2019 Outcome Indicator 1A target of 30%. The same survey was repeated in the first quarter of 2021 to provide a more current update on registration behaviour. It was found that the percentage of transactions registered in RLAS had further increased to 47.7%.⁴⁴ The positive trend in registration behaviour is reflected in the number of registered transactions, which were downloaded from the iWorLAIS data back-ups of woredas where LIFT has delivered RLAS.

⁴⁴ It should be noted that the RLAS survey conducted in 2021 had to be drastically reduced in scale due to the COVID pandemic and the conflict in Tigray. While the programme is certain of a positive trend, the magnitude may be inflated due to higher statistical variance introduced due to the smaller sample size and omission of locations when compared to the 2019 survey.

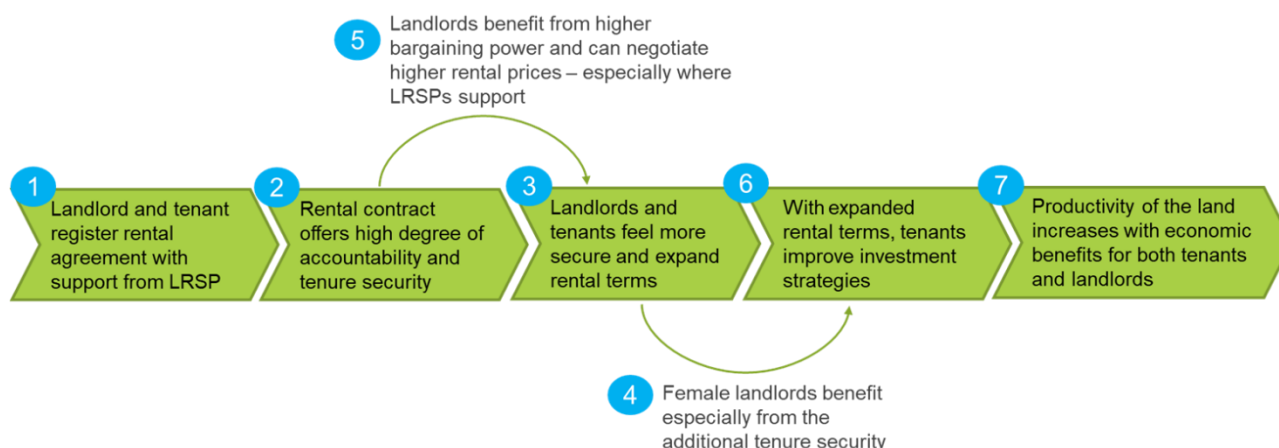
ToC assumption 4 – EE further accelerates investments and leads to increased productivity and incomes

The EE impact surveys (2019 and 2020) were able to confirm that EE innovations, including the SLLC-linked loan and the formal land rental contract, accelerate investment and productivity for rural landholders with SLLC and that this leads to higher incomes. The SLLC-linked loan is the first individual loan for rural landholders and significantly increased farmers' access to finance and enabled significant and profitable investments. The rental formalisation intervention led to an expansion of the rental market and a more efficient allocation of land overall, not only through drawing in new landlords and tenants but also expanding rented land areas and contract durations. Overall, accessing an EE innovation increased investment, productivity, and incomes over and above landholders who received the SLLC but did not access EE: 76.1% of EE beneficiaries have increased investment and productivity and incomes increased on average by 25-33% per year (depending on which EE innovation was accessed).

Simplified results chain for the SLLC-linked loan



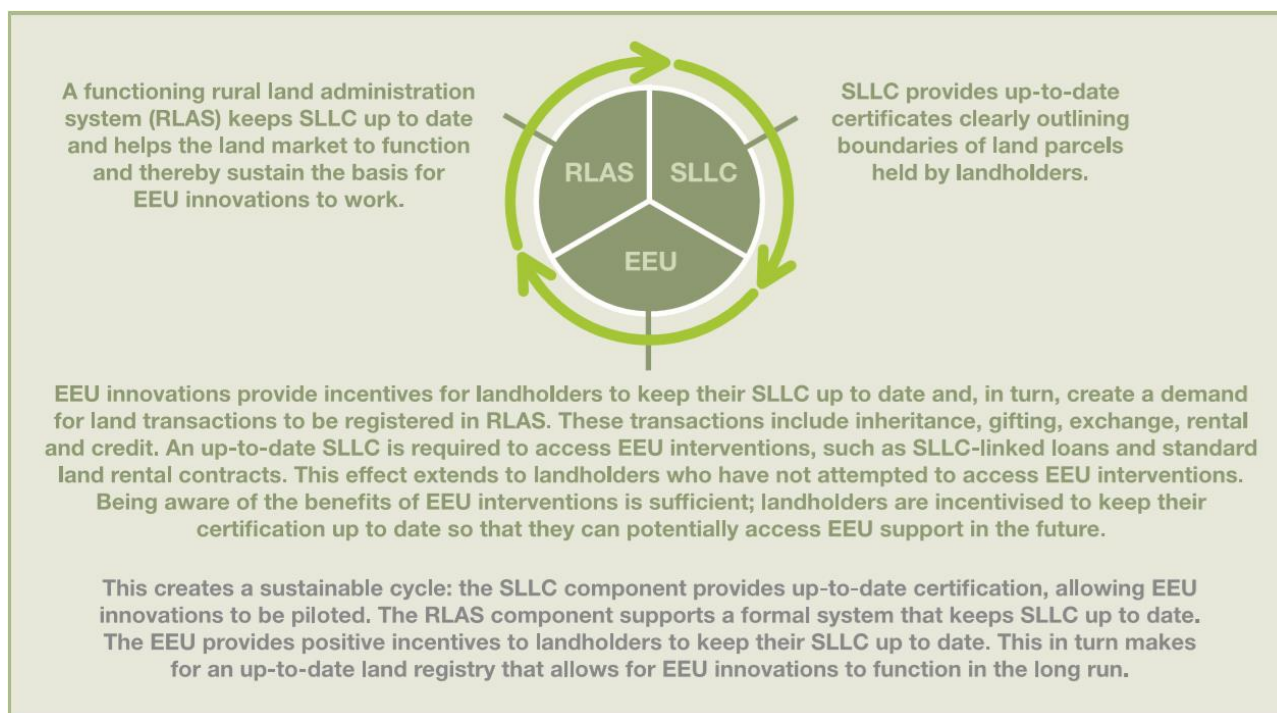
Simplified results chain for land rental interventions



ToC assumption 5 – EE innovations increase the demand for SLLC, thereby making RLAS more sustainable

Historically, land administration programmes have struggled to create an environment where landholders formally register transactions. Land registers can quickly become eroded and informal transaction systems emerge which do not offer assured security of tenure. One reason for this is that landholders lack awareness of the advantages of registering transactions, as well as lacking incentives to pay the costs (both financial and opportunity costs) that are usually associated with recording transactions. In the case of LIFT, however, EE introduced innovative new products to the land market (around land rental and credit) with clear incentives for farmers to register their transactions. The precondition to access the innovation is an up-to-date SLLC, therefore the incentive to register subsequent land transactions directly results from the landholder's demand to access the innovation, i.e. the Standard Land Rental Contract or the SLLC-linked loan.

The RLAS transaction survey (2019) found credible evidence for this to be the case. Rental transactions as well as other land transactions are significantly more often formally registered in woredas where EE innovations can be accessed, compared to other woredas. Statistical analysis of a sample of 9,600 households showed that the differences are strongly pronounced, with landholders in “EE locations” much more likely to formally register land transactions. This is evidence to support the ToC assumption that EE innovations, such as the SLLC-linked loan or the rental contract, provide incentives for landholders to register changes to their SLLC. This creates a sustainable cycle: while SLLC is required to pilot EE in the first place, EE innovations then contribute to keeping SLLC and RLAS up-to-date in the long run.

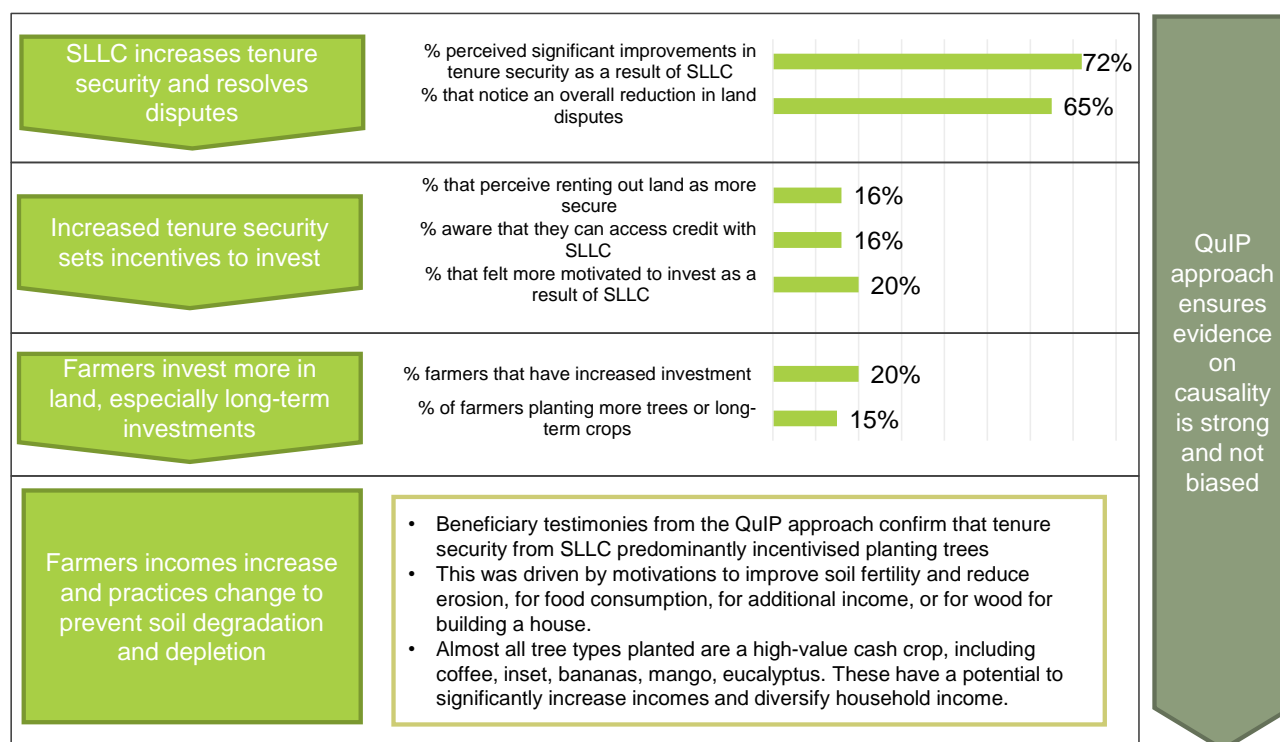


ToC assumption 6 – landholders are more productive and income increases

There are different pathways of how increased tenure security can lead to increased productivity and incomes. The main assumption in the ToC is that receiving the SLLC increases tenure security, which in turn increases investments, productivity, and incomes. The second pathway holds for a sub-set of the SLLC beneficiaries, who then went on to access an EE innovation, and as a result are able to invest even more and benefit from larger economic benefits. Both pathways were evaluated through different surveys.

To provide evidence on the direct link between SLLC, increased investment and increased incomes, the income study (2021) followed-up on a panel of households selected from 12 woredas across Amhara, Oromia and SNNP, which were interviewed in 2019 and again in March/April 2021. For the qualitative part of the questionnaire, the **Qualitative Impact Assessment Protocol (QulP)** was applied. QulP is an impact evaluation approach that serves to provide an independent reality check of a predetermined theory of change. The QulP gathers evidence of a project’s impact through narrative causal statements collected directly from intended project beneficiaries. Respondents are asked to talk about the main changes in their lives over a pre-defined recall period (three years) and are prompted to share what they perceive to be the main drivers of these changes (the “why”). The strength of this research methodology lies in the fact that statements relating to the benefits of LIFT will not be prompted or “put in the respondent’s mouth”. This allows credible and unbiased evidence on causal pathways to be identified, reflecting the realities on the ground as closely as possible. The diagram below summarises key findings from LIFT’s income study.

High-level summary of findings from Income Study (2021)



Significant evidence for tenure security effects were found, with significant reductions in disputes, improvements in perceived tenure security, and around one-fifth of households saying they had made additional investments as a result of SLLC, most notably in planting trees and longer-term crops. As such, the tenure security effect is found to be a significant, but secondary driver of productivity and income, driven mainly by increased investment in trees linked to seeking to avoid erosion, for use in construction, for food, or for additional income. Furthermore, tenure security is found to be an important driver in enabling households to improve resilience at the front line of the climate crisis, tackling soil depletion, while diversifying sources of income and nutrition. Planted trees are however also almost all significant cash crops, including coffee, inset, bananas, hops, eucalyptus, mangos, and avocados. These have the potential to significantly increase incomes and diversify farmers' income in the future. Though challenging to quantify, the effect of reductions in disputes are very important to households and reduce concerns over renting-out land. This enables the rental market to expand, making the allocation of land more efficient and thereby improving productivity. This effect has also been found in the EE impact surveys and is elaborated on more below.

"I have seen the benefit of planting trees, learned that infertile land can be used for trees, I have seen my neighbour benefiting from such activities. SLLC has increased our confidence over our land, it has direction and coordinates on it, so it has resolved conflict related with boundary. Now I am planting trees on infertile land since the land is mine."

21-year old single adult male, Kersana Malima, Oromia, LIFT Income Survey, 2021

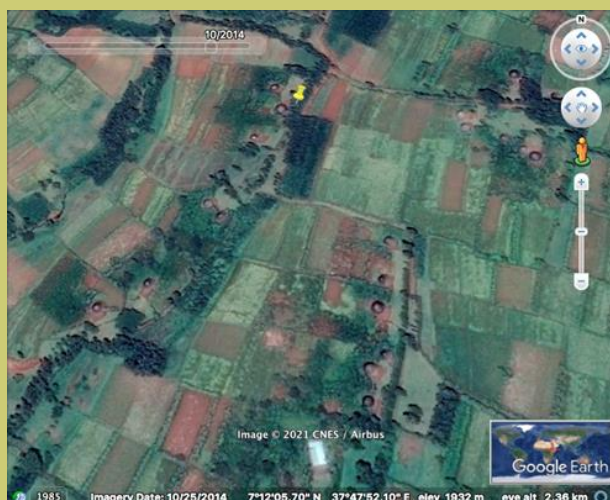
"Since I have collected the certificate, I have built a house which I would fear before. My confidence and ownership increased compared to before. Previously there was a rumour that your land will be taken if you construct house on it. But that was not true, I do have a certificate."

70-year old married male, Deksis, Oromia, LIFT Income Survey, 2021

An additional source of evidence was tracking individual plots of respondents with Google Earth and using satellite time lapse imagery to see how the plots developed over time. This showed some evidence of investments cited by households in the interview, including an increase in trees and houses with metal roofs. In the figure on the next page, a group of households can be tracked from 2014 to 2021, with a clear expansion of the area used for planting trees observable as well as an expansion of houses and metal roof material. This matches with the respective respondent's statements made during the interview, where these investment decisions were linked to increased tenure security provided through SLLC. While this is just an illustration, it provides additional reassurance that research findings are robust and the causal link between SLLC and increased invest is substantial. More examples are available in LIFT income survey report.

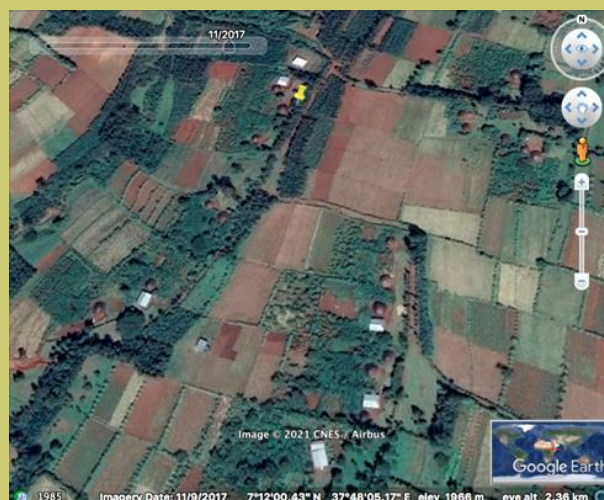
Satellite imagery of land parcels within the sample Kacha Bira, SNNP as an example of tree planting building houses, SLLC roll-out in mid-2016

October 2014



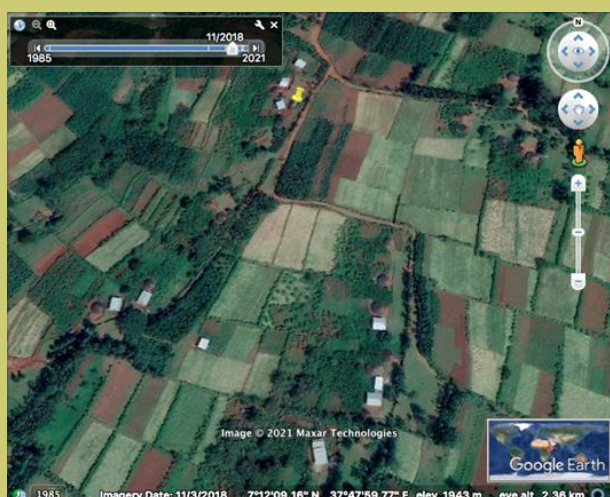
- 1 metal roof structure visible

November 2017



- 7 metal roof structures visible
- Evidence of extra tree cover

November 2018



- 10 metal roof structures visible

January 2021



- 13 metal roof structures visible
- Further evidence of extra tree cover
- Dry conditions as reported by Kacha Bira respondents for 2020-21 Meher

The SLLC Outcome survey (2019) provides further evidence on these assumptions, with landholders claiming that increased investments led to a more productive use of the land, which is mirrored in increased incomes for rural landholders, with 27% partially attributing and income increase of at least 20% to SLLC. 9% indicated that the yield increase was entirely due to the additional investment placed because of SLLC (see chart below).

Percentage of landholders contributing yield increase to increased tenure security



The EE impact surveys provided evidence for the second group of SLLC beneficiaries, who accessed an EE innovation. As mentioned above under assumption 4, 76.1% of EE beneficiaries have increased investment and productivity and incomes increased on average by 25-33% per year (see table below). This is a much larger and more direct short-term effect on productivity and incomes as was found for beneficiaries that have just accessed the SLLC (“SLLC-only”). It can therefore be stated that the complementary EE component therefore increases the overall value-for-money of the programme by increasing economic benefits and contributing to the long-term sustainability of RLAS. For the “SLLC-only” beneficiaries, the SLLC had the most tangible direct effect on planting trees, which prevents erosion and is beneficial for the longer-term sustainability of the farm. Benefits will however only be felt after several years. Both impacts are however important for increasing the welfare of landholders and evidence shows that SLLC plays a very important role in providing the enabling environment for farmers to take risks and focus on more long-term investments in their farms in the first place. It can be summarised that while SLLC still is a necessary condition for making long-term investments in land, complementary interventions are needed to support farmers with more transformational investments and strategies to deal with increasing risks introduced through climate change, land scarcity and land degradation.

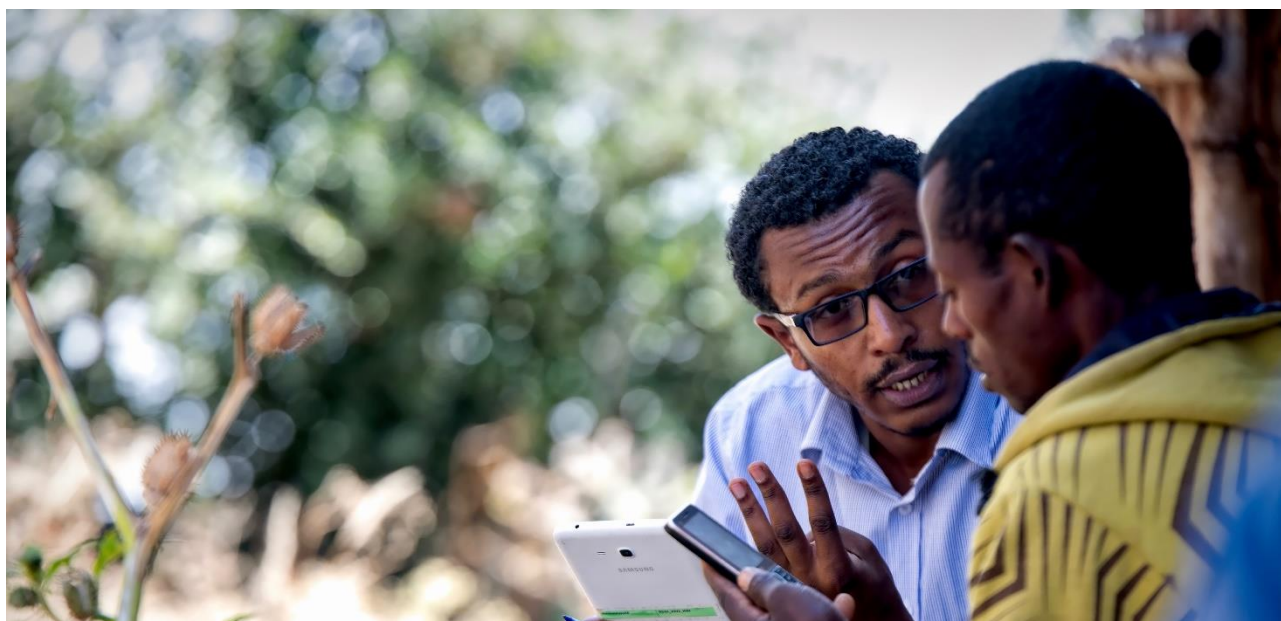
EE beneficiary type	% of EE beneficiaries that increased investment	Average annual income increase
SLLC-linked loan clients	86%	31.95%
EE tenants	76%	25.99%
EE landlords	68%	33%

LIFT’s unique design increases VfM and sustainability of RLAS

As outlined above under assumption 4 and 5, the complementarity between LIFT’s components generates higher economic benefits and creates incentives for a more sustainable RLAS, when compared to more conventional land certification programmes. Furthermore, these effects are maintained and will further expand in the future due to the nature of EE innovations, which will be further disseminated as a result of private sector incentives.

The overall VfM of the programme is therefore high and lives-up to the assumptions made in the initial business case. This is a significant finding considering that this is the first time that such a programme was implemented, and lessons learnt contribute to the larger literature on land programming and market system development methodologies and should inform the design of upcoming programmes in Ethiopia and elsewhere.

Monitoring and Evaluation

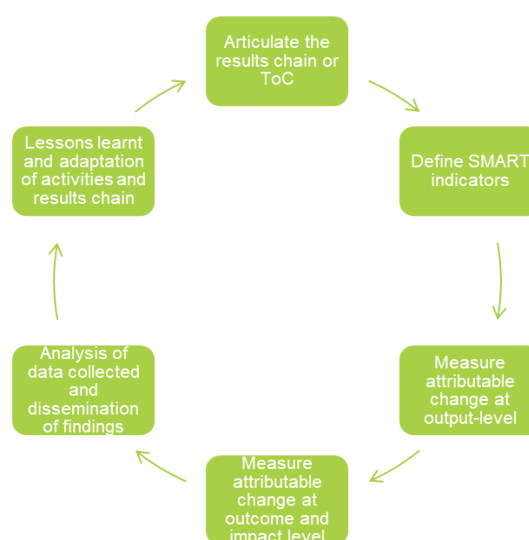


The LIFT programme has been applying a comprehensive M&E framework across all of its components, allowing the programme not only to quality-assure and monitor activities and outputs, but also to learn and adapt in a timely manner. This has allowed the programme to provide convincing evidence of how outputs feed into outcomes and impact, and ultimately prove that the programme Theory of Change (ToC) holds. The quality of monitoring and evaluation has also contributed significantly to the programme achieving its intended outcomes, as further discussed below. Furthermore, a separate contract was issued for external evaluation and impact assessment services. After a competitive bidding process, a consortium led by Palladium International was appointed by DFID Ethiopia to serve as the External Evaluation Technical Service Provider (EETSP). The EETSP has provided technical assistance to LIFT in terms of updating the ToC and the Logframe and quality-assured research methodologies for surveys on outcomes and impact. This ensured that LIFT's survey findings are built on robust and impartial approaches, providing credible evidence to support the programme's ToC.

LIFT's M&E Framework

LIFT's M&E framework has allowed the programme to monitor and manage activities effectively and has provided the programme with rigorous and convincing evidence of the ToC. LIFT's M&E framework follows in its broad design, the recommendations of the DCED standard.⁴⁵ While each programme component is nested within the overall ToC, all activities and interventions within the different components have an underlying results chain which depicts how the intervention contributes to the wider programme outcomes and impact (see figure to the right). Based on intervention results chains, indicators were developed and frequently measured, and data analysed. As a result, the assumptions underlying each intervention can be reviewed and adapted where necessary, informing lessons learnt across the programme. This allowed the programme to uphold a cycle of learning and continuously adapt and course-correct, while ensuring that interventions contribute to the programme outcome. LIFT's MEL framework document outlines the overall approach for the programme, while

LIFT's evidence and learning cycle



⁴⁵ See following link: <https://www.enterprise-development.org/measuring-results-the-dced-standard/>.

more detail on results measurement for the different components is provided in the EE MRM manual and the Land M&E manual.

Use of Surveys to measure Outcomes and Impact

A theory driven,⁴⁶ mixed methods approach allowed the ToC to be evaluated in a more holistic and nuanced fashion

To understand how LIFT's components feed into outcomes and impact, LIFT carried-out a number of targeted household surveys and deep-dives with beneficiary landholders. This was preceded by a process of modelling surveys onto the programme's ToC to ensure that evidence would be provided on all assumptions and causal pathways. The EETSP was an integral part of this process and a joint research plan was developed to ensure coordination and rigor. Three types of surveys were agreed to cover the three main components of LIFT (EE impact surveys, SLLC Outcome survey and Income study, and RLAS transaction surveys). For each survey, an underlying component results chain was developed, which guided the development of research tools and ensured that evidence on the assumed causal mechanism would be provided. A mix of both qualitative and quantitative methods was applied, which not only allowed the approach to triangulate findings but also offered more nuanced insights into the context and experiences of the beneficiary population. Overall, the combination of a theory-based approach and a mix of methods allowed for a more holistic assessment of LIFT's ToC when compared to a more purist quantitative approach. A large amount of robust evidence was generated through LIFT's surveys, making a credible case that the causal mechanism depicted in LIFT's TOC holds.

External vetting of LIFT's survey methodologies through the EETSP provides reassurance of the rigor of LIFT's approach and increases the credibility of findings

The EETSP provided external quality-assurance of LIFT's suggested research approaches. Here LIFT's M&E team developed methodological concept notes, outlining the theoretical research framework, research questions, sampling approaches and analytical techniques. These methodological concept notes were then vetted by the EETSP and comments discussed and addressed where required. This not only ensured that LIFT's surveys adhered to rigorous research standards, but also provided reassurance that findings are impartial and not biased.

Rigorous methodologies allow for a high degree of confidence in findings and to generalise to the broader beneficiary population

LIFT's surveys apply rigorous research methods, which makes evidence not only convincing but also generalisable to the larger beneficiary population. For example, for the RLAS transaction survey (2019) the sample selection was based on a statistical approach called *Probability Proportionate to Size (PPS)*, where the sample size and selection is designed to be statistically representative of LIFT's entire beneficiary population. As a result, findings can be generalised to all of LIFT's beneficiaries across Amhara, Tigray, Oromia, and SNNPR. For LIFT's study on the impact of SLLC on incomes of landholders (2021), a subset of the same respondents of the SLLC Outcome survey (2019) was re-contacted, which allowed expansion of the rich, existing data while still being able to generalise findings to LIFT beneficiaries. This was combined with a qualitative deep dive on landholders' behaviour, applying the *Qualitative Impact Protocol (QuIP) method*. The mix of quantitative and qualitative approaches allows for a more nuanced and triangulated understanding of landholders' behaviour and circumstances. Similarly, for the EE impact studies (2019 & 2020), the same panel of EE beneficiaries was re-contacted in two consecutive years, allowing for a robust quantitative evaluation of EE innovations impact on investments, productivity, and income effects over time. Findings from both the RLAS transaction survey (2019) and the EE impact study (2019) were worked into a research paper⁴⁷ that was accepted and uploaded to the 2020 World Bank Land conference. In summary, there is a high degree of confidence in the evidence generated through LIFT's surveys and the generalisable findings are relevant not only to LIFT, but also to other stakeholders, including the Government of Ethiopia, researchers, and donors working in land certification in Ethiopia.

⁴⁶ See the following link for more methodological detail on theory-driven approaches:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/67427/design-method-impact-eval.pdf.

⁴⁷ Enrico Neumann, John Leckie, Dr. David Cownie, The catalytic impact of market systems innovations in land certification programs – evidence from two large-scale household surveys in Ethiopia, LIFT, 2020.

Innovative use of technology allowed for effective survey implementation yielding high-quality data

LIFT's surveys applied the latest technologies to identify respondents and administer questionnaires. This includes using the latest Computer-Assisted Personal Interview (CAPI) software called CSEntry and administering this on large tablets, as well as the programming of bespoke functions of the software to allow for unique features. For example, for the income study (2021), previous respondents from the SLLC Outcome survey (2019) were supposed to be contacted again. For this, the GPS locations were uploaded onto the CAPI and automatically linked to the Google Maps app. In the field, the enumerators simply had to click on the name of the respondent they tried to identify, and Google Maps would open automatically to guide the enumerator to the right location. This made the recontact process very effective and a very high recontact rate of over 87% was achieved as a result. Using CAPI as opposed to hardcopies of questionnaires also reduced human error and allowed the collected data to be uploaded and reviewed in real time, while the teams were still in the field. Data quality could therefore be monitored effectively, and any issues identified and corrected early on. The data from LIFT's surveys shows a degree of consistency and quality as a result, which enforces the credibility of the evidence discussed above.

Challenges, Adaptations & Lessons Learned

Tightly managed monitoring systems have been critical in the effective implementation of SLLC

LIFT has implemented a tightly managed monitoring and reporting system for SLLC, with M&E embedded in the responsibilities of field staff at different administrative levels, including at kebele, woreda and regional levels. For example, the different field demarcation teams, Public Display teams, and back-office teams working at the kebele-level had to submit weekly reports to LIFT's Woreda Coordinator, who would quality assure reports and conduct regular field spot checks. The Woreda Coordinator then submits reports to the Regional Coordinator, who in turn quality assures and spot checks through regular field visits. Regional reports are then shared with LIFT's head office M&E team, who conducts a final layer of quality assurance and conducts field visits and spot checks. M&E procedures are embedded in the SLLC process and outlined in detail in the SLLC manual alongside the respective process (demarcation, back-office, public display, approval, printing, distribution). Furthermore, holding regular implementation monitoring workshops provides a forum to improve SLLC performance. LIFT regularly organised federal-level SLLC implementation workshops to discuss SLLC operational challenges, share experiences and define performance improvement action plans. The implementation of region-specific action plans was closely monitored by LIFT in close coordination with the Regional Land Offices (RLOs). As a result, the combination of tightly managed and embedded M&E procedures allowed for a more effective implementation of the SLLC process, including timely adaptation.

LIFT's MIS has made monitoring and SLLC delivery more effective for both LIFT and the Government

To improve monitoring and analysis of SLLC progress at the federal level, LIFT has developed an innovative and advanced digital data aggregation and analysis software, the Management Information System (MIS). SLLC monitoring relies on a large amount of weekly progress reports, which are prepared in MS Excel by LIFT's woreda-based staff working throughout more than 30 woredas at any given point in time. LIFT's MIS facilitates the aggregation and analysis of these Excel-based woreda progress reports, which can now simply be uploaded from anywhere through a public IP address. The MIS then runs automated consistency and data quality checks and creates performance dashboards and analysis that visualise progress against targets for key indicators. The MIS also functions as an online cloud database, where all reports submitted are stored and can be downloaded at a later point in time, ensuring full transparency of calculations, data sources and reporting.

The MIS data aggregation and analysis system has been a big success for LIFT and has allowed the programme to deliver SLLC more effectively. This is because the timely and thorough reporting and analysis allowed management to quickly identify low-performing woredas and adapt to address bottlenecks immediately. Realising the large advantages of a digitised monitoring system, the GoE's RLAUD has adopted LIFT's MIS for the monitoring of the CALM project, with LIFT's M&E team developing a detailed manual (CALM MIS Manual), revising the software and training staff on how to use the system. RLAUD are also planning to expand the system to the directorate-wide monitoring platform (MELA), where all land in Ethiopia will be monitored. As such, the MIS software can be adapted and applied for any land certification programme, in Ethiopia but also elsewhere.

Simplified RLAS assessments should continue to monitor the sustainability of RLAS

LIFT has developed a methodology to assess whether RLAS is operationalised by woreda administrations. RLAS assessment reports include very rich and detailed evidence of strengths and weaknesses of each woreda and have been shared with LIFT's GoE counterparts to inform adaptation and replicate successes in other woredas. The assessment methodology, however, was designed to be very comprehensive, which made the implementation of the assessments very resource and time-intensive and difficult to implement at scale. The assessment methodology was simplified as a result and made fit-for-purpose for adaptation by the GoE's RLAUD. As part of LIFT handing-over woredas to RLAUD / CALM it was agreed that RLAS assessments will continue to be carried-out and results will be shared with LIFT and FCDO. This will allow RLAUD to monitor the sustainability of RLAS across their woreda portfolio in the longer term.

The EE M&E framework informed evidence-based and adaptive management, which helped the programme to bring about long-lasting changes in the land market (systemic change).

To monitor behaviour, change of market actors and beneficiaries, the EE team applied the Adopt-Adapt-Expand-Respond (AAER) framework⁴⁸ for measuring systemic change. To capture evidence of systemic change, the EE Regional Coordinators together with the head-office M&E team, intervention managers and the support of an international consultant carry-out in-depth qualitative semi-annual assessments, where the different market actors as well as beneficiary groups are interviewed. The rich qualitative testimonies of different actors and beneficiaries allowed the programme to learn about the successes and challenges of the different intervention pilots at an early stage. This helped the programme to understand which interventions should be further adapted, expanded, or discontinued. Monthly monitoring data was also collected directly from market actors, such as MFIs, LRSPs and input retailers. This allows the programme to pick-up on how quickly EE innovations expand in the market through different market actors.

Overall, this combination of regular qualitative assessments and quantitative monitoring has proven very successful for the programme and contributed significantly to the successful roll-out of EE innovations and behaviour change of the different market actors. Valuable lessons on how to organise a responsive and timely monitoring system can be learnt for other adaptive programmes. All evidence on the different EE interventions is summarised in the EE Systemic Change brief and further detail on the EE approach can be found in the EE completion report.

LIFT effectively adapted their survey methodologies to a COVID-19 context

LIFT carefully evaluated alternatives to field work in 2020 and under which circumstances field work could still be carried-out in a COVID-19 environment. This included consultations with other implementing organisations, including USAID and the World Bank. A detailed Guideline on Implementing Surveys during COVID was developed to minimise the risk of contracting and spreading COVID through training events or field work. Furthermore, survey methodologies were down-scaled from large quantitative surveys to smaller mixed-method studies and deep dives. The mix of qualitative and quantitative methods provides more nuance and triangulation of findings and compensates for a reduction in the scale of the previously planned quantitative survey.

A well-staffed M&E team is needed to allow for evidence-based management and effective programme adaptation

The lessons learnt outlined in this section were only made possible as a result of a sizeable investment in staffing the M&E team. This includes positions with embedded M&E responsibilities at kebele, woreda and regional level, but also a well-staffed M&E team at the head office, with well-experienced component M&E coordinators (SLLC&RLAS M&E Coordinator, EE M&E coordinator, Model Woreda M&E coordinator, IT M&E expert for development of MIS). This was supplemented with a senior international full-time M&E manager, who oversaw and guided all M&E operations for the programme, and a trusted survey company which implemented field work, conducted analysis, and prepared survey reports. Such an investment in staffing is necessary for the M&E function to be effective and provide the benefits of allowing for more evidence-based decision making and timely programme adaptation, as observed on LIFT.

