FINAL EVALUATION REPORT OF THE SUSTAINING PEACE AND RECONCILIATION THROUGH STRENGTHENING LAND GOVERNANCE AND DISPUTE RESOLUTION MECHANISMS PROJECT IN LIBERIA''

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Acronyms and Abbreviations

ADR	Alternative Dispute Resolution
AWDF	African Women's Development Fund
CEDAW	Convention on the Elimination of All Forms of Discrimination against Women
CLDMCs	Community Land Development and Management Committees
COVID-19	Coronavirus Disease 2019
CSO	Civil society organization
CIDRE	Creative initiative for Development & Relief
EPA	Environmental Protection Agency
FGD	Focus Group Discussion
FGM	Female Genital Mutilation
FPIC	Free, Prior, Informed Consent
GATE	Global Accountability and Tracking of Evaluation Use
GBV	Gender Based violence
GDI	Gender Development Index
GERAAS	Global Evaluation Report Assessment and Analysis System
GII	Gender Inequality Index
GoL	Government of Liberia
GRPB	Gender Responsive Planning and Budget Policy
HDI	Human Development Index
IP	Implementing partner
IREDD	Institute for Research and Democratic Development
KII	Key Informant Interview
LISGS	Liberia Institute for Statistics and Geo-Information Services
LLA	Liberia Land Authority
LNRWS	Liberia National Rural Women Structure
LRA	Land Right Act
MIA	Ministry of Internal Affairs
NAP	National Action Plan
NBC	National Bureau of Concessions
NCCRM	National Centre for Coordination of Response mechanisms
NGO	Non-Governmental Organization
OECD/DAC	Organization for Economic Cooperation and Development/Development Assistance Committee
OLA	Office of the Legal Advisor
PAPD	Pro Poor Agenda for Prosperity and Development
PBF	Peace Building Fund
PBO	Peacebuilding Office
RBM	Results Based Management
RRF	Rights and Rice Foundation
SC	The Steering Committee
SDGs	Sustainable Development Goals
TOR	Terms of Reference
TWG	The Thematic Working Group
UN	United Nations
UN Women	United Nations Entity for Gender Equality and the Empowerment of Women
UNCT	United Nations Country Team
UNDP	United Nations Development Programme
UNEG	UN Evaluation Group
UNEG	United Nations Evaluation Group
UNMIL	United Nations Mission in Liberia
UNSCDF	United Nations Development Cooperation Framework
UNSCR	United Nations Security Council Resolution
VAWG	violence against women and girls
VOSIEDA	Volunteers for Sustainable Development in Africa
WFP	World Food programme
WPS	Women, Peace and Security

Executive Summary
Background and introduction
The present report is the product of the Final Evaluation of the Sustaining Peace and Reconciliation project (2020-2023). The Sustaining Peace and Reconciliation project was implemented by UN Women, United Nations Development Programme (UNDP) and World Food Programme (WFP) from 2020 to 2023 with funding from the Peace Building Fund (PBF) with a broad goal to support the implementation of the Land Rights Act (LRA) and the Local Government Act (LGA). The initiation of the project was informed by the understanding that the root causes of the Liberian civil war has remain unresolved. Also, evidence from recent assessments show that land disputes, lawlessness, corruption, boundary disputes and concession related tensions continue have continued to be the main triggers of conflicts in Liberia. To address some of the land related problems, the Government of Liberia passed the Land Rights Act (LRA) in 2018. The Sustaining Peace and Reconciliation project was implemented to support the implementation of the Land Rights Act (LRA) through contributing to strengthening effectiveness, transparency, and inclusiveness of land administrative structures at national and county level and concession awarding processes as well as strengthening the existing semi-formal and informal land dispute resolution mechanisms in the counties. The overall objective of the final evaluation is to assess the extent to which the Sustaining Peace and Reconciliation project has achieved its objectives.

Methodology
The evaluation applied the OECD/DAC evaluation criteria: relevance, effectiveness, efficiency, impact, coherence, and sustainability. The evaluation also took into consideration gender equality and human rights as separate standalone criteria. These were used as the main analytical framework in line with the UN Women evaluation policy. The evaluation used a mixed-methods approach involving document review, interviews, and focus groups and survey techniques to collect qualitative and quantitative data. Respondents included representatives of the project recipients, including the Members of the MSP, Peace Hut, CLDMCs, staff of LLA, NCCRM, NBC and EPA and community beneficiaries in the counties as well as the project team made up of UN Women, UNDP, and WFP. Respondents in the survey were purposively selected based on the accessibility of the counties. Quantitative data were analyzed using descriptive statistics and thematic coding was used to analyze qualitative data. Findings from qualitative and quantitative data analysis were thus triangulated by the source before concluding. The intended audience of the evaluation of the evaluation will include UN Women, UNDP, and WFP in Liberia, as well as PBF and United Nations Country Team (UNCT) more broadly.

Findings
Relevance
Findings from this evaluation show that the project results addressed the major peacebuilding needs of the target groups and the counties in Liberia. Peacebuilding is a top development priority need in Liberia. Evidence from assessments have revealed that the issues identified as root causes of Liberia's 14-year civil war remained unaddressed and it also reveals that land disputes, boundary disputes, and concession-related tensions continue to be the main triggers of violence. Also, the institutional capacities of government institutions to implement the newly enacted laws and policies are still low due to lack of continuous training and facilities to function optimally at the county level . The Sustaining Peace project was initiated to address these peacebuilding needs. The outcomes of the project including strengthening the effectiveness, transparency, and inclusiveness of land administrative structures at the national and county level as well as strengthening existing semi-formal and informal land dispute resolution mechanisms by building capacities of the platforms to participate in decision-making processes of the land dispute mechanisms were all relevant to the targeted beneficiaries. The Sustaining Peace and Reconciliation Project was found to be in total alignment with Liberia's national plans on gender promotion as well as the Pro Poor Agenda for Prosperity and Development (PAPD) and the United Nations Sustainable Development Cooperation Framework (UNSDCF) and to the specific government priorities on land governance and land conflict. The foundation of the Sustaining Peace and Reconciliation Project is laid on the national plans, policies, and strategies. The various outputs of the project fall under the pillars and priority areas of several national plans, policies, and strategies.

Effectiveness

The evaluation found that the project was effective and made significant progress toward the achievement of the expected outputs and outcomes. The project was effective in increasing the awareness level of the customary governance authorities and communities in targeted counties about the LRA as well as improved understanding of women's and youth's rights to land. The project was also effective in building the capacities of County land offices and county land boards in targeted counties and putting procedures and systems in place for formalizing customary land in a way that reflects the rights and needs of all community members. Evidence from interviews and document reviews confirmed that the project's Theory of Change proved realistic and was implemented to a large extent. The evaluation found that several innovative practices were mainstreamed both in the design and implementation including the recognition of the important roles of government partners such as the NBC, EPA, and PBO in the design and implementation of the project, the implementation modality adopted by the project team as well as basing the project design builds upon the results and lessons learned from past UN project. Beyond this, the issuance of statutory land-titled deeds and maps to eight customary communities in Nimba, Sinoe, Maryland, and Grand Cape Mount Counties under the project was considered innovative by the evaluation. Evidence from the quantitative survey and interviews conducted among the beneficiaries in the counties reveals that the beneficiaries are satisfied with the results achieved by the project. For instance, about 85 per cent, 89 per cent of male and female beneficiaries noted that they are satisfied with the results achieved by the project.

Efficiency

The review of project documents and interview with the project team confirmed that available resources were allocated strategically to achieve the project outcomes. The project's duration lasted 36 months with a planned budget of USD 3,996,522.48. Of these funds, USD 3,409,378.44 was budgeted for project implementation activities which represents 85.3 per cent of the total budget while USD 587,144.04 were budgeted for staff personnel which represents 14.7 per cent of the total budget of the project. As of June 2023, 100 per cent of all allocated budgets for the project activities have been spent which represent a good absorption rate for the project. Evidence from the budget analysis also reveals that UN Women received the highest budget allocation of USD 2,087,727.83 which represents 52.2 per cent of the total budget followed by UNDP with a total budget allocation of USD 1,043,557.73 representing 26.1 per cent of the total budget while WFP received USD 865,236.92 which represent 21.7 per cent of the total budget. A review of the activities implemented by output shows that UN Women through its partners implemented 22 activities across the two outcomes of the project while UNDP and WFP implemented 19 and 16 activities respectively. The number of outputs and the types of activities implemented informed the allocation of resources. Evidence from interviews confirmed that the budget allocated for the entire duration of the project was adequate and several measures were put in place to limit fraud while ensuring that the project's inputs are efficiently utilized. Some of the measures include:

- The direct coordination of events in the field by the LLA and local community leaders
- The use of local facilitators for most of the capacity-building activities and volunteers (members of MSP and CLDMCs) reduced transaction costs for project implementation activities.
- All goods and services have all been competitively procured to ensure value for money (VfM).
- The use of local implementing partners for project implementation
- Regular monitoring of implementation activities by the UN agencies.

Impact

The evaluation found several effects produced by the project on the target group and the larger society. The project made significant strides in addressing the social, environmental, and economic challenges arising from government land concessionary activities in the intervention communities. The project partnering with the EPA provided environmental safeguard training to strengthen the capacity of the community for early warning monitoring, and detection of water pollution. In the local economy, the concessions affected communities are realising improved livelihoods through the adoption of alternative livelihoods opportunities as a result of the livelihood intervention in the communities. Partnering with the EPA (Environmental Protection Agency), the project provided environmental safeguard training to empower the community with early warning monitoring and water pollution detection capabilities. In terms of the local economy, the communities affected by concessions witnessed tangible improvements in their livelihoods through the adoption of alternative livelihood opportunities introduced by the project. This intervention brought about positive changes and economic empowerment for the affected communities. The project's evaluation revealed numerous indirect positive effects

on the target group in the counties. Particularly noteworthy were the successful boundary harmonization efforts and the erection of cornerstones to clearly demarcate boundaries between communities. As a result of this harmonization, the project-affected community received legally probated and registered titled land deeds, replacing the outdated tribal certificates, which further secured their land rights. Furthermore, the project had a significant impact on transforming the communities' perception towards women's rights to land ownership. As a result of the project, women are now able to inherit lands, and their participation in land discussions, decision-making processes, dispute resolution, leadership, community development, and peacebuilding activities has substantially increased. At the national level, the Programme played a crucial role in contributing to the formulation of gender policies for the NBC (National Broadcasting Commission). Additionally, the project contributed to the production of a communication strategy, which was validation by relevant stakeholders. However, due to certain constraints, the implementation of the communication strategy could not be implemented. Despite this limitation, it is expected that the media and communication component will yield beneficial impacts when eventually implemented.

Sustainability
The project targeted key national institutions such as the NRCCM, NBC, PBO and LLA and at the local level, the county land authorities. The project contributed to strengthening the capacities of these institutions as a key strategy for the sustainability of the benefits of the project. The project promoted national ownership through wide consultations with national institutions, alignment of the project objectives with national priorities of the government, adaptation of existing alternative conflict resolution mechanisms such as the Multi-Stakeholder Platform and Peace Hut into the project implementation. This approach of promoting participation of the project duty bearers and right holders enhanced the likelihood of the benefits from the project been sustained. Also, the project focused on capacity building of different stakeholders including duty bearers and right holders. Capacity building of government institutions and beneficiaries was utilized as a strategy to build ownership and ensure sustainability of the project results. The evaluation found that the intervention design included appropriate sustainability and exit strategies. Some of the sustainability strategies of the project include adoption of the existing ADR mechanisms in the counties such as the MSP, CLDMC and the Peace Hut into the project design. This adoption will ensure that the MSP, CLDMC and Peace Hut will continue to run with the goal of the project beyond the life of the project. Also, the use of use of local facilitators such as the NBC and LLA for the various capacity-building activities as well as the local implementing partners will ensure that knowledge gained both for facilitators and trainees remained at the national level and in the intervention communities. Overall, the evaluation confirmed that the intervention design included an appropriate sustainability and exit strategy.

Coherence
The project-built synergies with several other programmes being implemented at country level by United Nations, International NGOs, and the Government of Liberia. Evidence shows that the project-built synergy with the Just Energy Transition (JET) project implemented by the Sustainable development institute (SDI) and the Land Governance Support Activity (LGSA), funded by USAID. The project is also in synergy with other land governance initiatives being implemented by other institutions such as the ActionAid Liberia and ForumCiv, Development Education Network-Liberia (DEN-L), JSGB, "Securing Land Rights for Women and Rural Communities in South-Eastern Liberia project and "Capacity development in Land Administration funded by SIDA. However, it is essential to coordinate the synergy with other programs being implemented in the county, rather than leaving it to chance as is currently the case in the project. Evaluative evidence reveals that the project was complimentary, harmonized and coordinated with other interventions in this area. The project was implemented in coordination and in collaboration with development partners that have widely supported the development of the land sector. This was achieved through the formation of the Land Donor Working Group. The Land Donor Working Group brings together all the partners involved in land projects in Liberia. Within this group, a matrix was developed to identify each partner's specific project and its location. This high level of coordination has proven invaluable in preventing duplication of effort among the various stakeholders working in the land sector in Liberia.

Gender Equality and Human Rights
The evaluative evidence confirmed that gender and human rights considerations were integrated into the project design and implementation. All objectives, strategies, approaches, and activities highlighted in the project are focused on addressing the root causes of gender inequalities with respect to land. From the design, the project

has targeted women and youth in targeted counties to strengthen their capacity and skills to participate in decision-making processes of the land dispute mechanisms. The project also targeted men and other members of the communities in the counties to address the underlying socio-cultural challenge in the intervention areas to change the dominant traditional cultural perception that the right place for women is their homes and the narrative that land related matters and peacebuilding is a masculine domain. Another key evidence of gender consideration is the development of Gender Policy for NBC and Gender-Responsive Performance-Monitoring Matrix to Support Concessions Contract Renegotiations between the Government and Concessionaries (GRPM) by the project. However, there is the need to involve more Women Led Organizations as implementing partners. Evaluative evidence confirmed that the project budget was gender responsive to a large extent. Evidence shows that 80 per cent of the of the budget contributed to gender equality or women's empowerment (GEWE). For instance, about US$3,200,000 were budgeted for activities for promoting gender equality or women's empowerment (GEWE). Evaluative evidence shows that there were no discrimination of any kind as all stakeholders were carried along in the implementation of the project.

Lessons Learnt
Lesson 1. The design of the project based on experience and lessons learned from previous interventions as per the evaluation conducted on the intervention contributes to the effectiveness of the sustaining peace project.

The design of the sustaining peace project was based on the lessons learned from several interventions in the same context including Liberia Land Administration Project funded by the World Bank, 2018-2022, Voluntary Global Guidelines on Responsible Governance of Tenure of Land, Fisheries and Forest in the Context of National Food Security (VGGT), the Land Governance Support Activity (LGSA), (2016 – 2020) among others. By mainstreaming the successful practices from the old project into the sustaining peace initiative while also being mindful of potential pitfalls, the project's overall achievements were significantly enhanced. As a result, the project recorded substantial successes, thanks to the incorporation of proven effective methods and the avoidance of previous shortcomings.

Lesson 2: The use of available local resource persons and implementing partners in supporting project implementation activities is critical to promoting ownership and sustainability of project benefits.
The sustaining peace project has utilized local resources persons as well as local implementing partners in the implementation of project activities. The project had utilized local implementing partners like RRF, VOISEDA for the implementation of the project activities in the targeted communities. Not only did this inclusive strategy foster local ownership of the initiatives but also ensured the sustainability of project benefits within the intervention communities.

Lesson 3: Capacity building activities for project beneficiaries are necessary both for promoting ownership and sustainability of project benefits.
The sustaining peace project has implemented capacity-building activities for both government bodies and community mechanisms specifically LLA, NCCRM, MSP, CLDMCs, and members of the community in the intervention counties. The capacity-building activities were unique for the different categories of the project beneficiaries. The capacity-building activities for County land offices, county land boards, and Community Land Development and Management Committees focus on procedures and systems for the formalization of customary land in a way that reflects the rights and needs of all community members. For the communities, the capacity building focuses on building their skills to participate in formal and informal land dispute mechanisms while for NBC, it focused on strategies to effectively prevent potential conflict triggers arising from concessionaires. The approach of the project ensured that the knowledge gained remained with the beneficiaries after the close of the programme.

Lesson 4: Engaging relevant government institutions and community leaders in the intervention communities are important for successful project implementation.
The sustaining peace project starting from the beginning engaged relevant government institutions such as the LLA, NCCRM, NBC as well as community leaders as key stakeholders of the project. This project approach provided the entry points into government institutions and intervention communities which in the long run promoted government buy-in and ownership of the project. Similarly, working with the various community leaders in the targeted counties did not only provide easy access to the local community mechanisms for

community members but also contributed to the achievement of the project objectives as evident in the inclusion of women and youths in the community leadership structures in some of the targeted communities.

Lesson 5. The duration of an intervention focusing on addressing underlying causes of gender inequality is an important factor that contributes to the achieving project objectives and sustainability of benefits.
Addressing deep-rooted underlying causes of gender inequality that is deeply ingrained in the mind of people requires a considerable amount of time. The sustaining peace project is a 36-month project with one key objectives of changing the community perception of perception about women's and youth rights to land. While the project was successful in meeting its set objectives, the sustainability of the results is a doubt without sustained awareness creation activities and long-term interventions to address root causes of gender inequality in the intervention counties.

Lesson 6. The timing of the implementation of the project after the enactment of the LRA and LGA promoted complementarity and relevance of the project to government priorities and played a significant role in the acceptance of the project by government and local communities.

The sustaining peace project was strategically designed and implemented to coincide with the government's efforts in implementing the LRA and LGA. This alignment allowed the project to provide valuable support to the government's initiatives, which significantly contributed to securing government buy-in and acceptance of the project at both national and county levels. Moreover, the project's timing was crucial, as it coincided with a period of heightened conflict in the intervention communities. This context served to underscore the project's relevance and importance, leading to strong acceptance and support from the local communities in the counties. Overall, the project's alignment with government priorities and its timely response to the prevailing conflict challenges were instrumental in garnering support from all levels of stakeholders and creating a conducive environment for successful implementation.

Lesson 7. The joint nature of the project among three UN agencies allowed the UN agencies to bring into the project their comparative advantage which increased the effectiveness of the overall project design and implementation.
The sustaining peace project was implemented jointly by three UN Agencies-UN Women, UNDP, WFP. While it was not a direct implementation by the UN joint partners, the project outcomes and outputs were tied to the specific mandate of the UN partners and therefore leveraging their comparative advantage. While UW Women project activities focused on the advancement and the full realization of women's rights and opportunities with respect to land, UNDP supported the institutionalization of land governance structures through the implementation of boundary harmonization in the intervention communities. WFP in line with its mandate under the project delivered rounds of food assistance and livelihood opportunities as a pathway to peace, stability, and prosperity to the intervention communities.

Lesson 8. Linking livelihood component with Home Grown School Feeding Programme and training on the use of forest residues and agricultural wastes for economic production boosted livelihood opportunities and potentials of the targeted beneficiaries.

The project linking of the livelihood component with the Home-Grown School feeding programme which provided a source of markets for the sale of agricultural produce was considered an important lesson for the project. In addition, the training on use of forest residues and agricultural wastes (including rice and coconut husk, dried palm branches, and sugar cane straws) for economic production contributed to increase in the livelihood opportunities for targeted beneficiaries and therefore and important lesson that should be replicated in future interventions.

Recommendations
The evaluation has identified ten recommendations that are critical for UN agency's contribution to peace building in Liberia. They have been sequenced by their importance, as perceived by the evaluation team. The recommendations are based on the evaluation framework, the analysis that informed findings and conclusions. However, they will be validated by the project team through the review of this draft evaluation report.

