

**TOR for hiring consultancy services for Community Mobilization, Capacity Improvement and  
Livelihood development of to be and/ already resettled Families  
under Support to Colombo Urban Regeneration Project - AIIB**

**TERMS OF REFERENCE**

**1. Background**

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

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

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

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

A Project Management Unit (PMU), set up under the UDA, is responsible for managing the project. The PMU includes a Project Director, Assistant and Deputy Project Directors, Sociologist,

Environmental/Health and Safety Specialist, and an Information Technology (IT) Specialist to manage the information and monitoring systems and a Procurement Specialist.

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

This TOR is focusing on the service which falls under the projects' component 3.3 assistance for housing beneficiaries.

## **2. Institutional arrangements**

The overall responsibility of implementation of the SCURP is assigned to the PMU headed by a Project Director.

## **3. Objective and scope**

The overall program aims to move 50,000 lower and lower-middle income households living in under-served settlement areas into high-rise apartments. The aim of the project is to improve and uplift the socioeconomic condition of the families who are living in the under-served settlements in Colombo city by providing new houses with all the conveniences and also provide maximum project benefits with the minimum obstacles. Resettlement assistance will be provided by the Project Management Unit to and the involvement of this Consultancy is needed to focus on the enhancement of livelihood activities so as to improve living standards and socioeconomic condition beneficiaries.

The objectives of this Consultancy service is to prepare programs and activities that will help to uplift the socio- economic situation of the Project Affected Person's (PAP's) using an appropriate participatory community base approach to analyze existing livelihoods, determine their economic and social viabilities. This will be based on a gender responsive household approach and with relevant to that organization should implement the economic development programs. Not only that but also, they should concern all other aspects with relevant to all age limits and gender based.

#### **4. Detailed tasks of the Consultancy firm**

The Consultants will

- a) Carry out a needs assessment to identify and determine the needs, capacities and demands of the Project Affected Households and
- b) Develop a Work Plan based on socio economic survey findings. Such a needs assessment will take into account the different needs, perspectives and priorities of women, people with disabilities and people of different ages.
- c) Develop a Results Monitoring Framework
- d) Implement the Programme and of activities according to the need assessment.
- e) Prepare Bimonthly reports (fortnight)

The Work Programme will be shared with the SCURP PMU for approval, prior to implementation

#### **5. Deliverables**

The deliverables shall comprise:

- a) Inception report for needs assessment
- b) Needs Assessment
- c) Work Programme
- d) Results Monitoring Framework
- e) Implementation of the programme
- f) Bi Monthly reports on activities undertaken and results achieved

#### **6. Timeline**

The time period for this assignment is 3 years beginning from the awarding date. The consultant is required to submit deliverable and the financial proposals for each sub projects (Detailed of the sub projects attached herewith). Also need to be submit an operational plan together with their approach and methodology.

The need assessment to be done according to the baseline data provided by the PMU based on the RAP survey well suited to above time line.

## 7. Proposed staffing

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

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

- *Community Development Specialist* - Master's degree in social science, community Development, urban development or related areas preferably with at least 10 years' experience, including operational experience with rural and urban communities. Experience working on community development, settlement including institutional arrangements will be essential. Knowledge of Sinhala and/or Tamil languages is essential.

In addition to the above technical expertise, sufficient no of supporting staff need to be recruited to carrying out the assignment.

#### **8. Payment schedule**

	<b>Contractual Deliverables</b>	<b>Payment as a % of the Contract Value</b>
01	Inception report for needs assessment	5%
01	<b>Need Assessment</b> Advance payment subject to advanced payment guarantee	10%
02	Balance will be paid based on the performance (Monthly Basis)	65%
03	Submission of final report	20%

## Key Personal Required

The above-mentioned tasks should be accomplished over the course of ...36. Months.

S No.	Personnel	No	Input Man Month	Educational Qualifications	Experience	Indicative Scope of Work
1.	Team Leader	1	36	Master degree or above in social sciences	Excellent organizational and communication skills; Direct Experience of working with Land Acquisition / Resettlement related issues; Experience of working with Multi-lateral Development Bank (MDB) supported projects) a minimum of 10 years' experience. Knowledge of MDB's (AIIB, World Bank and Asian Development Bank) safeguards policies and procedures will be required	Team coordination, overall fulfillment of tasks and handing over the requested documents within the given timeframe. Providing substantive inputs to and quality control for all deliverables. Direct point of contact for UDA, the Steering Committee and external stakeholders.
2.	Resettlement Planning Expert	1	36	Master's degree in social sciences	At least 10 years of development experience, with intimate knowledge and operational experiences applying MDB's resettlement policies, and a good understanding of MDB safeguard requirements for investment planning. Sinhala and/or Tamil languages is essential for this assignment.	Implementing the Resettlement Strategies with relevant to Resettlement Action Plan by addressing the resettlement issues and full fill the resettlement requirements.
3.	Social and Gender Development Expert	1	24	Master's degree in social science, gender or related areas	At least 10 years' experience, including operational experience urban communities. Experience working on social and gender assessments, including institutional assessments will be essential. Knowledge of Sinhala and/or Tamil languages is essential.	Special Consideration on Gender requirements in whole resettlement Process and Plan and implementing Gender Action Plan.

4.	Livelihood Development Specialist	1	30	Master's degree in social science or related areas	At least 10 years' experience, including operational experience with urban communities. Experience in Livelihood/ business/enterprises planning, and development will be essential. Knowledge of Sinhala and/or Tamil languages is essential.	Identified livelihood opportunities to resettled families and developing business plan for relevant livelihood activity Identified Marketing opportunities to production that made by resettled peoples and develop marketing link Identified capital request for and linking with formal financial institute for optant microfinance programs
5.	Community Development Specialist	1	24	Master's degree in social science, community Development, urban development or related areas	At least 10 years' experience, including operational experience with rural and urban communities. Experience working on community development, settlement including institutional arrangements will be essential. Knowledge of Sinhala and/or Tamil languages is essential.	Identify and implement relevant social mobilizations strategies. Formation and strengthen the CBO's by including legal frame works. Formation, Implementing and Monitoring the Condominium Co-operation according to Condominium Management Act.