External Quality Assurance

Working with an external quality assurance provider allowed for a credible evaluation of the TOC through LIFT's M&E team, but a lack of clarity of the role of the EETSP combined with frequent changes of EETSP

⁴⁸ See <https://beamexchange.org/resources/130/>

personnel towards the mid-term stage of the programme, meant that it was not possible to develop a successful joint working relationship. This culminated in uncertainty and frequent changes in the direction of advice given, ultimately ending with the termination of the EETSP contract. LIFT then worked with FCDO who took on the role of quality assuring the programme's survey designs.

Programme Management



Financial Performance

VFM

Indicator	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Fees Share in Overall Spend	n/a	n/a	66%	64%	63%	60%	62%
Changes in LIFT level of spend (year on year) on reaching the Vulnerable Groups	n/a	n/a	£230,664 (2.9%)	£58,792 (1.9%)	£246k (11.5%)	£44k (4.9%)	£32k (1%)

Fees share in overall spend: The fees' share in overall spend has declined gradually, with a slight increase in the final reporting period, which indicates good economy performance overall. These levels are expected for a programme whose delivery modality is mainly technical assistance. This period showed a slight increase due to reduced spend under expenses, grants and procurement as a result of the conflict in Tigray and impact of COVID as well as reduced budget due to UK Aid reductions.

Changes in LIFT level of spend (year on year) on reaching the Vulnerable Groups: Spending on reaching VGs increased from 2016/17 to 2018/19 due to the SDO intervention and after this point decreased due to the closure of SLLC.

Fiduciary Risks

Financial Aid

The Inception Report estimated that £8.6 million of financial aid would be required to deliver 14 million parcels based on achieving a unit cost per parcel of ETB 19.66. However, when implementation commenced, several factors on which the original budget estimates were based changed which included:

- GoE salary levels increasing by 20-35%;
- GoE per diem rates increasing by nearly 45%;
- Allowances for tax and pension contributions also increasing.

As a result, the standard unit cost increased from ETB 19.66 to ETB 34.50, meaning that the financial aid budget would not be sufficient to demarcate 14 million parcels. A paper was submitted to FCDO-E detailing the anticipated shortfall in financial aid would be roughly £9 million. However, LIFT looked at how procedures for disbursing financial aid could be revised and implemented other cost saving initiatives which included:

- Allowances for KLAC members at kebele awareness raising workshops to be covered by savings within LIFT's contract budget.
- Only distributing financial aid to woredas monthly based on the number of actual parcels demarcated, multiplied by the target parcel unit cost. This approach resulted in woredas supervising the SLLC process much more closely to ensure that the parcel unit cost was not exceeded.

These measures resulted in the financial aid shortfall being reduced by 50% to GBP 4.5 million which was provided by FCDO.

Challenges, Adaptations & Lessons Learned

Increased support from FCDO on policy and engaging with high-level government officials

While FCDO has provided support to LIFT in implementing the programme. Further support could have been provided in terms of policy and engaging with other donor programmes. It is suggested that FCDO be more active in supporting future land programmes in ways such as:

- Supporting programmes to engage with senior political figures on policy issues.
- Support in organising learning dissemination workshops by inviting other donors and stakeholders within FCDO's network.

Ensuring adaptive management was key to achieving programme outcomes

Within the various components of the programme LIFT has closely monitored its activities and outputs and how these transfer into outcomes to adapt its implementation approach. Specific examples under each output include the following:

SLLC

- Adapting the implementation process of SLLC to increase speed and efficiency of demarcation rates.
- Registration procedures and processes detailed in the SLLC manual being constantly updated based on lessons learned through field visits.
- Adapting LIFT's SLLC staffing structure to ensure greater participation of women and VGs in the SLLC process.
- The distribution of financial aid and the oversight process being adapted to ensure greater financial efficiency.

RLAS

- Implementing several initiatives to ensure the sustainability of RLAS operations (which was identified through LIFT's RLAS performance monitoring processes) such as the model woreda office and satellite woreda office initiatives and awareness raising strategies to increase landholders' awareness of the importance of formally registering transactions.

EE

Given the uncertainty and unpredictability in the dynamics and stakeholder behaviour within the land sector, LIFT started implementation with a rather large portfolio of interventions to see which interventions had most traction. This allowed the programme to drop interventions that were not progressing sufficiently and focus its efforts on those interventions likely to deliver the highest returns. Engagement with different stakeholders (market actors like MFIs, Land Administration staff, input suppliers and retailers) and beneficiary landholders was crucial in this context. Here the M&E framework was designed to conduct regular quantitative and qualitative assessments, where stakeholders and beneficiaries were interviewed. This allowed LIFT to understand successes and failures in rolling-out innovations and adapt interventions in a timely manner.

The need for more flexible contract arrangements

Due to the large and complex nature of the programme, over the course of implementation, LIFT has reallocated budget from various expenses lines to undertake different activities and implement new ways of working (this is especially the case for RLAS) which has involved lengthy contract amendments (CA) and

delayed LIFT's ability to commence these until a CA is signed. The structuring of LIFT's expenses budget lines however posed several challenges and the following provides suggestions for future programmes.

Allowances and Per Diems

The separation of driver's allowances, regional staff allowances and GoE per diems resulted in the programme constantly having to shift funds from one budget line to another based on the programmes evolving needs under each contract amendment. It is suggested that future programmes combine these expenses under one line in order to provide flexibility and reduce the need for budget shifts under annual CAs.

M4P Grants Incorporating RLAS Sustainability Work

The M4P Grants budget line included several activities costs such as funding TA and co-facilitators under the EE interventions, undertaking research (policy component) as well as public communications and stakeholder workshops. This approach proved highly successful as it allowed the programme to adapt to the flexible needs of the programme and reallocate funds within these various activities without the need to undergo lengthy contract amendments.

However as previously highlighted, LIFT started implementation with a rather large portfolio of interventions to see which interventions had most traction. This allowed the programme to drop interventions that were not progressing sufficiently and focus its efforts on those interventions likely to deliver the highest returns. While this approach was successful this did result in M4P grant funds becoming available for reinvestment in other non-EE activities over the course of LIFT. In comparison, the associated budgets for activities such as the model worda approach, satellite worda approach and RLAS PAC activities were originally funded under individual expenses line budgets which posed the same challenges as mentioned above. Therefore, to direct funds from EE activities to RLAS sustainability activities would have required LIFT to undergo multiple contract amendments. To address this, under CA10, LIFT incorporated costs for RLAS sustainability activities under the M4P Grants component to allow the ease of redirecting funds between EE interventions and RLAS activities as opposed to undertaking contract amendments. It is suggested that this approach be adopted under other future land programmes

Increased middle management and logistical support is key on large and complex programmes such as LIFT

LIFT initially received an A in its first Annual Review. However, in the subsequent year several delivery constraints (in addition to procurement delays) began to emerge which resulted in the programme receiving a B in its 2015/16 Annual Review. Based on adaptive management processes these initial and subsequent constraints were addressed over the course of LIFT as follows:

SLLC (Output 1) & RLAS (Output 2)

Although separate outputs, due to the close relationship and overlap between SLLC and RLAS both technically as well as in terms of staffing structure and management procedures, for the purposes of this report the adaptive measures taken by LIFT for these interventions will be included together.

The SLLC and RLAS component of LIFT initially received an A+ and A respectively. The 2014/15 Annual Review identified that the programme had overcome several challenges. These included the delay in the procurement of goods through FCDO's procurement agent, as well as delays in financial aid being disbursed to the relevant wordas for GoE to pay for field team salaries (responsible for undertaking field demarcation of parcels) having an impact on programme performance. This was addressed by LIFT procuring limited equipment, hiring vehicles and making initial disbursements of financial aid from its contract budget. The AR stated that *'Delivery by the contracted technical service provider (DAI led) has been strong. All processes have been put in place to allow commencement of implementation from February'* and at the time of the AR the first set of eight worda field teams were in place, two in each of the four regions covered by LIFT, as per the agreed work plans with FCDO.

Regarding RLAS, the AR indicated that *'due to the substantial delay in setting up the National Rural Land Administration Information System (NRLAIS) funded by a Finnish programme, the LIFT programme needed to develop an interim solution'*. Resourcing was sourced from within LIFT's budget to develop the interim system and this was incorporated as part of Contract Amendment 4 at a later stage of the programme. The AR indicated that *'Steps have been taken as planned to strengthen the Government's administration systems. These included assessments on the strength of administration systems and procedures, development of a manual on land administration processes to harmonise processes (addressing disparities between those used in different geographical areas) and validation of this manual with stakeholders.'*

Challenges

Although procurement delays in 2015/16 did affect SLLC and RLAS, other emerging capacity constraints were identified as the size and scope of the programme grew as follows:

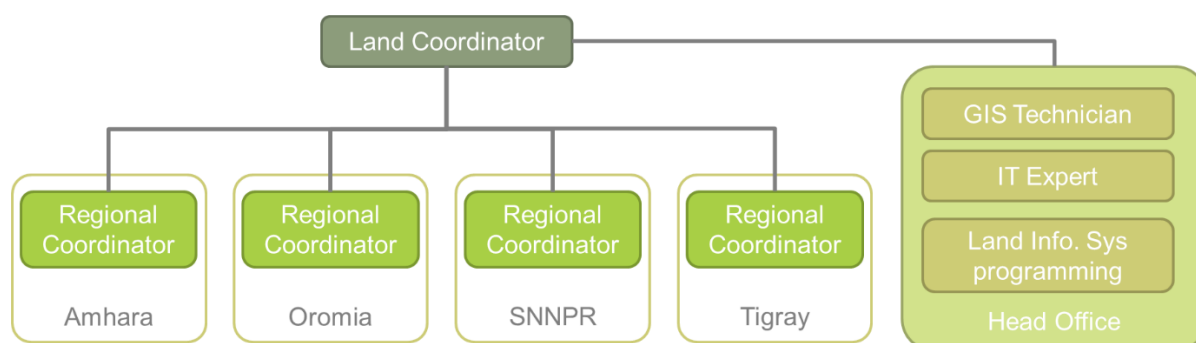
- SLLC scaled up from operating in eight to 24 woredas at any one time.
- LIFT commenced implementing RLAS.

These changes resulted in several capacity constraints being internally identified and were addressed, as noted in the table below.

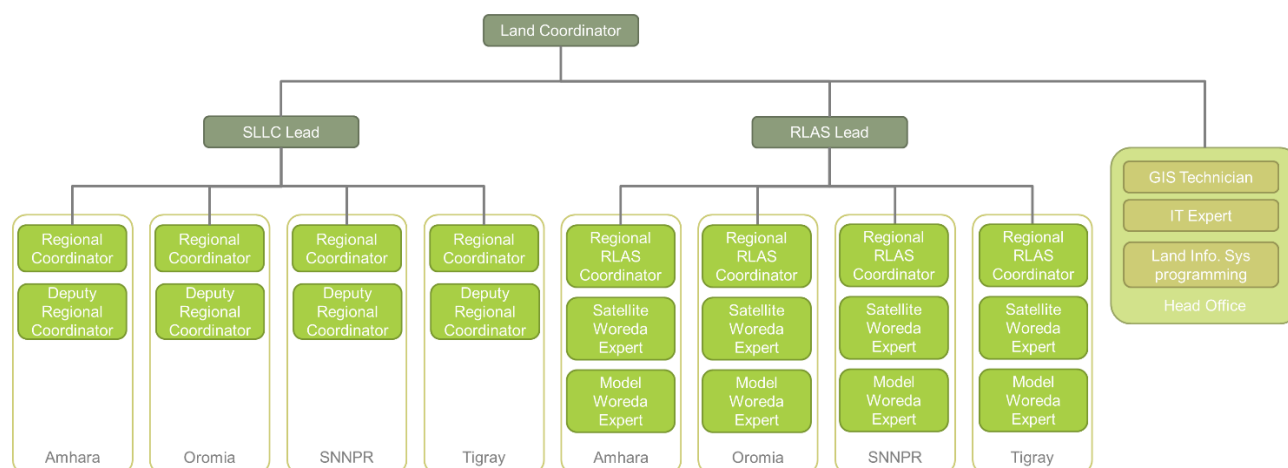
Area	Constraint	Adaptation
Management	<ul style="list-style-type: none"> ▪ LIFT's Land Coordinator and Regional Coordinators had technical and managerial responsibilities for both SLLC and RLAS. Therefore, as SLLC and RLAS activities intensified the demands of these two components increasingly competed with one another and LIFT faced constant challenges in balancing staff dedication between these two components ▪ As SLLC is a massive operational undertaking in itself, more focus was generally provided to SLLC as opposed to RLAS resulting in a negative impact on the EE Component which was dependent on RLAS being implemented. ▪ At the regional level, the workload of the Regional Coordinators to oversee the management of all activities in all woredas (procurement, asset management, programme delivery as well as financial oversight and technical management) resulted in them being overburdened. 	<ul style="list-style-type: none"> ▪ Dedicated regional and managerial staff were recruited for RLAS to ensure a clear division of responsibilities between RLAS and SLLC, thus eliminating the constraint of balancing the competing demands of each component and that ensuring RLAS operations were given the necessary management and technical support. ▪ Deputy Regional Coordinators were recruited for each region (non-billable resource investments) to provide support to the Regional Coordinators and assist in day-to-day administrative matters, thus enabling the Regional Coordinators to focus on strategic delivery
GESI	<ul style="list-style-type: none"> ▪ In the early part of 2017, it was identified that due to the scale of the programme women and vulnerable groups were at risk of not receiving the necessary level of attention and engagement to further increase the benefits available from SLLC. 	<ul style="list-style-type: none"> ▪ LIFT piloted the Social Development Officer role which was scaled up in 2018
HR	<ul style="list-style-type: none"> ▪ As LIFT's staff numbers grew rapidly from around 500 to 2,000, LIFT's administrative staff responsible for HR functions (which at the time consisted of one Regional Administrator per region and a Head Office Administrator with oversight from the Finance and Logistics Manager) became overburdened ▪ In addition to the above, the Head Office Administrator, was also responsible for ensuring HR policies were being followed as well as undertaking other day-to-day administrative duties (visas, hotel bookings etc). This impacted the HR support that this position was able to provide to the regions. 	<ul style="list-style-type: none"> ▪ To effectively manage the programme's staff, a dedicated HR Manager position was created as well as an administrative assistant role to undertake day to day functions
Finance & Logistics (Head Office)	<ul style="list-style-type: none"> ▪ As SLLC and RLAS intensified, this increased procurement and logistical activities (i.e. testing new equipment, planning delivery installation and delivery of training), while staff were still responsible for day-to-day management of the programme. ▪ Additionally, regional budget requirements increased in scale and detail for review and approval by the FLO team in Addis. The scale and intricate detail of these fund requests and 	<ul style="list-style-type: none"> ▪ A Deputy Finance and Logistics Manager was recruited to manage day to day responsibilities and address capacity issues in regard to logistical and procurement support to the regions and woredas

Area	Constraint	Adaptation
	financial expenditure reporting required a high level of staff time to review.	
Finance & Logistics (Regional Offices)	<ul style="list-style-type: none"> Constraints at the Regional Office level needed to be addressed as these will increase in severity and negatively impact the programme's logistical and financial operations at the Regional Level. During the first half of LIFT, each Regional Office had one Regional Administrator in place who was responsible for: Human Resources, Regional Procurement, Asset Management, Financial Management and Vehicle Management Due to the scale of LIFT programme the volume of work associated with these responsibilities resulted in a bottleneck in finance and logistical processes between the Regions and Head Office. 	<ul style="list-style-type: none"> Additional administrative support was required to enable the Regional Offices to operate more efficiently and therefore regional finance and admin assistants were recruited to perform some of the functions.
Financial Aid	<ul style="list-style-type: none"> As the number of woredas increased the regional financial aid experts became overwhelmed in conducting field audits on the expenditure of financial aid on SLLC. 	<ul style="list-style-type: none"> Assistants were recruited to provide support

Original SLLC/RLAS Management structure



Revised SLLC/RLAS Management structure



EE (Output 3)

Under the EE Component of LIFT, the programme also initially received a score of A after having undertaken market assessments in the rural land rental, access to finance and environment and conservation agriculture sectors. Feasibility assessments had been undertaken to assess and validate potential solutions and the AR commented that *‘Strong relationships have been built with a range of key stakeholders this positions the programme well to exploit the influence and knowledge gained through other parts of the programme to contribute further to economic and environmental objectives’*

In 2015 the EE component began to implement approved interventions. However, several staffing constraints emerged in the delivery of these interventions. At this point the EE component comprised of five full-time staff members which included the EE Coordinator and four regional EE Facilitators. This presented technical and operational constraints to the component which were addressed as follows.

Area	Constraint	Adaptation
Technical Management	<ul style="list-style-type: none"> The EE Coordinator was responsible for a wide range of activities (day to day programme management, coordinating the activities of the four regional facilitators as well as managing consultants, sub-contractors and co-facilitators), which resulted in the position being overburdened. Furthermore, it was identified that specific technical backstopping was necessary for the three sectors to assist in quality assurance of the interventions and their implementation. 	<ul style="list-style-type: none"> A M4P Analyst was recruited to support the EE interventions, ensure quality of deliverables, and provide overall assistance to the EE Coordinator in programme management and provide additional support on the ground as was needed. Sector Intervention Managers were recruited to manage the technical delivery and day to day implementation of interventions.
Finance and Logistics	<ul style="list-style-type: none"> During the Inception phase of LIFT, it had been envisaged that the programme's Finance and Logistics team would be able to provide the necessary support to the component and undertake responsibilities such as: 	<ul style="list-style-type: none"> An EE Grants Manager was contracted to take responsibility of vetting, due diligence and contractual management.

Area	Constraint	Adaptation
	<ul style="list-style-type: none"> the procurement of co-facilitators and grantees (advertisement, selection, vetting and due diligence), contract and financial management of contractors As indicated in the above section, due to the scale of the programme's activities under the SLLC and RLAS component, this resulted in process blockages in the procurement process and start of interventions. 	

These adaptations led to increased efficiency in performance and delivery, with previous bottlenecks no longer hindering the programme. As a result, the EE component improved from receiving an output score of C in 2015/16 to A within the year and in 2017. The staffing inputs of this component and resulting team capacity were recognised and mentioned in feedback provided in LIFT's latest Annual Review and Mid-term Review with the 2016/17 AR stating *'There has been considerable progress with the EE component since the last Annual Review, with a substantial increase in outreach in all three intervention areas'*.

Monitoring & Evaluation

Initially the programme had planned that the M&E section would consist of two full-time M&E staff which comprised an International M&E Manager who would be in post until January 2017 and a Deputy M&E Manager who would then take full responsibilities for LIFT's M&E procedures and reporting mechanisms upon the International Expert transitioning out of the programme.

During the start-up of the programme these two positions were recruited, and the programme divided responsibilities with the M&E Manager being responsible for overall M&E processes on the LIFT programme as well as compiling reports and more specifically, data collection and processing for the SLLC and RLAS component. The Deputy M&E Manager was responsible for M&E (data collection and reporting) for the EE component of the programme and reported to the M&E Manager.

As the programme increased in scale and activities through increasing the number of wordas it operated in at any one time (SLLC & RLAS) the volume of data reporting also increased. It was identified in late 2015 that the M&E component was not appropriately structured for the needs of the programme as the number of activities undertaken by LIFT was increasing and the quantity of data collection and analysis also increased.

In 2016 LIFT's Annual Report recommended structural changes to the M&E staff structure of the programme in order to ensure that appropriate resources were allocated to LIFT's M&E processes and to ensure quality assurance as follows:

- **Deputy M&E Manager:** This position was restructured to become SLLC M&E Manager and would be responsible for data collection and quality assurance of LIFT's M&E procedures for SLLC & RLAS.
- **EE M&E Manager:** this post was created to be responsible for the EE component in the same capacity as the SLLC/RLAS M&E Manager.
- **M&E Manager:** this post would be responsible for overall management of the above positions and for quality assurance and reporting on the programme's progress.

The above approach has proved successful in that the programme has been able to adapt its M&E procedures and constantly improve quality. In addition to the long-term staffing structure, LIFT utilised efficiency savings to provide short-term expertise to assist the programme in improving its Theory of Change, Logframe and VfM framework, based on the recommendations of the Annual Review team in LIFT's 2016/17 AR.

Policy (Output 4)

LIFT's 2016/17 & 2017 ARs as well as the MTR recommended that within Output 4 the programme should aim to make findings and policy papers more accessible, focus on delivering genuine policy influence and systematically track the level of LIFT's contribution to Government strategy and policy development. To achieve these recommendations LIFT created the role of a Strategic Communications Manager who was responsible for bringing together the functions of communications, policy influencing, knowledge management, GESI and M&E under one management umbrella.

Adapting to COVID-19

2020 was a particularly challenging year for LIFT in the face of the global COVID-19 pandemic which seriously limited the programme's ability to implement field activities throughout the year. As a result of the impact of COVID-19, LIFT received a one-year extension until the 31st July 2021 and has had to adapt its approach to ensure the continued delivery of the programme's targets. The flexibility and determination shown by all involved was rewarded when LIFT received an A+ in its 2020 Annual Review, which was held in November 2020. This section outlines LIFT's approach in delivering the programme in the face of COVID-19.

At the start of March 2020, LIFT was on course to end on the 3rd August 2020. The main priorities of the programme's final year were to maintain momentum and accomplish the following:

SLLC

LIFT was on track to achieve and exceed all of its SLLC targets. By the start of March 2020, LIFT had already achieved its demarcation target and had planned for demarcation activities to close-down at the end of March/mid-April. LIFT's major focus was to ensure that data entry and digitisation was completed by the end of April 2020 and that Public Display events were completed by the end of May 2020 for subsequent approval and printing of certificates. This would then provide ample time for RLAS to be installed in the final set of woredas.

RLAS

At the start of the year LIFT was on track to exceed its targets and was preparing to install RLAS in the final set of woredas in June 2020. The Satellite Woreda Approach (SWA), which had been in operation since November 2019, was showing a positive impact in terms of transaction rates and it had been planned that a second approach to raise landholder's awareness would be piloted in five woredas within the satellite woreda clusters. All preparatory work had been completed at the end of the previous year for the Model Woreda Office Approach (MWOA) to commence implementation in March so that lessons would be learned and disseminated to relevant stakeholders and incorporated into LIFT-UP.

EE

LIFT had already exceeded its end of programme targets and was focusing on ensuring the sustainability of its interventions. Key aims for the final year included:

Land Rental: It had been planned that the licensing and payment pilot would be rolled out across all four regions over the course of March.

Disputes: After having updated the training curriculums on disputes, it had been planned that training would be provided to the Regional Land Offices and Judicial Training Institutes over the course of March – May 2020.

A2F: To ensure the sustainability of LIFT's role as a coordinator, the programme had been engaging with AEMFI to enable them to take on this role by providing technical training to MFIs on cost benefit analysis, default management and other areas from March to April 2020.

Insurance: To roll out the 2nd phase of the insurance product.

ECA: to undertake the Selector endline survey to assess its impact.

GESI

With SLLC coming to an end it was envisaged that GESI activities relating to SLLC would begin to wind down and that a greater focus would be placed on policy. LIFT was piloting an approach in a small number of woredas where SDOs had not been present during the initial roll out of SLLC and these would be revisited to identify and rectify any latent disputes that may have been missed during the original SLLC process. The findings of this approach would be shared with the Government of Ethiopia (GoE) so that this process could be replicated by them.

COVID-19 Pandemic

The first confirmed case of COVID-19 was reported in Ethiopia on 13th March 2020. In response to this, the GoE introduced similar measures to European counterparts to contain COVID-19, implementing a five-month state of emergency that was declared on 10th April 2020. This included closing schools and universities, banning public gatherings and closing Government offices whereby staff worked remotely (this included woreda, regional and Addis Ababa government offices). Subsequently Tigray and Amhara Regions

implemented a state of emergency and closed their regional borders, banned non-essential travel, travel between the district capitals and rural areas, as well as gatherings of more than ten people.

In response to COVID-19, LIFT undertook the following actions:

- LIFT's central office in Addis Ababa was closed. Addis based staff and regional staff were instructed to work remotely from home and internet dongles were provided to staff to allow them access to the internet to conduct their work.
- All field visits from Addis to the field (by LIFT staff as well as grantees) were cancelled. Field work for the 2020 RLAS survey which had been planned to take place between April and May was postponed.
- LIFT ceased all demarcation activities to ensure that the programme did not act as a vector for COVID-19. While it had been planned that demarcation would conclude in March, several kebeles still remained incomplete at the time. In addition to this, back-office activities, Public Display events and distribution events were severely affected by the assembly and travel restrictions. As a result, LIFT temporarily closed back-office activities and Public Display events until it was safe to resume (see SLLC Section for further details).
- The commencement of the MWOA was postponed as well as the installation of RLAS in upcoming RLAS woredas. In addition to this, all government workshops and technical support to RLAS woredas by LIFT's RLAS Coordinators were suspended.
- All trainings, pilot activities and policy workshops planned by the EE component were postponed.

It was originally anticipated that COVID-19 infections would peak in June/July 2020 and that activities would be able to recommence shortly after, in August/September. Although the state of emergency ended in mid-September and the Government proposed the lifting of certain restrictions to parliament, Ethiopia's COVID-19 infection rate trend remained high; COVID-19 still posed a danger to the wider population and therefore operations never returned to pre-COVID-19 levels and had the following impacts:

- LIFT was only able to recommence Public Display (PD) events and subsequent approval and printing processes in November 2020. Prior to this LIFT had only been able to undertake back-office processes on a limited basis until June 2020, at which point back-office staff contracts ended and were not extended due to LIFT commencing close-down procedures, as CA11 had not been approved at that time.
- Implementation of the MWOA and RLAS PAC pilot were postponed and only recommenced in February 2021.
- The RLAS Transaction survey which was originally planned to take place in September/October 2020 was further delayed until February 2021 and had to be adapted to be a smaller scale qualitative survey to minimise the potential spread of COVID-19. This has also been the case of the Selector endline survey which has had to be reduced from a large-scale quantitative study to a smaller scale qualitative study.
- As the EE has been heavily reliant on face-to-face meetings to onboard new partner MFIs (both for the SLLC loan product and Insurance product) the EE's inability to take this approach resulted in these activities being delayed. This specifically affected the insurance product as it is new to Ethiopia and therefore the inability to hold face-to-face meetings severely limited wide scale awareness and promotion activities, significantly reducing sales.
- LIFT aided the Association of Ethiopian Microfinance Institutions (AEMFI) in the delivery of training and manuals on crisis management, including dealing with the COVID-19 pandemic. This has however meant that there was not be sufficient time for AEMFI to assume the role of coordinating and supporting the MFIs.
- Many of the EE's other planned activities were delayed by several months such as the Dispute Training which was delayed from March-May 2020 to October-November 2020 and the implementation of the licensing and payment pilot rollout - delayed from March/April 2020 to October/November 2020.
- The SDO pilot, was cancelled due to staff having left the programme.

LIFT Adaptation

However, despite this LIFT has managed to adapt its approach to delivering the programme through the following innovative ways such as:

- Technical back-up support to RLAS woredas was provided by RLAS coordinators remotely via telephone.
- LIFT's approach to installing RLAS and providing training was adapted to allow LIFT to achieve its November 2020 targets while following COVID-19 guidelines.
- Public Display events were held at the sub-kebele level as opposed at the kebele level to reduce the number of attendees as well as providing sanitation facilities and ensuring social distancing.

- The EE provided support to its intervention partners to mitigate the impact of COVID-19 such as developing a risk management tool for MFIs and developing interventions to assist LIFT's agricultural retail partners.

Conflict in Tigray

On the 4th November 2020, Tigray regional security forces launched an attack on the headquarters of the Northern Command of the Ethiopian National Defence Force (ENDF) in Mekelle. Subsequently, the GoE, declared that a military offensive would be launched to restore the rule of law and central government authority. A six-month state of emergency was declared in the region with electricity, telephone and internet services being shut down.

Over the course of the conflict the following major events occurred:

20th November: At least three projectiles were reportedly launched towards Bahir Dar reported by Tigray regional security forces.

23rd November: A further two rockets were fired towards Bahir Dar Airport, reportedly also by Tigray regional security forces.

Due to the missile attacks in Amhara, LIFT imposed restrictions on any field visits occurring close to the border with Tigray to maintain staff safety which resulted in the temporary cancelling of several field activities. In addition to this, LIFT reiterated the safety procedures LIFT staff should take in the event of communications being shut down across the country which included remaining at home and not attending their respective offices.

On 28 November: the GoE announced the capture of Tigray's capital Mekelle. The city experienced heavy fighting and bombings following the expiration on 25th November of a three-day ultimatum issued to Tigray regional security forces.

In early December Federal Forces declared victory against Tigray regional security forces and communications were restored in certain areas of Tigray with the first location being the capital Mekelle. Since the conflict ended, all 11 staff in Tigray have contacted LIFT to inform the programme that they were safe.

Impact

The impact of the conflict is as follows:

Regional Office Functions: although staff are attending the office, no operations have recommenced and to date all travel to the field is still suspended. A new interim Regional Head was appointed and stated that operations would resume, but there has been no fixed date for this.

WLAO Functions No operations are currently occurring at WLAOs and communications with some have still not yet been restored.

Impact on LIFT's Activities

Component	Activity	Impact
RLAS	RLAS Operations	Reports indicate that RLAS equipment has been destroyed/stolen in 10 woredas ⁴⁹ out of the 19 that have been contacted with the remaining nine being unreachable.
	Model Woreda Office Approach	All activities were discontinued in Tigray
	Satellite Woreda Approach	All activities were discontinued in the region
RLAS PAC	Woreda PAC strategy	Was not implemented in the model woredas in Tigray
EE	Land Rental	<ul style="list-style-type: none"> ▪ All Land Rental Technical Advisers (TAs) were unable to attend their respective woreda office to perform their duties and were instructed by LIFT to not travel to kebeles due to travel safety concerns. ▪ The licensing and payment model which was first implemented within the region and was making significant progress was discontinued.
	Insurance	The intervention was discontinued in the region

49 These include Alamata, Hintalo Wojerat, Kilte Awalo, Tshelemti, Adwa, Hawazen, Were Leki, T/koraro, Degua Temben and Laelay Abiabo

Impact of 2021/22 ODA Budget Cuts

The economic impact of COVID-19 on the UK economy and decreasing aid budget posed a serious threat to the LIFT programme. In September 2020 LIFT's annual budget (March 2020 – Feb 2021) was reduced from £5.9 million to £4.5 million due to the impact of COVID on the UK economy. In the final year of the programme (March-July 2021) it had been budgeted that £1.4 million would be required to complete all activities and close-down the programme. However due to the reduction in ODA for 2021/22 this was reduced to £900,000. As a result, several activities have had to be closed early and the following table provides a list of activities in the final months of the programme.

Comp	Activity	Activities discontinued	Closedown activities	Impact of Activities discontinued
SLLC	Certificate Distribution	Field supervision of certificate distribution cancelled	None	Outstanding Financial Aid of circa. £200,000 still with MoFEC
RLAS	RLAS installation	N/A	Installation of RLAS in 1 woreda (SNNPR) and Dispatch of final RLAS equipment to 8 woredas (Amhara:4 and Oromia:3)	There is no impact on this section as this is budgeted under the closedown activities and the RLAS installation process for the final 8 woredas will resume and be completed this month.
	TA Support	All field trips for TA cancelled	Back-up support for 8 final woredas Data back-up collection Amhara-9 Oromia-9 SNNP-13	The continuity of the provision of the TA support to the WLAO offices is already adopted and used by the regional governments and RLAUD through the support of the CALM-LA programme. Therefore, there will be no serious impact on this.
	Model Woreda	All other activities cancelled	Printing of materials	The implementation process of the best practices may lack synergy and coordination.
	Satellite Woreda	No field trips for any activities	Only remote TA support provided	The RLAUD and the regional governments agreed to adopt and implement the approach however the effectiveness of the implementation will not be known for some time.
	Awareness Raising	LTC endline field survey cancelled Support to training revised PAC strategy to second woreda in Oromia and SNNPR cancelled	Small-scale telephone interviews to identify best community platforms and usefulness of poster in order to revise manuals	Evidence on which PAC manuals will be updated will be less certain.
EE - Ins	Crop Insurance –	Cancelled some of the planned promotional activities (e.g. road show campaign). Number of training participants reduced.	Phase II completion activities TA- by international consultants (based on KMD's signed agreement) and EE team Phase III Training and promotional activities	N/A
	Awareness and promotional activities related to Crop Insurance-Phase II	Mass awareness raising activities.	Training of sales agents/channel partners, registration of insurance policies and supervision	Opportunity to create awareness, do more financial literacy about the insurance product and reach out to a greater number of potential crop insurance clients will be lost. As a result, scale (number of farmers enrolled) might be limited.

Comp	Activity	Activities discontinued	Closedown activities	Impact of Activities discontinued
EE A2F	AEMFI TA: TA Grants/TA to MFIs (support for AEMFI)	AEMFI's national advocacy for policy changes workshop cancelled	N/A	LIFT will lose an opportunity to aware a wider range of stakeholders on SLLC loan success, lessons and sustainability strategies collectively as a sector. The workshop could have enhanced the sense of ownership for the SLLC loan by AEMFI member MFIs and other stakeholders.
EE LR	LRSP National Workshop Quarter LRSPs regional workshops	Planned regional and national workshops cancelled.	N/A	Opportunity to share lessons & challenges faced during the piloting of the licensing model & overall land rental service provision to key actors that are expected to take over and scale up /sustain the intervention beyond LIFT project life, will be lost. LIFT could have used the platform to highlight areas of improvement to enhance the effectiveness of the model as a sustainable means of Land Rental service provision.
	Pilot LRSP Payment Model	TAs payment	Remote working	
EE-ECA	COVID-19 response grants	N/A	Continued - Grant contracts have been signed with woreda based small retailers. The grant is for retailers to buy inputs and distribution, which they have already done.	N/A
	Business to Business Forum	No further activities/costs	N/A	N/A
EE- Disputes	Disputes Intervention workshops	Workshops completed	N/A	N/A
	Workshop with Tigray RLAUB	Workshop cancelled	N/A	Gaps identified in the training manuals of the Tigray RLAUB will remain untouched, hence land experts will have limited knowledge on land laws.
	Workshop with Tigray RJTI	Workshop cancelled	N/A	Gaps identified in the training materials of the Tigray Judges training centre will remain untouched, hence woreda level judges will have limited knowledge on land related laws which will reduce the effectiveness of resolving land related disputes.
	Regional Based Workshops for new SLLC	Discontinued	N/A	This activity is discontinued due to the security situation in the region.

Comp	Activity	Activities discontinued	Closedown activities	Impact of Activities discontinued
	woredas (Tigray follow up)			
GESI	Post-SLLC SDO Proposal Workshop	Workshop cancelled	N/A	Impact on women and VGs tenure security post LIFT
M&E	Income Study Report write-up	N/A	Complete report	N/A
	Transaction Survey Report write-up	N/A	Complete report	N/A
	Data collection on LIFT results	Results collection after May 2021	Final collection of data at the end of May to be included in PCR	Reporting will exclude data from May onwards
VfM	End of Programme VfM update	VfM update discontinued	Will include VfM data presented at PCR in LIFT's final report	VfM results will be based on financial data and M&E data as of end March
Comms	Knowledge Hub	Development of outstanding summaries of key research pieces cancelled	Formatting of reports (inhouse) Uploading onto KH Handover to Land Portal (no cost to DAI)	Some summaries will not be completed and uploaded
	Interactive Map	N/A	Final upload of data from end of May 2021 and handover to Land Portal (no cost to DAI)	N/A
	Income Study Presentation	N/A	Online presentation (to be part of project completion workshop)	N/A
	Close-down workshop	Workshop cancelled	Small-scale virtual presentation	Reduced number of Government staff, contractors, experts, donors and academics will be able to engage and benefit from LIFT learning and feedback.