Recommendations with the specification of action and timeframe

Specific Recommendations	Responsibility	Priority
Programmatic recommendations:		
1. **Consider expanding the customary boundary harmonization to more communities accompanied with the issuance of the land title deeds. This critical to sustaining peace in the intervention communities (Findings 6&9)**	UN Women, UNDP, WFP	Immediate
2. **Consider improving the livelihood component of the intervention by focusing on distribution of farms inputs than food distribution and also provide startup capital for the VSLA (Findings 19)**	UN Women, UNDP, WFP	Immediate
3. **The project team should consider sustaining the awareness raising activities on women land rights and their participation in decision making at the communities' level since this is a deep-rooted traditional norm in the intervention communities (Findings 6&19)**	UN Women, UNDP , WFP	Immediate
4. **There is a need to provide for M&E unit in the overall management structure of the project. While the evaluation rated the management structure of the project good, it is a good practice to locate the M&E unit within the organizational structure of any project as they are an important component of the project team (Findings 14)**	UN Women, UNDP, WFP	Immediate
5. **Ensure that the implementing partners have an adequate number of staff for project implementation and also consider the inclusion of Women Led organizations as part of the implementing partners. Women Led organizations can play a pivotal role in advocating for women's land rights and promoting gender equality within the community (Findings 9&12)**	UN Women, UNDP, WFP	Immediate
6. **The project team should in the next programming, consider developing a coordinating mechanism of all development partners working in the same intervention communities to ensure that project complementarity occurs as planned. (Findings 27).**	UN Women, UNDP, WFP	Immediate
7. **Consider continuing with the capacity building for Government Institutions to strengthen their knowledge and skills ability to address issues related to women and youth land rights effectively (Findings 18 and 20)**	UN Women, UNDP, WFP	Immediate
8. **The project team should consider having another phase of the project to cover more counties and communities (particularly heightened land conflict areas) in other to extend the benefits of the project to other communities (Findings 19).**	UN Women, UNDP, WFP	Immediate
9. **Consider the testing and implementation of the communication strategy developed by the project which will help in consolidating the benefits of the project in the intervention communities (Findings 30)**	UN Women, UNDP, WFP	Immediate
10. **Consider linking the Women Peace Hut, MSP and CLDMCs with Public Actors to foster collaboration between local dispute resolution mechanisms and public actors such as the courts, security institutions operating in the same location. This integration can create a more comprehensive and efficient system for resolving land-related disputes and conflicts within the community (Findings 18).**	UN Women, UNDP, WFP	Immediate
11. **Consider replicating lessons learned and good practice as identified by the evaluation in other contexts or sectors in the future**		

1.0. INTRODUCTION

The United Nations Entity for Gender Equality and the Empowerment of Women (UN Women), the United Nations Development Programme (UNDP) and the World Food Programme (WFP) commissioned an end-of-project evaluation of a thirty-six-month joint project called "Sustaining Peace and Reconciliation through Strengthening Land Governance and Dispute Resolution Mechanisms in Liberia" hereafter referred to as "The Sustaining Peace and Reconciliation Project or the project". The project was the recipient of generous funding amounting to USD 3,996,522.48 from the United Nations Peacebuilding Fund. The project supported the Government of Liberia in strengthening the capacity of County Land Offices and further linking them with existing land dispute-related structures as well as the new structures created through the passage of the Land Right Act (LRA). The project also supported the formalization of customary land as a measure to prevent disputes relating to customary landowners and users with a focus on Nimba, Grand Cape Mount, Sinoe and Maryland Counties. The Sustaining Peace and Reconciliation Project was a three-year project starting from January 2020- January 2023; a three month No Cost Extension request was granted to give time to finalise some residual activities as well as this evaluation. This document outlines the findings of the evaluation of the project.

1.1 Background and Context of the Evaluation

Location and Demographic Characteristics

The Republic of Liberia is located on the Atlantic Coast in the southern part of West Africa on Latitudes 4° 20' to 8° 30' N and Longitudes 7° 18' to 11° 30' W and covers an area of 111,369 km2[1]. The country borders Côte d'Ivoire to the east, Sierra Leone to the west, Guinea to the north and the Atlantic Ocean to the south with a 350-mile coastline.[2] The results of five major censuses show that the population of Liberia was 1.02 million in 1962, 1.5 million in 1974 (GOL, 2008), 2.1 million in 1984 (LISGIS, 2009), 3.48 million in 2008 (LISGIS, 2009) and estimated to 4.2 million in 2016[3]. As of 2020, Liberia had a population of 5.05 million, 49.7 per cent being female, and 50.3 per cent being male[4] with Montserrado, Nimba, and Bong Counties having the highest concentration of females — 50.8 per cent, 50.2 per cent, and 50.6 per cent, respectively.[5] The sex ratio of the population is 1.011 (1.011 male per 1 female) which is lower than the global sex ratio (1.016 male per 1 female). By age categories, the skew leans heavily towards children, youth, and young adults at productive stages of the life cycle. About 70 per cent of the population was below the age of 35 and nearly half (44.5%) of the population was below the age of 15 years in 2016.[6]

However, the provisional 2022 Census result released by the Liberia Institute of Statistics and Geo-Information Services (LISGIS) revealed that the country's population stands at 5.2 million and 50.4 per cent of the population are male, while the female population accounts for 49.6 per cent, giving a national sex ratio of 101.5 males for every 100 females.[7] While there is no immediate implication of the geographic location of Liberia to land governance and dispute resolution mechanisms, the demographic scenario of almost equal proportion of women to men in the total population demonstrates the need for gender mainstreaming in land governance and dispute resolution frameworks across the regions and counties in Liberia.

1.1.1. Gender Inequalities in Liberia

The Government of Liberia (GoL), is a signatory to multiples of human rights treaties such as the International Covenant on Civil and Political Rights which was ratified in 2004, the International Covenant on Economic, Social and Cultural Rights also ratified in 2004 and the Convention on the elimination of All Forms of Racial Discrimination (ratified in 1976), the Convention on the Elimination of All Forms of Discrimination against Women (CEDAW) (ratified in 1984), the Convention against Torture and Other Cruel, Inhuman or Degrading Treatment or Punishment (ratified 2004), the Convention on the Rights of the Child (ratified 1993) and the Convention on the Rights of Persons with Disabilities (ratified in 2012). These instruments have played

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1 https://dicf.unepgrid.ch/liberia
2 2020 Liberia EPA Liberia's First Biennial Update Report to UNFCCC
3 LISGIS, 2016
4 World Bank Group. (2020c). Women's Financial Inclusion and the Law. World Bank
5 Liberia Institute of Statistics and Geo-Information Services (2021) Demographic and Health Survey 2019-
20. Monrovia, Liberia and Rockville, Maryland, USA: Liberia Institute of Statistics and Geo-Information
Services, Ministry of Health, and ICF.
6 LISGIS, 2016
7 https://www.liberianobserver.com/liberia-census-results-are-voodoo-numbers

important roles to the progression of gender equality and the protection of the rights of women and girls which was achieved by the integration of the instruments into Liberia's national actions.

Despite this, there is still widespread evidence of gender inequalities in Liberia. Gender inequalities and women's marginalization in Liberia are maintained by socio-cultural perceptions and practices supporting female subordination and male superiority[8]. Girls and boys, women and men are socialized into taking different roles in society. In turn, these roles are transferred to schools, public life, institutions, and workplaces. The combined women's roles in productive and reproductive work create an excessive burden of workload in the family as caretakers and providers and therefore curtails their participation in the formal economy. Women are constantly missing out on opportunities and participation in management and decision-making at all levels of society.[9]

With respect to the poverty scenario, available evidence from the Liberia Institute of Statistics and Geoinformation Service in 2017 reveals that about 2.2 million Liberians are classified as poor. Poverty is higher in rural areas (71.6%) than in urban areas (31.5%). Around 39.1 per cent of the population are food poor. Male-headed households are on average poorer than female-headed households with absolute poverty at 52.3 per cent and 46.3 per cent respectively[10]. Since 2000, Liberia has maintained a general upward trend in its human development index. Between 2000 and 2019, Liberia's HDI value increased from 0.435 to 0.480, an increase of 10.3% driven by life expectancy at birth which increased by 12.4 years (from 51.7 to 64.1) and the average number of years of schooling which increased by 1.3 year (3.5 to 4.8 years). Liberia's HDI for women and girls was 0.447 lagging behind that of men and boys, which was 0.513 in 2021.[11] A review of the Gender Inequality Index (GII) shows that Liberia has a value of 0.648, ranking it 164 out of 170 countries in 2021.[12] [13] On economic opportunity and participation, the country recorded an index of 0.64 in 2014 and 0.804 in 2022 indicating a reduction in gender gap with respect to economic opportunity and participation for women (Table 1). On political participation of women, the index ranged from 0.21 in 2014 to 0.225 in 2022. This also indicates that for a period of ten years, little or no progress was made with respect to women political participation in Liberia. However, the overall global index ranged from 0.65 in 2014 to 0.71 in 2022 ranking 78 out of 146 countries.[14]

Table 1: Liberia's Global Gender Index Ranks for Several Sectors (2014-2022)

Indicator Score (Rank)	2014	2015	2016	2017	2018	2020	2021	2022
Economic Opportunity and Participation	0.64 (94)	0.62 (99)	0.61 (103)	0.70 (58)	0.73 (41)	0.714 (53)	0.717 (53)	0.804 (8)
Political Empowerment	0.21 (46)	0.22 (47)	0.23 (46)	0.24 (45)	0.24 (47)	0.218 (63)	0.255 (55)	0.255 (52)
Overall (Global Index)	0.65 (111)	0.65 (112)	0.65 (114)	0.67 (107)	0.68 (96)	0.685 (97)	0.693 (94)	0.709 (78)

Source: UN Women Liberia Gender Equality profile 2021 and updated by the Consultant.

In terms of reproductive health, Liberia had the 2nd highest rate of maternal mortality globally at 661/1000 live births in 2017[15]. On empowerment which is measured by the share of parliamentary seats held by each gender shows that the share of women in elective positions was as low as 10.3 per cent after the 2020 senatorial election

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8 Liberia, National Gender Policy, REPUBLIC OF LIBERIA (2010 – 2015), Ministry of Gender and Development 2009
9 Ibid
10 Liberia Institute of Statistics and Geo-Information Services LISGIS (2017) Household Income and Expenditure Survey 2016 Statistical Abstract. 20. Monrovia, Liberia and Rockville, Maryland, USA: Liberia Institute of Statistics and Geo-Information
11 https://www.undp.org/liberia/press-releases/multiple-global-crises-reverse-human-development-gains-worldwide-undp-report-finds
12 https://www.undp.org/liberia/press-releases/multiple-global-crises-reverse-human-development-gains-worldwide-undp-report-finds
13 https://hdr.undp.org/data-center/thematic-composite-indices/gender-inequality-index#/indicies/GII
14   https://www.weforum.org/reports/global-gender-gap-report-2022/in-full?_gl=1*860doi*_up*MQ..&gclid=CjwKCAjw4ZWkBhA4EiwAVJXwqek47qhkpotpNVc__SAx-Qi5vw00mtxYF9CyUebGl26CafwhHOkjXxoCg1gQAvD_BwE
15 World Bank Group. (2021a). Gender Data Portal. [Online] Available at: <https://www.worldbank.org/en/data/datatopics/gender/country/Liberia>

(11% Representatives and 7% Senate)[16]. The nation has a very low Gender Development Index (GDI) of 0.509 in 2019 (Female, 0.273; Male 0.535)[17].

Gender based violence (GBV) especially its subset of violence against women and girls (VAWG) has remained dominant in Liberia. The types of violence encompassed by GBV include sexual violence, physical violence, emotional and psychological violence, child marriage, trafficking, female genital mutilation (FGM), domestic violence and rape. In Liberia, in 2019, 60 per cent of women belonging to the same age group of 45-49 years were circumcised[18]. The government of Liberia recently approved the 2019 Domestic Violence Bill, which aims to abolish all forms of violence against women, children, and men, and provides assistance to, and protection for victims of violence. However, the percentage of women who have experienced at least one form of physical violence since age 15 has increased by 16 per cent since 2007, from 44 per cent in 2007 to 60 per cent in 2019-20. To date, 61 per cent of women aged 15-49 years have experienced either physical or sexual violence in Liberia.[19]

Evidence of inequalities is also manifested in women's participation in peace and conflict resolution during and after the conflict. While there has been considerable progress made in this area, some of the root causes of the initial conflict remain, disproportionately affecting women and girls. Furthermore, there has been limited consideration for historically excluded women such as women with disabilities, rural women, and girls. Also, women in the agricultural sector report higher percentages of not receiving corresponding payments for their work than women working in sales and retail, despite this being in clear violation of Liberian labour laws. These situations arise frequently due to the informality of the agricultural sector where most women are either self-employed or work for a family member, thereby creating an unstable environment where laws related to labour rights are not followed. When women do not receive their salaries or cash income, their livelihoods are endangered and they are limited in their capacity to improve their socioeconomic status, ultimately creating a sizable barrier for achieving gender equality.

1.1.2. Land, Conflicts, and Insecurity

In Liberia, like in most parts of the world, land is an important determinant of one's heritage and dignity, without which self-determination and peaceful coexistence are threatened. Land serves as a livelihood asset, and it forms an integral part of indigenous religions. It is a source of social, political, and economic powers and identities at personal, household and community levels. [20]Broad-based land tenure security and equitable land governance are pressing issues in Liberia. About 70 per cent of the active population is dependent on agriculture for their livelihood and over half of the country's inhabitants live in rural areas.[21] Despite all the efforts for peace advocated by various governments and other relevant bodies to resolve the civil conflict in Liberia, the prevalence of conflicts especially on land remains high[22]. An estimated 90 per cent of civil court cases in Liberia are related to land conflicts.[23][24] Additionally, as many as 63 per cent of violent cases in Liberia have their roots in land rights issues with the main causes of land conflict in Liberia being five-fold[25]. The source of this conflict mainly lies in the insecure customary land tenure system in which the state did not endow the traditional leaders with any authority to govern land-related issues. As such, there is always a conflicting claim given that the state considers customary tenure as mere "occupants" or "squatters" of the land.[26] In some areas, land disputes are because of long-standing conflicts within communities (e.g., between the Mandingo and the Gio and Mano tribes in Nimba

16 https://www.idea.int/data-tools/data/gender-quotas/country-view/173/35
17 https://hdr.undp.org/gender-development-index#/indicies/GDI
18 Liberia Institute of Statistics and Geo-Information Services (LISGIS), Ministry of Health [Liberia], and ICF. 2021. Liberia Demographic and Health Survey 2019-20. Monrovia, Liberia and Rockville, Maryland, USA: Liberia Institute of Statistics and Geo-Information Services (LISGIS), Ministry of Health, and ICF.
19 Ibid
20 https://www.forumciv.org/int/latest/forward-female-land-ownership-liberia
21 CIA The World Factbook: Liberia. Central Intelligence Agency, Central Intelligence Agency, 1 Feb. 2018, CIA World Factbook. 2018.

22 Hartman, A. 2010. "Comparative analysis of land conflicts in Liberia: Grand Gedeh, Lofa and Nimba Counties". Oslo, Norway: The Norwegian Refugee Council.
23 https://www.reuters.com/article/us-liberia-land-palmoil-idINKCN0XX17U
24 Development Experience Clearinghouse (DEC) - Documents Detail (usaid.gov)
25 USAID. 2016. "A strategy for further reform in Liberia's law on land: Liberia land governance support activity". At https://www.land-links.org/wp-content/uploads/2017/05/USAID_Land_Tenure_LGSA_Report_Reform_Strategy_Liberia_Law_Land.pdf
26 Unruh, J.D. 2009. "Land rights in post-war Liberia: The volatile part of the peace process". Land Use Policy, 26(2): 425-33.

County)[27]. New land disputes have also emerged: during the civil war, the land was often taken by squatters, or armed groups who would give them as rewards to their supporter[28]. Since the end of the war, many displaced people have returned to reclaim their land, and conflict has ensued.

A USAID Conflict Assessment conducted in 2021 identified land conflict as a significant cause of discord in Liberia. These conflicts were discovered to be widespread across all counties and were made worse by ineffective land governance, clashes between tribal and statutory land systems, limited capacity for resolving disputes, and the tendency for land conflicts to intersect with tribal, ethnic, religious, and political tensions. Various types of land conflicts were observed, including disagreements over boundaries within families and communities, conflicts within and between political and administrative divisions (counties, districts), and conflicts involving war returnees, particularly in Nimba County. Other issues included the unauthorized occupation of public land by political elites, disputes over ownership and use of customary lands, land-grabbing, cases of fraudulent duplicate land titles and double sales of land, and disputes over the commercialization and formal titling of communal lands. The pressures resulting from population growth, urbanization, and climate change have further intensified tensions related to land. Land conflicts often escalate through the use of coercion, threats, and hired violence by the parties involved, all striving to achieve their objectives. Moreover, conflicts escalate in severity when they acquire identity-based characteristics, pitting ethnic or religious groups against each other. This has been particularly observed in Nimba County where long-standing land conflicts between Mandingo Muslims and Christian and traditional Loma groups have occasionally led to broader communal tensions. [29]

The Land Rights Act, adopted in September 2018, was formulated to address several inequities in land access and land governance, giving communities ownership rights and empowering them to make decisions on the lands that they have customarily accessed for decades.[30] The 2018 Land Rights Act plays a crucial role in promoting women's inclusion in land governance. By granting decision-making powers over customary land ownership to customary communities and establishing mechanisms for determining land claims, this law enables women and youth in Liberia to actively participate in the development and management of land within their communities. In the past, these decisions were predominantly made by men, but now women have an equal say.

The Act provides enhanced protections for women's land rights, including provisions for their participation in local land management committees. It also ensures that spouses have equal rights to be members of land-owning communities, thereby safeguarding women's interests. Notably, the law recognizes the authority of all community members to collectively make significant decisions regarding Customary Land through a 2/3 vote. Additionally, it mandates equal representation of men, women, and youth within these committees, acknowledging the importance of diverse stakeholder engagement. Under the Land Rights Act, each community member, regardless of gender, has the right to own a specified parcel of land exclusively for residential use within the larger Customary Land parcel. Women can now enjoy individual ownership of land in their customary communities, with the ability to have the land deeded in their own name. This provision grants women economic security in their place of residence and allows them to leverage land ownership as collateral for loans and other financial purposes. By empowering women within their communities, this transformative policy and legal framework can foster their economic agency.

However, despite the concrete provisions in the Land Rights Act, there are challenges in implementing and monitoring the legal framework to ensure gender equality. The Government of Liberia (2019, 11) has highlighted evidence suggesting that women are often excluded from consultations related to property ownership. Barriers such as illiteracy rates, limited access to information, and travel costs affect both men and women in rural areas when accessing formal justice systems. However, women face even greater disparities due to higher illiteracy rates and gender and social norms that hinder their access to these mechanisms.

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27 Paczynska, A. 2010. "Liberia Interagency Conflict Assessment Framework Report (ICAF Report)." US Department of State. *http://scar.gmu.edu/sites/default/files/Final_ICAF_Report_0.pdf*
28 Ibid
29 Development Experience Clearinghouse (DEC) - Documents Detail (usaid.gov)
30 Bruce A Strategy for Further Reform of Liberia's Law on Land. Land Governance Support Activity USAID/Tetratech. Available online: https://www.land-links.org/wp-content/uploads/2017/05/USAID_Land_Tenure_LGSA_Report_Reform_Strategy_Liberia_Law_Land.pdf

Before the 2018 Land Rights Act, the law did not recognize women's rights to land, although women constitute 80 per cent of agricultural labour. Consequently, only 14 per cent of women own their land compared to men 28 per cent and and 76 per cent of women and 78 per cent of men who own land do not have a title or deed. [31]Previous land law allowed communities to collectively own land, but since decision-making in communities traditionally only involve men, women were left out and remained landless.[32] Women's land rights affect millions of families in Liberia, as 40 per cent of all Liberian women work in agriculture. Unfortunately, at least half of Liberian women feel insecure about their land tenure and patriarchal norms contribute to land disputes.[33] Beyond this, women and girls usually experienced deprived physical, psychological and social need translating to serious human rights violations[34]. Usually, women faced serious challenges in navigating the criminal justice system given limitations in understanding their rights, language barriers, and illiteracy.

1.1.3. Women and Peace-building in Liberia

With the launching of its Action Plan for the Implementation of UN Security Council Resolution 1325 in 2009, Liberia became the first post-conflict country with a National Action Plan (NAP) to implement Resolution 1325 on women, peace, and security[35]. The significance of the resolution is that it urges the international community and UN Member States to enhance women's participation in peace processes. Peace building, reconciliation, and ensuring improved security for all are key challenges that post conflict Liberia faces. Representation of women in the security sector remains limited. Most judicial officers are male. At the County level, administrative structures are dominated by male officials, chiefs, and elders.[36] For instance, of the five justices on the Supreme Court, two are female (40 %) and of the 16 Circuit Court judges, five are women (31.3%) and four women judges among the 35 Specialized Court Judges (11.4%) in Liberia.[37]

Grounded in the vision of equality enshrined in the Charter of the United Nations (UN Charter), UN Women assists countries, and UN system to progress towards gender equality and women empowerment. UN Women works to support Government's national priorities, which prioritizes the empowerment of women and girls and their contribution to all areas of economic, political, and social development. The objective of building and sustaining peace and security across the country is critical for Liberia, which faces several security challenges relating to land conflict. The United Nations Security Council Resolution (UNSCR) 1325 is a landmark on women, peace and security that affirms the importance of the participation of women and inclusion of gender perspectives in peacebuilding, peace keeping operations, post conflict peacebuilding and governance, and humanitarian planning.