Annexes

Annex 1 – Narrative of LFT Implementation Timeline

Introduction

DAI Europe Ltd (formerly HTSPE Ltd), was contracted by DFID in March 2013 as the Implementing Technical Service Provider (ITSP) to undertake an initial six-month design/inception phase followed (depending on the results of the initial phase) by a 66-month implementation phase.

The programme budget was originally set at between £20 million - £30 million. However, during the preparation of the business case the optimum size of the programme was revised, with an increase in budget to between £45 million to £68.2 million⁵⁰. The business case identified a preferred implementation option of SLLC and implementation of a rural land administration system (RLAS) in a minimum of 140 woredas (or 14 million parcels) in the four highland regional states of Amhara, Oromia, SNNPR and Tigray and using an M4P approach to increase incomes of the rural poor, through market facilitation and, as well as addressing cross-cutting national land policy issues.

Inception Report

The following section provides a key summary of the Inception report and implementation approach that LIFT would follow

SLLC

Introduction

The Inception Report (IR) indicated that the primary activity of the programme in terms of activity and cost would be SLLC in 140 programme woredas. It was estimated that 140 woredas would cover LIFT's target of 14 million parcels. If the number of parcels in the 140 woredas was found to be lower, then the number of woredas would be increased, to achieve 14 million certified parcels⁵¹.

Selection of Woredas

During the inception phase, the selection of woredas was based on the following criteria:

Equity between Regions: The GoE's regional budget allocation formula was used to establish the number of woredas in each of the four regions. This approach was accepted by regions as the basis for the distribution of national financial resources.⁵² Based on this, the allocation of programme woredas to each region was as follows:

Region	Amhara	Oromia	SNNPR	Tigray	Total
No Woredas	39	54	34	13	140

Availability of aerial photography: SLLC was designed to use GoE orthophotography as its main methodology and budget provision was made for two procurements totalling approximately 200,000 sq. kms⁵³.

Meeting GoE Priorities: GoE priority woredas were identified as those that:

- Were among the 96 Agricultural Growth Programme (AGP) Woredas which were selected by GoE due to their high potential for agricultural growth.
- Were among the 135 SLMP woredas which were selected based on being in important watersheds and thus were of a high priority for environmental management and agricultural growth.
- The regions had used their own budgets to procure ortho-photo coverage.
- Provided a reasonable spread across the region so that LIFT would not be concentrated in one zone, though the amount of spread would be dictated by other selection criteria.

Economy and effectiveness in implementation: while the above criteria included ensuring that LIFT would not be concentrated in one zone, the programme planned to implement SLLC in clusters of woredas spread throughout the regions as this would be more economical in terms of 1) being able to fly and capture aerial photographs in strips rather than in scattered woredas, 2) reduce transport costs and 3) be easier to raise

⁵⁰ This was later increased to £72.7 million

⁵¹ RLAS would also be installed in these additional woredas

⁵² The percentage shares of the four program regions (Tigray, Amhara, Oromia and SNNPR) according to the current formula were 8.7, 27.9, 39.2 and 24.2 percent in their respective order.

⁵³ Assuming £25 per sq. km.

awareness by word of mouth to neighbouring communities. Additionally, woredas with large numbers of parcels would be prioritised with pastoral and agro-pastoral woredas, as well as those with high forestation etc. being excluded.

Exclusion Criteria: Having applied the selection criteria, woredas were then disqualified by exclusion criteria which included; woredas with commercial investment programmes⁵⁴ and duplication with other land programmes (woredas which had been part of ELAP programme were excluded as were the nine REILA woredas in Amhara).

Scale-Up

As SLLC had not been carried out on this scale in Ethiopia before. The IR proposed that a relatively lower volume of parcels would be certified during the initial 2.5-year period of the programme (approximately 3 million certificates) to ensure that all processes were operating smoothly and the remaining 11 million parcels being certified in the remaining three years of the programme. The IR also proposed that based on the Mid-Term Review (planned to take place in 2017) that a decision would be made on whether to continue with the target of 14 million certificates or reduce this to eight million.

Based on this the following SLLC implementation plan was developed:

SLLC Set	1	2	3	4	5	6	7
Start	Q2 - 2014/15	Q1 - 2015/16	Q4 - 2015/16	2016/17	2017/18	2018/19	2019
Finish	Q1 - 2015/16	Q3 - 2015/16	2016/17	2017/18	2017/18	2018/19	2019
No. Woredas	8	16	16	28	28	28	16

SLLC Implementation Approach

Under the IR, the SLLC process would use orthophotos to produce high resolution maps on which land holders, assisted by trained field teams, identify their parcel boundaries in the presence of their neighbours and Kebele Land Administration Committee (KLAC) members. The resultant “crowd-sourced” boundaries and occupancy data would then be computerised by LIFT’s technical support teams. After verification, this data would be further processed and approved for inclusion on a register of land rights. Hard copy certificates demonstrating the parcel boundaries, occupancy and land rights would be printed and made available to land holders. Further details of the SLLC process are provided in the below table:

SLLC Process

Phase	Activities
Preparation	<ul style="list-style-type: none"> Field maps were produced from aerial photography (either currently available or procured by LIFT)
Stakeholder Engagement	<ul style="list-style-type: none"> One month before SLLC commenced in a woreda, awareness raising was conducted with the support of the regional bureau staff, to orient woreda land administration staff and relevant stakeholders on the SLLC process, and to plan logistical arrangements.
Awareness Raising	<p>Prior to SLLC commencing in a kebele, training was provided to Kebele Land Administration Committee (KLAC) members on SLLC and their responsibilities in supporting the demarcation process</p> <ul style="list-style-type: none"> Once completed, Awareness Raising was conducted in each kebele to ensure landholders were aware of the benefits of SLLC, when the field demarcation process would be occurring in their area and their requirement to be present during the field demarcation process (see below).
Demarcation & Adjudication	<p>Once the public awareness stage was completed, demarcation and adjudication commenced which is the process of gathering parcel holders’ personal details and surveying their parcel boundaries</p> <p>Under this phase, field teams (FTs), accompanied by KLAC members, visited each parcel and walked along the parcel boundary with the landholder and their neighbours to mark this on an aerial photograph (spatial data) and recorded the details of the corresponding landholders (textual data).</p> <p>If during this process there is a dispute about who is the true landholder of the parcel, or a disagreement about a parcel boundary between neighbours a mediation procedure was led by the KLAC members accompanying the FTs to resolve the dispute. If the dispute could not be resolved it was recorded and referred to the local justice system.</p>

⁵⁴ We are excluding Woredas with commercial investment until policies and procedures for these align with international good practice and human rights obligations

Phase	Activities
	<ul style="list-style-type: none"> FTs would then submit field reports and submit marked up field sheets daily (if possible) to the LIFT woreda technical support team for digitising and data entry (see below)
Digitisation & Data Entry	<p>Once field sheets were received LIFT staff based at the woreda land administration office (WLAO) would enter parcel boundary information (spatial data) and landholder's details (textual data) as follows:</p> <p>Parcel boundary data was entered by scanning FT's field sheets with annotated boundaries. A technician then digitally recorded these parcel boundaries using open GIS software, creating a digital map of parcels which were linked directly to the textual data.</p> <p>Landholders' data was entered onto a computer database called iMASSREG using a double entry system whereby one person would enter the data and then a second person would independently enter the data again. The software automatically highlighted any data entry errors or corrections required. This approach reduced the number of errors requiring later correction, opportunities for data manipulation, and removed the need for large numbers of checking staff.</p> <ul style="list-style-type: none"> Once completed the region would then print updated field sheets showing the digitised parcels and correlated landholder information for public display.
Public Display	<p>The public display process provided landholders with the opportunity to review and confirm that they were happy with their parcel boundary and landholder information and ensure transparency and verification of SLLC</p> <ul style="list-style-type: none"> Public display events usually lasted 4 weeks (this varied between region based on the number of parcels in a given kebele and were staffed by 1 woreda official and 1 LIFT staff member (though numbers will be increased at busy times).
Corrections	<ul style="list-style-type: none"> If any corrections to a parcel's boundary or landholder information was identified by a landholder during public display these corrections were recorded and then made by LIFT.
Approval & Printing	<ul style="list-style-type: none"> After applying the corrections arising during the public display period, the WLAO electronically approved the printing of certificates at the woreda, which will then be manually stamped and put into plastic sleeves for issuance.
Distribution	<ul style="list-style-type: none"> Once all certificates were printed, the public were notified, and a week-long distribution event took place at the kebele level, which was managed by woreda and kebele staff.

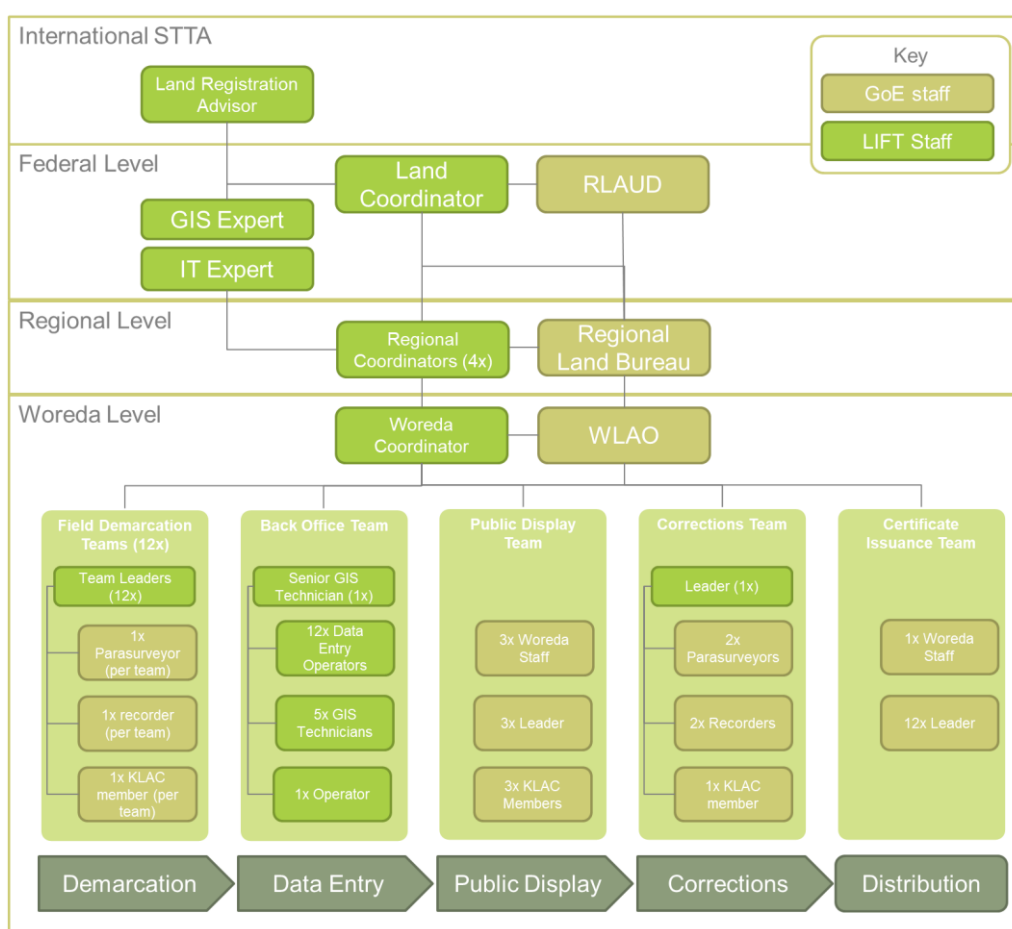
Staffing

Federal & Regional SLLC Team Composition: LIFT would consist of a Land Coordinator based in LIFT's head office in Addis Ababa with technical support from a GIS Expert and IT expert. At the Regional level each region would have a Regional Coordinator that would be responsible for managing the SLLC process in all active woredas as well as reporting weekly SLLC progress on a kebele as well as woreda level.

Woreda SLLC Field Team Composition: The LIFT woreda technical support team would consist of a woreda co-ordinator, GIS technicians for digitisation, data entry staff for computerisation of land registers and recording of the textual data from the field. The data entry and GIS staff would be recruited by LIFT in the woredas, where possible. They would receive training from the Senior GIS Technicians and have the necessary equipment to carry out the tasks, which would move from woreda to woreda.⁵⁵

An organogram of the SLLC implementation team structure is provided below:

⁵⁵ During implementation, the regional governments requested that the programme recruit entire field teams in respective woredas as opposed to teams transitioning to subsequent woredas. As a result, roughly 50% of the field teams transitioned to subsequent woredas with the remaining 50% being recruited from the woreda undergoing SLLC.



Financial Aid

One of LIFT's financing mechanisms would be direct financial support (financial aid) by directly transferring funds from FCDO to GoE to cover the salary costs of the SLLC field teams that would be employed by GoE. The IR estimated that £8.6 million of financial aid would be required to deliver 14 million parcels based on achieving a unit cost per parcel of ETB 19.66.

Equipment Requirements

Use of Aerial Photography: under the IR it was estimated that the programme would procure⁵⁶ up to 200,000km² of additional aerial photography.⁵⁷ The LIFT team would however continue to examine the changing and improving technology in this field to ensure that the latest innovations in satellite and aerial imaging are deployed if deemed cost-effective and fit for purpose.

Vehicles: The IR set out that when fully mobilised, 120 vehicles⁵⁸ would be required for SLLC as follows:

Level	Requirements	Usage
Addis Ababa	2 Saloon cars	<ul style="list-style-type: none"> Transporting Head Office staff within Addis and conducting field visits
Regional	2 Double cab pick-ups (with canopy) per region for regional co-ordinator and team (total 8).	<ul style="list-style-type: none"> Provide transport for supervision of woreda teams by the regional convenor and regional officials Transport field sheets and other materials from the region to the woreda teams Service the field trips of the M4P facilitator Allow spot checks and other field work by the internal audit staff Transport central staff and short-term consultants when working in the field after flying in
Woreda	4x Long wheelbase, single cab hard top Land Cruisers (or	<ul style="list-style-type: none"> Take the 12 field teams (60 people) working at any one time in a woreda to the field for demarcation Carry checking teams for corrections

⁵⁶ Alternative possible sources of imagery would be investigated continuously to achieve greater value for money.

⁵⁷ Estimating a cost of £25 per square kilometre.

⁵⁸ An additional 4 vehicles would be deployed at the centre for administrative, supervisory and short term consultant use.

Level	Requirements	Usage
	equivalent) with approx. 15 people carrying capacity, per woreda for each of 28 field teams (total 112).	<ul style="list-style-type: none"> Provide transport for supervision by the woreda convenor and woreda officials Service other activities such as data entry, digitisation, public display, certificate issuance, awareness raising etc. Transport field materials and equipment as required

Equipment: As per the IR the following equipment would be required per woreda:

- 20x personal computers
- 1x scanner for field sheets
- 1x generator⁵⁹
- 2x laptop computers
- 1x high capacity black and white printer
- 1x inverter battery back-up system
- 1x server computer
- 1x A4 printer
- Furniture

RLAS

Introduction

The IR indicated that each of the four programme regions had land administration procedures legally derived from proclamations in place. The programme would review those procedures and proclamations in the light of good practice and support the development and implementation of a sustainable RLAS, harmonising it with GoE's policies, regulations and institutional framework, as well as aligning it with international good practice and human rights obligations. The programme would aim to avoid overlaps and maximise synergies with the activities of the other programmes in the rural land sector (at the time these were REILA, LAND and SLMP). Recommendations would then be made to regions and federal levels of government for improvements to policy and law. Under the IR LIFT's responsibility under RLAS would entail the following key areas:

Development and Installation

The development and implementation of the RLAS would include the following project activities:

- Using the Training Needs Assessment and materials produced Training of Trainers (ToT) would be carried out with selected staff from the first eight woredas. Regional ToT staff would be included in this training with a view to taking over this responsibility in future woredas.
- Based on the assessment of needs carried out above, equipment would be provided to the first eight woredas and the land offices rehabilitated.
- NRLAIS would be included in the training and installed on the computers provided (see below on NRLAIS).
- Training of operators would be carried out on the job by the trained regional and woreda trainers with the support of the SLLC technical support team who would be present in the woredas to ensure that the system was operating well, and transactions being kept up to date before leaving the woreda.
- During implementation the team would review with woreda staff, their organisational structures to maximise efficiency and economy of RLAS operations, and to develop woreda level capacity building programmes.
- Based on our experience in the revision of manuals and implementation of RLAS in LIFT woredas, the programme would provide advice to RLAUD for follow up in co-ordination with other current or future programmes on legal and regulatory framework (Federal and Regional) improvements considered necessary to consolidate a sustainable Rural Land Administration System.

Maintenance of RLAS would then be the responsibility of the GoE, which (at all levels of decentralisation) would be systematically involved in the RLAS development and implementation.

Supporting the development of the National Rural Land Administration and Information System (NRLAIS)

At the time of LIFT's inception phase, Ethiopia's land administration system was generally held on manual records⁶⁰ which were not kept up to date and was unfit to act as an effective land registry, through which land rights could be safeguarded and changes recorded. To address this, RLAUD, with the support of the Finnish funded Responsible and Innovative Land Administration REILA, was implementing the recommendations of the IS/IT Strategy and Detailed Implementation Plan for NRLAIS in Ethiopia (REILA/ORGUT, 2012) by

⁵⁹ Consideration will be given to the practicality of alternative, more environmentally friendly sources of back up electrical supply, such as solar power, depending on the location.

⁶⁰ This excludes Amhara which had a computerised system called ISLA

designing a computerised NRLAIS which would be the template for the regions to implement for rural land administration and will be the basis for RLAUD and LIFT Management Information Systems.

Under the IR it was planned that NRLAIS' development would be completed and go live by January 2015 and that LIFT would assist RLAUD and REILA in monitoring the development of the system by the contractor to ensure that it met the programme and GoE's requirements. LIFT would specifically look to ensure that the design included:

- Reporting requirements,
- A solid integration between the textual and Geographic Information System (GIS) databases, using Open Source technologies,
- Automation of the entire process of approving, generating and printing of certificates,
- Appropriate choice of technologies to be used. This would be the basis of some of the procurement decisions for the project as knowing which software would be used would help to decide which hardware would be best.

LIFT would then pilot NRLAIS in at least one LIFT woreda so that the system could be rigorously tested under live, mass registration circumstances and recommendations be made for the developer to improve the system and once working satisfactorily LIFT would use it as the main tool for SLLC and land administration in the programme's woredas.

Financial Sustainability of NRLAIS

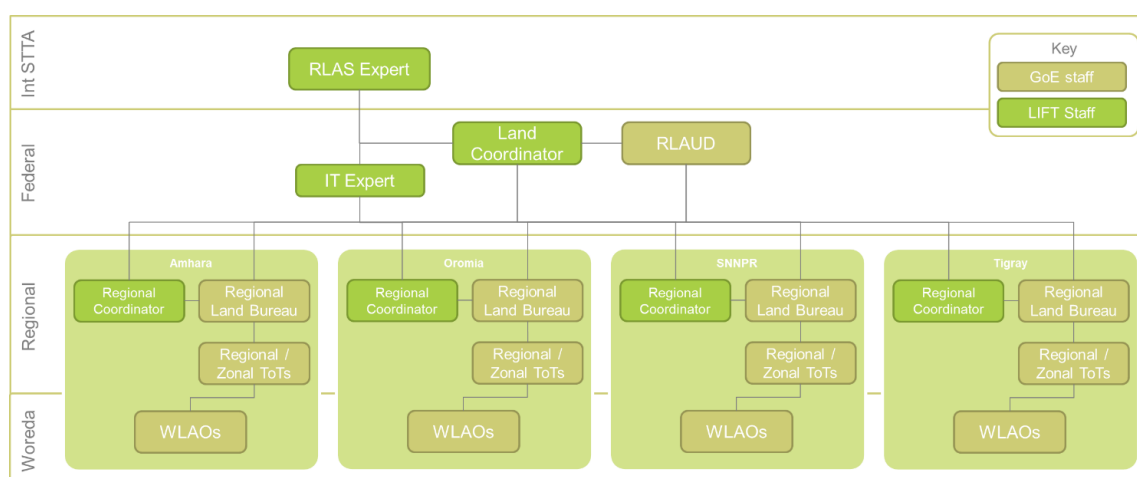
To ensure the financial sustainability of RLAS/NRLAIS operations, it was planned that LIFT would develop revenue strategies for each region, to offset land administration costs will help to ensure woreda administration's commitment to sustaining the system and ensure RLAS/NRLAIS sustainability. Based on experience in the target woredas and international best practice, these would look at potential commercial, fee and tax revenues to maximise revenues without being a deterrent to compliance by land holders.

Timeline

SLLC Set	1	2	3	4	5	6	7
RLAS Installation	Q3 - 2014/15	Q1 - 2015/16	Q3 - 2016/17	2016/17 - 2017/18	2017/18	2018/19	2019
No. Woredas	8	16	16	28	28	28	16

Staffing

The RLAS team would consist of a Land Coordinator supported by an IT expert at LIFT's head office in Addis Ababa to oversee the development of NRLAIS, training and installation of RLAS with a regional coordinator in each region providing support



Equipment needs

Equipment for RLAS Maintenance (per Woreda) would include the following:

- 4x Desk Top Computers
- 1x Generator/solar back up
- 2x Hand Held GPS
- 1x Laptop
- 1x Digital Camera
- 1x Photocopier
- 2x Ink Jet Printer A3
- 1x Projector

Introduction

LIFT's IR incorporated a Making Markets work for the Poor (M4P) approach as a complementary component to LIFT's land certification and administration activities to enable farmers to more fully utilise land investment opportunities. Using the M4P approach would allow LIFT to understand how farmers operated within the market; what the impact of providing them with SLLC would be; what the links between the rural land market and the other related markets (e.g. technological transfer, skills, finance, inputs) were; what the constraints faced by farmers in the related markets were; and how the proclamations, regulations and policies shape the incentives in the market and affect smallholder farmers.

Approach

The IR indicated that the M4P component would begin by undertaking an in-depth analysis of the rural land market in the four programme states in the early stages of the programme to identify constraints. Based on this LIFT would develop specific complementary interventions aimed at addressing these and improving market efficiency

Following the market assessment interventions would be designed using direct and indirect instruments as follows:

Indirect instruments would include: i) the use of evidence/influence gathered from analysis conducted by the programme or by credible third parties to influence key stakeholders; ii) the use of communications/advocacy to communicate the results of new research and findings; and iii) the use of networks to try generating change.

Direct instruments would include: i) technical assistance grants to support pro-poor change such as pilot studies and technical know-how; ii) performance grants⁶¹ to incentivise private businesses, farmers associations and Non-Governmental Organisations (NGOs) in the rural market to invest in innovative business models and technologies that can deliver wider public benefits; iii) training and capacity building to key stakeholders identified through the market analysis and who have the right incentive structures that will strengthen the operations of the land market; and iv) actionable research that will be used to influence public/private dialogue and policy making processes.

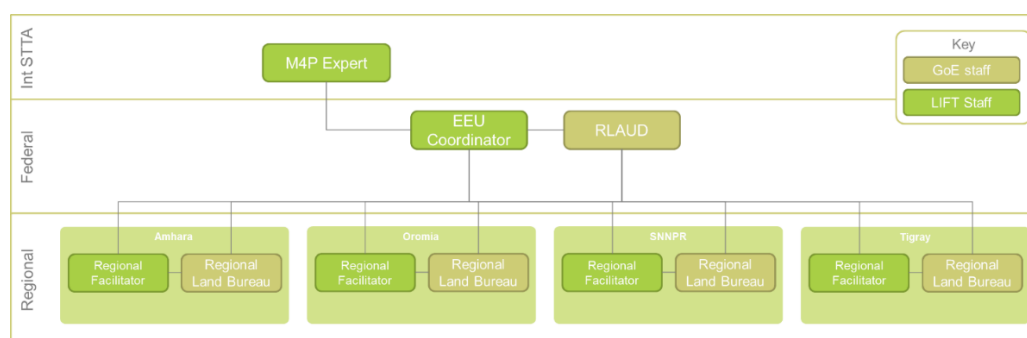
Early wins

The IR set out a few "early win" interventions designed during the inception phase that included:

- Pilot project with Amhara Credit and Savings Institution (ACSI) to try get farmers to access credit using land certificates.
- Improve the functioning of the land dispute resolution system (e.g. training Elder's Committees and woreda courts on gender issues).
- Address some of the issues that limit the effective functioning of the land rental market (e.g. information).

Staffing

The IR set out that the component would be managed by a Coordinator (international) with STTA support and one regional facilitator per region. Under the IR, interventions would be implemented by local and international firms which would provide technical assistance to local intervention partners.



⁶¹ A performance grant is a grant to private sector, MFIs or NGOs to deliver specified public goods against milestones being achieved (e.g. a company develops a business model for contract growing which includes providing inputs and training farmers on soil fertility management). Milestones and outputs against which you will pay are then agreed, ensuring that there is investment from the grantee to avoid moral hazard.

Policy

Under the Policy Component, the IR stated that LIFT would, in co-operation with the Government of Ethiopia and other partners supporting programmes on land, review existing policies and procedures, with the aim of improving security of tenure for communal land holdings, pastoralists and customary land use and improving the transparency of land allocation. Bringing Ethiopia's wider land governance into line with international good practice⁶² and human rights obligations. Specific areas indicated in the IR included:

Urban-rural linkages

Issues relating to the effect of urban expansion would be reviewed, actions required agreed with GoE and supported as appropriate. At the time of the IR the GoE had already commenced a review of the compensation systems but the IR indicated that further assurances of commitment will be sought before commencement. The IR indicated that a plan would be developed in year two for a strategic and policy review by team specialists of procedures for urban expansion and recommend procedural changes⁶³.

Communal land holding

The IR stated that differing approaches to certification of common grazing, forest and other land in sedentary areas used in the programme regions would be reviewed and harmonised through RLAUD.

Pastoralists and customary land use

The IR indicated that the land tenure and use arrangements for pastoral and agro pastoral communities in programme regions which were generally held under customary arrangements and not covered by current federal or regional proclamations would be reviewed and a programme prepared for the development of specific policy and procedures⁶⁴.

Transparency of land allocation and compensation,

The programme would work with GoE to help it develop procedures and policies in line with international good practice and human rights obligations and the G8 commitments.

Overview of Implementation by Year

LIFT's implementation phase commenced on 1st March 2014. Over the course of the programme LIFT has accomplished several key achievements, faced various challenges and in response has adapted its approach. The following section provides a narrative of activities that have occurred over LIFT's implementation phase to provide context to its achievements and results.

Year One: Mar 2014-Feb 2015

Introduction

LIFT's first year was hindered by external factors which delayed the commencement of SLLC (discussed below). However, despite this challenges LIFT ensured that all preparatory work was undertaken across all components to facilitate a quick start once SLLC was able to commence and as a result received an A score in its Annual Review

Annual Review Score

Item	2014/15
Annual Review Score	A
Output 1: Second level certificates issued, recognising rights of joint, polygamous and FHH landholders	A+
Output 2: Land administration system implemented and operational in targeted woredas	A
Output 3: Improved supporting functions for the rural land market for poor male and female farmers	A
Output 4: Improved policies and institutions for the rural land sector	A

62 E.g. the Framework and Guidelines on Land Policy of the African Union and the Food and Agriculture Organisation's Voluntary Guidelines on Land Tenure

63 This was not progressed initially during implementation as it was regarded as too sensitive a subject for LIFT to get involved in during the programme's early years. Although some support was provided to FCDO in preparing a strategic input response for the GoE after the civil unrest caused when it was proposed that the administrative boundary of Addis be extended this ultimately did not progress.

64 As the LAND programme funded by USAID looked at the issue of pastoralists there was no longer any scope for LIFT to engage in this sector

Start-up Challenges

During the first year of implementation it had been planned that SLLC would commence in the first set of eight woredas in July 2014 and be completed at the end of year one thus leading to 200,000 certificates being issued and enabling the Rural Land Administration System (RLAS) to be installed and commence recording transactions. Under the EE component, LIFT had developed several initial interventions during the Inception Phase which it had planned on launching at the start of LIFT's implementation phase.

However, LIFT suffered from several delays in commencing these planned activities due to factors outside its control which included the following:

Delayed GoE approval of the business case (BC) and the inception report (IR): It was planned that the IR and BC would be approved by GoE by the end of March 2014. However, these were only approved in June 2014 after LIFT supported FCDO-E in addressing comments received by GoE.

Delayed agreement of the Memorandum of Understanding (MoU) between GoE and FCDO-E: It was planned that the MoU between FCDO and the Ministry of Finance and Economic Development (MoFED) would be signed by the end of March 2014. However, this was delayed to 27th October 2014. This was due to MoFED's concerns on the tax status of the programme, the delayed approval of the IR and BC (finalised in June 2014) as well as security issues raised by the Information Network Security Agency (INSA), under whose mandate aerial mapping fell, on the international procurement of aerial photography which required extensive negotiations.

During this time LIFT was unable to undertake any field activities or enter into any contractual arrangements with potential partners/suppliers under the initial EE interventions. This also impacted the procurement of aerial photography and equipment as follows:

Aerial Photography (second set of woredas): It was originally planned that aerial photography flights would commence in December 2014. Due to the delay in the MoU being signed, the tendering process could not take place. This posed a serious risk as the flight had to be carried out before May 2015 when cloud cover during the rainy season makes aerial photography impossible..

Vehicles and Equipment: It was originally planned that the first tranche of vehicles (44) and computer equipment would be procured by the end of June 2014. However, all procurement was suspended until the MoU was agreed. Once the MoU was agreed, Crown Agents (FCDO's procurement agent at the time) advised that the procurement process for the vehicles would take three to four months and a waiver of procurement rules was obtained from FCDO to speed up the process for computer equipment. However, by the end of the programme year neither the vehicles or computer equipment had been delivered .

Despite these major issues, LIFT achieved important steps to ensure that implementation could commence as soon as possible, as follows:

SLLC

Developing the National SLLC Manual: LIFT undertook a rapid assessment to develop a standardised manual for SLLC across the four regions. Through the assessment it was found that SLLC procedures differed between regions more greatly than had been anticipated making the process longer than envisaged. A validation workshop was held in July and after the GoE approved the IR a finalisation workshop occurred in early September and the SLLC manual was finalised at the end of the month.

Design of the interim IMASSREG: The IMASSREG system was developed based on the final SLLC manual, and it was tested and installed in the first set of woredas ensuring it was functional before SLLC commenced.

Commencement of Demarcation: Preparations for SLLC were on track for the first couple of months of the year, however, activities at the regional and woreda level could not occur as initially planned due to the issues set out above. As a result, SLLC was delayed to March 2015 (beginning of year two). The following actions were taken by LIFT:

- LIFT had already identified available aerial photography at the commencement of the programme and found eight woredas that already had the necessary images. LIFT employed a private printing firm in Addis to produce aerial maps to the quality required.
- LIFT hired vehicles and essential computer equipment until the requested items were delivered by Crown Agents so as not to further delay the commencement of SLLC.

The recruitment of field teams was completed in January 2015. However, this was jeopardised due to the delay in financial aid being disbursed to the regions to cover the field team salaries who were employed by GoE. The first draft of the financial aid manual was submitted to FCDO-E on 26th August with the final version being completed on 11th November and presented on 26th November. Following this, FCDO-E submitted the manual to MoFED in December 2014. SLLC workplans and budgets for the initial eight woredas were approved during LIFT's Programme Steering Committee (PSC) on 4th February 2015.

Due to MoFED's delay in approving the manuals and requesting funds from FCDO-E, it was agreed that the regions and woredas would contract the field teams in February 2015 so that demarcation could commence with LIFT bearing the financial responsibility and be reimbursed from the financial aid budget⁶⁵.

LIFT's 2014/15 Annual Review identified that the programme had overcome a number of challenges as mentioned above. The AR further stated that *'Delivery by the contracted technical service provider (DAI led) has been strong. All processes have been put in place to allow commencement of implementation from February'* and at the time of the AR the first set of eight woreda field teams were in place, two in each of the four regions covered by LIFT, as per the agreed work plans.

RLAS

Due to the delay in SLLC, the installation of RLAS could not occur. However, LIFT did finalise the RLAS manual which provided the procedures and processes for registering transactions in November 2014.

One risk that emerged in relation to RLAS in the first year was the delay in the development of the National Rural Land Administration Information System (NRLAIS). It had been planned that NRLAIS would go live in January 2015 and would be used in LIFT woredas to register subsequent transactions once SLLC was completed. However, this did not occur due to delays in procuring a service provider to develop the system. As a result, LIFT developed a temporary land administration information system at the woreda level (iWORLAIS) so that transactions could be recorded until NRLAIS was completed and at which point the data would be uplifted and iWORLAIS superseded⁶⁶.

LIFT's 2014/15 AR indicated that *'due to the substantial delay in setting up the National Rural Land Administration Information System (NRLAIS) funded by a Finnish programme, the programme needed to develop an interim solution'*. Resourcing was sourced from within LIFT's budget to develop the interim system and this was incorporated as part of Contract Amendment 4 at a later stage of the programme. The AR indicated that *'Steps have been taken as planned to strengthen the Government's administration systems. These included assessment of the strength of administration systems and procedures, development of a manual on land administration processes to harmonise processes (addressing disparities between those used in different geographical areas) and validation of this manual with stakeholders.'*

EE

As previously highlighted LIFT could not commence its interventions as LIFT could not issue any contracts to potential intervention partners or suppliers until the MoU was agreed. However, during this time LIFT undertook a market assessment in Amhara and Oromia to identify market constraints within three market sectors that included: 1) rural land rental, 2) access to finance and 3) environmental and conservation agriculture. Based on this market assessment several proposed interventions were developed and a feasibility assessment was undertaken in consultation with FCDO-E and MoA. Based on this, 14 pilot interventions were finalised, with the inception phase intervention designs being absorbed into these, and commenced once the MoU was signed.

GoE understanding of the M4P approach: At the start of LIFT, it became apparent that there was a limited understanding of the Making Markets Work for the Poor (M4P) approach and the EE Coordinator carried out training activities to potential co-facilitators and GoE. At the end of year one, the EE coordinator and deputy M&E manager made a presentation to RLAUD and demand was apparent for further training.

LIFT's 2014/15 AR gave an A score to the EE Component and commented that *'Strong relationships have been built with a range of key stakeholders ... this positions the programme well to exploit the influence and*

⁶⁵ This totalled £207,474 and it was later agreed that this would be absorbed through savings and efficiencies under DAI's contract budget.

⁶⁶ NRLAIS finally went live in December 2018 as opposed to January 2015. The steps that LIFT took to mitigate this so that subsequent transactions in woredas after SLLC was completed is detailed in each year.

knowledge gained through other parts of the programme to contribute further to economic and environmental objectives’

Policy

This strand of work was particularly affected by delay in signing a MoU with the Government of Ethiopia, as it was considered inappropriate to undertake preparatory work ahead of that clearance. A specific example was a conflict analysis into potential conflicts related to land in LIFT programme areas which had been planned to take place in the first year to inform LIFT’s approach to SLLC in terms of conflict sensitivity.

Year Two: Mar 2015-Feb 2016

Introduction

Despite LIFT’s best efforts to mitigate the delays in implementation previously discussed, LIFT received a B score in its 2015/16 annual review

Annual Review Score

Item	2014/15	2015/16
Annual Review Score	A	B
Output 1: Second level certificates issued, recognising rights of joint, polygamous and FHH landholders	A+	B
Output 2: Land administration system implemented and operational in targeted woredas	A	C
Output 3: Improved supporting functions for the rural land market for poor male and female farmers	A	C
Output 4: Improved policies and institutions for the rural land sector	A	A+

SLLC

At the start of the year, SLLC was behind schedule due to the delay in the MoU being signed. SLLC commenced in the first set of woredas in March 2015 and second set in October 2015 to achieve its 3 million certificates printed target by January 2017.

However, LIFT still faced several challenges that impacted SLLC and had to come up with ways to address these as follows:

Aerial Photography: As previously mentioned, the contract for the international provider was awarded in March 2015 and aerial flights were carried out during the year but the processing and delivery of the aerial photography was not provided during year two of the programme (at the time it was expected to be provided between May and August 2016 for the fourth set of woredas). Therefore, LIFT accessed historical images from the Ethiopian Mapping Agency to commence SLLC on time. In Oromia’s case, LIFT had to procure the images as the regional government could not afford the costs whereas the other regions provided the aerial photography for free.

Computers and other equipment: were finally delivered in May 2015 and additional training materials and field equipment were procured through LIFT’s contract budget

Vehicles: Vehicles were finally delivered to the programme in June 2015 until which time the programme had been renting vehicles in the interim

Financial Aid: The financial aid mechanism was approved and made operational in June 2015. Due to the delay LIFT provided initial portions of the Financial Aid budget requirements from March when SLLC first commenced (a total of £207,474 which was absorbed into LIFT’s budget).

At the end of the year LIFT had demarcated 1,335,355 parcels (target: 1,300,000), printed 265,216 certificates (target: 1,000,000) of which 34,708 had been collected by farmers (target: 900,000)

RLAS

During the year RLAS focused on two main areas which included: **Development of the temporary rural land administration information system (iWORLAIS):** The delay in the development of NRLAIS posed the risk that once second level land certificates were issued to landholders (planned for June 2015), woredas would not be able to formally register subsequent transactions until NRLAIS. This would lead to the land registry populated by the SLLC process rapidly becoming out of date. As a result, LIFT reallocated resources to develop iWORLAIS as a temporary computer system to record land transactions and requests for information

upon certificates being issued to landholders in the first set of woredas until NRLAIS was developed, which at the time was revised to become operational in March 2016.

Design and implementation of the training of trainers' programme: It was identified that training on the operation of RLAS needed to be designed and validated prior to first certificates being issued at the end of June 2015. The design of the training commenced in April 2015 and was conducted in January 2016

EE

The 2015 Annual Report recommended that the term "M4P" (Making Markets Work for the Poor) should not be used by the LIFT programme as it *"risked creating misunderstanding about the nature of LIFT's market activities (e.g. that LIFT was working on the sale of land, which is forbidden in Ethiopia)"*. As a result, the component was renamed the Economic Empowerment (EE) Unit to address this.

After the market and feasibility assessments were approved by FCDO in 2014, the "Intervention Plan for Amhara and Oromia" was approved by FCDO in July 2015. This was greatly delayed by the approval of the MOU between FCDO-E and the Government of Ethiopia, and further through the lengthy review process which involved numerous stakeholders from FCDO-UK. The market assessment for Tigray and SNNPR was also completed and approved by FCDO-E in November 2015 and it was agreed that a consolidated intervention plan for all four regions would be developed and this will be submitted as a draft by the ITSP, at the end of March 2016.

Policy

During the year, 19 various regulations, strategies, research & evidence land policy reports to allow GoE to make informed decisions on land governance were produced. This included a range of manuals and other guidelines as well as land rental contract templates. In addition to this, research to review and develop recommendations and a draft work plan to improve the transparency of policy setting in land administration was presented at the end of the year. However, due to a lack of appetite from GoE this was not progressed.

Conflict Analysis: despite the MoU being signed, the research was delayed due to the consultant requiring to be replaced.

Capacity Constraints

SLLC/RLAS: Although procurement delays in 2015/16 did hinder the components, other capacity constraints emerged as the programme began to shift in the following ways:

- The programme had scaled up its SLLC activities and was now working in 24 woredas simultaneously as opposed to eight previously.
- The programme had commenced RLAS with training provided and plans to install the system in woredas. This resulted in several capacity constraints emerging with some being specific to the SLLC and RLAS components with others relating to the Finance and Logistics team and having a spill-over effect as follows:
- The Land Coordinator and Regional Coordinators had technical and managerial responsibilities for both SLLC and RLAS, and as both SLLC and RLAS activities intensified over time, the demands of these two components increasingly competed with one another.
- At the Regional Office Level, the workload of Regional Coordinators in managing activities in SLLC active Woredas (programme delivery, procurement, financial management and asset management) resulted in them being overburdened.
- With SLLC intensifying, Regional budget requirements increased in scale and detail with relevant staff members requiring to compile woreda level fund requirements at the Regional Offices for submission to Head Office for review and approval. These processes required a high level of staff time to ensure proper accounting procedures were followed and that auditing of financial expenditure at the woreda and regional level was conducted resulting in competing against other activities.

EE: Progress under the EE component during year two was also impacted by capacity constraints. At this point in the programme the EE component comprised of the EE Coordinator, four regional EE Facilitators and a short-term expert to provide M4P technical support which presented several technical and operational constraints such as:

- The EE Coordinator became overburdened as this position was responsible for a wide range of activities (day to day management, coordinating the four regional facilitators, procurement and managing interventions - co-facilitators, consultants and sub-contractors).

- During the Inception phase of LIFT, it was envisaged that the programme's Finance and Logistics team would support in procuring co-facilitators/grantees (tendering, due-diligence etc.) and manage contracts. However, as indicated above, the scale of SLLC and RLAS component, resulted in process blockages.
- It was identified that specific technical backstopping was necessary for the three sectors to assist in quality assurance of the interventions and their implementation.

To address these constraints, LIFT restructured the programme staffing in the following ways under CA4:

Component	Action
SLLC	Regional Deputy Regional Coordinators were recruited (non-billable resource investments)
FLO	A Deputy Finance and Logistics Manager was recruited
EE	Recruiting an Access to Finance Intervention Manager (2 years)
	Recruiting an Access to Finance Short-term Expert (funded for 110 days)
	Recruiting an Environment and Conservation Agriculture Intervention Manager (funded for 2 years)
	Recruiting an Environment and Conservation Agriculture Short-term Expert (funded for 110 days)
	Recruiting a Funds Manager (funded for 2 years)
	Recruiting a M4P Project Manager

Although these measures were implemented at the start of 2016 with the recruitment of these staff positions, in LIFT's 2015/16 AR the component received a C score. The AR stated that *'Capacity constraints in this part of the programme have slowed the process of identifying and contracting external co-facilitators and implementing interventions. Most of the 12 co-facilitators have only signed contracts in months 9-12 of the past year.'* However, the AR did recognise the steps that were being taken by the programme in that *'The ITSP plans to employ intervention managers and additional administrative support to address those constraints'*.

Year Three: Mar 2016-Feb 2017

Introduction

In year three, LIFT made tremendous progress and managed to achieve/exceed all its Output targets despite delays in the procurement and delivery of key equipment and supplies

Annual Review

The log frame was substantially revised by LIFT and the EETSP in April 2016 in response to the recommendations of the 2016 Annual Review and was approved by DFID-E. Some of the output and outcome targets for January 2017 were revised in November 2016 to take account of the disruption to LIFT's operations caused by the widespread and prolonged civil unrest in Amhara and Oromia regions throughout 2016. This revised log frame was also formally approved by DFID-E.

Item	2014/15	2015/16	2016/17
Annual Review Score	A	B	A
Output 1: Second level certificates issued, recognising rights of joint, polygamous and FHH landholders	A+	B	A+
Output 2: Land administration system implemented and operational in targeted woredas	A	C	B
Output 3: Improved supporting functions for the rural land market for poor male and female farmers	A	C	A
Output 4: Improved policies and institutions for the rural land sector	A	A+	A

SLLC

After a very difficult Year 2, SLLC got back on track during with huge advances in parcel demarcation, approval, printing and collection of certificates. At the end of the year, over 2.4 million parcels were demarcated during Year 3, with the cumulative total now just under 4 million. More than 2.7 million certificates were approved during the year, and more than two million collected by landholders. This turnaround was achieved through performance management initiatives which included the following:

- LIFT working closely with its counterpart, the Rural Land and Use Directorate (RLAUD) allowed significant performance issues to be addressed directly with regional senior staff.
- LIFT with support from the project steering committee, altered the pre-agreed regional allocation of woredas set out in the IR and instead the regional allocation of future LIFT woredas would take past SLLC performance into account. This approach resulted in a significant performance improvement in SNNPR, which was previously one of the poorest performing regions for the first half of 2016.

Despite these achievements, the SLLC component still faced challenges which included:

Financial Aid: As previously stated, it was originally estimated that £8.6 million of financial aid would be required to deliver 14 million parcels (ETB 19.66 per parcel). However, when implementation commenced, several factors had changed since the original budget estimates, including:

- GoE salary levels increased by 20-35%;
- GoE per diem rates increased by nearly 45%;
- Allowances for tax and pension contributions also increased.

As a result, the standard unit cost increased from ETB 19.66 to ETB 34.50, meaning that the financial aid budget would not be sufficient to demarcate 14 million parcels. A paper was submitted to FCDO-E detailing the anticipated shortfall and that based on this LIFT would only be able to complete SLLC in 5 sets as opposed to seven. It was agreed that based on the outcome of the mid-term review, LIFT would undertake a final budget review to verify whether there are sufficient surplus funds available to reallocate for Financial Aid requirements to the end of the programme.

Procurement Delays in the purchase of consumables (vehicle tyres and printer inks, and local shortages or unavailability of such items) continued to slow the pace of SLLC in some woredas. Tyre shortages were particularly problematic as it led to field vehicles being taken off the road for safety reasons and thus impacting demarcation. A shortage of printer inks held up public display activities, thus delaying certificate approval, and printing of certificates. As a result, both LIFT and FCDO-E agreed to a longer term 18-month rolling procurement plan to ensure that items with longer lead times can be ordered sufficiently early to avoid delays.

RLAS

During the year iWORLAIS became operational (July 2016), and at the end of Year 3, RLAS equipment had been installed in, a total of 19 woreda offices (1st and 2nd set of woredas).

Financial Sustainability of RLAS: an initial study was undertaken to examine different options for the GoE to generate long term funding to cover the operating costs of RLAS through charging fees for rural land administration services. The study indicated that there was a large value potential from rural land administration information services to create value for users in the public and private sector and subsequently to enable them to create value for the rural land users.

However, the RLAS component faced two major challenges which included the following:

NRLAIS: By the end of year three NRLAIS was still in development and it was agreed that the system would build upon iWORLAIS in order to speed up the development process. Therefore, LIFT provided REILA the software code and other technical details of iWORLAIS to make this possible.

Transaction Rates: An emerging concern was the lower than expected number of recorded transactions. This was explained by a number of factors as follows:

- **Impact of civil unrest:** Not all 19 offices where RLAS was installed had started to record transactions due to LIFT's initial focus on in Amhara (see below) and Oromia. During the civil unrest throughout 2015-2016, six woreda offices in Oromia had been badly affected and the situation had not returned to normal with distrust still existing between farmers and the woreda administration.
- **ISLA:** In Amhara, it was recognised during LIFT's inception phase that there was already a system in place that would require data to be transferred to the new NRLAIS system when it became operational. While three woredas in Amhara had received RLAS equipment and training, in the absence of NRLAIS, the region continued to use its own ISLA system even though iWORLAIS had been designed by LIFT as an interim system. As ISLA did not allow for systematic tracking of transactions that was compatible with iWORLAIS transactions recorded in ISLA could not be included under LIFT's results.⁶⁷

As a result, LIFT commenced the tendering process for qualitative study to investigate the reasons why landholders do and do not formally register land transactions to inform the roll-out of RLAS⁶⁸

EE

⁶⁷ This was later addressed in 2018 when Amhara agreed to pilot the NRLAIS system in four woredas

⁶⁸ The programme experienced a series of difficulties in finding and contracting a suitable supplier to carry out this study. The initial competitive tender was cancelled after it did not result in any proposals of acceptable quality. The tender was relaunched, and the Ethiopian Economic Association was contracted to undertake the work and the report was completed in September 2018

During Year 3 the EE team made a great deal of progress in advancing interventions and achieving output targets across the three focus areas. Much of this progress was due to LIFT's adaptive response to capacity constraints identified previously.

A2F: Seven MFIs signed memoranda of understanding (MoUs) and four actively piloted the product with a total of 35 branches offering the SLLC-loan product to clients. Initial responses from clients were very positive, valuing the ability to take out a higher value individual loan as opposed to relying on group guarantees.

RLR: The major focus within this sector was the introduction of a network of land rental service providers (LRSPs), to facilitate land rental transactions in rural areas. Across the four regions 182 LRSPs were identified and trained and by the end of Year 3, 113 of them were operational and had facilitated a total of 1,173 land rental transactions using the standard land rental contract introduced by the EE and approved for use by all four Regional Land Administration Units (RLAUs)

ECA: Progress was made in identifying and developing relationships with private companies that produced "clean" agricultural inputs, such as improved seeds, compost bio-pesticide, in developing distribution channels through the input hubs being promoted by the EE team. At the end of the year, MoUs had been signed with six individual suppliers⁶⁹ and 13 input hub owners across the four regions, with 13 hubs⁷⁰ active and recording 288 sales by the end of Year 3.

Policy

During the year several studies were carried out on a wide range of topics, including conflict, transparency, rural land determinants, fisheries, crop insurance and building the capacity of field teams in social issues. At this point several recommendations had been adopted by GoE such as the new standard land rental contract that is being implemented in all four regions. In addition to this, a new proclamation on land was drafted by the Government of Ethiopia, during this drafting LIFT contributed to revising clauses relating to landholders accessing credit using their land rights under the SLLC-linked loan intervention.

Year Four: Mar 2017 – Feb 2018

Introduction

Overall, LIFT's strong performance continued during Year 4, and was rewarded with a score of A+ during the programme's mid-term review in October 2017 after nearly all output indicator targets were exceeded. However, continuing delays in the procurement and delivery of key equipment and supplies and an uncertain security situation, particularly in Oromia and Amhara regions, continue to affect programme delivery.

Annual review

Item	2014/15	2015/16	2016/17	2017/18
Annual Review Score	A	B	A	A+
Output 1: Second level certificates issued, recognising rights of joint, polygamous and FHH landholders	A+	B	A+	A+
Output 2: Land administration system implemented and operational in targeted woredas	A	C	B	A
Output 3: Improved supporting functions for the rural land market for poor male and female farmers	A	C	A	A+
Output 4: Improved policies and institutions for the rural land sector	A	A+	A	A+

Mid-Term Review

LIFT received an A+ for its mid-term review and LIFT was approved to scale-up to demarcating 14 million parcels. For the various components the MTR commented that:

SLLC: *LIFT is on track to deliver against its SLLC 2020 milestones at Outcome and Output level subject to procurement or security issues not posing a challenge to delivery. Mass registration activities have shown commendable increases in productivity at all stages of the process since the latter half of 2016 and particularly since mid-2017 despite the ongoing state of emergency (that was lifted in August 2017) and persistent procurement issues. At the time of the MTR, LIFT had demarcated and adjudicated nearly 6 million parcels of*

69. Suppliers included: Compost & inoculant (Soil & More); Bio-fertilisers (Menagesha PLC – rhizobia), Bio-chars (Tarsan Green Plants); Bio-pesticides (Sisay Woldegebriel); Improved seeds (Harvest General Trading); and Irrigation (ACME Engineering).

70. There were four hubs in Tigray and three each in Oromia, SNNPR and Amhara.

land with over 4.5 million certificates approved (84% of these in the names of women as joint or sole land owners). LIFT had surpassed all of its second-level land certificate (SLLC) targets expected by the MTR and is already on track to achieve 14 million certified parcels before project completion.

RLAS: Although the programme has achieved its Mid-Term targets relating to **RLAS**, RLAS roll-out is a challenge with only four Woredas completing RLAS transactions for more than a year (due to the security situation in Amhara and Oromia in late 2016 and early 2017, the regions being slow to train staff in use of the system, and repeated procurement delays). At the time of the MTR 32 Woredas had commenced operating RLAS with 23 of these registering transactions for three months or less. This Indicator (Output 2.2) should be revised to make it a more precise measure of RLAS sustainability in each WLAO.⁷¹

SLLC progress is well in advance of RLAS and not all completed Woredas (approximately 60 out of the planned 140 have completed SLLC) can register transactions until RLAS is operational. The effective functioning and sustainability of RLAS underpins the success of the land rental and access to finance intervention areas. LIFT has funded/conducted a number of useful studies relevant to the challenge of RLAS sustainability.

EE: There has been considerable progress with the Economic Empowerment work since the last Annual Review. After an initially slow start, all three **EE intervention areas** are now showing credible causal pathways to achieving impact on farmer incomes. Outreach has improved substantially, and several pilots have a good basis for achieving further scale. The three EE intervention areas seem credibly to address key constraints to improving farmer incomes. They are all achieving and/or on track to achieving changes in the relevant systems, which in turn are likely to impact farmer incomes positively. There is evidence from the early impact assessment of a genuine change in the land rental system and changes in MFI lending practices, and some albeit more tenuous changes in the way input suppliers and input retail hubs do business. All three components of LIFT are needed in order to achieve sustainable impact on farmer incomes. However, the EE interventions are very unlikely to reach the scale needed to contribute to the impact target of sustained income improvement of 1,365 million small holder farmers by 2020⁷². However, it is feasible that this target will be exceeded over a longer time horizon.

Policy: In the nine months since the last AR, the programme has produced and delivered over 20 research-based land policy reports, regulations, procedures, strategies and plans aimed at improving policies and institutions for the rural land sector. Based on the recommendations of LIFT's last Annual Review, LIFT has placed a greater emphasis on producing outputs that the Government can use, adopt and/or implement. LIFT has made a significant contribution to a number of key policy and regulatory reforms and is informing important changes to the federal land proclamation and land proclamations in other regions.

SLLC

During Year 4, LIFT continued to make good progress and scaled-up in May/June 2017, with 20 additional field vehicles and over 850 additional field staff being introduced to the programme. This allowed LIFT to almost double its monthly demarcation rate and all SLLC targets were exceeded in time for the programme's MTR in October 2017. At the end of the year almost 3.4 million parcels had been demarcated, almost 2.3 million certificates approved, and more than 2.2 million certificates printed. In addition, more than 1.7 million certificates were distributed to landholders

Strengthening Gender and Social Inclusion (GESI) in the SLLC process: An important development under the SLLC component was the piloting of Social Development Officers (SDO).

Over the course of the programme LIFT had undertaken several studies on women and vulnerable group's (VG) inclusion in the SLLC process. These studies identified several constraints which were hindering their awareness of the SLLC process and their inclusion in key steps such as being present for the demarcation and public display process which included: (1) messages did not reach women and VGs in time, (2) messages failed to communicate the sense of urgency and obligation to participate in the SLLC process; (3) a fear of stigma for violating the cultural norm of women being responsible for domestic duties and not public ones; (4) the perception that land is men's business, (5) women feeling that they did not know the parcel boundaries as well as their husband; (6) women being unaware of the implications on their holding rights in the event of a

⁷¹ The current phrasing is as follows: "Number of Woreda offices, who are able to implement RLAS, 12 months after LIFT intervention has ceased".

⁷² Noting that FCDO's How to Note Guidance on logframes indicates "impact is not intended to be achieved solely by the project".

divorce or death of a spouse; (7) some women perceived it is was sufficient that only their husbands engaged in the SLLC process due to their perceived greater knowledge on land as well as trusting their husband and therefore considered it as unnecessary engagement and a waste of time; and (8) threats and intimidation from their husbands or other counter claimants and fell prey to false information and deception.

While Field Teams were provided with training on ensuring that women and VGs were included in the SLLC process, the scale and speed of SLLC lead to capacity issues in PAC activities as only general public awareness meetings could be held at the kebele level which were attended mostly by men. This limited awareness left most landholders (particularly women and VGs) unaware of SLLC and hence were not present during demarcation with some assuming that KLAC members who accompanied the FTs would inform the FTs to register parcels correctly under their name. Furthermore, it reduced women and VG's participation in the public display process

As a result, LIFT piloted the inclusion of SDOs in Amhara, Oromia and SNNPR. This was a woreda-level position which solely focused on coordinating GESI and public awareness and communication (PAC) activities between the WLAO and the LIFT team, establish good working relations with key PAC stakeholders to mobilise their respective target groups for SLLC, ensure the successful delivery of PAC activities before and during SLLC, and act as focal point for any GESI-related PAC activities during SLLC.

Financial Aid: A plan was put in place to work with the PSC to improve efficiency and reduce the shortfall of financial aid that was identified in the previous year. As a result, LIFT's procedures for disbursing financial aid were revised as follows:

- Only two months' budget was disbursed to woredas at any time, to allow funds to be frozen if the woreda started to perform inefficiently.
- Budget disbursement was only approved where there was evidence of efficient performance
- The training of KLAC members which was originally financed through financial aid was covered by savings under LIFT's expenses budget.

As a result, LIFT reduce the financial aid shortfall by 50% to GBP 4.5 million and it was agreed with FCDO-E that a decision on whether the required additional funds could be made available would occur in March 2018.

Procurement: Despite developing an 18-month procurement plan delays in the procurement and delivery of consumables continued to affect the programme. Shortages of plotter paper and printer inks prevented the transition to public display in many kebeles throughout the year, which in turn held up approval and printing of certificates. Printing was further held up by delays in the procurement of certificate templates; at one stage there was a backlog of 290,000 approved parcels in Tigray alone, but certificates could not be printed due to a lack of templates on which to print them. As a result, LIFT undertook a number of stop-gap procurements.

RLAS

Significant progress was made in RLAS during Year 4, with the number of woredas that had the system increasing from 19 to 32 and by the time of the MTR (October 2017) all 32 woredas had started to actively use RLAS despite the required equipment that had been requested for delivery in April 2017 to achieve this target being delivered in mid-September 2017. Further delays in the next batch of equipment also meant that 29 woredas could not have RLAS installed until January 2018 when the equipment arrived

Model Woreda Office Approach: Prior to the MTR, LIFT developed a concept note to establish Woreda Land Administration Model Offices (WLAMOs) in selected woredas jointly with the GoE to develop, test and share best practice.

EE

During Year 4 the EE team made progress in advancing interventions and achieving output targets across the three focus areas despite ongoing security concerns in Oromia and Amhara regions. One of the areas again was capacity strengthening of the EE team through the recruitment of a new MRM manager in January 2018. Intervention management systems were also reviewed and strengthened throughout the year. LIFT's mid-term review (October 2017) helped the EE assess its efficacy and impact. The results were very positive and showed that the EE component was heading in the right direction.

A2F: By the end of Year 4, seven MFIs had signed memoranda of understanding and six were actively piloting the SLLC-backed loan product (67 branches) with 4,675 loans issued at the end of Year 4 (a large increase

from the end of Year 3) as some of the MFIs began to expand the product's reach. An Early Impact study found that:

- The product had resulted in people that had not previously applied for credit doing so as it was found that only 23% of male and 16% of female A2F beneficiaries surveyed had applied for credit from a formal institution during the previous year.
- That A2F beneficiaries were overwhelmingly satisfied with the SLLC-linked loan product.
- That 51% of male and 31% of female A2F beneficiaries interviewed indicated that the prospect of accessing SLLC-linked loans incentivised them to collect their land certificates.

A series of workshops, field visits and studies were undertaken during the first half of Year 4 to better understand the challenges faced by MFIs if they wished to issue more loans and to adapt the product/systems accordingly.

Insurance: The EE team also started commencing a new intervention by partnering with ATA/Kifiya on an index-based crop insurance product, which was delayed in its last year of piloting the approach.

RLR: Across the four programme regions, 290 LRSPs had been identified and trained, and by the end of Year 287 were operational and had facilitated 7,185 land rental transactions. An Early impact study found that:

- Around 75% of renters and rentees had never previously registered a written land rental contract.
- 64% of respondents indicated that the standard land rental contract developed by LIFT and the possibility of formally registering contracts at the woreda land office meant that they would be more likely to engage in rental agreements.

ECA: Farmers continued to adopt new inputs available via their local agro-input retailers. As the number of input retailers increased to 33, with a coverage rate of one retailer per woreda, access to 'clean' inputs were rising. This resulted in over 25,000 transactions recorded by retailers. Input suppliers had also collaborated with the local retailers to conduct awareness raising/product promoting activities.

As part of the post-MTR review, it was decided that this sector should not be limited to 'clean' inputs only but should rather focus on environmentally sustainable practices. To facilitate developing commercial supply relationships, a series of linkage workshops and one-to-one meetings between local retailer and national clean input suppliers were organised. These gave the suppliers the opportunity to not just supply products to retailers but also to train them in how the product should be handled, stored and used. The networking opportunities also allowed for planning in jointly undertaking the promotional work, such as field demonstrations to showcase products to farmers.

On the compost side, the co-facilitator, Soil & More, conducted training and provided technical support in establishing 28 hubs in the four programme regions. At the end of the year, 12 of the compost hubs were operational. However, LIFT's MTR recommended that this intervention be revised or discontinued

Policy

By the end of Year 4, a cumulative total of 52 regulations, procedures, strategies and plans to strengthen land administration were produced. Major pieces during the year included; a Rapid Assessment of Land Conflict Drivers, Land Disputes, and Grievance Redress Mechanisms in Three Regions of Ethiopia, Registration procedures for deceased landholders, Dispute management procedures and processes for land administration and conflict assessment and Strategic recommendations on certificate distribution. During the year several GESI studies were also undertaken to ensure gender and social inclusion of the SLLC process such as developing a Strategy to effectively engage women and VGs during SLLC, the registration process for polygamous wives and whether there was a correlation between SLLC and violence towards women and vulnerable groups

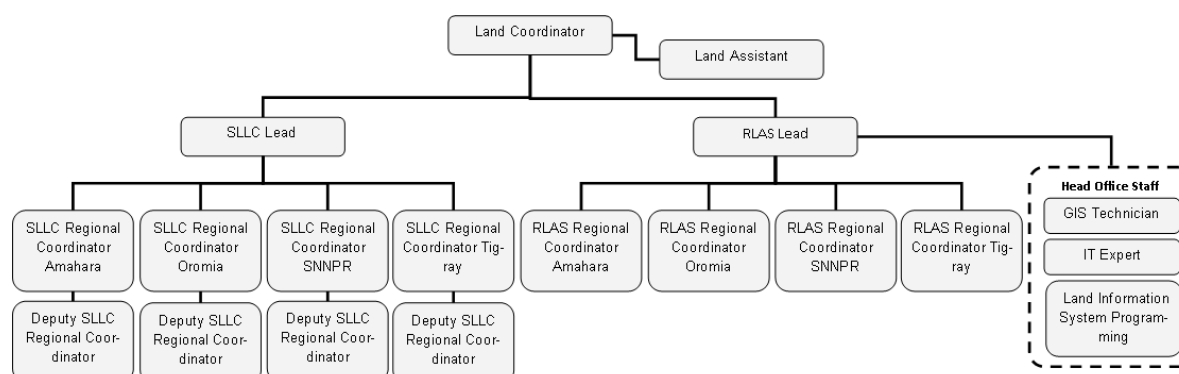
A key achievement in this area during the year was the adoption of a new land proclamation in Amhara, which was revised to take account of LIFT's work around SLLC-linked loans and formalisation of land rental agreements.

Capacity Building

Although LIFT achieved its targets for the 2017 AR, specific resources were identified as being required to ensure the delivery of RLAS and its sustainability which the Mid-Term Review recommended as follows *'It is recommended that additional LIFT staff positions be considered to support expansion of RLAS into new Woredas as well as the migration of data into NRLAIS (WORLAIS).'*

SLLC/RLAS: Based on analysis of the programme's staffing needs, it was identified that SLLC and RLAS functions required separate management functions as opposed to being dually managed by one staffing structure which posed a constant challenge in balancing staff dedication between the two components.

Therefore, the structure for RLAS and SLLC was adapted with dedicated staff being allocated to each component and ensuring that RLAS sustainability was given the necessary support as follows:



GESI: Based on the success of the SDO pilot, the number of SDOs was scaled-up from the initial 4 to 26 positions. This was supported by the Annual Review Team which stated 'The AR team agrees with the plans to scale up the SDO pilot with a particular focus on those Kebeles without Kebele Land Administration Experts or active woreda administrations that are supporting community PAC and preparations. SDOs should play an important role in monitoring the effectiveness of these preparations prior to field work'.

Policy & Communications: Within previous years, due to the sensitivities surrounding land issues in Ethiopia FCDO informed LIFT that the programme would not engage in activities to raise LIFT's profile but would instead directly engage with GoE and relevant stakeholders. However, based on the achievements of LIFT and recommendations of the Annual Review this stance changed and LIFT was informed that a major priority of the programme would be to increase the programme's profile at the national and international level and ensure that lessons learned, and case stories would be disseminated. In order to achieve this a new post (Strategic Communications Advisor) was created to assume responsibility of disseminating documents under Output 4 and increasing LIFT's profile.

Year Five: Mar 2018-Feb 2019

Introduction

Overall, LIFT's strong performance continued during Year 5, and was rewarded with a score of A+ during the programme's Annual Review in October 2018 with all output indicator targets being met or exceeded. While the contract amendment to increase the programme's capacity to deliver LIFT's end of programme results and upscale RLAS capacity, comms and the SDO intervention was submitted in April 2018 the contract was not issued until the end of July 2018. The delay did result in capacity issues, however upon approval of the contract LIFT recruited for all positions.

Annual review

Item	2014/15	2015/16	2016/17	2017/18	2018/19
Annual Review Score	A	B	A	A+	A+
Output 1: Second level certificates issued, recognising rights of joint, polygamous and FHH landholders	A+	B	A+	A+	A++
Output 2: Land administration system implemented and operational in targeted woredas	A	C	B	A	A+
Output 3: Improved supporting functions for the rural land market for poor male and female farmers	A	C	A	A+	A
Output 4: Improved policies and institutions for the rural land sector	A	A+	A	A+	A+

SLLC

After the programme's scale-up in May/June 2017 LIFT continued to make good progress, despite challenges in procurement and political unrest (see below) and exceeded all SLLC 2018 AR targets (October 2018). Over the course of the year, 3.9 million parcels were demarcated, almost 3.7 million certificates approved, with more than 3.4 million printed and, more than 2.9 million distributed to landholders

Civil Unrest: The civil unrest that had impacted LIFT in previous years, continued into Year 5. Following the resignation of the Prime Minister a new State of Emergency was declared on 16th February 2018. Despite the election of a new Prime Minister on 2nd April, sporadic unrest continued to cause occasional disruption to SLLC (particularly in Oromia) with operations being halted or field teams being prevented from travelling.

Procurement: Due to delays in delivery, LIFT continued to undertake stop-gap procurements. In September 2019 FCDO-E informed the programme that based on the poor performance of the procurement agent, that Batch 7 (which was still pending delivery) would be cancelled and that LIFT would assume the responsibility of procurement. To ensure the delivery of the delayed Batch 7, it was agreed that an initial CA covering batch 7 items would first be issued (CA memo submitted on 2nd October 2018) followed by a subsequent CA for the remainder of the programme (submitted on 16th October 2018)

However, in December 2018, LIFT was informed that both CAs would require ministerial approval (expected to take place in March/April 2019) during which time no further stop-gap procurements could occur under LIFT's expenses. As this timeline was beyond when LIFT's existing stocks would last, an interim call-down contract for desperately needed equipment (£105,270) was issued in January 2019. Subsequently both CA9 and CA10 were merged into a single contract amendment (CA9)

RLAS

RLAS Action Plan: During the year an action plan was developed which consolidated current efforts as well as future activities to ensure the sustainability of RLAS in terms of operations and service uptake as follow (more detail is provided in the RLAS Action Plan Section):

Initiatives derived from Programme Operations:

- Setting up RLAS as a project within LIFT,
- NRLAIS operational - Working with GoE and REILA II to move to a national system of rural land registration and enable the transition from iWORLAIS to WORLAIS / NRLAIS,
- Ensuring a functioning RLAS, enforcement of regional MoUs and increased monitoring,
- Policy – This includes reversing the policy decision to downgrade land administration positions and pay scales (JEGS) - see also separate policy paper to be supported by DFID E.

Initiatives derived from the RLAS Implementation Assessment:

- Model Woredas - Implement the approach jointly with RLAUD, REILA, SLMP and GIZ, to improve the effective provision of RLAS services through testing new approaches, monitoring outcomes and then spreading learning to other woredas.

Initiatives derived from the research:

- Implementation of the recommendations from the recently-completed research into the reasons why landholders do / do not formally register land transactions.
- Increase public awareness of RLAS services and the need to formally register all land transactions,
- RLAIS Business Case - explore options for funding implementation of the Rural Land Administration Information Services (RLAIS) business case.

Significant progress was made in RLAS during Year 5, with the number of woredas that had the system increasing from 32 to 84 more than doubling. In addition to this LIFT managed to agree with the Amhara Regional Land Bureau on piloting NRLAIS to replace ISLA in four woredas of Amhara which later agreed to expanding RLAS and NRLAS to more woredas.

NRLAIS: In December 2018 NRLIS was completed and the software had passed a core review. Therefore, LIFT and REILA II developed a joint roll-out plan and by the end of the year NRLAIS had been installed in eight woredas. However, during these activities some challenges emerged as it was discovered that:

- NRLAIS did not have a credit module that could block parcels used to access the SLLC-linked loan from being transacted
- Certain iWORLAIS data could not be transferred to NRLAIS.

To address these issues, LIFT and REILA II set up a joint steering committee to develop a methodology for data cleaning and migration from iWORLAIS to NRLAIS.

Transaction Rates Study: The report was finalised by the Ethiopian Economic Association. The study found that a significant portion of land transactions in the study areas were still being conducted informally (key-

informants in three of the eight woredas estimated that up to 60% of the transactions were conducted informally). The study identified a number of legal bottlenecks that could discourage farmers from using the formal land transaction process such as poor quality formal service provision, which leads to high usage costs for the farmers and the current regulation, which does not allow farmers the flexibility they seek when transacting on land.

The study therefore recommended the following approaches to increasing formal land transactions such as:

- Reduce the usage costs of the formal system by improving service provision at Kebele - and Woreda level.
- Increase the awareness of the benefits of formal transactions and of the potential costs/risks related to informal transactions.
- Increase the benefits of the formal system through introducing incentives, benefits of the informal system into the formal system and new services linked to formal land transactions.

The study further stated that LIFT to prioritise recommendations that could be addressed within the existing institutional setup and conditions such as 1) awareness and better/improved support to the KLAC and 2) enhancing efficiency, effectiveness and capacity of the service delivery as while policy related issues could have a huge impact, because of the complexity in enacting the required legal adjustments, these measures would be less feasible from a short-term perspective.

Model Woreda Office Approach: during the year, initiative took longer than expected to implement due to additional time required to finalise the concept note, agree a budget with RLAUD and agree responsibilities with different partners. However, implementation commenced in September in collaboration with other programmes operating in the rural land sector. REILA-II and GIZ covering training related costs, SLMP-II supporting the cost of transport including a motorcycle for each WLAMO, GIZ-S2RAI: covering the costs of replication in programme woredas and LIFT covering implementation monitoring costs.

RLAS Financial Sustainability: Based on the study conducted in the previous a business case which indicated that there was a large value potential from rural land administration information services to create value for users in the public and private sector and subsequently to enable them to create value for the rural land users was finalised in March 2018. It had been planned that this business case would be presented to the G7 group of development partners (now known as the Land Administration Partnership)⁷³ in Ethiopia in the hope that one of them would agree to take it forward in the first half of the year. However, this could not be arranged until December 2018. However, once the business case was presented, the World Bank committed to providing \$200 million towards RLAS as well as other land activities. LIFT worked closely with the MoA to ensure that sufficient attention and funding was directed towards RLAS while the World Bank prepared a technical proposal (later called CALM Programme)⁷⁴.

73 The group's objective is to improve rural land tenure security for all, including through appropriate land use management in communal and pastoral areas (2019- 2024). It aims to strengthen transparency in land governance by supporting an improved legal framework and practices in relation to agricultural investment. The partnership is led by the Rural Land Administration and Use Directorate (RLAUD) of the Ministry of Agriculture on behalf of the Government of Ethiopia (GoE), and consists of the UK Foreign, Commonwealth & Development Office (FCDO) [formerly DFID], the United States Agency for International Development (USAID) and the German Government. Other current development partners in the rural land sector include Finland, the Food and Agriculture Organisation (FAO), the World Bank, the Netherlands and Norway.