However, current initiatives at mitigating or resolving conflicts have limited the participation of women, at all levels. Women are often seen only as victims of conflicts who need to be protected rather than agents of change for peace and security. This leaves untapped the potential and capacities of women whose contributions can be harnessed to promote transformative change and sustainable peace. Through the "Sustaining Peace and Reconciliation through Strengthening Land Governance and Dispute Resolution Mechanisms (2020-2023), UNW, UNDP and WFP had worked to support the GoL in the implementation of the Land Rights Act (LRA) and Local Government Act through strengthening the capacity of County Land Offices and linking them with existing land dispute-related structures as well as the new structures created through the passage of LRA as well as supporting the initial steps of formalization of customary land as a measure to prevent disputes relating to customary landowners and users. This is believed to help the GoL in fulfilling its commitment to UNSCR 1325. The UNW, UNDP and WFP 'Sustaining Peace and Reconciliation through Strengthening Land Governance and Dispute Resolution Mechanisms (2020-2023) project was developed to address the above identified gender

[31] Liberia Institute of Statistics and Geo-Information Services (LISGIS), Ministry of Health [Liberia], and ICF. 2021. *Liberia Demographic and Health Survey 2019-20*. Monrovia, Liberia and Rockville, Maryland, USA: Liberia Institute of Statistics and Geo-Information Services (LISGIS), Ministry of Health, and ICF.

[32] https://www.forumciv.org/int/latest/forward-female-land-ownership-liberia

[33] https://blogs.worldbank.org/dev4peace/why-strengthening-womens-land-rights-conflict-affected-countries-should-be-priority

[34] Ibid

[35] Ruth Gibson Caesar, Cerue Konah Garlo, Chitra Nagarajan and Steven Schoofs (December 2010). Country Case Study: Liberia Implementing Resolution 1325 in Liberia: Reflections of Women's Associations. International Alert

[36] Ministry of Gender and Development (2009). Liberia Gender Policy

[37] National Democratic Institute for International Affairs (NDI) (2018): Report on Women's Empowerment in Liberia Diamond Leadership Role Model Project

inequality challenges in Liberia with a focus on conflict prone counties (Grand Cape Mount, Sinoe, Maryland and Nimba) in Liberia.

1.2. Description of the Programme

The joint project titled *"Sustaining Peace and Reconciliation through Strengthening Land Governance and Dispute Resolution Mechanisms"* is funded by the United Nations Peacebuilding Fund. The project is being implemented by UNW, UNDP and WFP in Nimba, Grand Cape Mount, Sinoe and Maryland Counties. In these counties, the project is strengthening the capacity of County Land Offices and further linking them with existing land dispute-related structures as well as the new structures created through the passage of LRA as well as supporting the initial steps of formalization of customary land as a measure to prevent disputes relating to customary landowners and users. In addition, several interventions aimed to strengthen existing semi-formal and informal land dispute resolution mechanisms such as Multi-Stakeholder Platforms and the new mechanisms established with LRA such as the Capacity of Community Land Development and Management Committees (CLDMCs) with a view to reducing conflicts in a more transparent, effective and gender and youth responsive manner. The project started in January 2020 and was due to end in January 2023, an implementation period of 36 months. The total budget for the entire project duration is USD 3,996,522.48. A three-month No Cost Extension has been sought to finalize some residual activities as well as this evaluation.

At national level the initiative supports the implementation of the 2017 Peacebuilding Plan, which was integrated into the Pillar 3: Sustaining Peace of the Government's national development plan – the Pro-Poor Agenda for Prosperity and Development (PAPD). PAPD also calls for improving socio-economic human rights by passing and implementing the Land Rights Act to improve land tenure security; developing a regulatory framework for the actualization of the Liberia Land Authority Act; securing access to land by harmonizing of customary and statutory land tenure systems; and strengthening community land administration and governance framework (ensuring the inclusion of youth, women, and marginalized community members).

Likewise, it is aligned with the 2018 National Gender Policy which clearly calls for supporting women, land tenure and property rights including advocating for and promoting women's access and control over land/land-based resources, and other forms of property and assets. In addition, there is alignment with the Liberian National Action Plan on Women Peace and Security (2019-2023), which emphasizes the importance of land, inheritance, and property rights for women. Moreover, the proposed intervention has been designed to support the Government of Liberia to implement the LRA and LGA including the Legal Aid Policy (2019) and the Land Alternative Dispute Resolution (ADR) Policy. The Government has identified land-related issues as critical drivers of conflict as well as the root causes of inter-community divisions. Land disputes at the local level impede development and have the potential to turn into large-scale conflicts. The passage of the Land Rights Act and the Local Government Act has significant peace dividends if successfully implemented. The Local Government Act provides for the decentralization of services and brings government closer to the people thereby reducing the potential of conflicts and addressing some of Liberia's main conflict triggers and grievances. Further to this, the effects of environmental hazards vis-a-vis concessions are more likely to fuel conflicts in addition to already existing land disputes. Dialogue and confidence-building between concessionaires and communities was an integral part of the proposed project to harness peacebuilding opportunities.

Key partners and beneficiaries of the project also consulted during project development include; communities from targeted counties, Contours Limited Volunteers for Sustainable Development in Africa(VOSEIDA), Rights and Rice Foundation (RRF), Government institutions such as the Liberia Land Authority (LLA), and the Peacebuilding Office (PBO), the National Bureau of Concessions (NBC), National Centre for Coordination of Response mechanisms (NCCRM), Environmental Protection Agency (EPA) concession companies and civil society organizations. In cognizance of past and ongoing projects in the land sector, the project aimed to tackle major problems identified by Government and CSO partners and responds to the issues identified through the previous and existing conflict analysis and land related assessments. The project outcomes responded to two key aspects; one being the limited capacity of the Government to prevent land related conflicts and strengthening the effectiveness, transparency, and inclusiveness of land administrative structures at national and county levels. The second outcome aimed at strengthening the existing land disputes resolution mechanisms.

1.2.1. Overview of the Project Result Areas
Outcome 1. Authorities at national and local levels manage land allocation, registration and licensing processes in a more effective, transparent and inclusive manner reducing conflict.

Output 1.1. Customary governance authorities and communities in targeted counties are aware of the LRA, existing land disputes resolution mechanisms, concession agreements, and their role as well an improved understanding of women's and youth rights to land.
Output 1.2. County land offices and county land boards in targeted counties have the capacity, procedures, and systems in place to formalize customary land in a way that reflects rights and needs of all community members.
Output 1.3. CLDMCs are established in targeted counties and have the capacity to initiate the formalization and recognition of their land rights.
Output 1.4. Early warning and response mechanism is engendered and integrates land disputes related data.
Output 1.5. Institutional capacity of LLA/EPA/NBC/SPRC is strengthened to effectively prevent conflicts driven by the depletion of livelihood opportunities and environmental hazards.

Outcome 2. Existing semi-formal and informal land dispute resolution mechanisms are strengthened, more sustainable and able to reduce conflict in a more effective and gender responsive manner.
Output 2.1. Existing Semi-formal land dispute resolution bodies (CPC, CLDMC, SPRC, peace huts, multi-stakeholders' platform) have strengthened capacity to resolve disputes in a sustainable gender and youth responsive manner.
Output 2.2. Communities including women and youth in targeted counties have the capacity and skills to participate in formal and informal land dispute mechanisms.
Output 2.3. Coordination between Government agencies in charge of implement the LRA and LGA, development partners and CSOs is strengthened.
Output 2.4. Enhanced Multi Stakeholders Platforms capacity to find agreeable solutions, propose alternative livelihoods and address the effects of environmental hazards.

The project implementation strategy is underlined by capacity building and institutional strengthening of key sectors, as well as facilitating sustainable implementation of 2017 Peacebuilding Plan, LRA and LGA including the Legal Aid Policy (2019) and the Land Alternative Dispute Resolution (ADR) Policy.
The Programme Theory of Change (ToC) is discussed in section 2.3 below. The primary stakeholders of the project are the Peace Building Fund (donor partner), members of the Programme Steering Committee, communities from targeted counties, Volunteers for Sustainable Development in Africa(VOSEIDA), Rights and Rice Foundation (RRF), Government institutions such as the Liberia Land Authority (LLA), the Peacebuilding Office (PBO), the National Bureau of Concessions (NBC), National Centre for Coordination of Response mechanisms (NCCRM), Environmental Protection Agency (EPA) concession companies and civil society organizations. The specific activities of the stakeholders are shown below:

1. Rights and Rice Foundation (RRF): RRF is a Liberia NGO that is working for social justice and community empowerment in Liberia. RRF has been one of the key organizations leading the land reform process in Liberia. Rights and Rice Foundation (RRF) partner with UN Women to implement output 1.1., Output 2.1 and 2.2. Key activities of RRF include the rolling out of awareness campaigns for women and youth and their rights to participate in semi-formal and informal structures for dispute resolution. Train women and youth on dispute resolution formal and informal land mechanisms in existing structures. Raise awareness for local and traditional leaders to promote women and youth participation in informal and semi-formal land dispute resolution structures. RRF was included in the evaluation to assess the project's relevance, effectiveness, and sustainability. The evaluation team also organized a face-to-face meeting and group discussions with their representatives.
2. **National Center for the Coordination of Response Mechanisms (NCCRM):** The NCCRM was established to improve early warning capacity in Liberia which allows the state to proactively identify emerging crises and improve their response mechanisms once a crisis begins. The center conducted a gender and human resources assessment and training of the early warning mechanisms at county and district levels during the implementation of the project. NCCRM was included in the evaluation to assess the project's relevance, effectiveness, and sustainability. The evaluation team organized a face-to-face meeting and group discussions with their representatives.

3. **Liberia Peace Building Office (PBO)**: To help support the implementation of the Liberia Peacebuilding Priority Plan and subsequent Plans, as well as to provide secretarial support to the JSC, the Liberian Peacebuilding Office (PBO) was established in early 2009. The PBO support the Liberian government to build capacity to lead peacebuilding work. In the Sustaining Peace and Reconciliation project, the PBO supported the strengthening of the capacities of conflict early warning monitors, Multi-Stakeholders Platforms, Community Land Disputes Management Committee, Peace Huts, and County Peace Committees through training on gender mainstreaming, the use of gender responsive indicators in Early warning monitoring, land disputes and how to collect data related to these incidents. The PBO was included in the evaluation to provide evidence to assess the project's relevance, effectiveness, impact, and sustainability. The evaluation team organized a face-to-face meeting and group discussions with their representatives.

Creative initiative for Development & Relief: Is an organization that conducted the boundary harmonization and confirmatory survey which led to the issuing of the 8 deeds.

4. **Contours Limited.** Contour limited is a Geo-spatial firm that provides services for the built environment. The firm produced boundary maps in project counties using Global Positioning Systems (GPS). Stakeholders from this firm serve as key informant interviewees during data collection.

5. **Liberia National Women Peace Hut:** Founded in 2004, the National Peace Huts Women of Liberia helped women and former child soldiers to become agents of change in their communities following the country's civil war. The Peace Huts provide space for women's voices to be heard on peacebuilding, security, rule of law, and political and economic issues, thus filling a critical gap in facilitating women's access to justice in the communities where structures, such as the judiciary system and police service are not available. In 2018, this women-led network transformed into a formal platform for the advancement of peacebuilding and women's rights initiatives at the community. The Peace Hut was charged with the responsibility of mobilizing women from the peace hut for the project. The Peace Hut was included in the evaluation to provide evidence to assess the project's relevance, effectiveness, impact, and sustainability. The evaluation team organized a face-to-face meeting and group discussions with their representatives.

6. **Volunteers for Sustainable Development in Africa (VOSIEDA):** The organization supported the strengthening of community resilience to create their own asset as alternate livelihood source. It supported the strengthening of the capacity of vulnerable communities through training, transfers, provision of seeds, tools, and equipment. The organization also supported the institutional capacity strengthening of NBC, LLA, and EPA to effectively address the issues of land tenure, livelihood depletion. VOSIEDA was included in the evaluation to provide evidence to assess the project's relevance, effectiveness, impact, and sustainability. The evaluation team organized a face-to-face meeting and group discussions with their representatives.

7. **The Steering Committee (SC):** The SC provided strategic guidance and ensured oversight of them LMPTF including approving projects and allocating funds, supervising the progress of the funds result frameworks, assessing risks, reviewing, and approving the LMPTF reports. The SC were included in the evaluation to provide evidence to assess the project's relevance, effectiveness, impact, and sustainability. The evaluation team organized a face-to-face meeting and group discussions with their representatives.

8. **The Thematic Working Group (TWG):** The TWG was charged with the responsibility of reviewing reports to ensure relevance and technical quality and recommending projects to the SC for approvals and making recommendations to the secretariat. The TWG was included in the evaluation to provide evidence to assess the project's relevance, effectiveness, impact, and sustainability. The evaluation team organized a face-to-face meeting and group discussions with their representatives.

9. **United Nations Peacebuilding Fund:** Provided the funding for the implementation of the project activities. Key personnel from the fund were included in the evaluation to provide evidence to assess the project's relevance.

1.3. Theory of Change

Based on the review of the project documents, the Sustaining Peace and Reconciliation through Strengthening Land Governance and Dispute Resolution Mechanisms project is anchored on a Theory of Change (ToC). This ToC represent the main hypothesis that this evaluation assessed against the main evaluation questions in the evaluation matrix as follows:

IF customary governance authorities and communities in targeted counties are aware of the LRA and LGA, existing land disputes resolution mechanisms, concession agreements, and their role as well as have an improved understanding of women's and youth rights to land; IF County land offices, County land boards, and CLDMCs in targeted counties have the capacity, procedures and systems in place to formalize customary land in a way that reflects rights and needs of all community members; IF existing semi-formal land dispute resolution bodies (i.e. MSPs) have the capacity to provide a safe and inclusive platform for communities, government, and concession companies to resolve disputes in a gender and youth responsive manner; IF communities including women and youth in targeted counties have the capacity and skills to participate in formal and informal land dispute mechanisms; IF institutional capacity of LLA/NBC/EPA are strengthened to effectively prevent potential conflict triggers arising from concessionaires (i.e. environmental hazards and limited livelihood opportunities); IF Early warning and response mechanism become more sensitive to land disputes; THEN Land management will be more effective and inclusive, and land disputes will be better prevented and managed in targeted counties because existing semi-formal and informal land dispute resolution mechanisms; and government land management systems and capacities will be strengthened to reduce land related conflicts.

The Theory of Change is based on the following assumptions:

- Existence of Government commitment to implement the LRA, LGA and the ADR policy at national and sub-national level.
- The Government is willing to mainstream gender in their policies, rules and procedures.
- Concessionaries are willing to deliver their commitments.
- Targeted communities are willing to change attitudes towards women, youth and vulnerable group's rights to land.
- Stakeholders (Government, private sector, CSOs, Development partners) are able/willing to coordinate to maximize the impact of their work.

The analysis of the ToC shows that it is relevant as it shows a plausible, clear, and logical flow to describe how the project strategy intend to contribute to the desired changes at the outcome and impact level without any gap in knowledge. The result statements are not unambiguous, the time frame for the result is reasonable and the assumptions are realistic and unambiguous. Also, the assumption and risks most relevant to whether the change will be realized were clearly stated in the ToC. However, while the ToC was framed within the Internationally agreed development goals, norms and instruments which outlines the necessary conditions and key actions required for the achievement of gender equality and the empowerment of all women and girls, there was little or no evidence to show that the ToC was based on knowledge and lessons learned from credible sources as no reference was specified. Furthermore, there is no evidence to show that the ToC was developed based on collaborative and participatory process involving multiple stakeholders' perspectives. Ideally, a ToC is supposed to be presented in a diagram and embedded in the narrative of the ToC section, but this was not found in the Programme document containing the ToC. Overall, the ToC is very germane to the goal of the project.

1.3.1   Existing Data Availability

To understand the theory of change and provide a robust analysis of the results framework, the evaluation team relied on data shared by the UN Women Project team. For an effective review, the evaluators classified the documents into four categories: donor annual reports, survey reports, implementing partners reports, project design reports. A review of the documents shared indicates that they are generally good and provided a clear direction of the focus of the project in terms of design and activities implemented in the targeted counties. Reports from implementing partners were also of good quality. Overall, the project was designed broadly to facilitate the management of land allocation, concessions, registration, and licensing processes in a more effective, transparent, and inclusive manner and to increase awareness on LRA, existing land disputes resolution mechanism among communities in the county. Beyond this and most critically, all the progress reports as well

as the baseline, end line, and perception survey show a disaggregation of data by sex of participants to activities and by county. The evaluation sustained the disaggregation of data by sex and county to gain deeper insights into the result of the project on different dimensions.

2.0. OBJECTIVES OF THE FINAL EVALUATION

This evaluation is a mandatory component of project management, and the final evaluation report will be submitted to United Nations Peacebuilding Fund. As a summative process, the purpose of this evaluation is to examine project progress and results. The evaluation generated substantial evidence for informed future interventions and best practices. The evaluation identified key results, challenges, lessons learned, good practices, conclusions and recommendations that will support future joint programming and foster organizational learning and accountability.   The evaluation was guided by the standard OECD/DAC evaluation criteria and GERAAS criteria list, i.e., a focus on relevance, effectiveness, efficiency, impact, coherence, sustainability, and Human Rights and Gender Equality.

The objectives of the evaluation are to:

- Assess the relevance of the intervention, strategy, and approach in the implementation of the women's Peace and Security Agenda and achievement of women's land rights and the broader peacebuilding needs of Liberia as well as the needs of the targeted communities.
- Assess the effectiveness of the project implementation, including what outcomes and outputs were achieved and how they contributed to peacebuilding objectives.
- Assess the efficiency of the project towards the achievement of results, including efficiency of project management, M&E and coordination, timeliness, value for money.
- Assess the project coherence including quality of the inter-agency coordination mechanisms that were established at country level, but also coherence with previous relevant interventions and with interventions by other actors.
- Assess sustainability of the project.
- Determine whether human rights approach and gender equality principles are integrated adequately in the project.
- Assess the overall impact of the project in terms of changing behaviors, and attitudes related to land conflict and land management and Women, Peace and Security in this theme.
- Identify and highlight important lessons learned, best practices and, strategies for replication and provide actionable recommendations for the design and implementation of future interventions.
- Identify and highlight innovative approaches in all aspects of the project.
- Document and analyze possible weaknesses in order to improve next steps of UN programming in the area of women, peace, and security programming and land governance.

2.1. Scope of the evaluation

The end of project evaluation is being conducted for the "Sustaining Peace and Reconciliation through Strengthening Land Governance and Dispute Resolution Mechanisms project which was implemented for the period January 2020 to January 2023. The evaluation covered two outcomes' areas and nine output areas covering four counties, Nimba, Grand Cape Mount, Maryland and Sinoe. The evaluation provided a comprehensive assessment of the joint program covering all three levels of the program scope and their interconnections:

- Community level - assessing how the joint programme initiatives, particularly by implementing partners on the ground, have created favourable conditions for women to exercise their rights to land and led to enhanced participation of women in land governance and decision-making processes, dispute resolution processes etc.
- County level – analyze achievements of the significant impact of the programme on the capacities of county-level land administration.
- National level - analysing achievements over the last months of implementation, more specifically what have been the successes, opportunities missed, and constraints encountered.

The project was evaluated in relation to its progress towards achieving expected results, measured against the log frames and targets, and using project indicators. The evaluation identified and document any short-term,

intermediate and long-term results achieved by the project. It also assessed progress towards achieving the project outcomes and potential impact by the end of the project's implementing period.