74. The technical proposal developed by the World Bank has resulted in the CALM (Climate Action through Landscape Management) Programme. This aims to support the Government of Ethiopia via the Ministry of Agriculture with an overall objective of addressing the interrelated challenges of poverty, vulnerability, land degradation and declining agricultural land productivity with specific focus on:

- Institutional sustainability is about ownership of the system (by government and land users), continuous political and financial support and maintenance of the land policy and regulatory frameworks.
- Operational sustainability is about the effective maintenance of the rural Land Register by capturing and processing land transactions on a continuous basis and the effective and efficient provision of land administration services.
- Financial sustainability is about the capability for the Rural Land Administration System to generate sufficient revenues to be able to largely finance the recurring costs of the system. For that, potential customers must be convinced of the benefits and be able to bear the costs of using the rural land administration services and subsequently use the system.

CALM covers two result areas: Participatory Watershed Management (CALM NRM) and Rural Land Administration (CALM LA). The programme is a grant (Performance) for Results (P for R). The World Bank CALM LA programme has allocated USD 165,000,000 to be disbursed, if targets during the 5-year programme lifespan are achieved:

- USD 15,000,000 for approving the Rural Land Administration and Use (RLAU) Proclamation by Council of Ministers.

EE

During Year 5 the EE team made good progress in advancing interventions and achieving output targets across the three sectors. LIFT's Annual Review also helped the EE assess its impact and showed that the EE component is heading in the right direction.

A2F: By the end of Year, seven MFIs had signed memoranda of understanding and six were actively piloting the SLLC-backed loan product. A total of 85 branches from the six MFIs had been trained and were actively offering the new product to their clients with 8,777 loans having been issued. This was a large increase from the previous year, as some MFIs had begun to expand the product's reach. A series of workshops, field visits and studies were undertaken during the first half of the year to better understand the challenges faced by MFIs if they wish to issue more loans and to adapt the product/systems accordingly.

Insurance: LIFT also partnered with ATA/Kifiya on an index-based crop insurance product. Due to the delay in piloting the product, LIFT decided to discontinue further partnership with ATA/Kifiya in the future. However, LIFT did work on developing the final product, alongside partner MFIs, for the multi-peril insurance product that is bundled with agricultural loans.

RLR: at the end of the year a cumulative total of approximately 500 LRSPs had been identified and trained, with 456 operational that had facilitated 13,329 land rental transactions using the standard land rental contract

ECA: Good progress was made in identifying and developing relationships with private companies which produced improved agricultural inputs. During the year studies showed that farmers continued to adopt these new inputs available via their local agro-input retailers and the number of input retailers has increased to 59, with a coverage rate of one retailer per woreda. This resulted in over 29,000 transactions recorded by retailers.

To facilitate the development of commercial supply relationships, a series of linkage workshops and one-to-one meetings between local retailers and national clean input suppliers were organised. These give the suppliers the opportunity to not just supply products to retailers, but also to train them in how the product should be handled, stored and used. The networking opportunities also allow for planning in jointly undertaking the promotional work, such as field demonstrations to showcase products to farmers.

Due to feedback from LIFT's MTR the compost hub intervention was discontinued with a clear exit strategy developed for active compost hubs.

In mid-2018, LIFT established a new partnership with Wageningen Environmental Research (WER) to continue sharing knowledge and promoting adoption of non-commercial GAP in new SLLC kebeles and woredas. The design of the SELECTOR programme (implemented through a cost sharing agreement) included key lessons learned from the CASCAPE partnership as well as the findings from other interventions.

Policy

By the end of the year LIFT had produced a cumulative total of 62 regulations, procedures, strategies and plans to strengthen the land sector. This included the production of SDO guidelines to build capacity of field teams on social issues, a strategy to register orphan children during SLLC as well as research on communal land

Year Six: Mar 2019-Feb 2020

Introduction

Over the course of the year LIFT continued its momentum in terms of SLLC and started to commence several initiatives to ensure the sustainability of RLAS as well as examining ensuring the sustainability of LIFT's EE interventions. As a result, LIFT received an A++ in its annual review

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- USD 66,000,000 for the SLLC completion in 120 RLLP, REILA and GOE woredas through the issuance of 8,000,000 Second Level Land Certificates
 - USD 84,000,000 for the Installation and operation of the National Rural Land Administration Information System (NRLAIS) at federal (1), regional (8) and woreda (280) levels during the programme life span.

LIFT has provided the resource to allow the Project Implementation Manual (PIM) for the Rural Land Administration deliverables for CALM to be produced and this document will support the implementation and verification of CALM related activities. LIFT's contribution has also ensured that CALM activities will complement LIFT's priorities to achieve an efficient and well-resourced RLAS (NRLAIS) that will prove to be sustainable for the longer term.

Annual Review

Item	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Annual Review Score	A	B	A	A+	A+	A++
Output 1: Second level certificates issued, recognising rights of joint, polygamous and FHH landholders	A+	B	A+	A+	A++	A++
Output 2: Land administration system implemented and operational in targeted woredas	A	C	B	A	A+	A+
Output 3: Improved supporting functions for the rural land market for poor male and female farmers	A	C	A	A+	A	A++
Output 4: Improved policies and institutions for the rural land sector	A	A+	A	A+	A+	A++

SLLC

LIFT continued to make good progress in SLLC and focused on maintaining momentum to ensure that 14 million certificates were approved and printed as well as ensuring sufficient time is provided for the installation of RLAS prior to the end of the programme. Additionally, due to the need to ensure that LIFT would be meet its approval and printing targets, this required LIFT to demarcate more than the 14 million parcels to account for disputed parcels that do not progress to approval.

To achieve these targets LIFT has had to undertake demarcation at a faster rate. Therefore, LIFT adapted its SLLC approach by:

- Increasing the sizes of Field teams which was covered through efficiencies in financial aid.
- Field teams began to operate simultaneously in a semi-active woreda (where field demarcation is completed but data entry, digitisation and public display is still ongoing) and SLLC active woreda (where field demarcation is active as well as other SLLC processes) to increase efficiency in transitioning between woredas and maintaining momentum of demarcation.
- Recruiting additional back-office teams to increase the speed of data entry and digitization.
- Reallocating back-office staff to woredas where data entry processes are slower than anticipated.
- Recruiting additional public display teams in woredas with many kebeles with Public Display (PD) pending.

Procurement: A contract amendment memo for LIFT to assume the procurement for the programme that was submitted in January 2019 and DFID E held a meeting with DFID E in March to discuss comments and feedback provided by DFID E to ensure that the contract amendment documentation such as LIFT's updated procurement manual to consider international procurement met DFID's requirements. The revised contract amendment documentation was submitted to DFID E and CA9 was issued in June 2019.

The SLLC component still faced several challenges which included:

Political reforms: resulted in the replacement of the heads of the Zonal Administration and Land Administration and Use Offices, Woreda Administration and Woreda Land Administration and Use Offices. This significantly impacted certificate approval and printing rates and a large approval backlog began to accumulate. To address this, LIFT put significant effort into engaging with the newly appointed staff along with support from the Regional Land Bureaus, to ensure their understanding of the LIFT programme.

Lack of Orthophotography: In SNNPR, the region was confined to operating in only four woredas at any one time during the year. LIFT therefore identified other woredas with available orthophotography to complete its programme target

Vehicles: during the year many vehicles became inactive due to LIFT's vehicle service provider lacking the necessary parts for repairs due to forex issues and resulted in:

- **Amhara:** 17 of Amhara's vehicles were out of service awaiting repair in June (half the region's fleet).
- **Oromia:** LIFT had intended to be active in ten woredas in March 2019 but due to vehicles awaiting repair only become active in six. Furthermore, in April 2019 three out of seven planned SLLC woredas could not commence due to the same reason.

To address this, LIFT procured necessary parts on behalf of the service provider which were received on 8th July and the situation was resolved.

SLLC field Expenses: Due to the previously indicated adaptations to the SLLC approach, it was identified towards the end of the year that this had incurred higher field costs (transport and field visits)

Action	Result	Cost implication
Field survey teams were increased in size through efficiencies in financial aid.	Increased daily demarcation rate	Increased costs associated with transporting larger volume of field teams (fuel)
Field teams operated simultaneously in a semi-active woreda (where field demarcation is completed but data entry, digitisation and public display is still ongoing) and SLLC active woreda (where field demarcation is active as well as other SLLC processes).	Higher efficiency in transitioning between woredas and maintaining momentum of demarcation rates	Increased travel by the woreda coordinators and technical team leaders to quality assure field and back-office activities in two woredas requires greater fuel consumption and regional allowances
Recruited additional back-office teams to increase the speed of data entry and digitization.	Back-office entry is completed in a shorter period.	No impact
Reallocated back-office staff to woredas where data entry processes are slower than anticipated.	Reduced data entry backlog to ensure certificates are approved, printed and distributed to landholders in a timely manner	Increased transport costs and allowances to staff who are posted outside their duty station
Additional public display teams were recruited in woredas with which have a large number of kebeles with Public Display (PD) pending.	Shorter PD duration and more kebeles completed in a shorter period and thus earlier SLLC closure.	Increased costs associated with transporting larger number of public display teams (fuel)

RLAS

During the year LIFT's major focus was on 1) installing RLAS and providing the necessary training and back-up support and 2) implementing the RLAS action plan to ensure the sustainability of RLAS. During the year LIFT has made massive progress including the launching of the satellite and model woreda approaches as well as developing a revised RLAS awareness raising strategy that will be piloted in selected satellite woredas.

NRLAIS: NRLAIS was rolled out to 8 LIFT woredas in Amhara in March 2019 with a further 10 woredas in the region having NRLAIS OPERATIONAL (May to August 2019) and 6 woredas in Oromia receiving training on NRLAIS (August 2019).

Although the system had undergone a core test in December 2018 which identified no system issues, over the course of its implementation a number of system errors were identified. Therefore, LIFT and REILA II set up a joint steering committee to develop a methodology for data cleaning and migration from iWORLAIS to NRLAIS which has been implemented. Additionally, LIFT supported REILA II in the specifications for blocking parcels for the SLLC-linked loan.

Satellite Woreda Approach: The concept for the SWA was presented at a workshop in March 2019 and was approved. Logistical arrangements with the regions and woredas (i.e. provision of office space) were finalised and a final workshop on the responsibilities of each stakeholder was held on 24th September 2019. Four experts were recruited to implement the approach. The newly recruited experts for Amhara, Oromia and Tigray were deployed to their duty stations on 12 and 13th October and by the end of November the RLAS expert for SNNPR was in post and commenced implementing their respective workplans.

Model Woreda: The guideline on best practices were presented to the Model Woreda Taskforce in June and was approved and a workshop with selected woredas and Regional Bureaus was organised in August to ensure buy-in. Implementation activities commenced in January 2020 with training for the Regional ToTs provided (13-17th January) and required templates that accompany the best practice guidelines were delivered to the model woreda offices.

Mobile Back-office Centre: the costs associated with travelling to the woreda to formally register transactions was one of the barriers identified by the EEA study. Therefore, LIFT examined ways that this could be addressed through reviewing best practices as well as feedback through its M&E processes and RLAS assessments. Based on this, LIFT conceived the Mobile Back Office Approach. Under this approach it is proposed that more remote kebeles will be formed into clusters with one of the kebele administration offices acting as a point where transaction requests within the cluster will be sent to and will be visited by the WLAO at regular intervals to process transactions. This concept was included as part of the Model Woreda guideline and was presented at the Model Woreda Launch Workshop and received positive feedback.

Awareness Raising: The light-touch communications campaign commenced with 514 Agents of Change (AoCs) being trained from July to August and 356 secondary AoCs at the sub-kebele level to assist primary AoCs in awareness raising were trained in September. As a result, 68,239 people were reached by the campaign in 56 kebeles across the model woredas.

Woreda PAC Strategy: In conjunction with this activity, LIFT also undertook a communications assessment identified that a more rigorous infrastructure and M&E framework would be required to ensure that the WLAOs could effectively raise landholders' awareness and monitor PAC activities. Based on this, LIFT developed a strategy and practical guidelines on how to disseminate print materials and key messages from the woreda level to the sub-kebele level by creating a more formal structure at the kebele and sub-kebele level to support disseminating materials and attend community meetings through the formation of Kebele Land PAC Teams (KLPTs). The strategy with specific focus on the KLPT structure was presented at the Model Woreda Office launch workshop and feedback received from the regions was positive.

EE

During the year the EE focused on bolstering existing interventions and gathering evidence on their impact, testing different approaches to ensure sustainability, and exploring and piloting some new interventions. At the time it was planned that LIFT would end on 3rd August 2020. Therefore, the team prioritised ensuring the soundness of existing interventions by providing technical assistance to the MFIs on the SLLC-linked loan, facilitated cascading of the LRSP model to remaining kebeles in intervention woredas and supported input suppliers to improve the linkages with partner retailers. Additionally, LIFT undertook work to ensure the sustainability of interventions such as testing a payment scheme for LRSPs in SNNPR and Tigray. LIFT also piloted a new micro-insurance product and identified interventions to improve the dispute resolution system.

A2F: LIFT continued to advocate for the draft federal land proclamation which allows for the use of SLLC as a loan guarantee to scale up the loan product. The revised draft land proclamation has been set as a milestone for the World Bank funded CALM programme and the proclamation is with the Council of Ministers. Furthermore, LIFT successfully lobbied the National Bank of Ethiopia (NBE) to include SLLC as a movable property security for accessing credit in its draft proclamation which has now been ratified by parliament and is being applied into law.

A default census was conducted to better assess the status of defaults among partner MFIs which showed an overall Portfolio and Risk (PAR) above 1 days and 90 days are 2.37% and 0.47%, respectively. This was well below the industry average (5.73%) and the NBE requirement (5%).

MFIs also continued to adapt the product. This is best highlighted by ACSI increasing the loan ceiling from **ETB 50,000 to ETB 100,000** for repeat clients, increasing the loan term from **3yrs to 5yrs**, removing the compulsory saving requirement and reducing the average annual interest rate from **19% to 17%**

The EE Survey, conducted at the start of 2020, highlighted that overall satisfaction with the loan was still high with 75% for males and 85% for females. The requirement of having a spouse's signature on the loan agreement was found to be increasing women's awareness and decision making when it comes to household finances with 81% of respondents stating that joint decision-making increased due to this requirement and 88% stating that they were more actively participating in household finance decisions due to the SLLC loan

Qualitative assessments also showed that LIFT's Technical Assistance (TA) had influenced how MFIs conducted their business. Several MFI staff reported that the monitoring advice provided by the business plan appraisal training has allowed them to foster durable relationships with their clients. While some head offices benefited from the CBA exercise and are planning on how they can collect better transaction data to conduct more precise CBAs of their products in the future.

To ensure this increased capacity is expanded to all branches and other MFIs, LIFT commenced work on imbedding capacity around the SLLC linked loan within the Association of Ethiopian Microfinance Institutions (AEMFI).

Micro-insurance: After attempting a weather-based index insurance. LIFT commenced piloting a multi-peril area yield index insurance product with ACSI and Abay Insurance. This was based on the learnings from previous pilots which considered the demand from farmers for a multi-peril product and sensitivity to premium prices. As the product was new to both partners, a great deal of support and encouragement was required to enable partners to push the pilot forward. In addition to on-boarding the partners to the new product, LIFT also guided them in advocating for approval of the pilot to the NBE. Due to this, the marketing and promotional

activities were significantly delayed. However, from the two pilot woredas a total of 46 policies were issued, which will offer great learnings for future scaling.

RLR: A major focus of LIFT was ensuring the sustainability of the Land Rental Service Provider (LRSP) model. Based on analysis of data, it was evident that LRSPs became less active over time and that an incentive was needed for them to continue providing services. Therefore, LIFT advocated to pilot a payment scheme, whereby LRSPs would collect payment from the landholder and tenant to recoup incurred costs.

An assessment was conducted in all regions to ensure a payment modality would not deter land rental clients from engaging in the rental market as well as identifying what would constitute an appropriate fee for the LRSPs' services. Additionally, a clear guideline and protocol was created to ensure oversight of the LRSPs by the Kebele and Woreda offices.

A national workshop was held in January 2019 to engage the regional land bureaus on the need to develop an incentive for LRSPs and it was decided that Tigray and SNNPR would pilot the scheme during the 2019 rainy season. Three months after the pilot commenced (in May 2019), LIFT conducted an assessment to gather information on the implementation of the pilot and to explore how LRSPs can become formally licensed entities. The primary findings were:

- Community members were willing and able to pay LRSPs for their services and many requested that the proposed fee be increased to better support the LRSPs.
- LRSPs were found to be interested in becoming licensed entities and highly value the certification by the woreda as a major incentive.
- The woreda land offices found to be supportive of this concept and that further formalisation would help bolster the LRSP model.
- Other relevant government stakeholders such as the trade and tax offices were found to be able and willing to incorporate LRSPs within the relevant structures for licensing and tax.

ECA: During the year, LIFT focused on reinforcing the direct linkages created between suppliers and retailers and ensuring that relevant woreda retailers ensure proper demonstrations and trainings. Based on the previous AR, LIFT re-assessed the logic of its supplier-retailer direct linkage model to ensure it was achieving its goals through two qualitative assessments and an impact survey. The findings were as follows:

- Suppliers were adopting and adapting the model by expanding to non-target woredas, employing incentive mechanisms with retailers such as commission and assigning full-time staff for regional promotion.
- Retailers were increasing their sales significantly because of the supplier linkages. They were also increasing the offering of training/advisory services and passing on the price advantage gained from suppliers to farmers.
- Farmers had enhanced knowledge on inputs and their application. They also had increased confidence in the quality of inputs and service delivery of retailers.
- The above culminated in substantial gains in productivity ranging from 45 – 87%.

Policy

During the year LIFT completed 17 research papers, bringing the cumulative total to 79 and further increased its focus on trying to advance policy change related to the programme's work. Furthermore, as it was planned that the programme would come to an end in August 2020, LIFT's main areas of focus were disseminating its accumulated knowledge and producing result-based pieces showing LIFT's impact.

Dissemination: To improve LIFT's dissemination of research, LIFT adopted the approach of developing 4-sider summaries and policy briefs on research/survey findings as opposed to lengthy reports. This approach aimed to make information easily digestible for relevant stakeholders. Additionally, LIFT examined the idea of creating an online knowledge hub where all of LIFT's relevant research could be uploaded for public consumption.

Year Seven: Mar 2020 – Feb 2021

Introduction

Year Seven was a particularly challenging year for LIFT in the face of the global COVID-19 pandemic which seriously limited the programme's ability to implement field activities throughout the year as well as the civil conflict between the Tigray regional government and federal forces from November to December 2020.

Annual Review

Despite these challenges, LIFT adapted its approach to ensure the continued delivery of the programme's targets and the programme received an A+ in its 2020 Annual Review, which was held in November 2020.

Item	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Annual Review Score	A	B	A	A+	A+	A++	A+
Output 1: Second level certificates issued, recognising rights of joint, polygamous and FHH landholders	A+	B	A+	A+	A++	A++	A+
Output 2: Land administration system implemented and operational in targeted woredas	A	C	B	A	A+	A+	A+
Output 3: Improved supporting functions for the rural land market for poor male and female farmers	A	C	A	A+	A	A++	A+
Output 4: Improved policies and institutions for the rural land sector	A	A+	A	A+	A+	A++	A+

Pre-COVID-19

SLLC: At the start of March 2020, LIFT was on course to end on the 3rd August 2020. LIFT was on track to achieve and exceed all its SLLC targets. By the start of March 2020, LIFT had already achieved its demarcation target and had planned for demarcation activities to close-down at the end of March/mid-April. LIFT's major focus was to ensure that data entry and digitisation was completed by the end of April 2020 and that Public Display events were completed by the end of May 2020 for subsequent approval and printing of certificates. This would then provide ample time for RLAS to be installed in the final set of woredas in June 2020.

RLAS: The Satellite Woreda Approach (SWA), which had been in operation since November 2019, was showing a positive impact in terms of transaction rates and it had been planned that a second approach to raise landholder's awareness would be piloted in five woredas within the satellite woreda clusters. All preparatory work had been completed at the end of the previous year for the Model Woreda Office Approach (MWOA) to commence implementation in March 2020 so that lessons would be learned and disseminated to relevant stakeholders and incorporated into LIFT-UP.

EE: This component had already exceeded its end of programme targets and was focusing on ensuring the sustainability of its interventions. This included LIFT engaging with AEMFI to take on the coordination role of LIFT in providing technical training to MFIs, the licensing and payment pilot for LRSPs being rolled out across all four regions and rolling out the second phase of the crop insurance product.

Impact of COVID-19

At the start of March 2020, the first confirmed case of COVID-19 was reported in Ethiopia on 13th March 2020. In response to this, the GoE introduced similar measures to European counterparts to contain COVID-19, under a five-month state of emergency that was declared on 10th April 2020. This included closing schools and universities, banning public gatherings and closing Government offices whereby staff worked remotely (this included woreda, regional and Addis Ababa government offices). Subsequently Tigray and Amhara Regions implemented a state of emergency and closed their regional borders, banned non-essential travel, travel between the district capitals and rural areas, as well as gatherings of more than ten people.

In response, LIFT ceased all demarcation activities to ensure that the programme did not act as a vector for COVID-19. While it had been planned that demarcation would conclude in March, several kebeles still remained incomplete at the time. In addition to this, back-office activities, Public Display events and distribution events were severely affected by the assembly and travel restrictions. As a result, LIFT temporarily closed back-office activities and Public Display events until it was safe to resume (see SLLC Section for further details). The commencement of the MWOA was postponed as well as the installation of RLAS in upcoming RLAS woredas. In addition to this, all government workshops and technical support to RLAS woredas by LIFT's RLAS Coordinators were suspended (See RLAS Section). Under the EE component all trainings, pilot activities and policy workshops planned by the EE component were postponed.

Because of the impact of COVID-19, LIFT received a one-year extension until the 31st July 2021 and the programme's logframe targets were revised to reflect the extension of LIFT until 31st July 2021. It was planned that during the extension period LIFT would not recommence field demarcation activities and would only focus on certain Public Display events and a very limited number of back-office processes activities to achieve the programme's original SLLC targets and then recommence RLAS installation under a skeleton staff.

Although the state of emergency ended in mid-September and the Government proposed the lifting of certain restrictions to parliament, Ethiopia's COVID-19 infection rate trend remained high; COVID-19 still posed a danger to the wider population and as a result, operations did not return to pre-COVID-19 levels

However, despite this LIFT has managed to adapt its approach to delivering the programme through the following innovative ways such as:

- Technical back-up support to RLAS woredas was provided by RLAS coordinators remotely via telephone.
- LIFT's approach to installing RLAS and providing training was adapted to allow LIFT to achieve its November 2020 targets while following COVID-19 guidelines.
- LIFT adapted its approach to examine the impact of the Light Touch Communications Campaign by undertaking statistical analysis of transaction rates of kebeles where PAC activities had occurred.
- The EE has provided support to its intervention partners to mitigate the impact of COVID-19 such as developing a risk management tool for MFIs and developing interventions to assist LIFT's agricultural retail partners (see EE section and COVID-19 Intervention section).

COVID-19 Activities

Under LIFT's one-year extension the programme also commenced a number of COVID-19 related activities which included the following:

- Land Policy: Adapt the SLLC approach to ensure it is COVID-19 compliant and disseminate approach to GoE
- Communications: Use COVID-19 awareness raising materials developed by GoE and disseminate these through LIFT's extensive programme network
- Access to Finance (A): Engage with MFIs to introduce COVID-19 mitigation measures for SLLC-linked loan holders
- Access to Finance (B): Develop a Digitalisation Strategy
- ECA: Identify the key challenges faced by ECA grantees in the face of COVID-19 and potential areas of support

Conflict in Tigray

On the 4th November 2020, Tigray regional security forces launched an attack on the headquarters of the Northern Command of the Ethiopian National Defense Force (ENDF) in Mekelle. Subsequently, the GoE, declared that a military offensive would be launched to restore the rule of law and central government authority. A six-month state of emergency was declared in the region with electricity, telephone and internet services being shut down. Over the course of the conflict Tigray Regional Security Forces launched 2 separate missile strikes at Bahir Dar on the 20th and 23rd November.

During the conflict, LIFT was unable to contact its Regional Staff based in Tigray but attempted to contact the Regional Coordinator through services provided by the International Committee of the Red Cross. Additionally, LIFT sent text messages to all staff in the region informing them to remain at home and away from danger over the course of the conflict, in the event of staff being able to receive these at any point.

Due to the missile attacks in Amhara, LIFT imposed restrictions on any field visits occurring close to the border with Tigray to maintain staff safety which resulted in the temporary cancelling of several field activities. In addition to this, LIFT reiterated the safety procedures LIFT staff should take in the event of communications being shut down across the country which included remaining at home and not attending their respective offices.

In early December Federal Forces declared victory against Tigray regional security forces and communications were restored in certain areas of Tigray with the first location being the capital Mekelle. All 11 staff in Tigray contacted LIFT to inform the programme of their safety. An initial assessment was undertaken in January 2021 to examine the impact of the conflict which included:

- **Regional Office Functions:** A new interim Regional Head had been appointed and while government staff were attending the office, no operations were occurring.
- **WLAO Functions** No operations have recommenced at WLAOs.. LIFT managed to contact WLAO staff of 10 RLAS woredas by phone (the remaining were unreachable) and initial reports suggested that all woredas contacted had suffered from RLAS equipment either being looted or damaged.

- **Displacement:** LIFT also received initial reports from intervention partners that many people had fled from cities to rural areas as well from woredas where fighting had occurred and had only just starting to return where safe.

Year Eight: Mar 2021 – July 2021

Project Completion Review

In May 2021 LIFT held its PCR and received an A++ score

Item	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	PCR
Annual Review Score	A	B	A	A+	A+	A++	A+	A++
Output 1: Second level certificates issued, recognising rights of joint, polygamous and FHH landholders	A+	B	A+	A+	A++	A++	A+	A++
Output 2: Land administration system implemented and operational in targeted woredas	A	C	B	A	A+	A+	A+	A+
Output 3: Improved supporting functions for the rural land market for poor male and female farmers	A	C	A	A+	A	A++	A+	A++
Output 4: Improved policies and institutions for the rural land sector	A	A+	A	A+	A+	A++	A+	A++

Budget Reductions and close-down

In the previous year, the economic impact of COVID-19 on the UK economy had been identified as a threat to the LIFT programme. In September 2020, LIFT's annual budget (March 2020 – Feb 2021) was reduced from £5.9 million to £4.5 million due to the impact of COVID on the UK economy.

In the final year of the programme (March-July 2021) it had been budgeted that £1.4 million would be required to complete all activities and close-down the programme. However due to the reduction in ODA for 2021/22 this was reduced to £900,000. As a result, several activities have had to be closed early and the following table provides a list of activities in the final months of the programme.

Comp	Activity	Activities discontinued	Closedown activities	Impact of Activities discontinued
SLLC	Certificate Distribution	Field supervision of certificate distribution cancelled	None	Outstanding Financial Aid of circa. £200,000 still with MoFEC
RLAS	RLAS installation	N/A	Installation of RLAS in 1 woreda (SNNPR) and Dispatch of final RLAS equipment to 8 woredas (Amhara:4 and Oromia:3)	There is no impact on this section as this is budgeted under the closedown activities and the RLAS installation process for the final 8 woredas will resume and be completed this month.
	TA Support	All field trips for TA cancelled	Back-up support for 8 final woredas Data back-up collection Amhara-9 Oromia-9 SNNP-13	The continuity of the provision of the TA support to the WLAO offices is already adopted and used by the regional governments and RLAUD through the support of the CALM-LA programme. Therefore, there will be no serious impact on this.
	Model Woreda	All other activities cancelled	Printing of materials	The implementation process of the best practices may lack synergy and coordination.
	Satellite Woreda	No field trips for any activities	Only remote TA support provided	The RLAUD and the regional governments agreed to adopt and implement the approach however the effectiveness of the implementation will not be known for some time.

Comp	Activity	Activities discontinued	Closedown activities	Impact of Activities discontinued
	Awareness Raising	LTC endline field survey cancelled Support to training revised PAC strategy to second woreda in Oromia and SNNPR cancelled	Small-scale telephone interviews to identify best community platforms and usefulness of poster in order to revise manuals	Evidence on which PAC manuals will be updated will be less certain.
EE - Ins	Crop Insurance –	Cancelled some of the planned promotional activities (e.g. road show campaign). Number of training participants reduced.	Phase II completion activities TA- by international consultants (based on KMD's signed agreement) and EE team Phase III Training and promotional activities	N/A
	Awareness and promotional activities related to Crop Insurance-Phase II	Mass awareness raising activities.	Training of sales agents/channel partners, registration of insurance policies and supervision	Opportunity to create awareness, do more financial literacy about the insurance product and reach out to a greater number of potential crop insurance clients will be lost. As a result, scale (number of farmers enrolled) might be limited.
EE – A2F	AEMFI TA: TA Grants/TA to MFIs (support for AEMFI)	AEMFI's national advocacy for policy changes workshop cancelled	N/A	LIFT will lose an opportunity to aware a wider range of stakeholders on SLLC loan success, lessons and sustainability strategies collectively as a sector. The workshop could have enhanced the sense of ownership for the SLLC loan by AEMFI member MFIs and other stakeholders.
EE LR	LRSP National Workshop Quarter LRSPs regional workshops	Planned regional and national workshops cancelled.	N/A	Opportunity to share lessons & challenges faced during the piloting of the licensing model & overall land rental service provision to key actors that are expected to take over and scale up /sustain the intervention beyond LIFT project life, will be lost. LIFT could have used the platform to highlight areas of improvement to enhance the effectiveness of the model as a sustainable means of Land Rental service provision.
	Pilot LRSP Payment Model	TAs payment	Remote working	
EE-ECA	COVID-19 response grants	N/A	Continued - Grant contracts have been signed with woreda based small retailers. The grant is for retailers to buy inputs and distribution, which they have already done.	N/A

Comp	Activity	Activities discontinued	Closedown activities	Impact of Activities discontinued
	Business to Business Forum	No further activities/costs	N/A	N/A
EE- Disputes	Disputes Intervention workshops	Workshops completed	N/A	N/A
	Workshop with Tigray RLAUB	Workshop cancelled	N/A	Gaps identified in the training manuals of the Tigray RLAUB will remain incomplete, hence land experts will have limited knowledge on land laws.
	Workshop with Tigray RJTI	Workshop cancelled	N/A	Gaps identified in the training materials of the Tigray Judges training centre will remain incomplete, hence woreda level judges will have limited knowledge on land related laws which will reduce the effectiveness of resolving land related disputes.
	Regional Based Workshops for new SLLC woredas (Tigray follow up)	Discontinued	N/A	This activity is discontinued due to the security situation in the region.
GESI	Post-SLLC SDO Proposal Workshop	Workshop cancelled	N/A	Impact on women and VGs tenure security post LIFT
M&E	Income Study Report write-up	N/A	Complete report	N/A
	Transaction Survey Report write-up	N/A	Complete report	N/A
	Data collection on LIFT results	Results collection after May 2021	Final collection of data at the end of May to be included in PCR	Reporting will exclude data from May onwards
VfM	End of Programme VfM update	VfM update discontinued	Will include VfM data presented at PCR in LIFT's final report	VfM results will be based on financial data and M&E data as of end March
Comms	Knowledge Hub	Development of outstanding summaries of key research pieces cancelled	Formatting of reports (inhouse) Uploading onto KH Handover to Land Portal (no cost to DAI)	Some summaries will not be completed and uploaded
	Interactive Map	N/A	Final upload of data from end of May 2021 and handover to Land Portal (no cost to DAI)	N/A
	Income Study Presentation	N/A	Online presentation (to be part of project completion workshop)	N/A
	Close-down workshop	Workshop cancelled	Small-scale virtual presentation	Reduced number of Government staff, contractors, experts, donors and academics will be able to engage and benefit from LIFT learning and feedback.

Annex 2 – Logframe

Indicator			Baseline	Milestone 31st Jan 2015	Milestone 31st Jan 2016	Milestone 31st August 2016	Milestone 31st Jan 2017	Milestone 30th September 2017	Milestone 30th September 2018	Milestone 30th September 2019	Milestone 31st October 2020	Milestone 31st May 2021	
Impact													
Contribute to increased economic growth, increased incomes of the poor, without harming the environment	1. Percentage of farmers with SLLC that benefit from a 20% income increase	Planned (Cum)	-	-	-	-	-	-	-	-		30%	
		Achieved											
	2. Household per capita consumption	Planned	TBC	-	-	-	-	-	-	-		30% increase from baseline	
		Achieved											
	3. Poverty headcount ratio among LIFT beneficiaries	Planned	TBC	-	-	-	-	-	-	-		30% decrease from baseline	
		Achieved											
OUTCOME													
Rural households change investment practice through LIFT intervention	Outcome 1A: Percentage of land transactions which are formally registered in RLAS in programme woredas in which RLAS is operational, disaggregated as follows: - Rental - Loan - All other transactions	Planned (Cum)	-	-	-	-	-	-	-	Total: 30% Rental: 20% Loan: 95% Other: 30%	Total: 32.5% Rental: 20% Loan: 100% Other: 30%	Total: 32.5% Rental: 20% Loan: 100% Other: 30%	
		Achieved	-	-	-	-	-	-	-	-	Total: 31.6% Rental: 17.3% Loan: 100% Other: 28.2%	TBC	Total: 47.7% Rental: 48% Loan: 100% Other: 47.5%
	Outcome 1B: Percentage of second-level land certificates that are held: - in joint ownership by a male and a female; - in sole name of a female; or - in sole name of a male; after subsequent transactions.	Planned (Cum)	-	-	-	-	-	-	-	M&F: 50% F: 15% M: 5%	M&F: 50% F: 15% M: 5%	M&F: 50% F: 15% M: 5%	
		Achieved	-	-	-	-	-	-	-	-	M&F: 71.75% F: 19.33% M: 8.92%	M&F: 72.95% F: 19.50% M: 7.55%	M&F: 72.95% F: 19.50% M: 7.55%
	Outcome 2A: Number of farmers with SLLC, that have directly accessed an innovation introduced by LIFT's EEU component.	Planned (Cum)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	76,555	101,271	115,689
		Achieved		-	-	-	-	-	-	-	87,859	130,224	140,370
	Outcome 2B: Percentage of farmers with SLLC that have directly accessed EEU interventions and as a result have invested/increased investment in improved inputs and other/new income-generating activities, disaggregated by gender	Planned (Cum)	N/A	N/A	N/A	N/A	N/A	N/A	60% (20% of which will be women)	60% (20% of which will be women)	65% (20% of which will be women)	70% (20% of which will be women)	70% (20% of which will be women)
		Achieved							67%	N/A	71% (23% of which are women)	76.1% (21% of which are women)	76.1% (21% of which are women)

Indicator			Baseline	Milestone 31st Jan 2015	Milestone 31st Jan 2016	Milestone 31st August 2016	Milestone 31st Jan 2017	Milestone 30th September 2017	Milestone 30th September 2018	Milestone 30th September 2019	Milestone 31st October 2020	Milestone 31st May 2021
	3. Number of certificates distributed by woreda land offices to landholders in programme woredas	Planned (cum.)	-	-	-	814,000	1,160,062	3,108,000	5,944,000	9,028,000	10,900,000	11,360,000
		Achieved	-	-	-	618,107	1,989,618	3,156,675	6,095,259	9,734,379	12,372,771	13,027,761
	4. Number of land policy reports, regulations, procedures, strategies and plans produced or informed by LIFT which have been adopted or otherwise implemented by the Government of Ethiopia (whether at federal, regional, woreda or kebele level) or development partners to strengthen land certification and administration structures and processes	Planned (Annual)	N/A	N/A	N/A	N/A	N/A	30% of papers produced under Output 4	25	30	37	37
		Achieved						40%	29	37	39	50
	OUTPUTS											
2nd level certificates issued recognising rights of joint, polygamous and FHH land holders	1.1. Cumulative number of parcels supported by LIFT for: 1.1A - Demarcation 1.1B - Certificates approved 1.1C - Certificates made available for collection at woreda land offices	Planned (cum.)	1. 0 2. 0 3. 0	0 0 0	1,300,000 1,000,000 700,000	2,000,000 1,400,000 1,100,000	3,164,656 2,172,475 1,910,909	5,700,000 4,500,000 4,200,000	9,528,000 8,080,000 7,352,800	13,690,000 11,810,000 11,300,000	15,500,000 14,000,000 13,800,000	15,500,000 14,000,000 14,000,000
		Achieved	0 0 0	0 0 0	1,335,355 265,216 34,708	2,712,959 1,691,434 1,251,875	3,859,639 3,010,413 2,727,962	5,893,899 4,517,066 4,259,813	9,833,105 8,184,900 7,680,985	13,846,992 12,501,915 12,224,561	15,752,269 14,002,541 13,815,890	15,770,854 14,459,049 14,262,522
	1.2. Percentage of second-level land certificates that are: - held in joint ownership by a male and a female; - held in the sole name of a woman; and - held in the sole name of a man; at the point of distribution.	Planned (cum)	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	50% 15%	50% 15%	M&F: 50% F: 15% M: 5%	M&F: 50% F: 15% M: 5%	M&F: 50% F: 15% M: 5%
		Achieved	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	1.3A - 62% 1.3B - 22%	71% 22%	M&F: 71.77% F: 19.27% M: 8.96%	M&F: 73.60% F: 18.99% M: 7.55%	M&F: 73.59% F: 18.90% M: 7.51%
	1.3. Cost per certificate issued with LIFT support (£)	Planned (annual)	-	-	9.31	9.31	8.71	5.41	4.04	3.79	3.75	3.71
		Achieved	-	-	14	6.37	5.89	5.23	3.75	3.44	3.45	3.49
Land administration system implemented and operational in targeted Woredas	2.1. Number of woreda offices in which RLAS is being implemented and at least 10 transactions have been processed	Planned (cum.)	-	-	-	N/A	N/A	30	70	105	140	155
		Achieved	-	-	-	N/A	N/A	32	76	110	142	164
	2.2. Number of woreda offices in which RLAS has been operational for 12 months or more that pass the RLAS implementation assessment	Planned (annual)	-	-	-	N/A	N/A	N/A	29	67	90	90
		Achieved	-	-	-	-	N/A	N/A	32	69	103	107

Indicator			Baseline	Milestone 31st Jan 2015	Milestone 31st Jan 2016	Milestone 31st August 2016	Milestone 31st Jan 2017	Milestone 30th September 2017	Milestone 30th September 2018	Milestone 30th September 2019	Milestone 31st October 2020	Milestone 31st May 2021
Improved supporting functions for the rural land market for poor male and female farmers	3.1. Number of new innovations introduced by LIFT in the access to finance, land rental and agricultural inputs sectors, disaggregated by innovations that encourage environmentally sustainable practices	Planned (cum.)	-	-	-	-	-	-	25 7	8 2	10 2	10 2
		Achieved	-	-	-	-	-	-	25 9	10 2	11 2	11 2
	3.2. Cumulative number of market actors that have adopted and continue to promote LIFT innovations, disaggregated by: - MFIs - MFI branches - LRSPs - Woreda offices that enact the SLRC - input retailers - input suppliers	Planned (cum.)	-	-	-	-	-	-	415	MFIs: 7 MFI branches: 130 WLAOs: 35 LRSPs: 430 Input Retailers: 65 Input Suppliers: 13 Total: 653	MFIs: 8 MFI branches: 130 WLAOs: 45 LRSPs: 525 Input Retailers: 125 Input Suppliers: 12 Licensed LRSPs: 15 Total: 860	MFIs: 8 MFI branches: 137 WLAOs: 53 LRSPs: 525 Input Retailers: 135 Input Suppliers: 12 Licensed LRSPs: 20 Total: 890
		Achieved	-	-	-	-	-	-	593	MFIs: 7 MFI branches: 120 WLAOs: 41 LRSPs: 525 Input Retailers: 116 Input Suppliers: 12 Total: 821	MFIs: 10 MFI branches: 138 WLAOs: 48 LRSPs: 525 Input Retailers: 141 Input Suppliers: 12 Licensed LRSPs: 26 Total: 900	MFIs: 10 MFI branches: 147 WLAOs: 58 LRSPs: 525 Input Retailers: 165 Input Suppliers: 12 Licensed LRSPs: 89 Total: 1,006
		Planned (cum.)	-	N/A	N/A	N/A	N/A	40	58	65	82	84
		Achieved		N/A	N/A	N/A	N/A	52	62	79	90	98
Improved policies and institutions for the rural land sector	4. Number of research-based land policy reports, regulations, procedures, strategies and plans produced and delivered to the Government of Ethiopia and other key stakeholders that strengthen structures and processes for improved land certification and administration in Ethiopia or knowledge products which make new data or understanding available to a broad range of stakeholders (cumulative target)	Planned (cum.)	-	N/A	N/A	N/A	N/A	40	58	65	82	84
		Achieved		N/A	N/A	N/A	N/A	52	62	79	90	98

Annex 3 – Lessons learnt from LIFT on how to use Logframes effectively as a management and accountability tool

For a programme to be adaptive, the approach to managing Logframes also needs to be adaptive to set the right incentives - especially for market systems components

For programmes that are looking to follow an adaptive approach to implementation, it is essential that changes to different components are mirrored in the Logframe. This helps to set the right incentives for the programme and allows all relevant achievements and results to be captured in a fairer representation of VFM. LIFT has followed an adaptive approach to managing its results framework and Logframe, with a series of significant changes that were introduced over the years.⁷⁵ This in turn enabled the programme to be adaptive and was essential to the programme's success. This holds for the SLLC and RLAS components, but especially for the market systems component (EE), where significant adaptations to interventions were made over time.

In the case of the EE, it was not clear at the beginning of the programme how the initially planned interventions would develop over time and to what extent additional interventions would be needed. This is part of the nature of Market Systems Development (MSD) projects, where different interventions are piloted, and adaptations to pilots and concepts for new pilots are developed based on the learnings and experiences. Flexibility was however even more important in the context of the EE, since MSD interventions had never been implemented in the Ethiopian land sector before and Ethiopian markets are not well developed. It was therefore not clear to what extent the Ethiopian context would be amenable to MSD interventions in the land sector.

For example, in the beginning of the programme most of the EE's focus was on distributing loans. A lot of additional interventions were then added over the years, including the work with insurance providers, input retailers, and adaptations to determine how best the sustainability of the land rental intervention is guaranteed. On the other hand, some activities were discontinued, such as working to develop compost hubs. If indicators had not been changed to reflect this, then the new focus areas of the programme would not have been counted in the results framework and the programme would have been penalised for simply discontinuing unsuccessful pilots. The flexibility of adjusting logframe indicators on an annual basis enabled the EE component to be adaptive and explore new areas, knowing that the work would be acknowledged in the logframe.

Here it was crucial for the programme to have the flexibility to discontinue failing innovations, adapt and expand those that were successful, or introduce entirely new interventions based on experiences from the field. Logframe indicators have to reflect these changes to set the right incentives for the programme to be able to take a manageable level of risk whilst knowing that it can still change the approach during implementation. The adaptive approach to managing the logframe therefore set the right incentives and significantly contributed to the success of the programme and the EE component in particular.

Accountability can be maintained with adaptive logframes by applying a rigorous change tracker and quality assurance system

A flexible approach to managing Logframes can be a concern for donors, who may see their ability to hold the programme accountable for timely delivery weakened, for example where indicators are taken out entirely and replaced with new indicators. Logframes are both a management and an accountability tool, and it is challenging to find a balanced way to manage both aspects while also allowing programmes to be adaptive. However, Logframe changes at the output and Outcome level do not have to pose a challenge to accountability or VFM, as long as changes are agreed well ahead of the next review period, and are well justified and quality-assured, thus establishing a clear understanding between the donor and the implementer on the reasoning behind the changes.

LIFT addressed this through a comprehensive change tracking process, where all changes and justifications for changes were registered diligently in a logframe change tracker and elaborated through Logframe change notes. The Logframe notes summarise all key changes that were agreed with FCDO and the EETSP and provide a justification and background to each change. Furthermore, a process of collaborative consultations was held with an external evaluator and FCDO to develop and agree logframe changes. For example, in response to the annual review in October 2018, the LIFT team had a series of consultations with both the EETSP and FCDO to address annual review recommendations. Following these discussions, a revised version (V17) of the logframe was prepared and submitted to FCDO and the EETSP for formal approval. This note summarises all the key changes to LIFT's logframe compared to the previous version (V16.2). Figure 4 at the

⁷⁵ The history of different versions of the Logframe are included at the bottom of this document in Figure 2 and Figure 3 and show how indicators have evolved over time, were excluded or new indicators introduced. For more detail on changes to indicators and targets, please refer to the Logframe's change log in version 18 of the Logframe, which includes justifications and elaborations on 123 changes.

bottom of this Annex shows an example of the structure of LIFT's Logframe change notes and how changes were accounted for. In addition to this, all historical changes since the beginning of the programme were diligently registered in the Logframe's change log.

Applying a rigorous change tracking process allowed the programme to establish accountability, which is necessary to allow for an adaptive approach to managing Logframes. LIFT's tracking process, which indicates clear justifications, approvals, and timings of changes, makes it possible to consolidate all Logframe changes since the beginning of the programme. While changes to Logframe indicators may be a concern to donor organisations, this rigorous change tracking process allowed the donor to maintain high levels of accountability while also enabling an adaptive approach to programme implementation. Flexibility therefore is possible, as long as changes are well documented and justified.

It is important to reconcile changes to Logframe targets to evaluate the performance of a programme holistically

Being able to reconcile Logframe changes is also important to evaluate the performance of a programme holistically. This especially relates to changes to targets, which have to be ambitious but flexible to reflect the context. In the case of LIFT, Logframe targets for key indicators were increased significantly over the years. For example, the end-of-programme target for Output 1.1A on the number of parcels demarcated was increased from 14m to 15.5m. The target for Outcome 3 on the number of certificates distributed was increased by one million certificates from 10.36m to 11.36m. Here the reasoning was that LIFT was performing well and targets were increased to make them even more ambitious. Significant target shifts should be considered in the project completion review of a programme, since comparing the overall performance and VFM of a programme to adjusted targets can underestimate (or overestimate) performance.

Measuring the percentage of formally registered land transactions (Outcome 1A) is an effective approach to measuring RLAS sustainability, but requires costly evaluation techniques

LIFT's Outcome Indicator 1A measures the percentage of land transactions that were formally registered in RLAS. When compared to simply counting the number of transactions registered, this indicator allows for a more effective way of measuring RLAS sustainability since it considers the result set against the context of the total amount of transactions that occur (all of which should be registered in RLAS). The indicator therefore not only allows a better understanding of landholder behaviour, but it also makes it easier to estimate the volume of newly registered SLLCs that will potentially go out of date as time passes if subsequent transactions are not formalised. This is therefore a useful performance indicator that should be used by other land programmes and the government. Providing a reliable estimate for the indicator does however require costly evaluation techniques. A large-scale household survey is needed with a large sample size to provide a reliable and representative estimate.

Alternative approaches could consider setting quarterly or annual Woreda-level targets for the number of transactions that are based on demographic and socio-economic assumptions, such as population size, death rates, rental behaviour and credit behaviour. While bringing in the perspective of landholders should always be a part of evaluating RLAS sustainability, this lower-cost approach may be more implementable for programmes with lower budgets and capacity.

Using an indicator to count the "number of innovations" is a valid approach to measuring systemic change but depending on the context may not set the right incentives

For the EE component, indicators moved from a narrower definition of focussing on specific interventions such as the SLLC-loan or LRSPs, to merging different kinds of market actors and counting the number of innovations introduced to the market towards the end of the programme. This reflected the move from a narrow portfolio approach that focusses more intensely on only few interventions, to a wider portfolio approach, where new interventions are introduced to supplement existing ones, e.g. insurance products, a new input supplier model, and adaptations to the LRSP model to make this more sustainable. While this turned out to be an appropriate approach for LIFT, this may not have been the right indicator to use from the outset of the programme. Using the "number of innovations" as a performance indicator incentivises the programme to introduce as many innovations as possible. It was however not clear at the beginning of the programme that LIFT would be pursuing a wider portfolio of interventions as opposed to focussing on a small number of interventions. Focussing on two interventions in the land rental and A2F markets may have proven effective under different circumstances, and in that scenario the "number of innovations" would have set the wrong incentives.

This is another example for why it is essential to follow an adaptive approach to managing Logframes as a management and accountability tool, since the dynamics and directions an adaptive programme may take cannot be forecast through scenario modelling at the design stage.

A collaborative approach between donor and implementer combined with FCDO staff continuity are key to successful programme implementation.

LIFT has been in the very fortunate position of having staff continuity for most of the programme and an excellent SRO, who was initially involved in the design work for the programme and understood very well the assumptions and workings behind the logframe and theory of change. The approach that was taken to manage the programme with FCDO was very collaborative, where workshops with the SRO and other FCDO team members were held to discuss and agree sensible changes to the Logframe linked to adaptations in the programme's approach. The good understanding and continuity of the SRO allowed trust to be developed and the logframe adapted in a way that ensured that it would still hold the programme accountable while incorporating ambitious targets at the same time.

LIFT Logframe is a well-structured results framework, following the Theory of Change logic closely and which reflects how Outputs feed into Outcomes and impact

LIFT's Logframe is designed to show the progression from Outputs to Outcomes and Impact in a very logical way:

- For Output 1 on SLLC, Output indicators on demarcation, approval and printing of certificates leads directly to the distribution of SLLC to landholders (Outcome 3), confirming land rights and increasing tenure security. This also ensures the land rights for women (Output 1.2) will be sustained over time as subsequent transactions get registered (Outcome 1B).
- For Output 2, the installation of RLAS equipment and training across woredas where SLLC has been distributed (Output 2.1) and sustaining RLAS operations over time (Output 2.2), should lead to an increase in the percentage of transactions that are formally registered in RLAS (Outcome 1A).
- For Output 3 on EE, the number of innovations introduced to the market (Output 3.1) will lead to an increase in the number of market actors that adopt and adapt these innovations (Output 3.2). This in turn will lead to an increase of landholders who access the innovations through the market actors (Outcome 2A) and these landholders will in turn increase their investment (Outcome 2B).
- On the policy-side, disseminated research and policy reports (Output 4) will be adopted by different stakeholders to strengthen land certification and administration (Outcome 4).

This logic flow is reflected in the Output scores and the achievement of Outcome indicators as shown in Figure 1 below. The ways in which Outputs feed into Outcomes has also been further triangulated through the different surveys that LIFT has carried out. The programme feels that this is a good reflection of what has been achieved over the years and rigorous proof of how Output-level indicators consistently feed into Outcome-level results and impact.

Figure 1: Outputs translating into Outcomes

Outputs	Score	Outcome	Outcome Performance
Output 1: SLLC	A++	Outcome 3	Sign. Overachieved
Output 2: RLAS	A+	Outcome 1	Sign. Overachieved
Output 3: EE	A++	Outcome 2	Sign. Overachieved
Output 4: Policy	A++	Outcome 4	Sign. Overachieved

Key Adaptations to Logframe Indicators

LIFT has followed an adaptive approach to managing its results framework and Logframe, with a series of changes that were introduced over the years. High-level changes to the logframe when compared to the version included in the programme's business case are summarised below:

- The level at which some indicators were initially defined was not closely aligned with FCDO's definitions for logframe levels and the 'How to' Note. For example, many of the initial Output-level indicators were not sufficiently within the control of the programme to be defined as Outputs and were consequently "moved-up" to the Outcome level (e.g. current Outcome 4 and current Outcome 3 used to be on the Output-level). Similarly, some initial Outcome Indicators were too high-level and were moved to the impact-level (e.g. Impact 1 on beneficiary incomes). This was addressed over the years and the current logframe complies with a clear Output-Outcome-Impact logic reflecting the ToC and FCDO's best practice guidelines.
- Over the years, the logframe was streamlined and much better structured according to how the programme's activities feed into Outputs and how these translate into Outcomes. The current structure clearly shows how the different components feed into separate Outputs which again feed into specific Outcome Indicators, clearly reflecting the logic of the ToC.
- More specifically, indicators reflecting the work of the RLAS and the EE component were adapted over the years to reflect the changes that the components underwent (see more detailed discussion below). In the case of the EE component, indicators developed to capture wider changes introduced through market systems innovations and market actors, which allowed the programme to fully capture all its achievements. Indicators now also follow a better logic flow, that is more closely aligned with MSD methodology (innovations are introduced (Output 3.1) to market actors adopting and expanding these innovations (Output 3.2), and finally are accessed by landholders (Outcome 2A) who increase their investment as a result (Outcome 2B).

Below the major changes to measure LIFT's four main components are discussed in more detail.

Indicators to measure SLLC

SLLC indicators included in the final programme Logframe (V18)

Outcome Indicator	Remarks
Number of certificates distributed by woreda land offices to landholders in programme woredas	A version of this indicator was included in the business case as an Output indicator. This was moved to the Outcome level, since the distribution of certificates is not within the control of the programme, but instead the GoE is responsible for this activity. Final targets were significantly increased over the years (by 1m certificates).
Output Indicator	Remarks
Number of parcels supported by LIFT for demarcation	Similar versions of these indicators were already included in the business case and were a consistent measure of SLLC progress over the year. Some fine tuning adapted the indicators to the Ethiopian land certification process, which includes the intermediate step of Government approval. Targets for demarcation were increased significantly over the years (by 1.5m parcels), while the end of programme targets were already considered as very ambitious at the beginning of the programme.
Number of parcels supported by LIFT for certificates approved	
Number of parcels supported by LIFT for certificates made available for collection at woreda land offices	
Percentage of SLLCs that are held in joint ownership by a male and female at the point of distribution	This indicator to measure gender equality was introduced in 2016 and was only tweaked slightly over the years, allowing the programme to have a consistent SLLC GESI measure.
Percentage of SLLCs that are held in the sole name of a woman at the point of distribution	
Percentage of SLLCs that are held in the sole name of a man at the point of distribution	
Cost per certificate issued with LIFT support (£)	This VFM indicator was included in the business case, allowing for consistent measurement over the years.

Indicators to measure the achievements of the SLLC component have been consistent since the start of the programme and fewer changes were introduced when compared to the RLAS and EE components. This is as such not too surprising, since SLLC follows a more straightforward process where not too many adaptations to performance indicators are made over the years, with demarcation, printing, and distribution of certificates remaining central to the process. Still, some adaptations had to be made to reflect the Ethiopian context. This included introducing an indicator to measure the number of parcels approved by the Government. It also included moving the indicator that measures the number of certificates distributed to landholders from the

Output level up to Outcome level since this was the responsibility of the Government and therefore out of the control of the programme.

Indicators to measure RLAS

RLAS indicators included in the final programme Logframe (V18)

Outcome Indicators	Remarks
Percentage of land transactions which are formally registered in RLAS in programme woredas in which RLAS is operational.	The business case included the total number of transactions that are registered in RLAS. This was moved to the Outcome level in 2016 since transactions can only be carried-out once RLAS has been installed by LIFT and this is within the control of the GoE. The indicator was further revised in 2017 to reflect the percentage of transactions registered. This is a more effective way of measuring the sustainability of RLAS and the methodology to measure this switched to large-scale household surveys to get a statistically robust estimate for this.
Percentage of second-level land certificates that are held in joint ownership, by a female only or by a male only.	Initially gender disaggregation was part of the Outcome above, but it was decided to separate this out and design a gender specific indicator in 2019.
Output Indicators	Remarks
Number of woreda offices in which RLAS is being implemented and at least 10 transactions have been processed	Both indicators were introduced as entirely new indicators in 2016, since no suitable indicator to measure RLAS activities on the Output level had been included in the business case. This is partly due to the fact that the programme's approach to RLAS evolved and gradually focussed more on RLAS sustainability (OI2.2).
Number of woreda offices in which RLAS has been operational for 12 months or more that pass the RLAS implementation assessment	

The initial indicators included in the business case to measure the success of this component were changed over the years and some initial indicators excluded or moved from the Output level to the Outcome level. This is partly due to the fact that the role of the RLAS component evolved during the first years of the programme and started to focus more and more on the sustainability of RLAS. Initial Output indicators were not in the direct control of the programme (e.g. number of transactions registered) and were moved to the outcome level. The current indicators were introduced in 2016, which are more closely linked to LIFT's main RLAS intervention. Government tax revenue was initially defined as an Outcome indicator for the component but was moved to impact level and then deleted in 2017. The decision to delete this indicator was made since it was identified as too removed from direct programme activities and more of a long-term indirect effect.

Indicators to measure EE

EE indicators included in the final programme Logframe (V18)

Outcome Indicators	Remarks
Number of farmers with SLLC, that have directly accessed an innovation introduced by LIFT's EE component	An indicator to count the number of EE beneficiaries was included in response to recommendations in the 2018 AR. This makes it possible to better link the outreach of market actors on the Output level to the Outcome level.
Percentage of farmers with SLLC that have directly accessed EE interventions and as a result have invested/increased investment in improved inputs and other/new income-generating activities, disaggregated by gender	This indicator was first introduced ahead of the MTR in 2017 to give a better understanding of the effects of EE activities and how these link to increased investment.
Output Indicators	Remarks
Number of new innovations introduced by LIFT in the A2F, LR and agricultural input sectors, disaggregated by innovations that encourage environmentally sustainable practices	A version of this indicator was first introduced in 2017 with an intention to allow the programme to measure activities more widely and include new intervention pilots, for example working with insurance providers and a new model of working through input retailers. This allowed the programme to be more flexible and include new intervention pilots and exclude discontinued pilots without being penalised for this.

Number of market actors that have adopted and continue to promote LIFT innovations, disaggregated by MFIs / MFI branches / LRSPs Woreda offices that enact the SLRC / Input retailers / Input suppliers	Output indicators to measure specific types of market actors were included since 2016 but adapted over the years as the programme focussed on new market actors. While the 2016 version of the logframe includes separate indicators for each market actor, these were consolidated into a single indicator by 2018. This again allows for more flexibility in the programme's approach, since a shift in focus of the programme from one type of market actor to another is not automatically penalised.
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For the EE component, indicators moved from a narrower definition of focussing on specific interventions such as the SLLC-loan and LRSPs, to including different kinds of market actors and interventions. This reflected the adaptations made over time and the new markets that the programme entered in (or exited from in the case of compost hubs). The programme ended-up with indicators that aim to capture wider changes in different market systems, by combining counting innovations and market actors. This closely follows market systems development methodology, where innovations are rolled-out through market actors to reach the beneficiary farmer and to achieve systemic change.

Indicators to measure Policy

Policy indicators included in the final programme Logframe (V18)

Outcome Indicator	Remarks
Number of land policy reports, regulations, procedures, strategies and plans produced or informed by LIFT which have been adopted or otherwise implemented by the Government of Ethiopia (whether at federal, regional, woreda or kebele level) or development partners to strengthen land certification and administration structures and processes	A version of this indicator was already included in the BC as an Output indicator but taken out early on, since the adoption of research does not lie within the control of the programme. The indicator was reintroduced to the Outcome level in 2018 to measure how Output 4 leads to the adoption and implementation of research by GoE or development partners.
Output Indicator	Remarks
Number of research-based land policy reports, regulations, procedures, strategies and plans produced and delivered to the Government of Ethiopia and other key stakeholders that strengthen structures and processes for improved land certification and administration in Ethiopia or knowledge products which make new data or understanding available to a broad range of stakeholders (cumulative target)	Different versions of this indicator were already included in the BC as an Output indicator and has been consolidated in 2017 to include both regulations and strategies as well as research and policy reports.

Measurement of this component has been consistent over the years, but an indicator to measure success at the Outcome level has only been introduced since 2017. As a result, there is now a logical flow from Output to Outcome level, were initially developed research products, manual and procedures (Output) then inform policy or procedural change at the Outcome level.

Figure 2: Key Logframe versions 2014 - 2016

Business Case Logframe (2014)		Logframe March 2016 (V)		Logframe November 2016 (V12)	
Impact 1	Poverty headcount ratio at rural poverty line (% of rural population) [1]	Impact 1	Poverty headcount ratio at rural poverty line (% of rural population) [1]	Impact 1	Number of farmers with SLIC that benefit from increased income
Impact 2	Agricultural production-major food crops ('000 tonnes)	Impact 2	Agricultural production-major food crops ('000 tonnes)	Impact 2	Percentage of households that are: A-self-sufficiency of food and B-
Impact 3	Protection of arable land against environmental degradation ('000,000 ha)	Impact 3	Protection of arable land against environmental degradation ('000,000 ha)	Impact 3	Income distribution of households related to poverty line income
Impact 4	Improved economic empowerment of women (number)	Impact 4	Improved economic empowerment of women (number)		
Outcome 1	Number of rural households that have strengthened security of tenure as a	Outcome 1	Number of rural households that have strengthened security of tenure as	Outcome 1	A. Number of parcels which have experienced land transactions in
Outcome 2	Number of rural households that benefit from increased income	Outcome 2	Number of rural households that benefit from increased income	Outcome 2	Uptake by farmers with SLIC of practices promoted by EEU interven
Outcome 3	% rural households where women have equal rights over land as male mem	Outcome 3	% rural households where women have equal rights over land as male me	Outcome 3	Number of certificates collected by farmers in programme wordas
Outcome 4	Area of land covered with trees in '000,000 hectares	Outcome 4	Increase in the proportion of farmers who are using organic fertilisers	Outcome 4	Level of Government revenue generated from rural land based sou
Outcome 5	Revenue from rural land based sources in programme wordas.	Outcome 5	Revenue from rural land based sources in programme wordas. (Birr)	Outcome 5	Percentage of conflict mediators that register a reduction in unreso
				Outcome 6	Percentage of households who registered a formal transaction who
Output 1.1	% of agricultural land that is second stage certified in the four programme st	Output 1.1	Cumulative number of parcels supported by LIFT for:1.Demarcation2.Cer	Output 1.1	Cumulative number of parcels supported by LIFT for: demarcation,
Output 1.2	Cumulative number of parcels supported by LIFT for:1.Demarcation2.Certific	Output 1.2	SLIC Manual assessed and updated based upon data from field visits and	Output 1.2	SLIC Manual assessed and updated based upon data from field visi
Output 1.3	Cumulative number of certificates issued with LIFT support by household	Output 1.3	Number of A- Male Headed Households and B- Female Headed Househol	Output 1.3	Number of:A. Male-headed households, andB. Female-headed hou
Output 1.4	Cost per certificate issued with LIFT support (£)	Output 1.4	Cost per certificate issued with LIFT support (£)	Output 1.4	Cost per certificate issued with LIFT support (£)
Output 2.1	Number of land transactions (disaggregated by gender) recorded in the imp	Output 2.1	Number of worda offices who are able to implement RLAS	Output 2.1	Number of worda offices who are able to implement RLAS
Output 2.2	% of rural households satisfied with land administration services in certified	Output 2.2	Assessment of RLAS implementation and recommendations for improvem	Output 2.2	Number of worda offices who are able to implement RLAS 12 mor
Output 2.3	Queries per year received on rural land information database as % of total p	Output 2.3	Number of parcels which are stored on NRLAIS (IWORLAIS)	Output 2.3	Number of parcels which are stored on IWORLAIS (ISLA in Amhara,
		Output 2.4	Number of LIFT worda offices which have recorded transactions		
Output 3.1	Cumulative additional number of rural households accessing finance by usin	Output 3.1	Number of financial institution branch offices who are providing LIFT sup	Output 3.1	Number of financial institution branch offices who are providing LI
Output 3.2	Cumulative additional % of rural households renting out their land in certifie	Output 3.2	Number of land rental service providers operational	Output 3.2	Number of land rental service providers operational
		Output 3.3	Intervention assessments completed with recommendations for changes	Output 3.3	Number of agricultural input hubs operational in LIFT Programme a
		Output 3.4	Additional number of rural households accessing finance by using second		
		Output 3.5	Number of compost/ inoculant hubs established in LIFT Programme area		
		Output 3.6	Proportion of parcels which are being rented out in LIFT wordas (disaggr		
Output 4.1	Number of regulations, strategies and plans at various levels drafted and app	Output 4.1	Number of regulations, strategies and plans at various levels drafted and	Output 4.1	Number of regulations, strategies and plans at various levels drafted
Output 4.2	Rural households involved in land-related disputes (cumulative)Disaggregated	Output 4.2	Number of research & evidence land policy reports that allow Gov't to m	Output 4.2	Number of research & evidence land policy reports that allow Gov'
Output 4.3	Number of research & evidence land policy reports that allow Gov't to make				

Figure 3: Key Logframe versions 2017 - 2021

Logframe August 2017 (V13)		Logframe September 2018 (V15.2)		Logframe February 2021 (V18)	
Impact 1	Number of farmers with SLLC that benefit from increased income	Impact 1	Percentage of farmers with SLLC that benefit from a 20% income increase	Impact 1	Percentage of farmers with SLLC that benefit from a 20% income increase
Impact 2	Percentage of households that are: A-self-sufficiency of food and B-moderate income	Impact 2	Household per capita consumption	Impact 2	Household per capita consumption
Impact 3	Income distribution of households related to poverty line income	Impact 3	Poverty headcount ratio among LIFT beneficiaries	Impact 3	Poverty headcount ratio among LIFT beneficiaries
Impact 4	Level of Government revenue generated from rural land based sources				
Outcome 1	1A - Percentage of land transactions which are formally registered in RLAS	Outcome 1	Percentage of land transactions which are formally registered in RLAS	Outcome 1A	Percentage of land transactions which are formally registered in RLAS in
Outcome 2	2A-2D - Percentage of SLLC farmers who have invested/increased investment	Outcome 2	Percentage of SLLC farmers who have invested/increased investment	Outcome 1B	Outcome 1B: Percentage of second-level land certificates that are held: 1
Outcome 3	Number of certificates distributed by woreda land offices to landholders	Outcome 3	Number of certificates distributed by woreda land offices to landholders	Outcome 2A	Outcome 2A: Number of farmers with SLLC, that have directly accessed
Outcome 4	Percentage of conflict mediators in woredas that have received SLLC v	Outcome 4	Number of land policy reports, regulations, procedures, strategies and	Outcome 2B	Outcome 2B: Percentage of farmers with SLLC that have directly accessed
Outcome 5	Percentage of households who registered a formal transaction who a			Outcome 3	Number of certificates distributed by woreda land offices to landholders
Outcome 6	Percentage of the land policy reports, regulations, procedures, strateg			Outcome 4	Number of land policy reports, regulations, procedures, strategies and p
Output 1.1	Cumulative number of parcels supported by LIFT for: demarcation, ap	Output 1.1	Cumulative number of parcels supported by LIFT for:1.1A - Demarcat	Output 1.1	Cumulative number of parcels supported by LIFT for:1.1A - Demarcation
Output 1.2	SLLC Manual assessed and updated based upon data from field visits	Output 1.2	1.2A - Percentage of second-level land certificates that include the na	Output 1.2	1.2A - Percentage of second-level land certificates that include the name
Output 1.3	1.3A - Percentage of second-level land certificates that include the na	Output 1.3	Cost per certificate issued with LIFT support (£)	Output 1.3	Cost per certificate issued with LIFT support (£)
Output 1.4	Cost per certificate issued with LIFT support (£)				
Output 2.1	2.1B - Number of woreda offices in which RLAS is being implemented	Output 2.1	Number of woreda offices in which RLAS is being implemented and a	Output 2.1	Number of woreda offices in which RLAS is being implemented and at le
Output 2.2	Number of woreda offices who are able to implement RLAS 12 month	Output 2.2	Number of woreda offices in which RLAS has been operational for 12	Output 2.2	Number of woreda offices in which RLAS has been operational for 12 m
Output 2.3	Number of parcels which are stored on IWORLAIS (ISLA in Amhara, NF				
Output 3.1	3.1A - Number of financial institution branch offices which are providi	Output 3.1	Cumulative number of market actors facilitated by LIFT that change t	Output 3.1	Number of new innovations introduced by LIFT in the access to finance,
Output 3.2	3.2A - Number of land rental service providers which are operational	Output 3.2	3.2A - Number of new innovations introduced by LIFT in the access to	Output 3.2	Cumulative number of market actors that have adopted and continue to
Output 3.3	3.3 - Number of agricultural input hubs which are operational in LIFT p				
Output 4.1	Number of research-based land policy reports, regulations, procedure	Output 4.1	Number of research-based land policy reports, regulations, procedur	Output 4.1	Number of research-based land policy reports, regulations, procedures,

Figure 4: Example of structure of LIFT's Logframe change notes

Current indicator	Indicator wording	Current end-of programme target (Aug 2020)	Revised end-of programme target (Aug 2020)	Justification
	improved inputs and other/new income-generating activities, disaggregated by gender			
Outcome Indicator 3	Number of certificates distributed by woreda land offices to landholders in programme woredas	10,360,000	10,900,000	The programme achieved the end-of programme target of 10,360,000 certificates distributed in December 2019. To make the end-of-programme targets ambitious, LIFT suggests increasing the target by 540,000 to overall 10,900,000 certificates distributed by 3 rd August 2020.
Outcome Indicator 4	Number of land policy reports, regulations, procedures, strategies and plans produced or informed by LIFT which have been adopted or otherwise implemented by the Government of Ethiopia (whether at federal, regional, woreda or kebele level) or development partners to strengthen land certification and administration structures and processes	35	37	The programme achieved the end-of programme target of 35 policy reports adopted or otherwise implemented by the time of the annual review in October 2019. An increased target of 37 policy reports is suggested to make the indicator ambitious.
Output Indicators				
Output Indicator 1.1A	Cumulative number of parcels supported by LIFT for: Demarcation	14,000,000	15,200,000	The programme achieved the end-of programme target of 14,000,000 certificates distributed in October 2019. To make the end-of-programme targets ambitious, LIFT suggests increasing the target by 1,200,000 to overall 15,200,000 parcels demarcated by 3 rd August 2020.
Output Indicator 1.1B	Cumulative number of parcels supported by LIFT for: Certificates approved	14,000,000	No change suggested.	It should be noted that upcoming pre-election meetings and campaigning activities throughout April, May, June and July are likely to preoccupy government staff and government officials. LIFT is concerned that this will impact on the programme's ability to maintain progress with the approval of certified parcels in the last quarter of the programme. The end-of-programme targets are therefore still considered very ambitious.
Output Indicator 1.1C	Cumulative number of parcels supported by LIFT for: Certificates made available for collection at woreda land offices	14,000,000	No change suggested.	As noted above, the Government's pre-election activities may adversely impact LIFT's ability to maintain progress with the number of certificates approved. This may then have a knock-on effect on the number of certificates printed, since this process is dependent on the number of certificates previously approved. End-of-programme targets are therefore still considered ambitious.