2.2. Stakeholders of the Evaluation

A stakeholder analysis using the UNEG Matrix was applied (Annex 1). The analysis indicated that there were three main levels of stakeholders. At the first level are the Evaluation Manager (EM), Evaluation Technical Committee (ETC), Evaluation Reference Group (ERG), UN Women Evaluation Manager (Liberia), UN Women Regional Evaluation Analyst, LMPTF-PBF Regional Evaluation Specialist, Secretariat M&E Analyst, and Project Focal Points from UNDP and WFP. This first-level stakeholders were involved in the joint evaluation of the project and provided oversight function in the validation of the inception. They also contributed to the finalization of the draft report. In the second level are stakeholders at the national level such as the Liberia Land Authority (LLA), Liberia Peacebuilding Office (MIA), Ministry of Gender Children and Social Protection (MGCSP), National Bureau of Concession (NBC), Environmental Protection Agency (EPA) and National Center for the Coordination of Response Mechanisms (NCCRM). This category represents national institutions and Ministries that participated in the project. The third level includes Civil Society Organizations (CSOs) including RRF, Peace Hut Women of Liberia and VOSIEDA. The CSOs helped in the implementation of the project. The last categories are the project beneficiaries in the four counties covered by the project. This list of stakeholders helped to identify key informants for in-depth and semi-structured interviews conducted during the evaluation. The project team provided a self-assessment of the project performance, challenges, and lessons learned. They also provided logistic support to the evaluation team by mobilizing the project beneficiaries at the National and community levels. The government officials as stakeholders are part of the beneficiaries of the project and provided evidence of the relevance of the project, effectiveness, and impact of the project in their respective ministries and agencies. The implementing partners on the other hand supported the mobilization of the project beneficiaries for interviews while also providing information on the relevance, effectiveness, efficiency, impact and sustainability of the project benefits at the community level. The project beneficiaries provided the needed information on the relevance, effectiveness, impact, and sustainability of the project benefits at the community level.

2.3 Users of the Evaluation

The main evaluation users will include UN Women, UNDP, and WFP in Liberia, as well as the Peacebuilding Fund and United Nations Country Team (UNCT) more broadly. Furthermore, other national stakeholders that will benefit from the evaluation will include the Ministry of Gender Children and Social Protection (MGCSP), Liberia Land Authority (LLA), National Bureau of Concessions (NBC), Ministry of Internal Affairs (MIA), Peacebuilding Office (PBO), Office of the legal advisor to the President (OLA), Environment Protection Authority (EPA), National Center for the Coordination of Response Mechanisms (NCCRM), Rights and Rice Foundation (RRF) and other CSOs. This evaluation informs the implementation of the Government's Strategic Plan, new strategic documents such as the new United Nations Development Cooperation Framework (UNSCDF) and future programming actions of UN Women, UNDP, and WFP including joint programming actions. The findings of this evaluation will also be used by the UN to further refine its approaches towards the promotion of Women's Peace and Security agenda and to inform the implementation of strategic documents including the 2020-2024 Strategic Note of UN Women Liberia CO. Ultimately, the results of the evaluation will be publicly accessible through the Global Accountability and Tracking of Evaluation Use (GATE) system for global learning and the PBF website.

3.0. APPROACH AND METHODOLOGY

3.1. Results-Based Management (RBM) Approach: Theory of Change

The Sustaining Peace and Reconciliation through Strengthening Land Governance and Dispute Resolution Mechanisms project was evaluated against the Results Based Management (RBM) - Theory of Change Approach. Information sources and citing from the project and other documents were reviewed and used to derive information for an updated Theory of Change (ToC) Model. The revised notes helped to promote a clear understanding of the project logic, inputs and outputs as well as planned and expected outcomes, risks, and underlying assumptions. The refined notes from the ToC were used as a basis to develop detailed evaluation questions, guide the development of related methods and protocols, and in analysing the broader progress to outcomes through the aggregation of available evidence on a broader scale and longer-term results.

3.2 Evaluation criteria elaboration of key questions

The evaluation applied the OECD/DAC evaluation criteria: relevance, effectiveness, efficiency, impact, coherence and sustainability. The evaluation also took into consideration gender equality and human rights, and

disability inclusion, as separate standalone criteria. These were used as the main analytical framework in line with the UN Women evaluation policy.[38] The evaluation questions developed around the thematic evaluation areas of relevance, effectiveness, efficiency, impact, sustainaility , gender equality and human rights, and disability inclusion are presented in Annex 1.

The various key questions are further expatiated in the evaluation matrix (Annex 2) and are developed around the thematic evaluation areas. Throughout the evaluation process, gender and inequality concerns were assessed in line with the UN Women's gender-responsive evaluation Policy[39]. All data collected were gender-disaggregated and different needs of women, men, boys, and girls as well as those of vulnerable groups targeted by the project were considered throughout the evaluation process. The evaluation was carried out following UNEG Norms and Standards and UNEG Guidance on Integrating Human Rights and Gender Equality in Evaluations. The process followed the UN Women Evaluation Policy and the Ethical Guidelines for evaluations in the UN system. The final evaluation report was further prepared following the UN Women Global Evaluation Reports Assessment and Analysis System (GERAAS). The evaluators identified and ensured that vulnerable sub-populations are included in the data gathering process. These include women, girls, the elderly, youths, and people living with disabilities and others generally less included in political and economic processes and events in the community.

The evaluators are cognisant of potential biases that can arise in the selection of methods and avoided that through the inclusion of a full range of appropriate stakeholder groups and a variety of data collection tools. To facilitate more transparent and participatory processes, enabling more equitable gender-balanced contributions by all stakeholders, and to facilitate capacity building of all stakeholders to contribute freely, evaluators addressed transparency, independence, evaluation ethics and confidentiality issues, including sensitivity to language use during data collection.

With respect to transparency, the evaluation report described the sources of information used (documentation, respondents, literature etc.) in sufficient detail, so that the adequacy of the information can be assessed. Also, complete lists of interviewees and documents consulted were included, to the extent that this does not conflict with the privacy and confidentiality of participants. For reliability, the evaluation cross-validates and critically assess the information sources used and the validity of the data using a variety of methods and sources of information. With respect to independence, the evaluators exhibited a high level of independence during the evaluation process and possible conflicts of interest were addressed openly and honestly. Relevant critical measures adopted during data collection include gathering stakeholders in separate groups where they can express themselves freely. Evaluators also visited stakeholders in their localities and use appropriate cultural approaches and local languages to facilitate easy access and increased participation.

3.4   Methodological Approach

This evaluation has both formative and summative purposes (i.e., to inform UN Women Liberia future programming in gender equality and women empowerment in Liberia as well as determining the extent the Sustaining Peace and Reconciliation through Strengthening Land Governance and Dispute Resolution Mechanisms project has met its planned goals and objectives). Accordingly, and in line with the Terms of Reference (ToR), the evaluation utilized both quantitative and qualitative research methods and desk review of secondary data documents. Primary and secondary sources of data were utilized to inform the findings of the evaluation. This mix of methods allowed for information to be triangulated and verified. Thus, a mixed methodological approach to data collection were used including document analysis, key informant interviews (KIIs), and focus group discussions (FGDs). The key informants and focus group discussants were representatives of the recipients of various interventions of the project. The data collected include both individual and institutional responses to the questions of the evaluation. This mixed approach ensured the collection of different types of data from different stakeholders and enriched data management and resulted in the comprehensive assessment of the impact of the project. The approach ensured that the evaluation is utilization-focused, gender-responsive, and explicitly integrates human rights-based approaches to data management. The evaluation also utilized gender-sensitive participatory methods to capture relevant case studies. Data were further

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38 https://genderevaluation.unwomen.org/-/media/files/un%20women/gender%20evaluation/handbook/evaluationhandbook-web-final-0apr2015.pdf?la=en&vs=4246
39 Ibid

disaggregated by sex. The research methods promoted complementarity and allowed for cross-verification, corroboration, and triangulation of evidence collected from different sources, thus enhancing the reliability and validity of the data collected.

3.5 Secondary Data Collection

A desk review of all relevant documentation on the project was carried out. The documents were shared by the project team and were complemented by other sources where necessary. The content analysis of the documents reveals that the documents contain most of the relevant data. The document reviews were done in line with the key evaluation questions and the listed indicators in the project result Framework using the content analysis method. This provided useful background information to the evaluation team in understanding the project and assessing the extent of project activity implementation. The information was used to verify and validate (triangulate) the data obtained from other tools. The review therefore helped to provide evidence to meet some of the log frame indicators and the evaluation questions. The desk review was used at inception, during data collection, and at the triangulation stage. Its advantage is that it is inexpensive, and data is relatively fast and easy to obtain because of the project's rich literature and reports. The desk review also captured periodic information and data which were used to compare baseline values versus end-line values.

3.6 Primary Data Collection

The instruments deployed for data collection include a questionnaire, key informant interview guide and focus group discussion guide. The questionnaire and the FGD guide targeted project beneficiaries at the counties while the key informant interview guide targeted the implement partners, government partners and the project team. The evaluation team developed different guides for different categories of stakeholders depending on their roles in the design and implementation of the project. The data collected using these different sets of tools covered all the evaluation questions raised across the evaluation criteria of relevance, coherence, effectiveness, efficiency, impacts and sustainability in addition to gender equality, human rights, and disability inclusion. The combination of questionnaires, key informant interviews, and FGDs was useful for this evaluation as it helped to generate both qualitative and quantitative data which facilitated the triangulation of data. The FGDs and interviews provided qualitative data relevant to increasing the depth and detailed data scoping from the various stakeholders. It also enabled the evaluation team to have a deeper understanding of the context of the evaluation. In addition, FGDs were preferred because they were very useful in obtaining detailed information about individual and group feelings, perceptions, and opinions while group interactions had the advantage of bringing out nuances of stakeholder dynamics.

3.7 Sampling and Data Collection

The sampling design was developed after the stakeholder analysis conducted during the inception phase. The evaluation adopted a census sampling approach to all key participating stakeholder institutions and project implementing partners as well as beneficiaries in the counties, which allowed the evaluators to study and fully understand the roles played by each institution and the interventions they participated in. Purposive sampling was utilized to choose specific individuals depending on their involvement. Using the stakeholder analysis matrix that defined the roles, and nature of participation of stakeholders in various interventions, the evaluators were able to purposively select key stakeholders for data collection. The evaluation covered all four counties covered by the project as well as the national level which represents 100 per cent of the intervention areas. This spread provided the needed representation of all the stakeholders covered by the intervention as well as guaranteed the needed reliability, validity, and generalizability of the findings derived from the data collected. There are 43 communities covered by the intervention across the 4 counties covered by the intervention. The evaluation team purposively selected 5 communities from each county using some criteria such as accessibility, security concerns, and the number of beneficiaries in the county. However, due to accessibility concerns because of bad road, stakeholders in Maryland and Sinoe were reached via telephone. The project team, stakeholders at the national level, and community leaders were interviewed as key informants and they were purposively selected guided by the nature of their involvement in the design and implementation of the project.

In all, a total of 16 FGDs and 43 KIIs were conducted across the four counties covered by the intervention. At the national level, the sampling of stakeholders was done through stakeholder analysis This broad-based strategy allowed the evaluation to be all inclusive and eliminated bias and improve the reliability data collected. Tables 2 and 3 below show national and county-level disaggregation of data collection.

Table 2: National Level Disaggregation of Data Collection

Name of Institution	Location	Method of Data Collection	No. of participants	Males	Females	Total
Liberia Land Authority (LLA)	Monrovia	KII	2	1	1	2
Liberia Peacebuilding Office (MIA)	Monrovia	KII	3	3	0	3
National Bureau of Concession	Monrovia	KII	2	2	0	2
VOSEIDA	Monrovia	KII	4	3	1	4
Environmental Protection Agency (EPA)	Monrovia	KII	1	1	0	1
National Center for the Coordination of Response Mechanisms	Monrovia	KII	2	1	1	2
Rights and Rice Foundation	Monrovia	KII	2	1	1	2
National Peace Hut Women of Liberia	Monrovia	KII	2	0	2	2
Mohamed A. Sheriff	Monrovia	KII	1	1	0	1
Patmillia Doe Paivey	Monrovia	KII	1	1	0	1
UN Women (Lead Agency)	Monrovia	KII	2	1	1	2
UNDP	Monrovia	KII	2	2	0	2
WFP	Monrovia	KII	4	3	1	4
PBF	Monrovia	KII	1	1	0	1
Contours Limited	Monrovia	KII	1	1	0	1
Total						30

Table 3: County Level Disaggregation of Data Collection

Location	Questionnaire	Method of Data Collection		No. of KIIs (Males)	No. of KIIs (Females)	No. of FGDs (Males)	No. of FGDS (Females)
		KII	FGD				
Grand Cape Mount	13	15	8	6	9	4	4
Sinoe	2	4	0	3	1	0	0
Maryland	5	4	0	2	2	0	0
Nimba	57	20	8	9	11	4	4
Total	77	43	16	20	23	8	8

3.8. Gender and Human Rights

Mainstreaming gender and human rights in evaluation requires including women and men marginalized and/or discriminated against in the evaluation process. This provided significant information on how the intervention is seen from the perspective of different beneficiaries of the intervention while ensuring that balanced and complete evaluation evidence is generated. Thus, the full range of stakeholder groups (including duty bearers and rights holders) were carefully selected and included for the evaluation to avoid biases such as gender, distance (including the less accessible), power (supporting less powerful interviewees to be able to speak freely by addressing privacy and confidentiality concerns), etc. One method used to foster this inclusion is to work with the project team to discuss the evaluation purpose, focus, and methodology during the inception phase of the evaluation. Particular attention was paid to the inclusion of women and individuals/groups who are marginalized and/or discriminated against. The evaluation team also explored barriers these groups may face in their participation and strategies were devised to address the barriers. For instance, people living with disabilities were identified and visited by the evaluation team during the data collection while people in remote locations were reached via telephone by the evaluation team to give them the opportunity to participate in the evaluation process. Also, some rights-based and gender-sensitive indicators were incorporated in the evaluation questions to ensure the evaluation is gender and human right responsive.

3.9. Validity and reliability of data

Validating the accuracy, clarity and specificity of data collected is crucial for this evaluation due to its implication on the validity of findings and general inferences from the analysis of data. Therefore, throughout the various stages of the evaluation, data management were of vital importance in relation to the validity and reliability of the data. To achieve this important process, the evaluation team developed and administer different tools and all the tools contained similar wordings for the same question. Also, representative samples and adequate sample size were purposively selected from each of the identified stakeholders' groups for the evaluation. While using multiple methods of data collection, the evaluation team also carried out data triangulation. The evaluation team also used appropriate and rigorous interpretative techniques and report results accurately and transparently. The

draft report was subjected to a validation workshop with all key stakeholders where the findings were examined through engagement with stakeholders at a stakeholder workshop and management debriefings.

3.10. Data Analysis and Reporting

In this evaluation, data analysis ran through all the various stages of the evaluation process. However, once all information and data have been collected, a different analytical process was utilized and involved a systematic organization, comparison, and synthesis of information and data derived across and through all methods[40]. The evaluation triangulated information obtained from different stakeholders using different data collection tools and sources of information to ensure robust findings. The evaluators also made judgments based on the evidence from the finding. The evaluation report further described the analytical process undertaken and the underlying rationale for judgments made. To increase the gender-responsiveness of evaluation findings, evaluators adopted a gender analysis framework that examined factors related to gender, that assesses and promotes gender equality and provides an analysis of structures of political and social control that create gender equality. This technique ensured that the data collected is analyzed in the following ways:

- Determining the claims of rights-holders and obligations of duty-bearers within the context of the project.
- Assessing the extent to which the intervention was guided by the relevant international (national and regional) normative frameworks for gender equality and women's rights, UN system-wide mandates and organizational objectives including maintenance of peace and security, improved status for women and population etc.
- Comparing data and information collected with existing information about human rights and gender equality in the counties, country, etc.
- Identifying trends, common responses, and differences between groups of stakeholders (disaggregation of data), for example, using graphs or illustrative quotes (that do not allow for identification of the individual).
- Integrating into the analysis the context, relationships, power dynamics, etc.
- Analyzing the structures that contribute to inequalities experienced by women, men, girls and boys, especially those experiencing multiple forms of exclusion within the context of the project.
- Assessing the extent to which participation and inclusiveness (with respect to rights-holders and duty-bearers) were maximized in the interventions planning, design, implementation and decision-making processes.
- Triangulating information and sources of information to identify similarities and/or discrepancies in data obtained in different ways (i.e., interviews, focus groups, observations, etc.) and from different stakeholders (e.g., duty bearers, rights holders, etc.).
- Identifying the context behind the numbers and people (using case studies to illustrate broader findings or to go into more depth on an issue).
- Comparing the results obtained with the original plan (e.g., through the application of the evaluation matrix).
- Assessing the extent to which sustainability was built into the intervention through the empowerment and capacity building of women and groups of rights holders and duty bearers[41].

The gender analysis framework as highlighted above ensured that the findings, conclusions, and recommendations of the final evaluation report reflect a gender analysis. Based on evidence from the analysis of data, the evaluation team developed an interim report that was reviewed by the evaluation reference group. This interim reporting of findings by the evaluation team built an understanding of findings as the evaluation process is underway and lead to greater buy-in and use of evaluation results. This was an opportunity for the team to field the emerging trends from primary data collection against the reactions of the oversight groups. This enabled them to provide further information, point out key gaps in data, and errors of interpretation and validate the findings. The final evaluation report addressed other issues identified through the stakeholders' validation workshop. The findings assessed progress toward the achievement of the objectives of the project against the standard evaluation principles of relevance, coherence, effectiveness, efficiency, sustainability, and impact.

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40 How to manage Gender-responsive Evaluation- Evaluation Handbook, p76
41 How to manage Gender-responsive Evaluation- Evaluation Handbook, p77

Quantitative Data Analysis – Quantitative data were analyzed using descriptive statistics to meet the objectives of the evaluation. Relevant tables and columns were developed showing disaggregated data by gender, age, state, and disability and used in drafting the various sections of the report.

Qualitative data analysis –The evaluation team used thematic coding to analyze qualitative data. The codes and themes were determined by the evaluation objectives and criteria. Examples of the themes used include Relevance, Coherence, Effectiveness, Efficiency, Impact, and Sustainability as well as Cross-cutting issues and Disability inclusion. The content analysis method was employed in the desk review of all available reports, documents, and collected data sets. The evaluation team reviewed all relevant Programme documents and findings were triangulated and refined based on the comments of key informants and through cross-checking to ensure factual credibility. The findings from the qualitative and quantitative data analysis were a.so triangulated by source and methods to obtain descriptive findings and conclusions relevant to respond to the objectives of this evaluation.

The following methods for data analysis were used:

- Qualitative Content Analysis: to evaluate patterns across multiple pieces of content of words, phrases or images to identify the frequency and patterns of deeper underlying interpretations.
- Thematic Analysis: examines the patterns of meaning in a data set of interviews or focus group transcripts by grouping them according to similarities/themes to derive the meaning of the content.
- Budget and expenditure analysis: analyze burn rate.
- Descriptive analysis and Trend analysis were applied to data available on project activities, and completion rates by partners.

The analysis of the quantitative data collected from the questionnaire indicates that 54.5 per cent of the respondents were females while the males make up 45.5 per cent. The majority (55.8%) of the respondents are within the age bracket of 36-50 years while 20.8 per cent are within the age of 50-60 years. The average age of the respondents is 45 years while by gender, average age for male respondents is 50 years while that of female is 43 years. Evidence also shows that 32.5 per cent and 27.3 per cent of the respondents are members of community beneficiaries and members of the Peace hut respectively (Figure 4.1).

Figure 4.1: Distribution of Respondents by Categories of beneficiaries
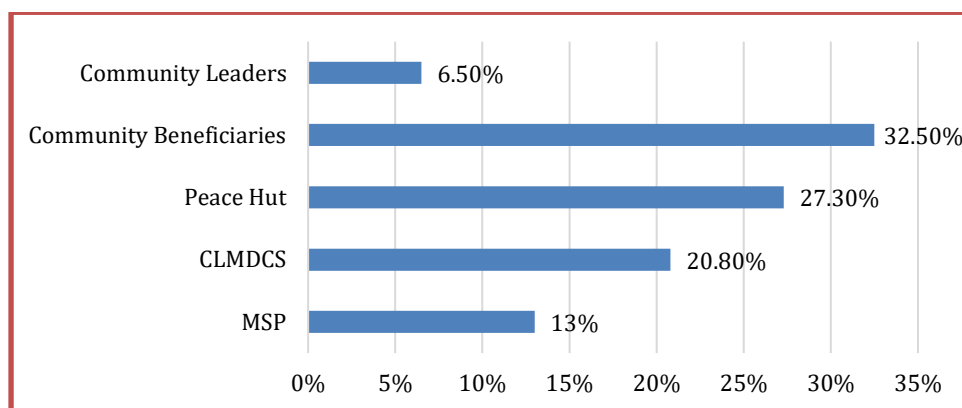
3.11. Ethical Considerations

The evaluation team adhered fully to the ethics and principles for research and evaluation. In addition, the consultant also adhered strictly to the UN Evaluation (Group UNEG) standards for evaluation, the UN Women Evaluation policy as well as the ethical Guidelines for evaluations in the UN System. Once finalized, the evaluation report was quality assessed based on the UN Women Global Evaluation Reports Assessment and Analysis System. Specific safety considerations were put in place to promote the safety of both the respondents and the evaluation team during data collection. The safety consideration mainstreamed during the data collection exercise includes the following:

- Data collection tools were designed in a way that is culturally appropriate and does not create distress for respondents.
- Data collection visits were organized at the appropriate times and places to minimize risk to respondents.
- Interviewers were provided with information on how individuals in situations of risk can seek support.
- A plan is in place to protect the rights of the respondent, including privacy and confidentiality.

- The evaluation team is trained in collecting sensitive information, and where the topic of the evaluation may touch on violence against women, evaluators have previous experience in this area.
- The evaluators are competent to identify the complexity of cultural identities, identifying power dynamics between and within different groups.

Also, rights, peace, and security issues can be sensitive information, and therefore the respondents' anonymity, as well as the non-attribution of their answers, were carefully safeguarded. The evaluators also created "safe space" during the interaction with respondents so that different categories of beneficiaries can speak up. For each participant, informed consent to participate in the evaluation was ensured. The evaluation team followed the UNEG Ethical Guidelines and Code of Conduct,[42] as listed below:
- Respect for dignity and diversity
- Right to self-determination
- Right to participate or withdraw at any time.
- Fair representation.
- Alignment with codes for vulnerable groups
- Redress
- Confidentiality
- Avoidance of harm.

3.12. Risks and Assumptions

The following Risk Management Table summarizes critical risks to the evaluation, along with our proposed mitigation measures (Annex 1). Risk level refers to the likelihood of the risk occurring (low, medium, high), while risk impact describes the degree of potentially negative impact (low, medium, high) the risk would have on evaluation quality and feasibility.

4.0. EVALUATION FINDINGS

This section presents the findings of the evaluation based on the analysis of various data collected. The findings of the evaluation were structured according to the OECD/DAC's evaluation criteria, with a focus on key priority questions identified for this evaluation.

4.1. Relevance
Findings 1: The extent the project results addressed the major peacebuilding needs of the target groups and of the country.

Evaluative evidence from document reviews and key informants' interviews confirmed that the project results addressed the major peacebuilding needs of the target groups and the counties in Liberia. Peacebuilding is a top development priority need in Liberia. While the post-war recovery efforts in Liberia have recorded major achievements as exemplified by the transfer of security responsibilities from United Nations Mission in Liberia (UNMIL) to the Government on 30 June 2016, the successful and peaceful conduct of presidential and legislative election over the periods as well as the development of important national policy initiatives such as Liberia Rising: Vision 2030; the Agenda for Transformation (2012-2017); the Strategic Road Map for National Healing, Peacebuilding and Reconciliation (2013-2030); the Pro-Poor Agenda for Prosperity and Development 2018 to 2023 (PAPD), the 2018 Land Rights Act, issues identified as the root causes of Liberia's 14-year civil war remained unaddressed[43]. The result of several assessments shows that land disputes, boundary disputes, and concession-related tensions continue to be the main triggers of violence[44]. Also, the institutional capacities of government institutions to implement the newly enacted laws and policies were also found to be low. The Sustaining Peace project was initiated to address these peacebuilding needs.

Thus, the first outcome of the project targeted strengthening the effectiveness, transparency, and inclusiveness of land administrative structures at the national and county level. To enhance the effective implementation of the LRA and LGA, the project built the capacity of County Land Offices and further linked them up with the existing land dispute-related structures as well as the new structures created through the passage of LRA.

42 https://www.unodc.org/documents/evaluation/Guidelines/UNEG_Ethical_Guidelines_for_Evaluation_2020.pdf

43 LIBERIA MULTI-PARTNER TRUST FUND (LMPTF) PROJECT DOCUMENT
44 Women's land rights in Liberia in law, practice and future reforms, LGSA women's land rights study, USAID, March 2018

The second outcome of the project targeted existing semi-formal and informal land dispute resolution mechanisms such as Multi-Stakeholder Platforms and the new mechanisms established with LRA such as CLDMCs. The project built the capacities of these platforms as well as the capacity of women and youth in targeted counties to participate in decision-making processes of the land dispute mechanisms. Evidence from the quantitative survey among the beneficiaries indicates that the sustaining peace project was very relevant to their priority needs (Figure 4.2). About 83.1 per cent of the respondents noted that the project was very relevant to them. By gender, evidence shows that 94.3 per cent and 73.8 per cent of the male and female respondent.

Figure 4.2: Relevance of the Project to the Beneficiaries
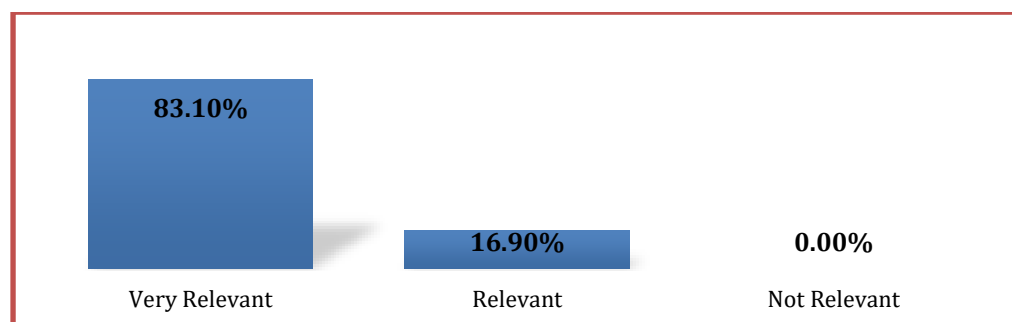
To this extent, it is plausible to conclude that the project results addressed the major peacebuilding needs of the target groups and of the country to a large extent.

Findings 2: Timeliness and urgency of the project vis-a-vis the sustaining peace context in Liberia and effectiveness in the utilization of political opportunities.

Our evidence set from the review of project documents and interviews with project team and beneficiaries indicate that the project activities were timely vis-a-vis the sustaining peace context in Liberia. Several evidence attests to this fact. First, the project started at a time when there were several concession conflicts in the intervention Counties. For instance, rural communities in Grand Cape Mount, north-western Liberia, have been at the sharp end of a dispute with Malaysian oil palm giant Sime Darby, that received national and international attention.[45] In Sinoe, which is one of the targeted Counties, there has been reported cases of conflict between Golden Agri Resources/Golden Veroleum Palm Oil Plantations and the local communities in the county[46]. Also, the violent riot in Nimba involving Arcelor Mittal, and ongoing boundary disputes, coupled with issues regarding the non-payment of community benefits.[47] There were also observed inter-communal land conflicts due to boundary disputes across the communities in the targeted counties.

Secondly, the sustaining peace project started at the commencement of the implementation of the newly signed Liberia Right Act (LRA) which was signed into law in 2018. The LRA establishes the legal framework for securing customary collective community land and resource rights. Similarly, the sustaining peace project started at the commencement of the implementation of the Local Government Act of 2018 (LGA-2018). The legislation authorizes and directs national governance decentralization in Liberia. The sustaining peace project supported the implementation of the Land Rights Act (LRA) and Local Government Act (LGA).

In addition, the project started at the point of the implementation of the Pro-Poor Agenda for Prosperity and Development (PAPD) (2018 to 2023) strategy document for Liberia. Pillar three of the PAPD focused on sustaining peace in Liberia which is the overarching objective of the sustaining peace project. Based on the above evidence, the evaluation believed that the project was not only timely but very proactive in its design and implementation. The evaluation also believes that the project has been able to effectively utilize political opportunities starting from the design to the implementation of the various activities of the project. The design

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[45]   https://reliefweb.int/report/liberia/%E2%80%9Cwe-who-live-here-own-land%E2%80%9D-customary-land-tenure-grand-cape-mount-and-community

[46] https://ejatlas.org/conflict/golden-agri-resources-veroleum-palm-oil-plantations-sinoe-liberia

[47] https://www.reuters.com/article/us-liberia-arcelormittal-sa-idUSKBN0F924020140704

of the project was proactive as it leveraged the enactment of the LRA and LGA by the government into its design as a way of contributing to peacebuilding in Liberia. In the implementation, the project has also worked with leaders of key government institutions such as the Liberian Land Authority (LLA), Peacebuilding Office (PBO), Environmental Protection Agency (EPA) and National Bureau of Concessions (NBC) which promoted government buy-in into the project. Overall and to a large extent, the project was effective in the utilization of political opportunities.

Findings 3: Suitability of the context to the range of substantive areas in which the project is engaged (i.e., Women rights to land, Women's participation in land governance processes, Alternative dispute resolution, strengthening government institutions at the national and local level, Enhanced livelihoods for concessions affected communities).

The evaluation found that the project context was very suitable to the range of substantive areas in which the project is engaged. Concerning women rights to land and women's participation in land governance processes, our evidence set indicates that in the Liberian context, women's legal and practical rights to land in Liberia are still lagging behind those of men. A 2016 assessment concluded that although women's access to, and ownership of land has improved since the end of the civil war in 2003, their access is still low compared to their male counterparts as many women are still denied access to their father's land[48]. A 2018 assessment of Women's Land Rights in Liberia found that women faced obstacles to ownership and dispute settlement over and above their male counterparts. Also, the 2018 United States Agency for International Development (USAID) legal assessment further found that women are generally excluded from groups that make decisions about land governance at the community level.[49] Evidence also shows that women are generally excluded from groups that make decisions about land governance at the community level. Women's role in official land governance institutions was also found to be limited when compared to men's roles, with fewer women in positions of decision-making authority in both the customary system and the statutory governance system (including at the municipal, county, and national levels).[50] This context was very suitable and appropriate for the project implementation of activities relating to improving knowledge of land rights and women access to and, understanding of the Local Governance Act (LGA), the Land Rights Act (LRA), women's and youth's rights to land, and enhancing effective dispute resolution mechanisms.

Concerning strengthening government institutions at the national and local level, our evidence set indicates that in the Liberian context, the Government of Liberia faces technical challenges in implementing the LRA and LGA laws, including insufficient resourcing and institutional capacity for both decentralization and the effective management and governance of land. Across the county's offices, the centers were understaffed and lacked the logistical capacity to effectively serve the public.[51] Evidence also reveals that coordinating the land sector poses challenges such that sector ministries and agencies and nongovernmental organizations proceeded with activities and projects in a non-coordinated way.[52] Again, the evaluation found that this context was very suitable and appropriate for the project implementation of activities in outcome one of the projects which focused on strengthening the effectiveness, transparency, and inclusiveness of land administrative structures at the national and county level. Concerning enhanced livelihoods for concessions-affected communities, our evidence set reveals that several concession areas, and communities are deprived of their forests, lands, and rivers that form the basis for their sustenance, livelihoods, and sacred sites. Vital water sources for drinking, fishing, and washing have also been dammed, polluted, or taken over by private companies which have triggered conflicts in some of the communities[53].

Through the project intervention, concession affected communities in the project counties are now benefitting from alternative livelihood interventions as a way of mitigating conflicts as well as restoring the much-needed income that was loss due to concession operations. Farming interventions supported through the project has increased communities' ability to properly utilized their lands. The project has achieved this through trainings for farmers on best agricultural practices and climate smart agriculture to improve production and increase yields,

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[48] USAID 2016, Land Market Survey Conducted in Montserrado, Margibi, Bong, Nimba And Grand Bassa Counties For LGSA, p.g. 6
[49] USAID 2018, "Women's land rights in Liberia in Law, Practice and Future Reforms"
[50] Ibid
[51] USAID 2016, Land Market Survey Conducted in Montserrado, Margibi, Bong, Nimba and Grand Bassa Counties For LGSA
[52] Liberian Land Commission 2014 Annual Report
[53] https://rightsandresources.org/blog/case-study-large-scale-concessions-liberia-violate-womens-land-resource-rights-fail-deliver-promised-benefits/

business development and entrepreneurship trainings and provision of farming equipment to communities. [54] Overall, the evaluation adjudged the project context to be highly suitable for the implemented activities.

Finding 4: Alignment of the project to Liberia's national plans on gender promotion as well as the PAPD and the UNDAF and to the specific government priorities on land governance and land conflict.

The Sustaining Peace and Reconciliation Project was found to be in total alignment with Liberia's national plans on gender promotion as well as the PAPD and the UNSDCF and to the specific government priorities on land governance and land conflict. The foundation of the Sustaining Peace and Reconciliation Project is laid on the national plans, policies, and strategies. The various outputs of the project fall under the pillars and priority areas of several national plans, policies, and strategies. Starting with the Liberia National Gender Policy, the Sustaining Peace and Reconciliation Project aligns with Pillar 5 (Support women's equal access and participation in development processes, decision-making structures, and peace-building initiatives) and Pillar 6 (Develop the capabilities of both women and men to pursue equal access and control over productive resources, services and opportunities for the achievement of gender equality and women's empowerment) of the National Gender policy. The project also aligns with 6 priority areas of the National Gender Policy out of the 19 priority areas of the policy.

In addition, the project aligns with pillar 3 (Sustaining the Peace—Promoting a cohesive society for sustainable development) of the Pro-Poor Agenda for Prosperity and Development (PAPD) 2018 to 2023. It also aligns with Pillar 3 (Participation of women, young women and girls in decision-making processes related to the prevention, management and resolution of conflicts and countering terrorism) of the second National Action Plan (NAP) on Women Peace and Security.

The Sustaining Peace and Reconciliation Project also fully aligns with the LRA which acts as a framework for customary land ownership and management in Liberia. The project also strongly aligns with the LGA especially Strategic Priorities 2.3 (Boundary Harmonization) and 2.4 (Strengthening County Service Centers). With respect to Human Right, the Sustaining Peace Project also aligns with the National Human Right Action Plan (NHRAP) (2018-2023) which aims to promote and protect human rights and improve the human rights situation throughout Liberia. Evidence also indicates that the project strongly aligns with the United Nations Sustainable Development Cooperation Framework for Liberia ('Cooperation Framework') for the period 2020-2024 especially Outcome 3 (Sustaining Peace, Security and Rule of Law). Overall, the evaluation found strong evidence of alignment of the project to national plans on gender promotion as well as the PAPD, UNSDCF, and specific government priorities on land governance and land conflict in Liberia.

4.2. Effectiveness:
Finding 5: Assessing the success of the project in terms of the progress made towards the achievement of the expected outcomes and outputs.

Progress on results at outcome and output level was measured in line with indicators in the results framework. Progress on outcomes and outputs are discussed below.

Outcome 1: Authorities at national and local levels manage land allocation, registration and licensing processes in a more effective, transparent, and inclusive manner reducing conflict.

Evidence from Table 4 indicates that three indicators were used to measure progress on outcome one of the project. The first indicator measures the percentage of members of the communities that coexist and express satisfaction on land allocation, registration, and leasing processes. While the baseline was 40 per cent, 20 per cent and 17 per cent for men, women and youth respectively, the target was 60 per cent while over 60 per cent was achieved at the end of the project for men, women and youths. The second indicator measures the existence of an operational gender responsive monitoring system on land disputes which was not available at baseline, but this was achieved by the project with the installation of gender responsive monitoring system on land disputes in the counties and the establishment of the Gender and Social Inclusion unit at the National Bureau of Concession to champion and program institutional social inclusion and gender mainstreaming across the NBC's

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[54] PBF Project Final Progress Report June 2023

operations and work. The Unit works to implement the government's commitment to gender equality and social inclusion in the concessions awarding and implementation processes by providing gender and social inclusion technical support across the NBC work [55]. The third indicator on the percentage of community members that feel that women's rights to land are better respected with a targeted of 60 per cent for men, women and youth was also achieved with the project recording 72 per cent for males, 79 per cent for females and 66 per cent for youth. Overall, the key outcome indicators for Outcome one were all achieved by the project.

Table 4: **Accomplishment of the Project in Outcome 1 Indicators**

Outcome Indicators	Indicator Baseline	End of project Indicator Target	Indicator progress to Date	Status
Indicator 1.a. % of members of the communities (disaggregated by sex, age) that coexist and express satisfaction on land allocation, registration, and leasing processes	40% Men 20 % women 17% Youth	At least 60% of men, women, and youth by the end of the project (2022) o	60% women, men, and youth between the ages 18 – 65 years by the end of 2022	Achieved
Indicator 1.2 Existence of an operational gender responsive monitoring system on land disputes	No	A gender responsive monitoring system on land disputes is in place.	A gender responsive Monitoring system on land disputes developed and functional.	Achieved
Indicator 1.3 % of community members (disaggregated by sex, and age) that feel that women's rights to land are better respected	30% Men; 30% women 26% youth	At least 60% women, 60% men, 60% youth	72% males, 79% females and 66% youth between the ages 18 – 65 years.	Achieved

Output 1.1: Customary governance authorities and communities in targeted counties are aware of the LRA, existing land disputes resolution mechanisms, concession agreements, and their role as well an improved understanding of women's and youth rights to land.

Evidence from Table 5 indicates that two indicators were used to measure the attainment of output 1.1. The first indicator is the number of community members (disaggregated by sex, age) with enhanced knowledge of LRA and existing land disputes mechanism, and women and youth rights to land. The second indicator is the percentage of community members that have improved understanding of existing concession agreements. The baseline for the two indicators were 0 and a target of 500. The two indicators were achieved by the project recording over 100 per cent achievement rate for the two indicators (Table 5). The project has significantly contributed to increasing women's awareness of their rights, especially regarding inheritance. Additionally, the findings from Focus Group Discussions (FDGs) conducted with women in Nimba and Cape Mount indicate a noticeable improvement in their understanding of land rights. One participant even expressed:

> *"Before, we were in the kitchen, but now we are now sitting together to discuss issues with the men in the community"[56]*

This demonstrates the positive impact of the project in empowering women and promoting gender equality within the community. The evaluation acknowledged the progress made in enhancing women's understanding of their land rights. However, it also highlighted a concerning gap in access to legal assistance for women facing challenges or questioning of their ownership. In situations where their land ownership is contested, there is a need to address this issue to ensure equitable access to legal support and protection for women's land rights. Evidence from the analysis of the quantitative data (Figure 4.3) shows that over 87 per cent of the respondents noted that the project has contributed to promoting awareness of the rights of women to own land in the intervention counties.

Figure 4.3: Extent the project activities contributed to promoting awareness of the rights of women to own land

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[55] Terms of Reference –Gender and Social Inclusion Unit
[56] Excerpt from Focus Group with Women Group in Cape Mount

Don't Know	0.00%
No Change	19.00%
Little Extent	5.20%
Large Extent	66.70%
Very Large Extent	14.30%

Table 5: **Accomplishment of the Project in Output 1.1 Indicators**

Output Indicators	Indicator Baseline	End of project Indicator Target	Indicator progress to Date	Status
Indicator 1.1a **Number of community members (disaggregated by sex, age) with enhanced knowledge on LRA and existing land disputes mechanism, and women and youth rights to land**	0	At least 500 (250 women and 250 men	1630 males and 1964 females enhanced knowledge on the LRA. Of this number 30% are youths between the ages 18-35.	Achieved
Indicator 1.1.b **% of community members (disaggregated by sex, age) that have improved understanding of existing concession agreements**	0	At least 500 individuals (250 women and 250 men	582 community members (261 males and 239 females). 30% of this # are youth between ages 17-35 have improved knowledge on existing concession agreements	Achieved

Output 1.2: County land offices and county land boards in targeted counties have the capacity, procedures, and systems in place to formalize customary land in a way that reflects rights and needs of all community members.

Evidence from Table 6 indicates that three indicators were used to measure the attainment of output 1.2. The first indicator is the number of civil servants from LLA with enhanced knowledge on gender and land rights with a baseline of 0 and target of 50. The project attained 59 which represents 118 per cent achievement by the project at the end of the implementation period. The second indicator for output 1.2 measures the existence of gender responsive procedures for formalization of customary land which was absent at baseline with a target of providing the procedure at the end of implementation period. This indicator was achieved with the development of a comprehensive communication strategy focusing on Land Rights. While the strategy was validated by relevant stakeholders, evidence shows that the strategy was not tested as shown in the excerpt below:

> *The testing of the communication messages was not conducted due to a lack of resources, which was not the fault of UN Women. The LLA had intended to deploy a larger team for field testing, but the necessary resources were unavailable. The objective of the testing was to evaluate the compatibility of culture and certain activities with the messages.[57]*

The third indicator measures the number of governance structures (CLO, CLB) established and functional. The baseline for the indicator was 0 at baseline and a target of 3 at endline. The indicator was achieved by the project as 4 structures were established recording over 133 per cent achievement rate for the indicator (Table 6).