Annex 4 – SLLC Report

No	Region	Woreda	#Kebeles that have commenced SLLC	Demarcated	Disputes	Demarcation %	Parcels committed	% of demarcated	Digitized	Started PD	Completed PD	Certificates approved	Certificates printed	Certificates collected
1	Oromia	Hitosa	23	88,047	-	62	87,439	99	89,365	23	23	87,571	87,571	85,710
2	Oromia	Doddota	12	41,554	-	105	40,768	98	40,721	12	12	40,317	32,908	30,799
3	Oromia	Siree	17	69,354	-	117	71,393	103	71,303	17	17	70,152	69,740	69,527
4	Oromia	Tole	24	76,971	684	98	75,103	98	76,857	24	24	74,469	66,288	66,289
5	Oromia	Sude	27	122,664	134	72	117,496	96	122,585	27	27	114,587	100,930	91,859
6	Oromia	Diksis	14	60,404	149	100	61,066	101	62,721	14	14	58,421	53,743	54,024
7	Oromia	Kersa Malima	25	52,249	461	72	52,347	100	51,981	25	25	50,793	48,618	48,650
8	Oromia	Sodo Dachi	18	34,495	68	128	34,430	100	34,265	18	18	32,553	32,974	32,989
9	Oromia	Lode Hetosa	19	87,199	81	121	82,448	95	84,097	19	19	78,649	77,169	77,169
10	Oromia	Bora	18	42,675	119	120	37,553	88	38,214	18	18	33,675	42,675	42,675
11	Oromia	Guna	16	42,285	100	116	42,216	100	42,067	16	16	38,242	39,436	38,134
12	Oromia	Guduru	24	63,642	120	74	62,523	98	63,626	24	24	61,122	59,800	58,356
13	Oromia	Jima Geneti	12	45,128	159	203	46,004	102	44,851	12	12	41,918	41,789	40,538
14	Oromia	Sibu Sire	18	61,942	19	88	61,009	98	61,834	18	18	56,506	54,813	46,547
15	Oromia	Bako Tibe	28	72,411	286	119	72,153	100	72,527	28	28	66,475	65,802	65,081
16	Oromia	Chalia	18	72,925	688	104	73,668	101	74,021	18	18	70,179	68,454	68,168
17	Oromia	Dandi	33	120,449	406	73	120,533	100	120,571	33	33	109,863	108,748	101,276
18	Oromia	Wonchi	21	66,779	116	97	67,007	100	66,478	21	21	63,036	62,650	62,664
19	Oromia	Ameya	36	82,918	411	77	82,707	100	82,540	36	36	79,892	78,727	76,794
20	Oromia	Noonnoo	34	34,775	54	57	35,013	101	36,055	34	34	33,839	32,174	29,706
21	Oromia	Dano	23	48,461	-	65	48,923	101	48,192	23	23	45,042	45,030	43,584
22	Oromia	Jibat	18	30,084	35	36	29,835	99	29,695	18	18	28,017	28,017	26,719
23	Oromia	Ejersa Lafo	14	54,977	22	121	56,567	103	56,234	14	14	48,918	47,355	40,338
24	Oromia	Wama Hagelo	10	20,318	19	100	20,119	99	20,143	10	10	19,817	18,484	18,487
25	Oromia	Dawo	22	76,189	92	100	76,608	101	76,786	22	22	73,219	72,391	70,700
26	Oromia	Weliso	31	82,665	187	68	83,092	101	82,564	31	31	77,520	77,500	75,171

No	Region	Woreda	#Kebeles that have commenced SLLC	Demarcated	Disputes	Demarcation %	Parcels committed	% of demarcated	Digitized	Started PD	Completed PD	Certificates approved	Certificates printed	Certificates collected
27	Oromia	Sasiga	26	58,403	541	39	54,625	94	54,991	20	19	35,144	34,104	33,301
28	Oromia	Aleltu	20	83,534	84	156	86,868	104	86,435	20	20	80,214	79,118	69,496
29	Oromia	Goro	19	37,033	117	100	37,485	101	37,548	19	19	36,817	36,817	33,761
30	Oromia	Sululta	23	122,985	131	100	127,080	103	127,241	23	23	123,376	117,198	109,865
31	Oromia	Habro	32	91,595	13	84	91,462	100	92,411	32	32	61,625	60,007	60,000
32	Oromia	Doba	31	51,863	29	46	51,844	100	51,287	32	31	45,605	44,895	39,360
33	Oromia	Nunu Qumba	20	36,113	51	100	36,157	100	36,284	20	20	36,914	34,771	33,971
34	Oromia	Dara	27	96,925	76	52	99,079	102	99,317	27	27	75,158	75,158	64,829
35	Oromia	Dagam	18	143,585	168	115	138,355	96	143,521	18	18	121,202	121,202	98,545
36	Oromia	Girawa	45	114,693	44	109	114,151	100	114,852	45	45	69,948	66,946	63,521
37	Oromia	Abichu	19	128,971	13	233	129,543	100	129,395	19	19	125,790	125,701	122,467
38	Oromia	Badano	40	92,666	80	78	96,490	104	92,626	40	40	51,119	51,119	42,138
39	Oromia	Jima Rare	18	46,192	182	78	46,589	101	46,077	18	18	45,259	44,333	42,011
40	Oromia	Midakegni	24	73,692	268	65	73,581	100	74,110	24	24	72,137	67,060	63,163
41	Oromia	Kuyu	21	102,202	113	90	101,836	100	101,700	21	21	94,875	94,789	80,894
42	Oromia	Hidabu Abote	19	95,122	78	109	94,195	99	95,832	19	18	85,566	85,111	75,761
43	Oromia	Gimbichu	26	85,691	122	88	86,082	100	85,691	26	25	78,949	78,949	67,101
44	Oromia	Meta Robi	23	89,077	55	107	88,835	100	90,539	23	23	82,426	80,975	74,222
45	Oromia	Adaa	22	123,368	45	88	123,556	100	124,770	22	22	116,041	113,274	71,206
46	Oromia	Ambo	32	78,885	284	68	81,379	103	80,384	25	20	44,613	44,613	35,100
47	Oromia	Wara Jarso	25	168,716	299	96	167,673	99	168,576	25	25	155,417	154,179	106,445
48	Oromia	Adea Berga	29	85,750	55	102	85,523	100	85,750	29	29	80,163	79,998	68,126
49	Oromia	Wuchale	22	143,303	64	74	135,841	95	143,303	22	22	130,518	128,567	96,314
50	Oromia	Zeway Dugda	23	53,411	52	38	51,553	97	53,411	17	14	31,249	29,418	29,048
51	Oromia	Jeldu	16	78,168	70	55	75,745	97	80,404	4	-	-	-	-
52	Oromia	Yaya Gulele	14	56,239	44	54	55,922	99	55,720	-	-	-	-	-
53	Oromia	Girar Jarso	8	58,843	33	57	55,016	94	57,507	-	-	-	-	-

No	Region	Woreda	#Kebeles that have commenced SLLC	Demarcated	Disputes	Demarcation %	Parcels committed	% of demarcated	Digitized	Started PD	Completed PD	Certificates approved	Certificates printed	Certificates collected
54	Oromia	Liban Chukala	11	52,421	134	79	53,558	100	52,421	11	10	47,762	47,049	8,782
55	Oromia	Jida	11	77,733	57	86	78,922	102	79,084	11	11	70,009	68,658	58,026
56	Oromia	Lomme	17	43,647	48	90	44,066	101	44,120	3	1	1,979	1,979	1,488
57	Amhara	Enebise Sar Midir	33	151,446	-	100	149,784	99	149,784	33	33	149,784	143,032	127,117
58	Amhara	Huletej Enese	44	243,500	442	109	243,500	100	243,500	44	44	243,500	226,423	183,107
59	Amhara	Jabi	37	192,335	944	103	185,673	97	192,807	36	36	175,090	150,255	125,691
60	Amhara	Wenberma	19	81,096	168	91	76,649	95	80,188	19	19	58,634	58,015	43,288
61	Amhara	Gozamin	24	142,766	200	113	144,461	101	142,766	24	24	142,766	142,766	140,298
62	Amhara	Debre Elias	15	82,381	36	111	82,381	100	82,381	15	15	82,381	82,381	81,881
63	Amhara	Yilmana Densa	33	234,705	8	109	234,705	100	234,705	33	33	234,705	234,705	232,436
64	Amhara	Awabel	28	110,765	244	108	110,765	100	110,765	28	28	110,765	110,765	108,586
65	Amhara	Enarj Enawega	25	156,066	51	121	155,166	99	155,865	25	25	155,865	155,865	155,067
66	Amhara	Machakel	24	125,519	174	110	121,492	97	121,939	24	24	121,939	121,939	113,270
67	Amhara	Buri	18	102,753	41	120	98,824	96	100,977	18	18	98,824	98,824	94,639
68	Amhara	Dangila	24	100,320	70	89	104,115	104	97,841	24	24	96,681	96,681	93,211
69	Amhara	Hagere Mariam	20	81,106	8	111	79,516	98	81,106	20	20	79,538	79,538	77,960
70	Amhara	Asagert	14	61,680	-	109	61,158	99	62,566	14	14	61,158	61,092	61,083
71	Amhara	Mojana	13	142,549	-	137	142,550	100	139,871	13	13	139,871	139,774	139,773
72	Amhara	Menze Mama Midir	19	152,338	116	93	151,835	100	152,338	19	19	151,835	151,852	151,554
73	Amhara	Bassona Woranna	30	255,078	-	97	245,158	96	248,162	30	30	245,158	245,158	244,953
74	Amhara	Efratana Gedem	22	143,137	-	101	138,173	97	143,137	-	-	138,173	138,173	134,780
75	Amhara	Enemay	24	155,125	4	100	152,543	98	155,125	24	24	152,548	152,548	151,362
76	Amhara	Denbecha	25	126,915	11	100	121,495	96	126,915	24	24	120,112	118,229	110,291
77	Amhara	Minjar and Shenkora	27	132,229	95	109	126,876	96	132,229	27	27	125,584	125,584	122,281
78	Amhara	Dejen	20	102,290	9	95	101,308	99	102,290	20	20	101,308	101,308	96,610
79	Amhara	Basoliben	22	134,542	-	143	131,055	97	134,542	22	22	131,055	131,055	130,167

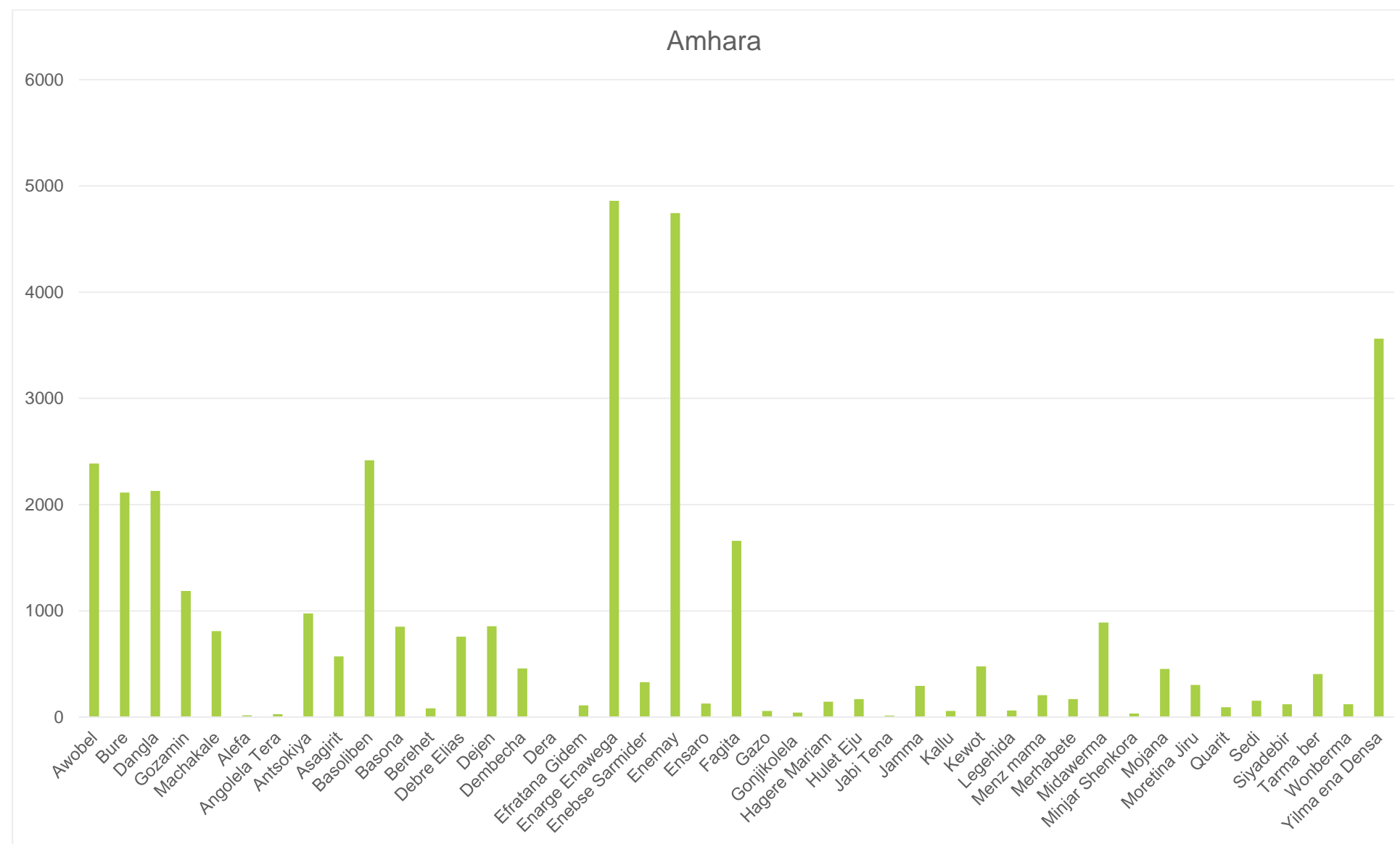
No	Region	Woreda	#Kebeles that have commenced SLLC	Demarcated	Disputes	Demarcation %	Parcels committed	% of demarcated	Digitized	Started PD	Completed PD	Certificates approved	Certificates printed	Certificates collected
80	Amhara	Antsokia Gemza	-	53,672	-	98	53,358	99	53,672	11	11	53,358	53,358	51,335
81	Amhara	Kalu	35	208,286	-	87	199,315	96	208,286	35	35	199,315	199,315	183,152
82	Amhara	Tarma Ber	19	79,297	-	89	84,359	106	78,199	19	19	78,199	77,513	76,795
83	Amhara	Siya Debrene Wayu	13	123,664	36	98	120,330	97	123,664	13	13	120,330	120,330	119,617
84	Amhara	Quarit	28	118,196	-	100	113,030	96	118,196	28	28	107,787	107,787	102,302
85	Amhara	Kewt	18	68,578	12	114	68,532	100	68,578	18	18	68,518	68,518	68,478
86	Amhara	Ensaro	12	77,189	-	111	75,638	98	77,189	12	12	74,811	75,638	71,447
87	Amhara	Mida Oromo	20	89,311	-	100	89,221	100	89,311	20	20	89,221	89,163	89,163
88	Amhara	Angolelana Tera	19	160,464	-	112	153,026	95	160,464	19	19	153,319	153,003	154,400
89	Amhara	Merhabete	23	130,176	-	115	124,600	96	130,176	23	23	124,600	124,600	121,899
90	Amhara	Berehet	9	27,878	6	107	27,285	98	27,878	9	9	27,285	27,366	22,920
91	Amhara	Fagita	25	112,265	8	97	109,519	98	112,239	25	25	109,519	109,519	103,691
92	Amhara	Jama	21	174,127	19	85	160,565	92	174,127	21	21	160,565	160,565	149,439
93	Amhara	Estie	36	226,191	146	104	216,483	96	226,191	36	36	216,631	216,631	215,838
94	Amhara	Dera	24	280,976	-	112	276,605	98	280,976	24	24	276,605	276,605	265,661
95	Amhara	Legehida	15	139,763	4	106	129,257	92	139,763	15	15	129,251	129,251	127,342
96	Amhara	Farta	30	173,987	53	95	164,886	95	173,281	29	29	160,066	160,066	153,891
97	Amhara	Jawi	28	72,288	-	47	59,313	82	71,760	23	20	37,432	37,430	24,469
98	Amhara	Takusa	24	100,421	-	107	89,687	89	96,597	17	15	73,396	73,396	62,018
99	Amhara	Moretina Jiru	19	123,005	-	110	119,597	97	123,005	19	19	119,597	119,828	116,668
100	Amhara	Alefa	24	124,514	-	117	117,874	95	124,514	24	24	117,874	117,874	103,692
101	Amhara	Gonchasiso	37	157,533	-	105	144,678	92	157,380	37	37	149,022	148,940	131,821
102	Amhara	Gazo	16	142,595	34	102	137,479	96	142,595	16	16	138,199	138,199	136,908
103	Amhara	Wadila	21	197,425	-	102	182,532	92	197,425	21	21	182,532	182,532	186,736
104	Amhara	Gonji kolela	24	132,717	1	99	129,931	98	132,717	24	24	129,931	129,931	121,335
105	Amhara	Angot	12	96,930	-	122	91,375	94	96,930	12	12	91,375	91,375	91,255

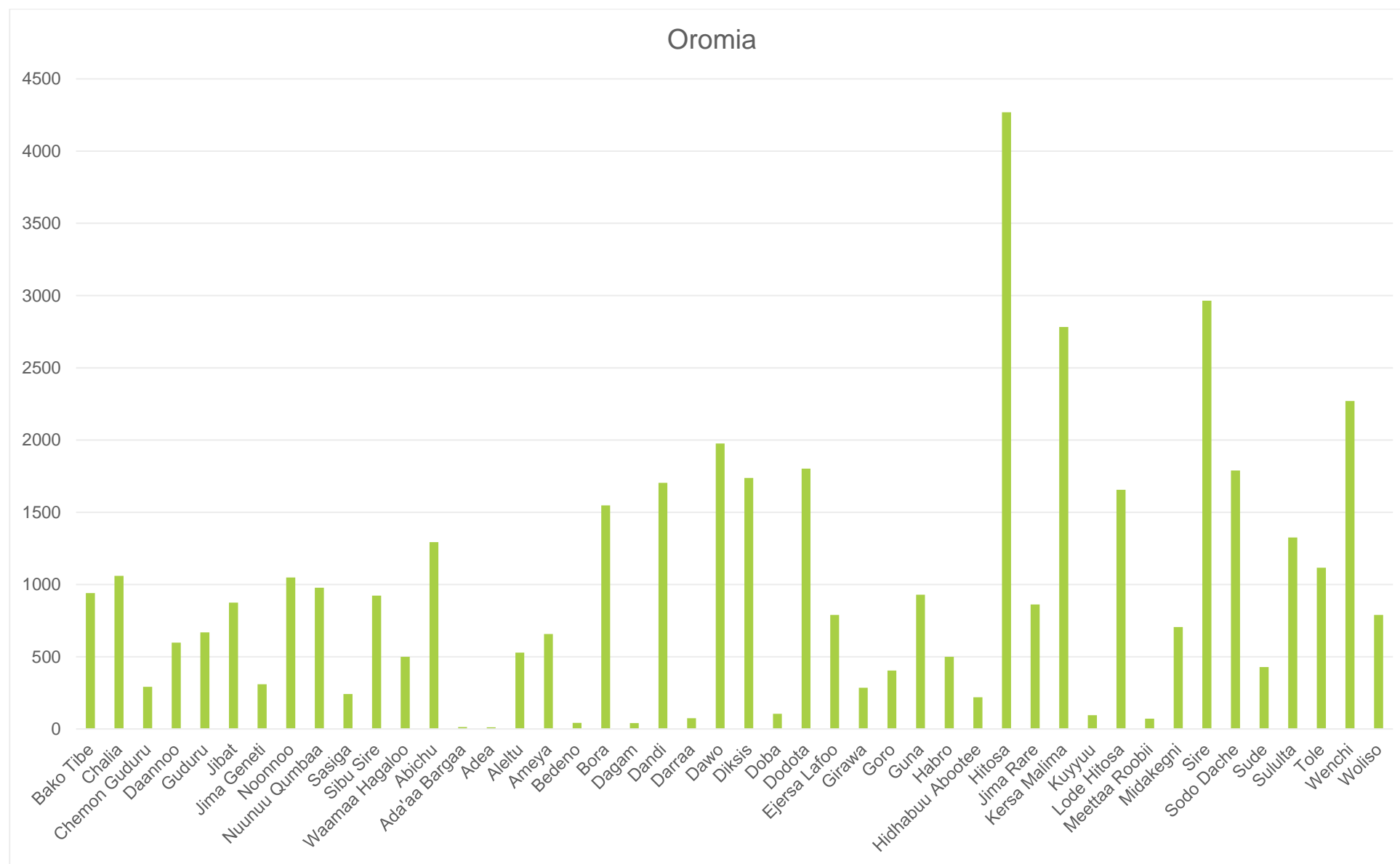
No	Region	Woreda	#Kebeles that have commenced SLLC	Demarcated	Disputes	Demarcation %	Parcels committed	% of demarcated	Digitized	Started PD	Completed PD	Certificates approved	Certificates printed	Certificates collected
106	Amhara	Gidan	20	146,843	9	79	137,146	91	146,843	20	20	137,146	128,994	108,517
107	Amhara	Dabat	14	97,264	2	78	72,608	75	81,496	10	1	-	-	-
108	Amhara	Ankober	19	53,244	-	113	52,893	99	53,244	19	19	52,893	52,893	50,666
109	Amhara	Menz Keya	12	78,402	-	90	74,327	95	78,402	12	12	74,327	74,327	69,622
110	SNNP	Meskan	26	79,704	150	104	78,345	98	78,619	26	26	76,612	76,428	75,321
111	SNNP	Sodo Bui	48	97,962	395	71	101,740	104	100,398	48	48	97,358	96,286	85,494
112	SNNP	Silti	32	87,852	103	68	56,991	65	63,911	11	7	23,708	23,047	21,758
113	SNNP	Doyogana	13	25,914	-	59	26,053	101	25,925	13	13	24,127	24,127	24,127
114	SNNP	Kacha Bira	20	38,544	26	84	38,241	99	37,986	20	20	34,926	34,670	34,670
115	SNNP	Mirab Badawochu	19	14,463	191	95	14,299	99	14,463	19	19	13,985	13,678	13,678
116	SNNP	Duna	31	41,179	11	36	41,011	100	40,297	31	31	39,542	37,965	35,495
117	SNNP	Sankura	29	35,982	-	99	35,508	99	35,970	29	29	34,758	34,002	33,398
118	SNNP	Misrak Badewacho	29	27,781	-	58	28,096	101	27,781	29	29	27,349	26,359	26,359
119	SNNP	Damboya	17	25,052	-	98	24,701	99	24,871	17	17	24,134	23,579	20,327
120	SNNP	Hadero	12	21,443	6	88	21,299	99	20,969	12	12	20,435	20,072	19,721
121	SNNP	Mirab Azernet	15	27,749	-	97	28,049	101	27,749	15	15	27,372	26,700	23,809
122	SNNP	Kedida Gamela	17	25,828	26	61	25,871	100	25,828	17	17	25,505	23,780	23,571
123	SNNP	Analemo	27	26,575	-	105	26,668	100	26,575	27	27	26,401	25,640	22,855
124	SNNP	Shashago	34	48,332	389	102	48,869	101	48,332	34	34	48,047	47,012	44,485
125	SNNP	Mareka	33	22,339	-	84	21,860	98	22,339	33	33	21,796	21,008	18,604
126	SNNP	Loma	32	36,066	109	100	35,243	98	34,372	32	32	34,173	32,880	24,000
127	SNNP	Kindo Kosha	19	23,487	63	105	23,850	102	23,487	19	19	23,573	22,986	20,475
128	SNNP	Damot Woyide	23	38,520	372	91	39,059	101	38,520	23	23	37,744	36,863	32,355
129	SNNP	Damot Sore	10	17,969	69	41	15,437	86	15,646	10	10	15,103	14,654	12,722
130	SNNP	Offa	21	34,431	81	86	34,404	100	34,431	21	21	34,255	33,349	32,679
131	SNNP	Humbo	38	44,208	633	80	45,327	103	44,208	38	38	43,685	42,674	42,674
132	SNNP	Boricha	33	62,662	177	90	63,470	101	62,662	33	33	63,233	62,138	62,138

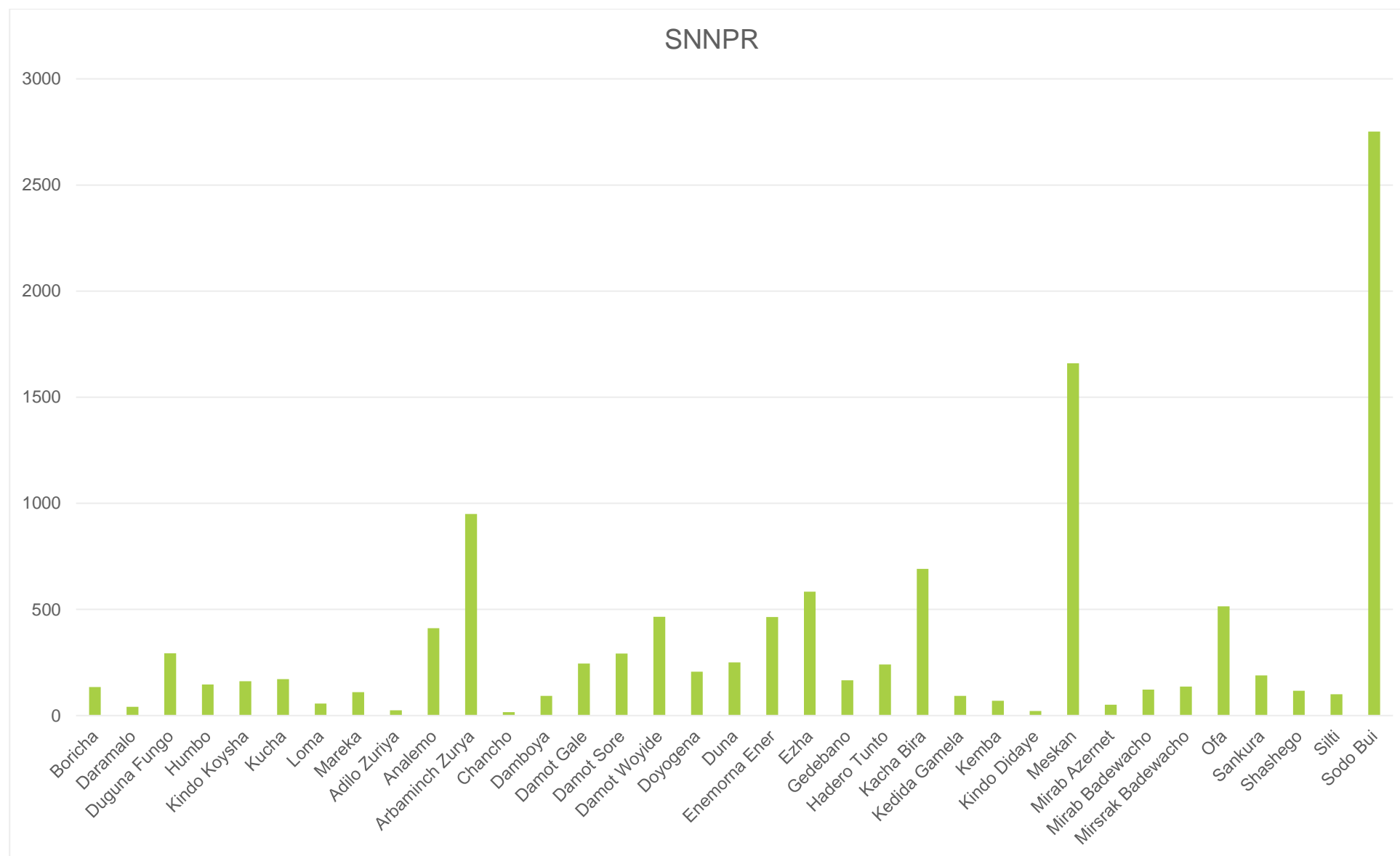
No	Region	Woreda	#Kebeles that have commenced SLLC	Demarcated	Disputes	Demarcation %	Parcels committed	% of demarcated	Digitized	Started PD	Completed PD	Certificates approved	Certificates printed	Certificates collected
133	SNNP	Kucha	25	73,356	25	53	71,542	98	70,492	25	25	71,395	69,657	68,922
134	SNNP	Daramalo	23	44,514	56	89	40,004	90	40,517	23	23	39,931	37,787	36,414
135	SNNP	Chench	45	239,795	548	141	247,028	103	244,874	45	45	239,589	234,077	204,706
136	SNNP	Enemor	65	51,560	205	82	52,688	102	51,902	65	65	51,337	51,239	51,239
137	SNNP	Kebena	11	11,576	3	33	1,804	16	3,848	-	-	-	-	-
138	SNNP	Gedebano	32	46,157	224	100	47,224	102	46,154	32	32	46,857	45,623	43,987
139	SNNP	Damot Gale	26	36,808	38	119	37,880	103	37,841	26	26	37,998	36,985	36,934
140	SNNP	Dita	23	161,407	75	59	157,175	97	156,464	23	23	157,109	154,597	86,428
141	SNNP	Duguna Fango	26	40,630	203	105	41,134	101	40,962	26	26	39,815	39,768	39,554
142	SNNP	Konso	12	42,792	3	31	-	-	-	-	-	-	-	-
143	SNNP	Derashe	16	61,290	111	68	60,345	98	59,471	15	15	53,771	53,723	15,136
144	SNNP	Ezha	28	37,684	83	88	38,513	102	38,247	28	28	38,521	37,256	36,996
145	SNNP	Arbaminch Zuria	24	73,896	-	78	69,442	94	68,603	24	24	69,221	68,367	54,794
146	SNNP	Kindo Didaye	19	34,476	23	37	35,939	104	35,128	19	19	34,983	34,974	34,547
147	SNNP	Kemba	25	48,485	148	78	47,792	99	47,188	25	25	46,166	45,746	31,546
148	SNNP	Gombora	22	24,508	98	77	24,549	100	24,152	22	22	24,507	23,489	23,375
149	SNNP	Bonke	33	83,221	31	81	86,044	103	84,376	33	33	82,892	82,838	30,987
150	SNNP	Aletu Chuko	22	52,729	34	85	53,164	101	52,717	22	22	51,547	51,547	21,064
151	SNNP	Semen Ari	33	45,659	3	102	44,324	97	44,264	33	33	44,119	43,781	14,433
152	SNNP	Sodo Zurya	24	43,364	75	100	45,917	106	45,071	24	24	45,636	44,420	33,180
153	SNNP	Gimbo	25	26,465	108	100	26,899	102	26,414	25	25	25,780	25,780	9,318
154	SNNP	Boreda	28	49,814	-	98	46,385	93	45,326	28	28	45,858	44,186	15,424
155	SNNP	Karat Zuriya	4	20,190	12	26	14,101	70	9,349	-	-	-	-	-
156	Tigray	Ambalage	15	124,281	42	69	124,033	100	123,543	15	15	122,415	118,975	118,975
157	Tigray	Alamata	11	75,429	109	91	75,153	100	75,727	11	11	72,339	67,878	67,878
158	Tigray	Hintalo Wajirat	17	164,813	398	139	163,747	99	164,683	17	17	162,706	160,477	160,477
159	Tigray	Seharti Samre	18	157,778	-	125	157,181	100	157,249	18	18	155,378	152,144	148,450

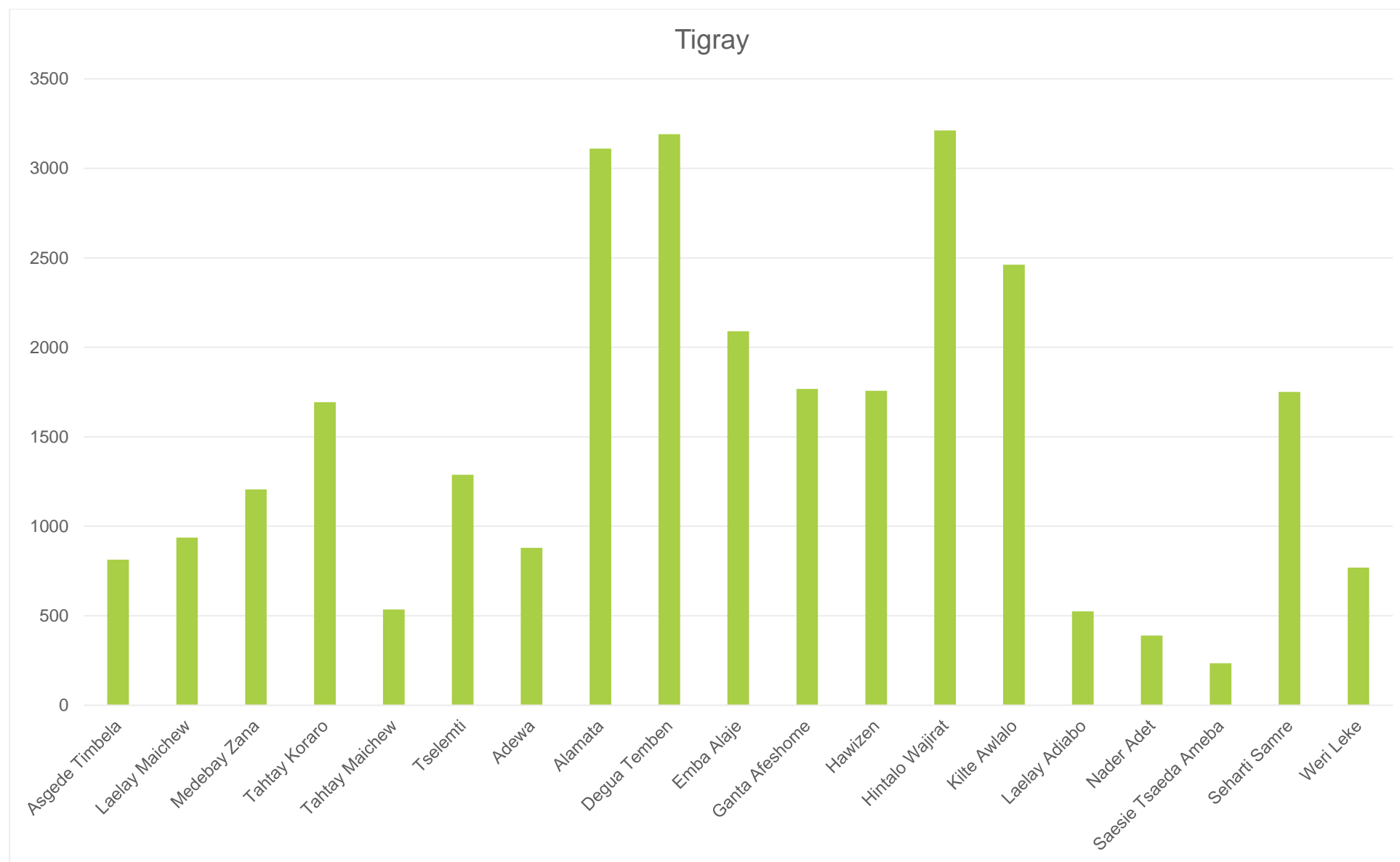
No	Region	Woreda	#Kebeles that have commenced SLLC	Demarcated	Disputes	Demarcation %	Parcels committed	% of demarcated	Digitized	Started PD	Completed PD	Certificates approved	Certificates printed	Certificates collected
160	Tigray	Klite Awlalo	9	96,640	31	179	96,508	100	96,678	9	9	95,317	93,697	93,697
161	Tigray	Doguae Temben	13	86,495	28	103	85,265	99	85,207	12	12	85,116	84,758	84,758
162	Tigray	Laylay Maychew	13	91,263	144	68	94,117	103	93,614	13	13	92,644	91,750	89,688
163	Tigray	Tahtay Maychew	15	101,451	61	70	101,686	100	101,640	15	15	101,544	101,367	100,488
164	Tigray	Hawzen	23	125,218	16	62	125,930	101	125,573	23	23	125,588	124,685	120,796
165	Tigray	Naeder Adet	22	130,964	41	81	131,065	100	130,964	22	22	129,511	127,286	115,920
166	Tigray	Wereilehi	30	234,264	26	145	234,115	100	234,352	30	30	233,179	232,501	231,931
167	Tigray	Medebay Zana	13	97,331	22	100	97,916	101	97,363	13	13	97,452	96,866	96,795
168	Tigray	Tahtay Koraro	11	74,585	19	100	74,118	99	74,138	10	10	73,962	73,865	71,271
169	Tigray	Adwa	11	87,498	-	61	87,689	100	87,791	11	11	87,619	86,654	86,472
170	Tigray	Tselemti	21	145,207	132	113	145,480	100	145,278	21	21	143,076	143,076	128,927
171	Tigray	Ganta Afeshum	16	118,690	54	83	118,685	100	118,690	16	16	118,620	118,560	114,759
172	Tigray	Asgede Tsimbla	22	120,821	280	75	121,089	100	120,821	21	21	112,243	111,980	102,644
173	Tigray	Saesie Tsaeda Emba	15	62,931	15	52	62,939	100	62,921	15	15	62,824	62,759	60,045
174	Tigray	Lalay Adyabo	16	73,649	99	71	73,992	100	73,649	16	16	73,873	73,202	62,510
175	Tigray	Ahferom	15	146,900	7	121	152,144	104	150,531	13	13	123,745	123,622	20,204
Total			3,908	15,770,854	17,142	16,249	15,422,798	17,023	15,641,608	3,758	3,721	14,459,049	14,262,522	13,027,761

Annex 5 – RLAS Results (Cumulative Number of Formally Registered Transactions)