Table 6: **Accomplishment of the Project in Output 1.2 Indicators**

Output Indicators	Indicator Baseline	End of project Indicator Target	Indicator progress to Date	Status
Indicator 1.2a Number of civil servants from LLA with enhanced knowledge on gender and land rights	0	At least, 50 (25 women and 25 men)	59 (27 women and 32 men) 30 (M-16, F-14) LLA staff, 12 (M-5, F-7) PBO staff and 17 (M- 11, F-6) NCCRM	Achieved

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[57] Excerpt from KII with Project Implementing partner.

			staff enhanced knowledge on gender and land rights.	
Indicator 1.2.b Existence of gender responsive procedures for formalization of customary land	No	Yes	Yes. These have been developed with support from other development partners and validated by the LLA. Final regulations are yet to be shared.	Achieved
Indicator 1.2.c Number of governance structures (CLO, CLB) established and functional	No	3	4 functional governance structures (1 per county)	. Achieved

Output 1.3: Community Land Development and Management Committee (CLDMCs) are established in targeted counties and have the capacity to initiate the formalization and recognition of their land rights.

Findings from Table 7 reveals that two indicators were used to measure the attainment of output 1.3. The first indicator measures the number of CLDMCs operational and effective in implementing their functions with a baseline of 0 and a target of 10. This was also achieved with 10 CLDMCs established across the four counties covered by the intervention. The second indicator measures the number of members (Women and men) from the CLDMC with enhanced knowledge on formalization of customary land with a baseline of 0 and target of 200. However, a total of 147 members were achieved at end line. This indicator was not achieved by the project but made significant progress recording 73.5 per cent achievement at the end of the implementation period.
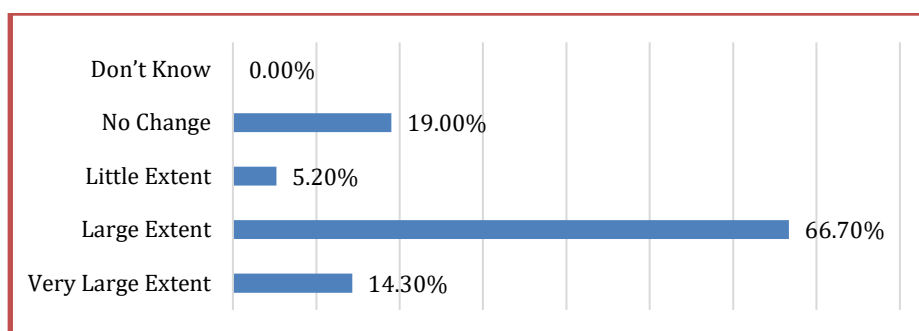
Table 7: **Accomplishment of the Project in Output 1.3 Indicators**

Output Indicators	Indicator Baseline	End of project Indicator Target	Indicator progress to Date	Status
Indicator 1.3.a. Number of CLDMCs operational and effective in implementing their functions.	0	10 by 2021	10 CLDMCs established in Grand Cape Mount, Sinoe, Maryland and Nimba counties.	Achieved
Indicator 1.3.b. Number of members (Women and men) from the CLDMC with enhanced knowledge on formalization of customary land.	0	100 women and 100 men	147 (W-62, M-85) have a good understanding on Customary land formalisation	Achieved

Output 1.4: Early warning and response mechanism is engendered and integrates land disputes related data

Findings from Table 8 reveals that two indicators were used to measure the attainment of output 1.4. The first indicator (Land related incidents are systematically monitored by the PBO/LLA in coordination with MSPs, CLDMCs) which was No at baseline and a target of yes at end line was achieved by the project through the NCCRM which uses its early warning to monitors (MSPs, CLMDCs, etc.) and produces regular briefs on land related incidents. The second indicator measures the existence of land disputes related data in the EWRM. This indicator was also achieved by the project as the NCCRM has established a data base that is tracking disputes related to land and recording it in its data base.

Table 8**: Accomplishment of the Project in Output 1.4 Indicators**

Output Indicators	Indicator Baseline	End of project Indicator Target	Indicator progress to Date	Status
Indicator 1.4.a. Land related incidents are systematically monitored by the PBO/LLA in coordination with MSPs, CLDMCs	No	Yes	Yes	Achieved
Indicator 1.4.b. Existence of land disputes related data in the EWRM.	No	Yes	Yes	Achieved

Output 1.5: Institutional capacity of LLA/EPA/NBC/SPRC is strengthened to effectively prevent conflicts driven by the depletion of livelihood opportunities and environmental hazards.

Findings from Table 9 reveals that three indicators were used to measure the attainment of output 1.5. The first indicator measures the number of LLA/NBC/EPA staff members trained on FPIC principles, prevention of the different environmental hazard, and rights of local communities with a baseline of 0 and a target of 80. This was achieved as 80 persons were trained on FPIC principles and UN guiding principles on Business and Human Rights by the project team recording 100 per cent achievement rate. The second indicator measures the percentage of existing water sources in concession areas rejuvenated/cleaned through community platforms leadership with a baseline of 0 and target of 20. This indicator was achieved by the project team at end line. The third indicator (Number of NBC/LLA/EPA staff members trained on counteracting livelihood depletion in targeted concessions areas disaggregated by sex and age) was achieved as the project recorded 51 staff trained against the set target of 50. Overall, out of 15 indicators relating to Outcome of the project, 14 of the indicators were achieved by the project team at the end of the implementation period which represents over 93 per cent achievement under Outcome 1.

Table 9: **Accomplishment of the Project in Output 1.5 Indicators**

Output Indicators	Indicator Baseline	End of project Indicator Target	Indicator progress to Date	Status
Indicator 1.5.1.b Number of LLA/NBC/EPA staff members trained on FPIC principles, prevention of the different environmental hazard, and rights of local communities disaggregated by sex and age.	0	80 from LLA	80 persons trained on FPIC principles and UN guiding principles on Business and Human Rights.	Achieved
Indicator 1.5.1.b. Percentage of existing water sources in concession areas rejuvenated/cleaned through community platforms leadership.	0	20%	35%	Achieved
Indicator 1.5.1.c. Number of NBC/LLA/EPA staff members trained on counteracting livelihood depletion in targeted concessions areas disaggregated by sex and age.	0	50	51 staff members from NBC, EPA and MGCSP with enhanced knowledge on counteracting livelihood depletion.	Achieved

Outcome 2. Existing semi-formal and informal land dispute resolution mechanisms are strengthened, more sustainable, and able to reduce conflict in a more effective and gender-responsive manner.

Evidence from Table 10 indicates that three indicators were used to measure progress on Outcome two of the project. The first indicator measures the number of land disputes resolved in targeted counties by semi-formal mechanisms (CLDMCs, SPRC, MSP, etc.) with a baseline was 0 and a target was 10. This was not achieved at the end of the project as the project reported 7 disputes resolved against the set target of 10. The second indicator measures the percentage of community members (disaggregated by sex) that feel that their land disputes are being resolved more effectively and transparently with a baseline of 23 per cent and a target of 50 per cent was achieved as the project recorded 62.5 per cent at the end of project implementation. Overall, two out of three key outcome indicators of Outcome two were achieved by the project at the end of implementation. Evidence from the quantitative survey indicates that 76.2 per cent of the respondents noted that the project activities contributed to promoting women and youth participation in informal and semi-informal land dispute resolution in the intervention counties.

Table 10: **Accomplishment of the Project in Outcome 2 Indicators**

Outcome Indicators	Indicator Baseline	End of project Indicator Target	Indicator progress to Date	Status

Indicator 2.a. Number of land disputes resolved in targeted counties by semi-formal mechanisms (CLDMCs, SPRC, MSP, etc.)	0	10	Seven land conflicts resolved so far.	achieved
Indicator 2.b. % of community members (disaggregated by sex) that feel that their land disputes are being resolved more effectively and transparently	23%	50%	62.5%	Achieved
Indicator 2.c. Number of semi-formal mechanisms in targeted counties that are financially sustainable (MSP, CLDMCs, peace huts).	0	9	Seven Peace huts received a small grant and are now implementing their sustainability plans 2 MSPs.	Achieved

Output 2.1: Existing Semi-formal land dispute resolution bodies (CPC, CLDMC, SPRC, peace huts, multi-stakeholders' platform) have strengthened capacity to resolve disputes in a sustainable gender and youth responsive manner.

Evidence from Table 11 indicates that three indicators were used to measure the attainment of output 2.1. The first indicator is the number of members from existing semi-formal land dispute resolution bodies with strengthened skills and knowledge on Gender mainstreaming and gender responsive conflict prevention, and mediation. It has a baseline of 0 and a target of 200 and this was achieved with the reported 250 members whose skills were strengthened. The second indicator measures the number of semi-formal mechanisms in targeted counties with capacity to resolve land dispute cases in a gender sensitive manner. The baseline was 0 while the target was 6. The target was met with 7 peace huts, 3 MSPs and 5 CLMDCs members skills strengthened. The third indicator measures number of successful actions in follow-up to agreements made at MSPs between concessionaries and communities in the targeted counties. The baseline was 0 while the target was 15. However, only 2 were reported as the achievement of the project for this indicator implying that the indicator was not achieved.

Table 11**: Accomplishment of the Project in Output 2.1 Indicators**

Output Indicators	Indicator Baseline	End of project Indicator Target	Indicator progress to Date	Status
Indicator 2.1.a. Number of members from existing semi-formal land dispute resolution bodies with strengthened skills and knowledge on Gender mainstreaming and gender responsive conflict prevention, and mediation.	0	200 (100 Women and 100 men)	250 persons including 150 women and 100 men have enhance knowledge in conflict resolution.	Achieved
Indicator 2.1.b. Number of semi-formal mechanisms in targeted counties with capacity to resolve land dispute cases in a gender-sensitive manner.	0	At least 6 (MSPs, CLDMCs, peace huts)	7 peace huts 5 CLMDCs 3 MSPs	Achieved
Indicator 2.1.c Number of successful actions in follow-up to agreements made at MSPs between concessionaries and communities in the targeted counties	0	At least 15	2 actions have been done NRI has given the CACs in Nimba compensation to an amount of USD 37,000 and committed further to giving retirement benefits for the retirees. GVI in Sinoe County has commitment to supporting livelihoods interventions with CACs in the county	Not Achieved

Output 2.2: Communities including Women and youth in targeted counties have the capacity and skills to participate in formal and informal land dispute mechanisms.

Findings from Table 12 reveal that two indicators were used to measure the attainment of output 2.2. The first indicator measures the percentage of women and youth in targeted districts that participate in the CLDMCs and MSPs with a baseline of 0 and a target of 25 per cent was achieved as the project recorded 50 per cent participation rate at the end of implementation period. The second indicator measures the number of rural

women and youth with enhanced knowledge and skills to influence in MSPs, and CLDMC's decisions with a baseline of 0 and a target of 200 was also achieved by the project as 50 rural women and youth in each of the four counties reported enhanced knowledge and skills to influence in MSPs, and CLDMC's decisions as a result of their participation in the project.

Table 12: **Accomplishment of the Project in Output 2.2 Indicators**

Output Indicators	Indicator Baseline	End of project Indicator Target	Indicator progress to Date	Status
Indicator 2.2.a. Percentage of women and youth in targeted districts that participate in the CLDMCs and MSPs	0	At least 25% by the end of the project	50%	Achieved
Indicator 2.2.b. Number of rural women and youth with enhanced knowledge and skills to influence in MSPs, and CLDMC's decisions	0	200	200 (50 in Nimba, 50 in Grand Cape Mount, 50 in Sinoe and 50 in Maryland)	Achieved

Output 2.3: Government agencies in charge of implement the LRA and LGA, development partners and CSOs is strengthened

Table 13 also reveals that two indicators were used to measure the attainment of output 2.3. The first indicator measures the number of meetings organized to improve coordinated implementation with a baseline of 0 and a target of 12. This indicator was achieved as the project organized 13 meetings which is above the set target of 12 which represents over 108 per cent achievement by the project. The second indicator measures the number of successful agreed actions/plans arising from coordination between donors, Government and CSOS with a baseline of 0 and a target of 1 was also achieved by the project.

Table 13: **Accomplishment of the Project in Output 2.3 Indicators**

Output Indicators	Indicator Baseline	End of project Indicator Target	Indicator progress to Date	Status
Indicator 2.3.a. Number of meetings organized to improve coordinated implementation of the LRA/LGA	0	12 (quarterly basis)	13 meetings since the inception of the project	Achieved.
Indicator 2.3.b. Number of successful agreed actions/plans arising from coordination between donors, Government and CSOS	0	At least 1	1	Achieved

Output 2.4: Enhanced Multi Stakeholder platform capacities to find agreeable solutions, propose alternative livelihoods and address the effects of environmental hazards.

Findings from Table 14 reveal that two indicators were used to measure the attainment of output 2.4. The first indicator measures the number of community members (disaggregated by age and sex) with alternative livelihood and environmental hazards management with a baseline of 60 (30 men and 30 Women) and a target of 200. This indicator was achieved by the project as it recorded 1091 community members with alternative livelihood and environmental hazard management. The second indicator measures the Percentage of target population (disaggregated by sex) expressing satisfaction on identifying and addressing livelihoods and environmental hazards' concerns through MSPs and CLDMCs as relevant with a baseline of 0 and a target of 80 per cent was also achieved by the project as 80 per cent 50 of the targeted population has expressed their satisfaction on how they now address their livelihood and environmental needs. The establishment of the call center enabled communities to report issues related to conflicts and environmental pollution.

Table 14: **Accomplishment of the Project in Output 2.4 Indicators**

Output Indicators	Indicator Baseline	End of project Indicator Target	Indicator progress to Date	Status

Indicator 2.4.1.a. Number of community members (disaggregated by age and sex) with alternative livelihood and environmental hazards management (e.g. rice productivity; charcoal production).	60 (30 men and 30 women)	At least 200 (100 women and 100 men)	1,091 persons (F-783, M-552) of this number 42% are youth between the ages 18-35.	Achieved
Indicator 2.4.1c Percentage of target population (disaggregated by sex) expressing satisfaction on identifying and addressing livelihoods and environmental hazards' concerns through MSPs and CLDMCs as relevant	0	At least 80%	80% of the targeted population has expressed their satisfaction on how they can address their livelihood and environmental needs.	Achieved

Overall, the project made significant progress towards the achievement of the expected outputs and outcomes. Summarily, the following results were achieved by the project.

- Communities and customary governance authorities in targeted counties are aware of the LRA, existing land disputes resolution mechanisms and have improved perception about women's and youth rights to land.
- County land offices and county land boards in pilot Counties have the capacity, procedures and systems in place to formalize customary land
- Communities in the project counties now have easy access to land related services and are participating in land governance and dispute resolution activities.
- A gender responsive early warning and response tool developed
- Alternative Dispute Resolution (ADR) training manual and Standard Operating Procedures (SOPs) developed.
- Establishment of Land governance structures such as the Community Land Development Management Committees, Women Peace Huts, and Multi-Stakeholders Platforms.
- Coordination between the NBC, the NCCRM and the LLA strengthened in the project counties.
- Mapping of customary land and subsequent boundary harmonisation and confirmatory surveys completed.
- Alternative Livelihoods for Concession affected communities in the project counties provided.
- Development of gender policy for NBC

Evaluative evidence from document reviews and interviews with project team as well as beneficiaries confirmed that several interventions were implemented by the project team that contributed to the achievement of the outcomes and outputs. One of the interventions of the project that contributed to the achievement of the outcomes and outputs is the implementation of awareness raising activities to change gender stereotypes in targeted counties. This activity was very critical given the dominant traditional cultural perception that the right place for women is their homes and the narrative that land related matters and peacebuilding is a masculine domain.

Another major intervention of the project is the comprehensive mapping and assessment of ADR and informal mechanisms in the targeted counties. This activity was very relevant as it helped in the establishment of ADR in the targeted counties and the design and adaptation of knowledge materials used for sensitization in the targeted communities.

Furthermore, the project targeted the strengthening of the capacity of the County land offices and county land boards in targeted counties and installed procedures and systems in place to support the formalization of customary land in a way that reflects rights and needs of all community members. This activity contributed to boundary harmonization and the issuance of legally probated titled land deeds to the project-affected community replacing tribal certificates informally administered by local elders, but often challenged in courts of law. Another significant intervention in the counties by the project is the establishment of CLDMCs and strengthening of their capacity to initiate the formalization and recognition of their land rights. As a result of ADR skills acquired from trainings, CLMDCs applied in negotiations concession companies thereby reducing conflict in their communities.

Another major intervention that contributed immensely to the achievements of outputs and outcomes of the project is the development of the early warning and early response mechanism which was gender responsive and was integrated into land disputes related data. This was made possible by the NCCRM established database that is tracking disputes related to land and recording it in its database.

Beyond this, the project has also intervened by providing alternative source of livelihood for beneficiaries in concession communities that have been deprived of means of livelihood as a result of the conception of their land and the negative externalities like pollution of water bodies and land which is a major means of livelihoods of the people. Environmental hazards and livelihood related challenges such as land and water pollution have been one of the major sources of conflict in concession communities. To ensure environmental compliance within concession areas, the project coordinated with EPA, CLDMC and MSPs to liaise with the companies to conduct regular Environmental Impact Assessment (EIA) and Environmental Social Impact Assessment (ESIA). Under this activity, the project trained the community beneficiaries on strategies for identification of emerging risk to environmental quality and how to treat the domestic water supply for drinking.

The project also contributed to strengthening the existing semi-formal and informal land dispute resolution mechanisms (peace huts, MSP, CLDMC) to be able to reduce conflict in a more effective and gender-responsive manner. As part of the intervention, the project organized two major national stakeholder consultative meetings with all the major concession companies, relevant Government authorities (National and Sub-national), the affected communities, civil society organizations, etc. These engagements led to concession going into provisional MOU with the affected communities since the initial concession agreements were signed at central level without considering the Free Prior Informed and Consent processes. These MOUs in addition to some of the benefits communities started receiving from some of the concession companies improved the relationship between both parties and have reduced consistent tension between affected communities and concessions. The evaluation rates the various interventions of the project to be very significant and contributed to the successes recorded by the project relating to the achievement of the project outcomes and outputs. While this was focused on land governance, the evaluation noted that this has been extended to addressing other social issues in the community. Accounts from the Peace Huts women revealed that they receive different types of cases and mediate amicably.

Finding 7: The extent that the beneficiaries are satisfied with the project results.

Evidence from the quantitative survey and interviews conducted among the beneficiaries in the counties reveals that the beneficiaries are satisfied with the results achieved by the project. For instance, about 85 per cent, 89 per cent of male and female beneficiaries noted that they are satisfied with the results achieved by the project. Among the various ADR mechanisms, about 95 per cent, and 88 per cent of members of MSP and Peace Hut noted that they are satisfied with the results achieved by the project. The following excerpts from FGDs conducted among the beneficiaries in the counties helped to support above finding.

> *This project is a good one. In this community, women were never involved in any decision-making process even when the issue affect the women. But this project has changed that situation in this community. Now you can see women considered as members of MSP and CLDMCs. I am very satisfied with the performance of the project in our community[58].*

> *I am very satisfied by the results achieved by the project because it came at the right time. This was a time when there were so much conflict in the community as a result of the concession activities. Today, I can say that there is much harmony between concession companies and local communities as benefits are now being paid to communities.[59]*

Finding 8: The extent that the project's Theory of Change proved realistic and implemented.

Evaluative evidence from the review of project documents and interviews with the project team confirmed that the project's Theory of Change proved realistic and was implemented to a large extent. The first evidence

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[58] Excerpt from FGD among women beneficiaries in Sinoe
[59] Excerpt from FGD among women beneficiaries in Grand Cape Mount

identified by the evaluation is the fact the project team focused on the implementation of activities relating to the "IF" contributions in the stated Theory of Change. The first "IF" condition relates to increasing awareness level of customary governance authorities and communities in targeted counties of the LRA and LGA, existing land disputes resolution mechanisms, concession agreements, and women's and youth rights to land. In this respect, the project implemented activities to increase the awareness of the LRA and LGA, existing land disputes resolution mechanisms, concession agreements, and women's and youth rights to land among customary governance authorities and communities in targeted counties.

The second "IF" condition relates to strengthening the capacities of County land offices, county land boards, and Community Land Development and Management Committees and putting in place procedures and systems in place to formalize customary land in a way that reflects rights and needs of all community members. Again, this condition was pursued by the project team by the implementation of activities to build the capacities of County land offices, county land boards, and Community Land Development and Management Committees. As reveal in finding 6 above, all the output indicators relating to this were all achieved by the project.

The third "IF" condition relates strengthening the capacities of existing semi-formal land dispute resolution bodies (MSPs) to provide a safe and inclusive platform for communities, government, and concession companies to resolve disputes in a gender and youth responsive manner. Our evidence set confirmed that the project implemented activities to strengthen the existing semi-formal and informal land dispute resolution mechanisms (peace huts, MSP, CLDMC) to be able to reduce conflict in a more effective and gender responsive manner. As noted previously, the project organized two major national stakeholder consultative meetings which led to concession companies going into provisional MOU with the affected communities and the subsequent payments of benefits to concession communities. Evaluative evidence also confirmed that fourth and fifth "IF" were realistic and activities were implemented by the project team to fulfil these conditions. Overall, the evaluation rates the project's Theory of Change as realistic and also confirmed that activities were implemented to realise the conditions.

Findings 9: The extent that the project approaches and strategies were innovative.

The evaluation revealed that the project successfully mainstreamed several innovative practices in both its design and implementation. Notably, the recognition of the crucial roles played by government partners such as the NBC, EPA, and PBO in the project's development and execution was considered particularly innovative by the evaluators. It is important to emphasize that the NBC had already established the MSP in the concession communities, serving as a vital link between the concession companies, the NBC, and the local communities. This linkage has been instrumental in fostering cooperation and understanding between the involved parties. Furthermore, the EPA has played a leading role in ensuring that concession companies comply with environmental standards to prevent pollution of land and water bodies in the concession communities. This proactive approach has addressed one of the major sources of conflict between concession companies and local communities. On the other hand, the PBO has been a valuable partner in the government's efforts to address various conflict issues across the country. They have engaged closely with local peace structures and provided support in mediating conflicts, including those arising in concession areas. Integrating these government partners into the project's design and implementation was not only innovative but also crucial in fostering government buy-in and ensuring the overall sustainability of the project. By leveraging the expertise and collaboration of these key stakeholders, the project could achieve its objectives more effectively and positively impact the communities involved.

The second innovative practice identified by the evaluation was the implementation modality adopted by the project team. While it was not a direct implementation by the UN joint partners, the project outcomes and outputs were tied to the specific mandate of the UN partners and therefore leveraging their comparative advantage. In this regard, UW Women led and coordinated efforts to advance the full realization of women's rights and opportunities with respect land while UNDP supported the institutionalization of land governance structures through implementation of boundary harmonization in the intervention communities. WFP in line with its mandate under the project delivered rounds of food assistance and livelihood opportunities as a pathway to peace, stability, and prosperity to the intervention communities.

The project design builds upon the results and lessons learned from past UN project such as the Joint Project "Strengthening Conflict Prevention through Establishment of Multi-stakeholder Platforms and improved Alternative Livelihoods in Concessions Areas" funded by the PBF and implemented by the Government of Liberia, UNDP, and FAO (2018-2019) and Liberia Decentralization Support Programme (LDSP) implemented by UNDP (2013-2019). The integration of key lessons into the project design was considered a commendable practice by the evaluation. These lessons played a crucial role in ensuring the effective implementation and successful delivery of the key project outcomes and outputs by the end of the implementation period.

Furthermore, the project strategy of creating linkages with existing land dispute-related structures such as the MSP and the new mechanisms established with LRA such as CLDMCs, with a view to reducing conflicts in a more transparent, effective and gender and youth responsive manner was found as good practice by the evaluation. The project linking of the livelihood component with the Home-Grown School feeding programme which provided a source of markets for the sale of agricultural produce was considered another innovation by the evaluation. Another key innovation of the project is the training provided by the project on properly use of forest residues and agricultural wastes (including rice and coconut husk, dried palm branches, and sugar cane straws) for economic production and a cleaner and an environmentally friendly alternative to charcoal production is considered innovative by the evaluation.

Beyond this, the issuance of statutory land-titled deeds and maps to eight customary communities in Nimba, Sinoe, Maryland, and Grand Cape Mount Counties under the project is also considered as innovative by the evaluation. It is pertinent to state that the overall aim of the LRA is to transfer ownership of land to communities. This would not be possible without the issuance of the land-titled deeds to the communities. The community not only recognized this as a legal step but also appreciated its symbolic significance in gaining legal ownership of their deeds. One community leader in Maryland reported that there exit unresolved boundary issues between Gedetarbo Clan and Gborobo Clan[60]. This major gap was addressed by the sustaining peace project by ensuring that land-titled deeds are issued to the communities. In addition, the project implementation strategy underlined by policy-level interventions, capacity building, and institutional strengthening of key sectors in the land sector including LLA, NBC and other platforms such as the MSP and CLDMCs was innovative and a good practice. The project approach did not only address the manifestation of the problem but also addresses the underlying causes of the problem such as poor public perception of women's rights to land and personal property as well as their participation in decision-making positions and processes. Overall, on a scale of 1-5 with 1 indicating low innovation and 5 indicating high innovation, the evaluation rated the project 4 suggesting that the evaluation considers the project approaches and strategies as innovative to a large extent.

Findings 10: The extent the project-built synergies with other programmes being implemented at country level by United Nations, International NGOs and the Government of Liberia.

The review of project documents and interviews with the project team shows that the sustaining peace project to a large extent-built synergies with other programmes being implemented at the at country level by United Nations, International NGOs, and the Government of Liberia. Several of these programmes include the capacity Development in Land Administration project funded by the Embassy of Sweden in Monrovia. The overall goal of the intervention was to contribute to "inclusive, transparent, effective and efficient delivery of land management and administration services in Liberia". In addition, the intervention was expected to have effect on the wider land sector, including capacitating civil society to carry out outreach and information campaigns on women's land rights and improving the tenure security of customary land-owning communities through improved systems for land demarcation and registration.[61]

Also, the project was in synergy with the USAID Integrated Land and Resource Governance programme. In response to weak land governance and protections for customary land rights, the U.S. Agency for International Development (USAID) selected Tetra Tech for LGSA to strengthen land policy, improve human and institutional capacity, document community land rights, and engage civil society. Through LGSA, Tetra Tech supports the Liberia Land Authority (LLA) and other land governance stakeholders in Liberia to establish more

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[60] Excerpt from KII with community leader
[61] https://openaid.se/en/activities/SE-0-SE-6-11699A0102-LBR-43031

effective land governance systems with improved service delivery and tenure security.[62] Evidence also shows that the project built synergies with the Land Administration Project funded by the World Bank and implemented by the LLA. The project aims to strengthen the institutional capacity of the Liberia land authority (LLA) and establish a land administration system. The project comprises of four components. The first component is support to LLA in capacity building while the second component provided support for inventory and analysis of tribal land certificates. The third component supported the development of a land administration system. [63] The project also built synergies with the activities of other partners such as RRF and VIOSEDA who is supporting the implementation of different land governance activities in the intervention counties. Overall, the project the project-built synergies with other programmes being implemented at country level by United Nations, International NGOs and the Government of Liberia to a large extent.

4.3. Efficiency
Finding 11: Have resources been allocated strategically to achieve project outcomes?

The review of project documents and interview with the project team confirmed that available resources were allocated strategically to achieve the project outcomes. The project's duration lasted 36 months with a planned budget of USD 3,996,522.48 (Table 15). Of these funds, USD 3,409,378.44 was budgeted for project implementation activities which represents 85.3 per cent of the total budget while USD 587,144.04 were budgeted for staff personnel which represent 14.7 per cent of the total budget of the project (Table 15). As of June 2023, 100 per cent of all allocated budgets for the project activities have been spent which represent a good absorption rate for the project. This was also good given that all planned activities of the project have been implemented using the allocated resources.

Evidence from the budget analysis also reveals that UN Women received the highest budget allocation of USD 2,087,727.83 which represents 52.2 per cent of the total budget followed by UNDP with a total budget allocation of USD 1,043,557.73 representing 26.1 per cent of the total budget while WFP received USD 865,236.92 which represent 21.7 per cent of the total budget. A review of the activities implemented by output shows that UN Women through its partners implemented 22 activities across the two outcomes of the project while UNDP and WFP implemented 19 and 16 activities respectively. As noted from interviews with the project team, the number of outputs and the types of activities implemented informed the allocation of resources which explains why the highest budgetary allocation was allocated to UN Women. Outcome 1 has 5 outputs and received USD 1,571,605.47 while outcome 2 with 4 outputs received USD1,251,299.53

As noted previously, the targets for several of the indicators were achieved by the project at the end of implementation and the fact that no cost extension was given for the project suggests that the resources of the project have been optimally utilized. Also, from Table 15, all the disbursements and project expenditures are in line with the budgetary allocations to a large extent. However, the project utilisation of 85.3 per cent of the total budget on project implementation activities compared to 14.7 per cent on personnel is highly commendable by the evaluation. Considering the above finding, it is fair to conclude that the financial resources of the project were strategically allocated to tom achieve the project outcome.

Table 15**: Total Budget Spent by Sector**

| CATEGORIES	PROJECT TOTAL	Overall Expenses	Overall Delivery (%)
1. Staff and other personnel	587,144.04	587,144.04	100%
2. Supplies, Commodities, Materials	42,000.00	42,000.00	100%
3. Equipment, Vehicles, and Furniture (including Depreciation)	149,850.00	149,850.00	100%
4. Contractual services	1,474,397.00	1,474,397.00	100%
5.Travel	513,939.00	512,939.00	100%
6. Transfers and Grants to Counterparts	861,454.00	861,454.00	100%
7. General Operating and other Direct Costs	110,080.10	110,080.10	100%
Sub-Total Project Costs	3,738,864.14	3,737,864.14	100%

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[62] https://www.tetratech.com/en/projects/land-governance-support-in-liberia
[63] https://projects.worldbank.org/en/projects-operations/project-detail/P162893?lang=en

8. Indirect Support Costs (must be 7%) (WFP 6.5%)	257,658.34	257,658.35	100%
TOTAL	**3,996,522.48**	**3,995,522.49**	**100%**

Finding 12: Were resources sufficient to enable achievement of the expected outputs?

Evaluative evidence confirms that the resources were sufficient to enable achievement of the expected outputs. As noted previously, all planned activities of the project were implemented without cost extension. Also, all budget allocations for different activities were implemented as planned which to a large extent suggest that the resources were sufficient to enable achievement of the expected outputs (Figure 4.4). However, some of the implementing partners interviewed noted that the budget allocation for project implementation was meagre which limited their capacity to engage more staff to support project implementation. Despite this, given that all activities of the project have been implemented as planned, the evaluation believed that project resources were sufficient to enable achievement of the expected outputs.

Figure 4.4: Allocation Vs Expenditure (sub-Outputs)
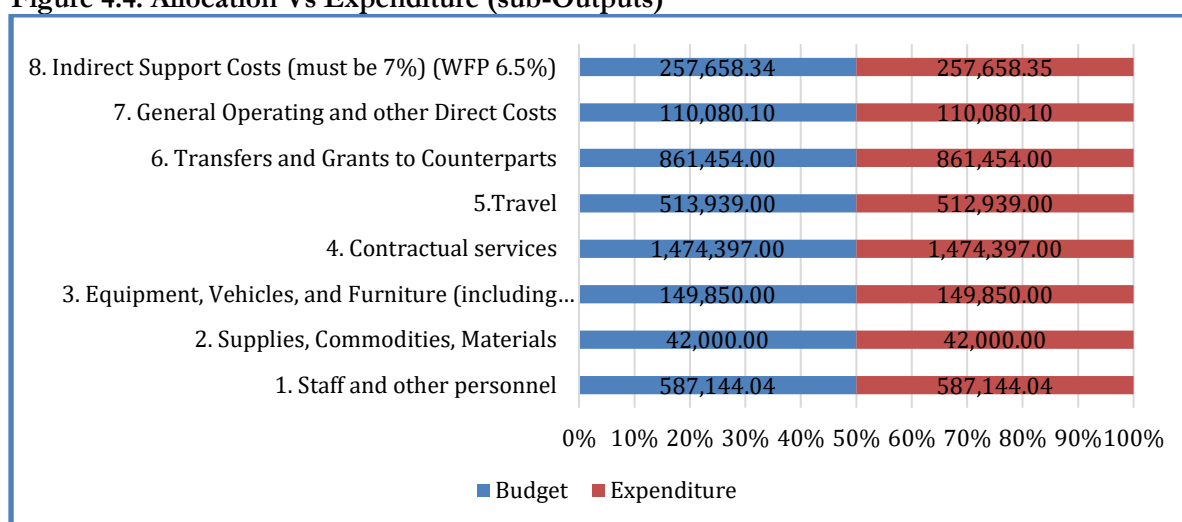
Finding 13: Is the joint project and its components cost-effective? Could activities and outputs have been delivered with fewer resources without comprising project quality?

According to the findings so far, the Sustaining Peace and Reconciliation Project activities are cost-effective. The first evidence of this emanates from the high percentage of the total budget allocated to developmental activity relative to other budget lines as mentioned earlier. Further evidence from document reviews and interviews suggest that goods and services were competitively procured, ensuring Value for Money, and negotiated to ensure savings where possible. Also, evidence from interviews with the finance team confirmed that the budget allocated for the entire duration of the project was adequate and several measures were put in place to limit fraud while ensuring that the project's inputs are efficiently utilized to conduct project activities and achieve the project's intended results. Some of the measures include:

- The use of local facilitators for most of the capacity building activities and volunteers (members of MSP and CLDMCs) reduced transaction costs for project implementation activities.
- Evaluative evidence indicates that all goods and services have all been competitively procured to ensure value for money (VfM).
- The use local implementing partners for project implementation
- Regular monitoring of implementation activities by the UN agencies.

Overall, the evaluator rated project implementation as efficient given the volatile context of project implementation and the level achievement of output level results.

Finding 14: Assessment of effectiveness of the project's organizational structure, management, and coordination mechanisms in terms of project implementation and monitoring

The management set-up of the project can best be described as a line management structure characterized by flows of authority from top to bottom towards achieving the goals of the intervention. In the Sustaining Peace and Reconciliation project, the coordination and oversight arrangement is composed of two main layers:

The Steering Committee (SC) is made up of high-level government partners and the UN country Representatives of UN women, UNDP and WFP. The SC provide strategic guidance and ensure oversight of the project such as approving projects and allocating funding, supervising the progress of the Fund's results framework. However, evidence from interviews shows that bringing the SC members for meetings was difficult due to busy schedules and sometimes sending representatives to meetings which sometimes affected the quick decision making with respect to project implementation activities.

Below the SC is the Project Management Team. The Project Management Team (PMT) is led by UN Women to support coordination with WFP and UNDP, CSOs and the Government of Liberia. The PMT coordinate and manage the Project, developing joint plans and reporting to the Steering Committee on the implementation of activities, achievement of results, and financial accountability of the project. The PMT also coordinate activities between the UN Agencies, Government agencies and the Implementing partners ensuring that all the activities are complementary, and that implementation and monitoring of the project is in line with the endorsed work plan and M&E framework. The PMT also work closely with the Government and CSO partners providing technical support where needed in land management, land dispute resolution and gender.

The project further established Land Donor Working Group which brings all partners working on land together. The group develop a matrix to know what each partner is doing and the locations. This coordination was necessary to avoid duplication of activities by partner in the intervention communities. However, there was no provision for the M&E unit in the overall management structure of the project even though the project was effectively monitored based on the available monitoring reports such as the semi-annual and the annual progress reports. While the evaluator rated the management structure of the project good and with all the potentials of delivering on the overall goal of the project, it is a good practice to locate the M&E unit within the organizational structure of any project as they are an important component of the project team.

Finding 15: Assessing how the joint nature of the project improved efficiency in terms of delivery, including reduced duplication, reduced burdens, and transactional costs

Evaluative evidence from document reviews and interviews with project team shows that the joint nature of the project contributed improved efficiency in delivery of project outputs. This efficiency in delivery was brought to bear in the project when the three UN agencies leveraged their comparative advantage in the delivery of the project activities. For instance, UN Women focused on the mainstreaming of gender into project activity implementation while WFP focused on improving access to livelihood opportunities for concession affected communities. The joint nature of the project also ensured reduction in the duplication of project activities since the project activities were derived from the joint work plan developed by the UN Women, UNDP and WFP. In the work plan, the activities to be implemented by each of the agencies were clearly defined which helped in the reduction of duplication of effort. The joint nature of the project also promoted joint monitoring of project activities which also ensured that there was no duplication of project activities by the implementing partners. However, the evaluation did not find any evidence to show that the joint nature of the project promoted reduction of burdens and transaction cost as the project activities and cost were defined in the joint work plan.

Finding 16: Evidence of use monitoring data for management action and decision making

Evidence from interviews with project team and document reviews indicate that three major monitoring visits were made during the life of the project. These include:
1. Joint Monitoring visit with UN Women, WFP and LLA conducted in Nimba, Maryland and Sinoe Counties.
2. A Joint monitoring visit conducted in by the Resident Coordinator of the UN, the PBF Secretariat, UN Women Country Representative, UNDP, the Liberia Land Authority, CSO and other local authority of the Grand Cape Mount.

Plate 1: A joint monitoring visit was conducted by UN Women and LLA [64].

In the project design, some of the listed monitoring actions of the project include quarterly joint monitoring field visits by UN Women/ UNDP/WFP as well as the use of Complaint Feedback Mechanism (CFM) to collect feedback from the communities. However, evidence shows that only three monitoring visits were made against 12 proposed monitoring visits in the three years life of the project. Also, the Complaint Feedback Mechanism toll lines is no longer working as confirmed by project beneficiaries in the counties. Furthermore, while the monitoring of the projects came up with several recommendations, there was no evidence to show that they were adapted and utilized to inform management action and decision making for the project. Overall, the evaluation notes that three monitoring visits for a three-year project which amounts to one monitoring visits per year was insufficiency to effectively tracked implementation activities.

Finding 17: Effectiveness of the monitoring mechanisms in place to measure progress towards achievement of results.

The evaluation found that the monitoring mechanisms in place to measure progress towards achievement of results was weak. There was no evidence of a predefined monitoring plan that defines the baseline, targets and sources of verification, the time of data collection, frequency as well as the person responsible for data collection and reporting format. The achievements of the project were cleaned from the PBF project progress report for June 2023 as shown previously in Tables 3 to 13. Evidence from interviews with the project team shows that monitoring of the project was done at three levels including individual UN agency monitoring, joint monitoring, and participating institution monitoring. However, this was not enough as it fell short of the number of monitoring visits stated in the project design. Also, the evaluation did not find any evidence of a dedicated M&E officer for the project which is necessary to track project progress. Although the overall achievement of the

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project was reported, the monitoring mechanisms in place to measure progress towards achievement of results was rated weak by the evaluation.

4.4. Sustainability
Finding 18: Likelihood that the project results will be used and maintained for a reasonably long period of time once the project ends.

Evaluative evidence from documents reviewed and interviews with project team reveal evidence of mainstreaming of sustainability measures into the project. The project targeted key national institutions such as the NRCCM, NBC, PBO and LLA and at the local level, the county land authorities. The project contributed to strengthening the capacities of these institutions as a key strategy for the sustainability of the benefits of the project benefits. The project promoted national ownership through wide consultations with national institutions, alignment of the project objectives with national priorities of the government, adaptation of existing alternative conflict resolution mechanisms such as the MSP and Peace Hut into the project implementation. This approach of promoting participation of the project duty bearers and right holders enhanced the likelihood of the benefits from the project been sustained for a reasonably long period beyond the end of the project. However, to improve the efficiency of the informal dispute resolution mechanism such as the Peace Hut, CLDMC and the MSP, it is important to link them to the existing formal dispute resolution mechanism such as the court and the security agencies to smoothen their operational effectiveness in resolution of conflicts.