Annex 6 - Policy documents

#	Title of paper	Description	Status	Outcome 4
1	National and regional SLLC Manual	Standardised national framework for land registration and certification. 4 regional land registration and certification manuals (adapted for every region and adopted in every region).	Approved and adopted by GoE and regional land bureaux and is now the GoE's official approach to land certification. Validation workshop held with GoE in September 2014 (report from the workshop was annexed to original version of the manual). Regularly updated – most recently in September 2018 (v3.1).	1
2	National RLAS Manual	Standardised framework for management and procedures for subsequent registration transaction	Approved and adopted by GoE and is now the government's official approach to land administration.	1
3/4/5/6	Region-specific RLAS Manuals	4 regional RLAS manuals (adapted for every region, in local language, and adopted in every region)	Approved and adopted by regional land bureaux	4
7	New land rental contract template and process in Amhara and Oromia	New land rental contract template and process in Amhara and Oromia	Approved and adopted by regional land bureaux. This is now the regional standard contract template.	1
8	New land rental contract template and process in Tigray and SNNPR	New land rental contract template and process in Tigray and SNNPR	Approved and adopted by RLAUD. This is now the regional standard contract template.	1
9	Guideline for public awareness and communication activities to reach women and vulnerable groups		Adopted by RLAUD as training material for land offices at woreda level	1
10	Guideline for building the capacity of field teams on social issues		Adopted by RLAUD as training material for land offices at woreda level.	1
11	Communications strategy to promote land rentals in Ethiopia		Accepted by RLAUD and regional land bureaux; allowed GoE to see the benefits of formalisation of rental transactions. Strategy being implemented on a pilot basis through kebele and woreda land administrations in selected areas.	1
12	Assessment of the leasing industry in Ethiopia and options going forward		Accepted by RLAUD and contributed to dialogue around a new leasing policy for Ethiopia.	
13	Crop insurance feasibility study		Accepted by RLAUD and set basis to develop appropriate insurance intervention. This was an explicit request from DFID. Based on this feasibility study and extensive consultations with stakeholders (including MFIs, GoE insurers, etc.), LIFT has designed a new prototype multi-peril insurance product that can be bundled with the SLLC loan.	
14	Costed implementation plan to address priority transparency areas in land administration	Looks at transparency in land administration across the board, where LIFT and others are involved. Identifies the gaps so the G7 donors can try to fill them.	<u>G7 Land Administration Group has committed to use the plan as a coordinating framework which will ensure that all the areas proposed are covered either by existing activities or by new activities.</u> RLAUD Director co-authored and presented a paper based on the plan at the World Bank Land Conference in March 2017.	1
15	Roadmap for a sustainable monitoring system for RLAUD		Accepted by G7 Land Administration Group and being implemented by RLAUD with support from REILA II.	1

#	Title of paper	Description	Status	Outcome 4
16	Assessment of the impact on farmers of the policy differences between Oromia and Amhara Land Proclamations	Analysis of policy differences between two LIFT programme regions and includes policy recommendations about changes to rules governing land rental, specifically the need for registration of all land rental and sharecropping contracts.	The recommendations were accepted by RLAUD and the paper was also presented by the authors (Bahir Dar University) at the East African Land Administration Network (EALAN) conference in Bahir Dar, which was attended by RLAUD and a number of land institutes from across East Africa. <u>The paper also informed the revised Amhara Land Proclamation, which now specifies that all rental agreements must be registered (not just long-term contracts), and it is informing the discussions of changes to the federal land proclamation and land proclamations in other regions.</u>	1
17	Feasibility study for implementing contract farming		Accepted by RLAUD and contributed to developing an appropriate contract farming model for Ethiopia	
18	Strategy for feasibility and implementation of small irrigation and mechanisation		Accepted by RLAUD and contributed to dialogue around a new leasing policy in Ethiopia. LIFT now partnering with equipment suppliers and making links with input retailers.	
19	Strategy to refinance financial institutions		Advisory paper to guide and inform government policy.	
20	Report on transparency in land administration in Ethiopia	Report to inform strategic policy dialogue	Informed and engaged GOE and G7 Land Administration Group in addressing priority areas to improve land transparency; informing the discussions of changes to the federal and regional land proclamations.	
21	Assessment of constraints in land rental regulatory frameworks in Tigray and SNNPR	Report to inform strategic policy dialogue	Presented to GoE; informing the discussion of the changes to the federal and regional land proclamations.	1
22	Assessment of rural land rental determinants in Ethiopia	Report to inform strategic policy dialogue – analysis of how farmers decide whether or not to rent land, including recommendations around removing constraints on duration of rental contracts and amount of landholder's land that can be rented out.	Presented to GoE; informed the process to change the Amhara Regional Land Proclamation; informing the discussion of the changes to the federal land proclamation and land proclamations in other regions.	1
23	Measuring the effects on efficiency and equity of land rental arrangements in Ethiopia	Report to inform strategic policy dialogue	Presented to GoE; informed the process to change the Amhara Regional Land Proclamation; informing the discussion of the changes to the federal land proclamation and land proclamations in other regions.	1
24	Research gaps on land tenure issues in Ethiopia to inform policy	Report to inform strategic policy dialogue	Allowed alignment of research priorities between LIFT, GOE and other key stakeholders. Disseminated to GOE, including regions.	
25	Assessment of demand by farmers in Oromia and Amhara for land rental and credit	Action research to inform future direction of the sector and initiate policy dialogue.	Informed revised Amhara land proclamation. The revised Amhara proclamation clarifies and allows for any use right holder to use the right as a guarantee to access a loan from any legal financial institution which is recognised by the National Bank of Ethiopia. Such loan agreements shall be registered at the respective woreda land office. This was an area of the law that was, until now,	1

#	Title of paper	Description	Status	Outcome 4
			untouchable until LIFT demonstrated the potential of this right through a number of pilot activities. As of September 2018, National Bank of Ethiopia (NBE) has included SLLC on a list of moveable assets that can be used as collateral for loans – the draft has been submitted to the NBE Board for approval before being submitted to the Council of Ministers.	
26	ACSI SLLC-linked loan product manual	The manual outlines how the loan product is structured and guides ACSI's pilot implementation.	<u>ACSI's piloting of the loan product influenced the Amhara regional government's decision to formally recognise SLLC as a form of guarantee to obtain credit in the revised Amhara land proclamation.</u> The revised proclamation clarifies and allows for any use right holder to use the right as a guarantee to access a loan from any legal financial institution which is recognised by the National Bank of Ethiopia. Such loan agreements shall be registered at the respective woreda land office. This was an area of the law that was, until now, untouchable. This was until LIFT demonstrated the potential of this right through a number of pilot activities. As of September 2018, National Bank of Ethiopia (NBE) has included SLLC on a list of moveable assets that can be used as collateral for loans – the draft has been submitted to the NBE Board for approval before being submitted to the Council of Ministers.	1
27	Memoranda of understanding between MFIs and regional land offices	The MoUs, which were drafted, negotiated and facilitated by LIFT, formally set out the procedures for blocking parcels which are used to secure SLLC-linked credit.	<u>The new procedures set out in the MoUs have been adopted and implemented by the regional land offices in Amhara, Oromia and SNNPR, as well as six MFIs.</u> The MoUs are the basis under which more than 3,000 blocking requests have been processed. This is a completely new practice in Ethiopia and has never been done before. The successful adoption of these procedures in Amhara informed the drafting and approval of the revised land proclamation in that region, specifically the provisions that allow SLLC to be used as a form of guarantee.	1
28	Legal memorandum on three interventions regarding the LIFT programme strategies in M4P	Report to inform strategic policy dialogue	Allowed GoE to review policy on use of certificates as guarantee for loans. This issue is now included in draft federal proclamation and revised Amhara Regional Land Proclamation.	1
29	Market assessment for Tigray and SNNP	Report to inform strategic policy dialogue	Approved and used by RLAUD to promote policy change in the regions (current changes to the land proclamations); created evidence to inform policy making.	
30	Market assessment for Amhara and Oromia	Report to inform strategic policy dialogue	Approved and used by RLAUD to promote policy change in the regions (current changes to the land proclamations); created evidence to inform policy making.	
31	Analysis of feasibility of inoculant in Ethiopia	Report to inform future direction of the sector	Action research to establish the viability of a market for organic compost	
32	Feasibility study on the availability of bio mass in Oromia and Amhara	Report to inform future direction of the sector	Action research to establish the viability of a market for organic compost	

#	Title of paper	Description	Status	Outcome 4
33	Fisheries and aquaculture market assessment and options for interventions	Action research	Action research requested by GoE to inform them on the need for intervention in the sector. Presented to DFID-E. At the time of completion, the minister had been replaced.	
34	Rapid Assessment of Land Conflict Drivers, Land Disputes, and Grievance Redress Mechanisms in Three Regions of Ethiopia	Research assessment of the drivers of land conflict and land disputes, and of grievance redress mechanisms.	Supported and accepted by RLAUD with input from each of the four regions. Allowed the development and delivery of training and improved procedures to handle disputes and conflicts during SLLC. Key findings incorporated via SIGN 15 - CONFLICTS & DISPUTES. There was a procedural change for registering disputes where the SLLC process will now complete no FRFs for disputed parcels and will only issue Dispute Receipts to all parties. Additionally, during public awareness it is made clear to land holders that they should attempt to resolve any outstanding dispute prior to the commencement of SLLC. During the SLLC preparatory phase, Regional Coordinators (RCs) or Deputy Regional Coordinators (DRCs) must perform a rapid assessment of each woreda using the Rapid Environmental & Social Impact Survey Tool (RESIST) prior to opening a woreda.	1
35	Registration of rural land for deceased landholders in Ethiopia	Research and legal recommendations regarding the registration of land with no clear, established succession.	Presented to representatives of RLAUD and the regional land bureaux at a workshop in September 2017. Well-received – regions indicated their intention to incorporate the findings into their revised land proclamations. Incorporated into the SLLC manual until revised regional laws are finalised.	1
36	Large-scale rural land certification and administration in Ethiopia – the challenges of a decentralised approach	The paper deals with specific implementation challenges – of interest not just to the GoE, but to other governments, development partners, and practitioners.	<ul style="list-style-type: none"> Presented at the World Bank Land and Poverty Conference in March 2017 to an audience of approximately 35 land sector professionals. Available to the public for free download from the World Bank conference website. DAI promoted the presentation and paper using its social media channels (Twitter, Facebook, DAI website). DAI prepared a summary of the paper for its Global Developments online publication: http://dai-global-developments.com/articles/ethiopia-land-registration-ready-for-lift-off-now-what/. By 5th September 2017 it had received 582-page views from 36 countries (17.28% from Ethiopia). An alternative presentation of the paper was also given to Land Sector Professionals at the Land Policy Forum in London on 26th April 2017, with participants also joining via video from Ethiopia and the USA. An alternative presentation of the work is also planned for the Land Policy Initiative International Conference in Addis Ababa in November 2017. 	

#	Title of paper	Description	Status	Outcome 4
			<ul style="list-style-type: none"> Since the publication of the paper, LIFT has been contacted by a PhD candidate from a US university regarding the issues it describes. The USAID Land and Urban Team also read the findings and met with LIFT to discuss the project. 	
37	Assessment of the new SLLC-linked loan product		Used to inform CEOs of MFIs and GoE on the importance of the product and the challenges going forward. Evidence to develop action plan on next steps to achieve policy changes in federal and regional land proclamations. LIFT now providing TA to MFIs based on the findings and recommendations of the report. Some MFIs have changed their procedures relating to the SLLC-linked loan product in light of the recommendations of this report.	1
38	Policy brief on EE LIFT's intervention in the rural land rental sector		<p>Presented to GoE (RLAUD and regional land bureaux) to inform policy changes in federal and regional land proclamations. <u>The RLAUD Director presented the recommendations of this policy brief to an internal national GoE evaluation and planning workshop in August 2017 to influence decision-makers, including State Ministers, and the revised federal and regional land proclamations.</u></p> <p>Also circulated to:</p> <ul style="list-style-type: none"> LEGEND / DFID UK; Land Portal (now hosted in the document library on the Land Portal website); Land Policy Initiative; FIG; World Bank Land Team; USAID Land & Urban office in the US; Millennium Challenge Corporation; Finnish Ministry of Foreign Affairs; GIZ; USAID LAND programme; REILA II programme (Ethiopia); PEPE programme (Ethiopia); EC Malawi land programme; Rwanda LTRSP; USAID and DFID land programmes in Tanzania; Myanmar land cluster group; Resource Equity. <p>Updated September 2018.</p>	1
39	Policy brief on EE LIFT's intervention in access to finance		<p>Presented to GoE (RLAUD and regional land bureaux) to inform policy changes in federal and regional land proclamations. <u>The RLAUD Director presented the recommendations of this policy brief to an internal national GoE evaluation and planning workshop</u></p>	1

#	Title of paper	Description	Status	Outcome 4
			<p>in August 2017 to influence decision-makers, including State Ministers, and the revised federal and regional land proclamations. Also circulated to:</p> <ul style="list-style-type: none"> • LEGEND / DFID UK; • Land Portal (now hosted in the document library on the Land Portal website); • BEAM Exchange (now hosted on the website, alongside a short promotional blog post); • Land Policy Initiative; • FIG; • World Bank Land Team; • USAID Land & Urban office in the US; • Millennium Challenge Corporation; • Finnish Ministry of Foreign Affairs; • GIZ; • USAID LAND programme; • REILA II programme (Ethiopia); • PEPE programme (Ethiopia); • EC Malawi land programme; • Rwanda LTRSP; • USAID and DFID land programmes in Tanzania; • Myanmar land cluster group; • Resource Equity. <p>Updated September 2018.</p>	
40	Policy brief on EE LIFT's intervention in the conservation agriculture sector		<p>Presented to GoE (RLAUD and regional land bureaux) to inform policy changes in federal and regional land proclamations. Also circulated to:</p> <ul style="list-style-type: none"> • LEGEND / DFID UK; • Land Portal (now hosted in the document library on the Land Portal website); • Land Policy Initiative; • FIG; • World Bank Land Team; • USAID Land & Urban office in the US; • Millennium Challenge Corporation; • Finnish Ministry of Foreign Affairs; • GIZ; • USAID LAND programme; • REILA II programme (Ethiopia); • PEPE programme (Ethiopia); • EC Malawi land programme; 	

#	Title of paper	Description	Status	Outcome 4
			<ul style="list-style-type: none"> Rwanda LTRSP; USAID and DFID land programmes in Tanzania; Myanmar land cluster group; Resource Equity. Updated September 2018.	
41	Dispute management procedures and processes for land administration and conflict assessment	<p>The paper reports on the further analysis carried out in the incidence of disputes and conflicts and makes recommendations for monitoring in future. Also describes the training that was delivered, feedback from participants and recommendations for training and process improvement. Updates to the SLLC manual were also prepared, as well as guidance notes for use by programme and GoE staff when implementing SLLC.</p>	<ul style="list-style-type: none"> Training and all related materials on conflict sensitivity and disputes finalised for the Regional and Woreda Coordinators and field team leaders for LIFT's active woredas that are undergoing SLLC. <u>Woreda land administration office heads who took part in the training session subsequently followed up with relevant stakeholders, including woreda presiding judges and woreda administrators, on disputed parcels in their woredas with a view to implementing the recommendations.</u> Conflict sensitivity monitoring system for conflict and risk indicators for land certification finalised. SIGN prepared on the procedural registration of disputes, resolution of disputes prior to SLLC, and use of the rapid environmental and social impact survey tool prior to starting SLLC to act as an early warning system to identify potential conflicts. 	1
42	Strategy for the registration of polygamous wives during SLLC	<p>Provided a strategy for federal and regional stakeholders to agree on the registration of polygamous wives. Includes standard procedures for SLLC registration to protect polygamous wives' land rights, as well as the rights of their children, during the certification process.</p>	<ul style="list-style-type: none"> Strategy agreed when presented at a workshop on 30th June 2017 with representatives from the regional and woreda land administration bureaux, Justice Bureau, Supreme Court, Women and Children's Affairs bureau, Labour and Social Affairs bureau, LIFT Regional and Woreda Coordinators. The research is informing the revision of federal and regional land proclamations, and provisions included in the draft federal proclamation. SIGN on how to register polygamous families developed and included in updated SLLC manual. Policy brief developed in October 2017 to facilitate policy dialogue and shared with key GoE stakeholders. 	1
43	Strategy to effectively engage women and vulnerable groups during SLLC	<p>The main objective was to develop a feasible, effective and workable modality to support the effective and active involvement of women and VGs in the SLLC processes that will enable them to protect and secure their land use rights. This included:</p> <ul style="list-style-type: none"> Assessing the implementation of the SLLC manual as it relates to women and VGs, and its effect; 	<ul style="list-style-type: none"> Strategy agreed when presented at a workshop on 30th June 2017 with representatives from the regional and woreda land administration bureaux, Justice Bureau, Supreme Court, Women and Children's Affairs bureau, Labour and Social Affairs bureau, LIFT Regional and Woreda Coordinators. VG mapping and reporting system strengthened. Field team capacity on social issues enhanced by way of review meeting. 	

#	Title of paper	Description	Status	Outcome 4
		<ul style="list-style-type: none"> Identifying strengths and limitations of SLLC practices in terms of engaging women and VGs in the SLLC processes; Reviewing the LIFT SLLC communication strategy, approach and materials in terms of their conformity with the needs and interests of women and VGs; Assessing capacity, constraints and potentials of stakeholders for public awareness and communication; Devising a practical modality that can respond to the needs of women and vulnerable groups based on the study findings. 	<ul style="list-style-type: none"> Informed development of SDO guidelines –woredas now conduct separate women-only meetings. 	
44	Strategy for preventing and mitigating land certification-related violence against women and vulnerable groups	<p>Objective was to better understand any correlation between SLLC and violence, with particular reference to women and VGs.</p> <ul style="list-style-type: none"> Identified strengths and limitations of SLLC in terms of land registration-related violence; Examined the early outcomes/impacts of SLLC on women and VGs as they relate to violence; Provided recommendations on improving the SLLC process, especially regarding ensuring it does not pose a threat to women and VGs; Developed strategy to prevent SLLC-related violence towards women and VGs. 	<p>Findings presented at a workshop on 14 September with representatives from all four regions and court officials, including a supreme court judge.</p> <p>The report will inform strategic policy dialogue.</p>	
45	Review of rural land administration legal and institutional framework	Review of the completeness and homogeneity of the legal and institutional framework for rural land administration in Ethiopia to assess its fitness for purpose.	Presented to representatives of RLAUD and regional land bureaux at workshop in September 2017.	
46	Strategic recommendations on certificate distribution	Summary of research, progress data and key learning regarding distribution of SLLC and strategic recommendations for next steps by GoE, LIFT and DFID-E.	Studies on which the paper is based were presented to Programme Steering Committee in September 2016 and March 2017. Strategic recommendations presented to representatives of RLAUD and the regional land bureaux at a workshop in September 2017. Finalised following feedback from the participants. GoE has committed to focus its attention on distribution of certificates. Influenced approach of LIFT and GoE to certificate distribution during 2017/18, resulting in improved distribution rates.	1
47	Rural Land Administration Information Services, Phase 1: Value, Benefits, Services and High-level Marketing Strategy	Market assessment of land administration information services.	Presented to a range of representatives of regional and federal government, MFIs and Ministry of Agriculture at a workshop held in September 2017, and finalised based on the feedback of workshop participants.	

#	Title of paper	Description	Status	Outcome 4
48	Summary of the amendments to the land proclamation in Amhara regional state	Summary of the changes to the Amhara regional land proclamation.	<u>Summarises how the key changes to the proclamation relate to and were informed by LIFT's work.</u>	1
49	Strategy for procurement of aerial imagery	Summary of key findings from independent study into the feasibility of using satellite imagery for SLLC, and key recommendations for GoE.	Presented to representatives of RLAUD and the regional land bureaux at a workshop in September 2017. The document was submitted to the GoE and the strategy has been adopted. The strategy advises the use of satellite imagery in areas where orthophotos are unavailable and their procurement is not cost-effective. The imagery must meet the accuracy standards specified in the study.	1
50	Implementing the Land Investment for Transformation programme in Ethiopia	Describes the challenges involved in scaling up a land certification programme in Ethiopia.	<ul style="list-style-type: none"> Presented to land sector professionals at the World Bank Land & Poverty Conference in March 2016. Cited in the project document for REILA II. Cited in Business Environment Reform & Gender (2016) by the Business Environment Working Group Donor Committee for Enterprise Development (funded by DFID and SDC). Cited and described in detail in Mass Registration of Land Parcels Using Fit-For-Purpose Land Administration: Procedures and Methods (2017) by T. Zein, which was presented at the 2017 World Bank Conference on Land & Poverty. 	1
51	The importance and use of a monitoring system in delivering and upscaling land registration and administration programmes		Presented to land sector professionals at the World Bank Land & Poverty Conference in March 2016.	
52	Strategies towards financial sustainability of RLAS	Explores financing strategies to ensure the sustainability of RLAS at woreda level in LIFT regions.	<ul style="list-style-type: none"> Presented to heads of regional land bureaux, heads of regional revenue authorities, regional land administration experts, 24 woreda land administration head and land experts, RLAUD Director and RLAUD land experts at three validation workshops, and finalised based on feedback from participants. DFID-E and GoE accepted the report and requested that a follow-on study to identify and assess in detail potential markets and revenue-generating opportunities for rural land administration information be carried out. 	
53	Formalising land rental transactions in Ethiopia: Is land certification enough?		<ul style="list-style-type: none"> This paper was presented to an audience of land experts, practitioners and policy makers from around the world by LIFT team members at the annual World Bank Conference on Land and Poverty in Washington, DC in March 2018. A blog based on this paper was posted on the USAID Agrilinks website. A link to the blog appeared in USAID's urban land newsletter. 	
54	Assessment of land policy in Ethiopia		<ul style="list-style-type: none"> Produced for DFID-E and GoE in January-March 2017. 	

#	Title of paper	Description	Status	Outcome 4
55	The challenges that women and vulnerable groups face to secure their land use rights: LIFT programme response		<ul style="list-style-type: none"> Presented to the land conference held at Bahir Dar University in May 2018. 	
56	Business case for rural land administration information services	<p>A full scale, context specific and implementable business case for the Rural Land Administration Information Service (RLAIS). The results of this study should enable:</p> <ul style="list-style-type: none"> Decision makers to understand the contribution of RLAIS to the (financial) sustainability of RLAS. RLAUD to engage donors to fund the development of these services. The value of RLAIS to be demonstrated to the woredas and the regions, which need to ensure ongoing adequate financial support to the rural land administration system. 	<ul style="list-style-type: none"> Developed following extensive consultations with GoE stakeholders. Submitted to DFID-E. Due to be presented to G7 donor group on land. 	1
57	Research on communal land		<ul style="list-style-type: none"> 	
58	Improving the Effectiveness of Land Tenure Programmes Using a Market Systems Approach (poster displayed at World Bank Land & Poverty Conference)		<ul style="list-style-type: none"> Presented to land experts, practitioners and policy makers from around the world by LIFT team members at the annual World Bank Conference on Land and Poverty in Washington, DC in March 2018. 	
59	Strategy for registering orphan children during SLLC		The recommendations are included to the "procedure to build capacity of Field Teams", which is annexed to the SLLC manual	1
60	Study on improving the formal registration of land transactions		<ul style="list-style-type: none"> 	
61	SDO guidelines – Procedure to build capacity of field teams on social issues		<ul style="list-style-type: none"> Annexed to updated SLLC Manual, so part of GoE's formal approach to land certification. 	1
62	Strategy for women and vulnerable groups' access to the SLLC-linked loan product		<ul style="list-style-type: none"> 	
63	Assessment of land dispute resolution systems in Ethiopia in the context of SLLC and an improved RLAS	<p>Action Research. The second report on the land dispute resolution system is focused around identifying a set of interventions for LIFT to undertake to support LAU and judicial institutions in land dispute resolution.</p> <p>More targeted training for KLACs and woreda court judges has been identified as a key solution to gaps in the resolution process.</p>	<p>The report has been drafted and three intervention assessments provided.</p> <p>Based on the intervention assessments, LIFT will start to plan for implementation of the updated training to Kebele Experts/KLACs and for Woreda Court Judges.</p>	
64	Land Certification: Ensuring no one is left behind	4-sider brief on the challenges women and VGs face in securing their tenure rights and how this	The brief has been shared with the Director of RLAUD and was also disseminated to attendees at a workshop on 25 th September.	

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		has an impact on their inclusion in the demarcation process and the approach and steps taken by LIFT to ensure their inclusion through the SDO initiative	Attendees included: Regional and Federal Supreme Court Judges, Office of the general attorney, grievance hearing office, women and children affairs office, labour and social affairs office, Land Administration Office	
65	Impact of SDO on women and VG's inclusion in SLLC and Administrative Constraints to Ensure Women and VGs Land Right Security	Aims to ensure the sustainable land rights security of women and vulnerable groups (VGs) after SLLC and provides analysis of the challenges women and VGs face and a strategy to address this. One strategy is to pilot an SDO intervention in 3 non-SDO woredas for LIFT to address potential negative impacts on landholders due to SDOs not being in post.	The findings of the research and strategy were presented to regional stakeholders and Regional Judges at workshop on 25 th September A proposal, and budget for the SDO pilot intervention was submitted to DFID on 22 nd August for approval	
66	Addressing Legal Constraints to Enhance Land Right Security of land holders post-SLLC (focus on VGs)	Examines the legal framework and how this negatively impacts women and VG's land rights such as (1) critical aspects of the laws that are vague; (2) awareness about the laws and (3) gaps in implementation of the laws. The document also provides recommendations and a strategy to implement these	The findings of the research and strategy were presented to regional stakeholders and Regional Judges at workshop on 25 th September and action plan developed with RLAUD, but implementation hindered by Covid-19.	
67	Protecting Land Tenure Security of Women in Ethiopia: Evidence form the Land Investment for Transformation Programme (Research Consortium grant)	Provides a synthesis of LIFT's knowledge and experience of land certification that promotes gender equality and social inclusion	The paper was presented at both the the 4th Annual Land Conference in Bahir Dar (24 th -25 th May) as well as at a conference held in Australia in June. The conference was organised by Resource Equity and attendees included other research grant recipients engaged in the land sector. Attendees were impressed by the scale and the importance attached to GESI issues by LIFT. Attendees were also keen to learn the specific SLLC processes and work of the SDOs to ensure the demarcation process is inclusive form women and VGs so that they could learn from this and replicate the process.	
68	CALM P & R Project Implementation Manual	Sets out implementation approach for RLAUD to follow in implementation of CALM and incorporates lessons learned from LIFT	The PIM was finalised and submitted to RLAUD for implementation in September	1
69	Formal Registration of Land Transactions in Ethiopia	4-sider brief of the findings of the RLAS transaction survey and recommendations	4-sider was shared with RLAUD	
70	LIFT's Economic Empowerment Unit (EE) incentivises landholders to keep their SLLC up-to-date	2-sider brief on the impact EE has had on landholder's collecting and updating certificates (based on findings from RLAS transaction survey)	2-sider was shared with RLAUD	
71	Model Woreda Office MoU (LIFT-RLAUD-REILA)	MoU details responsibilities of LIFT, LAUTT and REILA II in delivering the Model Woreda Office and budget allocations from different stakeholders	The MoU was signed by relevant stakeholders	1
72	Framework on Land Administration Best Practices for the Model Woredas	the framework on Land Administration Best Practices for the Model Woredas which sets out the foundation of best practices on land administration	The guideline was shared with the Model Office Task force and was approved by RLAUD in May. The guideline was then presented at the launch workshop for the model woreda on DATE to RLAUD,	1

#	Title of paper	Description	Status	Outcome 4
		and monitoring procedures and includes major aspects such as: <ul style="list-style-type: none"> - Establishment of key RLAS operational challenges - Review of relevant best practices on land admin - Development of best practices relevant to Ethiopian sector - Indicators to track these 	Regional Land Bureaus, Zonal administration staff and woreda land office staff and was validated in July.	
73	Regional Model Woreda MoUs	One MoU between the regional land administration offices and Zonal offices and one MoU between the zonal land offices and woreda offices sets out the responsibilities of all actors in delivering the model woreda office approach	The MoUs have been agreed ad distributed to relevant stakeholders. SNNPR and Tigray have signed their MoUs	1
74	RLAS transaction Proximity Study	Investigates whether transaction rates are influenced by distance to the woreda town and access to roads.	Findings showed that kebeles that are distant form the woreda town as well as roads have low transaction rates and validated the MBOC approach that LIFT is piloting in 2 model woredas with findings incorporated into the approach.	1
75	Impact of LRSPs on formal rental transactions taking place and use of rental contract	Provides background to the intervention and impact achieved so far	Shared with RLAUD Posted on https://www.dai.com/our-work/projects/ethiopia-land-investment-transformation-lift	
76	To what extent does access to credit (SLLC loan) increase incomes and benefits the poor, women and VGs?	Provides background to the intervention and impact achieved so far	Shared with RLAUD Poster on https://www.dai.com/our-work/projects/ethiopia-land-investment-transformation-lift	
77	Impact of purchasing high quality inputs from woreda level retailers because of supplier-retailer network	Outlines the positive impact of the ECA model on farmers	Shared with RLAUD, Partners in the regional and federal land offices	
78	Streamlining retail regulation to help farmers access agricultural inputs	The Policy brief outlines the negative impacts of private retailers' requirement to have separate licenses to sell different agricultural products and recommendations on how this can be addressed.	Presented on 26 th September to experts within the MoA who specifically work on agricultural inputs, Federal Office staff and ATA representatives who work on input distribution as well as with retailers	
79	Strategy to Provide Effective Legal Services for Women and Vulnerable Groups	The aim of the study was to identify good practices of legal service provision to women and VGs with land disputes and to scale-up these good practices	Presented at a workshop in January Attendees included: Regional and Federal Supreme Court Judges, Office of the general attorney, grievance hearing office, women and children affairs office, labour and social affairs office, Land Administration Office. Updating of judges and prosecutors with land laws has been taken on board	1
N/A	N/A	Ongoing Engagement	NBE Proclamation now allows for the use of the land use rights as a form of collateral	1

#	Title of paper	Description	Status	Outcome 4
N/A	N/A	Ongoing Engagement	All rental transactions are registered on IWORLAIS/NRLAIS REGARDLESS OF DURATION	1
80	Examine the challenges of ensuring land tenure rights of IDPs through SLLC and potential means to ensure this.	The report provided recommendations on procedures that should be followed when restarting SLLC activities post-conflict to ensure that landholders are not unintentionally negatively impacted	Recommendations were presented to RLAUD and discussed	1
81	Examining Women's Economic Empowerment Impacts of the SLLC-linked loan and potential unintended negative impacts (strategy will be developed to mitigate any negative impacts identified)	The research focused on Amhara Savings and Credit Institution (ACSI) due to the MFI having disbursed the loan for the longest period in comparison to other MFIs to examine longer term impacts.	Findings and recommendations were provided to ACSI	
82-85	RLAS PAC Strategy Guideline and Manual and associated Training Manual	Provides a structured approach to raising awareness on the importance of formally registering land transactions for each region considering the differing regional contexts and structures and includes: <ul style="list-style-type: none"> An outline of the strategy's approach An implementation guide for the WLAO An implementation guide for elected kebele team leaders to establish a kebele level PACT team (KLPT Leaders) – translated into regional dialects Training manual for KLPT Leaders 	Associated manuals and training guide have been shared with RLAUD as well as an implementation budget. RLAUD has agreed to fund the awareness raising approach as part of the model woreda initiative (8 woredas)	4
86	Dispute Resolution	Provide recommendations on amendments to training curriculum for regional legal training institutes	Recommendations included as annex as part of MoUs with each region. Training on dispute resolution and interpretation of the related proclamations has been delivered in Amhara, Oromia and SNNPR to judges and other members of the legal profession likely to be involved in resolving disputes. As training hasn't been conducted in Tigray this has not been counted as an outcome for this review period	1
87	SLLC Linked Individual Loan – Lessons learned and recommendations for policy change (to inform LIFT-UP)	Case Study highlighting the policy change approach undertaken by LIFT to include land holdings as movable collateral for individual loans	To be shared via Beam Exchange and other platforms for development partners	
88	Sharecropping Study (to inform LIFT-UP)	Based on the sharecropping report delivered by service provider develop a Strategy for addressing Sharecropping during LIFT-UP	Shared with FCDO in July	

#	Title of paper	Description	Status	Outcome 4
89	Strategy for the institutionalisation of the SDO function within the WLAO structure post-SLLC (to inform LIFT-UP)	To identify the required activities to make the SDO function sustainable post LIFT / LIFT UP.	Proposal has been submitted and LIFT will engage with RLAUD to discuss how the recommendations can be taken forward under LIFT-UP	
90	Licensing requirements for Input Retailers (to inform LIFT-UP)	Assessment report of current licensing requirements including recommendations for policy changes and intervention ideas for LIFT-UP	Shared with FCDO in the month of October	
91	LIFT costed Land Hotline Proposal (to inform LIFT-UP)	Concept note for the establishment of a land hotline for KLAC members to listen to pre-recorded messages on regional land laws and procedures to complete application forms for major transaction types	Submitted to FCDO	
92	Review Geospatial Data Infrastructure Information Sharing and Exchange Protocol (to inform LIFT-UP)	To provide the implementation information required to initiate Rural Land Cadastral Geoinformation Sharing (RLCGIS) within the MoA and three selected organizations outside the MoA. Based on the data requirements of these organizations, it should be noted that the geodata to be shared may involve the whole dataset or only a single layer to be shared via a web-based or other means.	Submitted to FCDO	
93	Assessment on land consolidation and exchange in Ethiopia, including existing and necessary policy and regulation; implications for SHF productivity; linkage with land administration and management; challenges and constraints; and necessary processes and procedures (to inform LIFT-UP)	The assessment explored opportunities in land consolidation and exchange including existing and necessary policy and regulation; implications for SHF productivity; linkage with land administration and management; challenges and constraints; and necessary processes and procedures (to inform LIFT-UP)	Submitted to FCDO.	
94	MIS System & Manual	The Management Information System (MIS) is a data aggregation, analysis and storage software that was developed by LIFT to manage SLLC reporting and monitoring. A manual was developed to describe the different functions of MIS and explain to staff how to use it.	The MIS software was adapted for RLAUD's CALM project and uploaded to their server in February 2021. LIFT's M&E team has provided detailed training on how to use the MIS to CALM's federal staff and trainers of trainers and the MIS manual was adapted accordingly. MIS has been implemented by CALM as their central results measurement system as of March 2021 and RLAUD are planning to further expand the MIS to their directorate-wide monitoring system MELA.	1
95	SWA Assessment	The assessment examined the impact of the SWA and key factors that contributed to its success as well as recommendations for ensuring sustainability of the approach	Submitted to FCDO	
96	RLAS implementation assessment tool	The RLAS implementation assessment methodology and tool were developed by LIFT to measure the sustainability of RLAS over time. It	RLAS implementation assessment reports have been shared with RLAUD since 2016 and have informed important learnings and strategies to address poor performing WLAOs. As part of the CALM	1

#	Title of paper	Description	Status	Outcome 4
		measures the operational capacity of WLAOs and provides a detailed account of strengths and weaknesses for management to action.	hand-over process (MoU), RLAUD has committed to continuing LIFT's RLAS assessments. The LIFT team is looking to provide training on the tool in Q2 2021, at which point RLAUD will have fully adopted LIFT's monitoring approach for RLAS.	
97	Assessment of financial products and services for rural women and VGs	Studied the products and services available to women and VGs to assess what value add LIFT could provide in this sector capitalising on the SLIC.	Submitted to FCDO	
98	Assessment of non-interest-bearing products and services	Studied the non-interest-bearing products and services available in the market and explored what opportunities exist for LIFT to intervene to offer products that would fill a demand gap.	Submitted to FCDO	
99	Findings of the LTC survey	Telephone survey with agents of change under the LTC examined the most effective community platforms (including women's attendance) to attend as well as the effectiveness of posters as a tool to raise landholders awareness	Findings were presented to RLAUD and incorporated into the woreda PAC strategy	