Also, the project focused on capacity building of different stakeholders including duty bearers and right holders. The project enhanced the GEWE knowledge and capacity of national stakeholders such as the NBC through the development of the gender policy and the NRCCM through capacity building on gender mainstreaming. At the county levels, the project built the capacities of the members of the MSP, CLDMCs and the peace hut members. Also, the project provided environmental safeguard training to strengthen the capacity of community for early warning monitoring and detect water pollution. As part of sustainability measure, the project developed a gender responsive Alternative Dispute Resolution (ADR) training manual and Standard Operating Procedures (SOPs) which is being used by actors in the land sector to support capacity development of alternative dispute resolution mechanisms (ADRM). All these capacity building components of the project contributed to strengthening the capacities of both duty bearers and right holders to promote and advocate for women's right to land and their participation in alternative dispute resolution processes. Capacity building of government institutions and beneficiaries was utilized as a strategy to build ownership and ensure sustainability of project results. Respondents to interviews, particularly at the county level, maintained that the project benefits will be sustained as shown in the following excerpts:

> *The group farming activities will be sustained. We have been working as a farming group before the project started. The project has strengthened the capacity of the group through the training programmes and the provision of farm input support to the group by WFP. So, whether the project ends or not, we are continuing with our group farming which has really helped us in the community.[65]*

> *The capacity building activities on gender mainstreaming organized by UN women for NCCRM were very good. It strengthened our capacity on gender mainstreaming which was lacking among our staff. What we learned will remain with us and we will continue to apply it in the Coordination of Response Mechanisms in the counties.[66]*

Furthermore, the project has involved a broad spectrum of stakeholders starting from project design through their participation in baseline assessment and various consultation by the project team with local communities in the counties. For instance, the project conducted a gender and HR assessment of the early warning mechanisms at county and district levels. It also conducted a perception survey and gender power analysis as well as assessment of ADR mechanism and the gender sensitiveness of semi-formal land dispute resolutions bodies in targeted counties. The findings from these assessments informed the design of the project. During

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[65] Excerpt from FGD with Men Korsinen Community in Nimba County
[66] Excerpt from KII with NCCRM official

implementation, the various stakeholders were also involved by the project team through their participation in various training programmes organized under the project. Their involvement promoted ownership which ensured that programme benefits were not truncated at the end of the implementation period. Also, the involvement of the LLA will ensure that the gains of the project are sustained since it has the constitutional mandate to support and implement the LRA.

The development of gender policies for the NBC contributed to the institutionalization and sustainability creation for the project benefits. The implementation of the policy will, however, depend on the availability of adequate human and financial resources in NBC. Another critical component of the project that will be sustained is the boundary harmonization and the issuance of legally probated titled land deeds to the project-affected community replacing tribal certificates informally administered by local elders. This is one of the major milestones of the project and will be sustained at the end of the project since gazetted by the law. Evidence from the quantitative survey indicates that over 72 per cent of the project beneficiaries noted that the project benefits are likely to be sustained when the project ends.

Figure 4.5: Extent the benefits of the project are likely to be sustained when the project ends
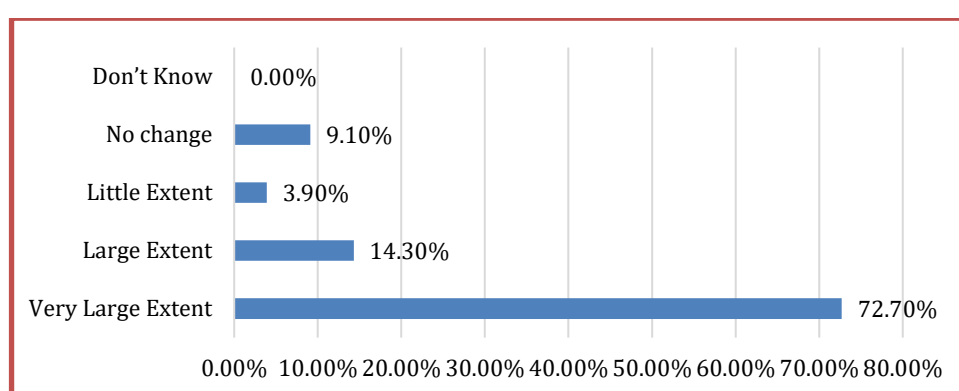
Findings 19: Components of the project that should be carried over into the next phase.

Based on evidence from the project team and stakeholders, certain key components of the project have been identified as highly impactful and should be continued in the next phase. During the first phase of the project, the boundary harmonization conducted received positive feedback from the benefitting communities. However, it was noted that not all intervention communities were covered by this process. Interviews and FGDs conducted in these communities revealed a strong desire for the implementation of boundary harmonization. As boundary issues have been identified as a major source of conflict in the targeted areas, extending this initiative to more communities in the next phase is essential. Furthermore, complementing it with the issuance of legally probated titled land deeds, as done in the first phase, will be crucial in solidifying land tenure and reducing disputes. Another critical component that should be continued in the next phase is community engagement and awareness creation regarding women's rights to land and property ownership. The project has begun to challenge deep-rooted socio-cultural and traditional norms, but sustainable progress in changing mindsets takes time. By implementing this engagement for another phase of the project, we can continue the positive trajectory towards gender equality in land and property ownership. While the evaluation acknowledged the project's overall timely delivery, it also highlighted that the duration of various trainings was too short, as indicated by many trainers. To address this issue and ensure the effectiveness of the training efforts, it is imperative to include these extended trainings and community engagement in the next phase of the project. By incorporating these key learnings and successful elements from the first phase into the next phase, the project can build upon its achievements, address existing gaps, and further its positive impact on the communities involved.

Findings from the Focus Group Discussions (FGDs) and interviews conducted in the intervention communities among the beneficiaries also reveal that the livelihood component of the project was identified as a crucial aspect that should be carried over to the next phase. However, one element of the livelihood component that should not be continued in the next phase is the food distribution. There was no evidence to demonstrate that individuals in the counties were experiencing critical phases of food insecurity that would justify the rounds of food

distribution. Instead, the funds should be allocated for the purchase of farm inputs, as beneficiaries complained that the support provided in this regard was grossly inadequate.

Additionally, the Villages Savings Loans and Association (VSLA) approach should be modified by providing seed money to the group at the beginning of its formation. Many members of the VSLA interviewed across the communities noted that they were given empty boxes by the implementing partners after the formation of the VSLA, which is not a good practice in VSLA formation.

Finding 20: Whether partnerships (with governments, UN, donors, NGOs, civil society organizations, religious leaders, the media) established by the project can foster sustainability of results.

Evaluative evidence from the review of project documents and interviews reveal that the project has established partnership with governments, UN, donors, civil society organizations and community leaders during the implementation of the project which has raised the project potentials for sustainability. The partnership occurs in different forms with different stakeholders. With government partners, the project has focused on building the capacity of LLA, NBC and NRCCM to enable them to deliver on their respective mandates. The project build the capacities of the LLA, NBC and NRCCM staff to enhance their knowledge on gender and land rights. The project's support to the LLA has empowered them to decentralize their services and establish community structures. For the NBC, the capacity building has enhanced their ability to monitor and address triggers of conflicts in a timely manner. The capacity building of government partners promoted ownership and will foster sustainability since the skills developed will remain with them. However, the evaluation did not find any evidence on how the partnership with the UN and CSOs can foster sustainability of results. For instance, during the field mission to intervention communities, most of the CSOs that supported the implementation of the project did not have physical presence in the communities which suggest that the CSOs supports for sustaining the benefits of the projects in the communities will not be available.

Finding 21: Whether the intervention design include an appropriate sustainability and exit strategy (including promoting national/ local ownership, use of local capacity, etc.) to support positive changes, including in Gender Equality and Human Rights after the end of the intervention.

The evaluation found that the intervention design includes an appropriate sustainability and exit strategy. This was achieved using different approaches by the project. First, the project design recognized that governments at national and county levels more readily assume ownership when initiatives are built on participation, consultations, and government visions, strategies, and frameworks. Thus, during the project implementation, consultations were held with different categories of stakeholders from the launch of the project onwards. Evidence collected in this evaluation shows that key government institutions such as the NBC, NCCRM, EPA, LLA, Ministry of Internal Affairs (MIA), Peacebuilding Office (PBO), Office of the legal advisor to the President (OLA) and Ministry of Gender, Children and Social Protection (MGCSP) were consulted and also participated in the various capacity programmes organized under the project. This approach promoted national ownership of the project and represents appropriate sustainability and exit strategy from the evaluation perspective.

Secondly, the project was aligned with the national priorities of the government of Liberia especially the 2017 Peacebuilding Plan, PAPD, the 2018 National Gender Policy, Liberian National Action Plan on Women Peace and Security (2019-2023), as well as the LRA and LGA. The implementation of these policies by government will help in sustaining the benefits of the project and therefore represent an appropriate sustainability and exit strategy for the project. In addition, the project built the capacity for government institutions in charge of the implementation of the LLA and LGA. The capacity building will sustain development progress beyond the duration of support from this project.

Another sustainability and exit strategy included in the project design is the integration of existing Alternative Dispute Resolution (ADR) mechanisms in the counties, such as the MSP and the Peace Hut, into the project framework. This integration will ensure that the MSP and Peace Hut continue to operate in line with the project's objectives even after the project's conclusion, thus serving as an effective sustainability and exit plan. However, it is crucial to note that evidence from members of the MSP and Peace Hut has indicated a lack of incentives to support this effort. Therefore, addressing this issue becomes imperative to ensure the smooth and continued functioning of these mechanisms beyond the project's lifespan.

Another important sustainability and exit strategy included in the project design is the use of use of local facilitators such as the NBC and LLA for the various capacity-building activities. This was acknowledged by multiple stakeholders to be an efficient way of project implementation. The approach ensured that knowledge gained both for facilitators and trainees remained at the national level and in the intervention, communities compared to alternatives such as bringing facilitators from outside the intervention areas that will leave with the knowledge gain after the implementation of project activities. Overall, the evaluation confirmed that the intervention design included an appropriate sustainability and exit strategy to support positive changes, including in Gender Equality and Human Rights after the end of the intervention.

4.5. Gender Equality and Human Rights (GE&HR)

Finding 22: The extent gender and human rights considerations were integrated into the project design and implementation.

The evaluative evidence from FGDs and KIIs with beneficiaries confirmed that gender and human rights considerations were integrated into the project design and implementation. All objectives, strategies, approaches, and activities highlighted in the project are focused on addressing the root causes of gender inequalities with respect to land. From the design, the project has targeted women and youth in targeted counties to strengthen their capacity and skills to participate in decision-making processes of the land dispute mechanisms. The project also targeted men and other members of the communities in the counties to address the underlying socio-cultural challenge in the intervention areas to change the dominant traditional cultural perception that the right place for women is their homes and the narrative that land related matters and peacebuilding is a masculine domain. The engagement of community leaders at the county level was a deliberate effort to promote long-term change in the communities' concerning women in decision-making processes of the land dispute mechanisms. The sustaining Peace project was therefore inclusive and non-discriminatory, with deliberate strategies to engage stakeholders and target beneficiaries at all levels, in line with the principle of 'leaving no one behind.

Another key evidence of gender consideration is the development of Gender-Responsive Performance-Monitoring Matrix to Support Concessions Contract Renegotiations between the Government and Concessionaries (GRPM) by the project.[67] The GRPM aim to provide gender mainstreaming interventions for concessions contract review and renegotiation monitoring process and to provide imperatives for monitoring gender impacts during the concessions contract review and renegotiating. The GRPM is an important gender mainstreaming instrument in the intervention counties as it will help to bridge the gender gap and uphold women's equal rights concession review process.

The sustaining Peace project was also conceived and formulated to support national priorities on and commitment to gender equality and women's empowerment in response to poor participation of women in decision-making processes of the land dispute mechanisms and land rights. Evidence also shows that different categories of stakeholders including women, men, boys, and girls were involved in the design and implementation of project. However, there is the need to involve more women led organizations as implementing partners. None of the implementing partners engaged by the project was woman led. A project promoting the rights of women to land such as the sustaining peace project should have engaged a women led organization as part of the implementing partners as evidence shows that women led organizations exclusion not only undermines the effectiveness of humanitarian action, but also impedes the potential for transformative impact.[68] Overall, the evaluation believed that the project has done well in the integration of gender and human rights were into the project design and implementation to a large extent.

Finding 23: The extent GE&HR were reflected in the overall intervention budget.

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[67] A Gender-Responsive Performance-Monitoring Matrix to Support Contract Renegotiations Between the Government and Concessionaries
[68] https://www.unicef.org/documents/partnering-women-and-girl-led-organizations

Evaluative evidence confirmed that the project budget was gender responsive to a large extent. Evidence shows that 80 per cent of the of the budget contributes to gender equality or women's empowerment (GEWE). For instance, about US$3,200,000 were budgeted for activities for promoting gender equality or women's empowerment (GEWE) while all the budget was expended on efforts contributing to gender equality or women's empowerment. Overall, the evaluation notes that GE&HR were reflected in the overall intervention budget to a large extent.

Finding 24: Whether there were constraints or facilitators (e.g., political, practical, bureaucratic) to addressing GE&HR issues during implementation.

The evaluation found that there were both constraints and facilitators to addressing GE&HR issues during implementation. The main constraint experienced which occurred at the beginning of the project is the resistance among the community leaders with respect to changing the dominant traditional cultural perception that the right place for women is their homes and the narrative that land related matters and peacebuilding is a masculine domain. However, this was addressed by the implementing partners with continuous advocacy visits to the communities and awareness-raising activities in the counties.

The evaluation also identified facilitating factors including the availability of the LRA and LGA as well as the land institutional frameworks like the LLA, NBC, and NRCCM which provided the needed government buy-in into the project. The availability of LRA and LGA as well as the land institutional frameworks like the LLA, NBC and NRCCM greatly supported the project in to addressing GE&HR issues during implementation.

The availability of the Peace Hut was also another facilitating factor that helped in addressing GE&HR issues during implementation. The Peace Hut is an innovative, women-led and community-based conflict resolution mechanism. Peace Huts focused on supporting and strengthening community dynamics and women's roles in fostering dialogue and mediation, and justice seeking. The sustaining peace project integrated the Peace Hut into the project and contributed to addressing GE&HR issues during implementation.

Finding 25: Whether the processes and activities implemented during the intervention were free from discrimination to all stakeholders.

Evaluative evidence shows that there was no discrimination of any kind as all stakeholders were carried along in the implementation of the project. The key stakeholders are the duty bearers and right holders. On the part of the duty bearers, the project engaged all relevant ministries and agencies including National Center for the Coordination of Response Mechanisms (NCCRM), Ministry of Internal Affairs (MIA)/Peacebuilding Office (PBO), Environmental Protection Agency (EPA), National Bureau of Concessions (NBC), Liberian Land Authority (LLA) and Ministry of Gender Children and Social Protection (MGCSP).

A review of the duty bearers engaged in the project reveals that they are all key stakeholders in Liberia responsible for land management, conflict prevention, and the promotion of GE&HR. The project demonstrated commendable inclusivity in engaging various groups of right holders, including women, men, boys, girls, and persons with disabilities throughout its implementation. Interviews with project beneficiaries in the counties confirm that no discrimination occurred, and all interested individuals had the opportunity to participate in the project. The Sustaining Peace Project was carefully conceptualized and designed to align with national priorities and commitments to promote gender equality and women's empowerment, addressing the issue of low female participation in peace and security processes.

Furthermore, evidence highlights that diverse stakeholders, encompassing women, men, boys, girls, and people with disabilities, actively participated in both the design and execution of the program. The inclusion of individuals with disabilities serves as a strong indication that the project thoroughly integrated gender and human rights considerations into its overall framework. The evaluation conclusively attests that the project's activities were conducted without any form of discrimination. The commitment to inclusivity fostered a positive environment where all members of the community had the chance to contribute and benefit from the program's initiatives.

4.6. Coherence.
Finding 26: Whether the project-built synergies with other programmes being implemented at country level by United Nations, International NGOs and the Government of Liberia.

Evaluative evidence from document reviews and interviews with the project team indicates that the project-built synergies with several other programmes being implemented at country level by United Nations, International NGOs and the Government of Liberia. Evidence shows that the project-built synergy with the Just Energy Transition (JET) project implemented by the Sustainable development institute (SDI) as part of its Community Rights & Corporate Governance Program (CRCGP). The primary objective of the JET project is to advocate for the adoption and promotion of renewable energy (RE) sources, while simultaneously upholding and respecting human rights principles. The project also built synergy with the Land Governance Support Activity (LGSA), funded by USAID.

The project aims to promote more efficient land governance systems capable of implementing comprehensive reforms. Evidence also reveals that the project is in synergy with the ActionAid Liberia and ForumCiv, Development Education Network-Liberia (DEN-L), JSGB, and Liberia Land Authority (LLA), project titled "Securing Land Rights for Women and Rural Communities in South-Eastern Liberia." This project is being implemented across 30 communities located in Grand Gedeh, River Gee, and Sinoe Counties. The primary objective of this project is to empower women and rural communities within Grand Gedeh, River Gee, and Sinoe Counties in South-Eastern Liberia, enabling them to secure their land rights. The sustaining peace project also built synergy with the project "Capacity development in Land Administration funded by SIDA. The project focused on capacity building among LLA staff and supporting women to increase their participation in land administration and management which is in line with the objectives of the sustaining peace project. However, the synergy with other programmes being implemented at the county need to be coordinated rather than happening by chance as it is the case in the project.

Finding 27: The extent the project's intervention was consistent with interventions of others in the same context.
As noted in findings 26, the project's intervention was consistent with several interventions of others in the same context. The sustaining peace project was consistent with the Just Energy Transition (JET) project implemented by the Sustainable development institute (SDI). It also aligns with "Securing Land Rights for Women and Rural Communities in South-Eastern Liberia project implemented by ActionAid Liberia and ForumCiv, Development Education Network-Liberia (DEN-L), JSGB, and Liberia Land Authority. The sustaining peace project also was consistent with the Capacity development in Land Administration project funded by SIDA which focused on capacity building among LLA staff and supporting women to increase their participation in land administration and management which is in line with the objectives of the sustaining peace project.

Finding 28: The extent the project is complimentary, harmonized and coordinated with other interventions in this area.

Evaluative evidence reveals that the project was complimentary, harmonized and coordinated with other interventions in this area. The project was implemented in coordination and in collaboration with development partners that have widely supported the development of the land sector. This was achieved through the formation of the Land Donor Working Group which brought together all the key stakeholders involved in land initiatives in Liberia. Within this group, a comprehensive matrix was developed, detailing each partner's specific project and its location. This level of coordination helped to avoid duplication of effort among the various partners working in the land sector in Liberia.

4.7. Impact.
Finding 29: Whether the project identified and addressed social, environmental, and economic effects of the intervention that are longer term

Evaluative evidence from document reviews and interview with project team indicate that the project did not cause social, environmental, and economic challenge. Rather the project contributed to addressing social, environmental, and economic challenges occasioned by government land concessionary activities in the

intervention communities. The project addressed conflict which is one of the social problems in the intervention counties. Conflicts related to overlapping boundaries, rightful ownership, conflicting claims and land grabbing among communities as well as between communities and concessionaires were identified and addressed by the project through strengthening the effectiveness, transparency and inclusiveness of land administrative structures at national and county level as well as the formalization of customary land and improving communities' understanding on LGA and LRA, concession agreements, and women's and youth rights to land. All these contributions of the project helped in addressing conflict which is one of the social problems in the intervention communities.

In the environmental sector, the project partnering with the EPA provided environmental safeguard training to strengthen the capacity of community for early warning monitoring, and detection of water pollution. The agency also procured handheld equipment and other laboratory testing equipment and tested domestic water sources for rejuvenation. The project also supported the Government nationally determined commitment of the CoP26 to address the adverse effect of climate change through building the capacity of local communities to properly use forest residues and agricultural wastes (including rice and coconut husk, dried palm branches, and sugar cane straws) for economic production, which is a cleaner and an environmentally friendly alternative to charcoal production. Indeed, this contributed to the effective management of agricultural wastes and to the mitigation of the devastating effects of deforestation resulting from the current practice of using forest trees for charcoal production. [69]

In the local economy, the concessions affected communities are realising improved livelihoods through the adoption of alternative livelihoods opportunities as a result of the livelihood intervention in the communities. Farming interventions in six communities: Konjah and Gohn Zodua (Cape Mount County), Korsene, Torkopa and Yarsonoh communities (Nimba County), and Tambo (Maryland County) supported through the project has increased communities' ability to properly utilized their lands (See plate 2). The project has achieved this through trainings for farmers on best agricultural practices and climate smart agriculture to improve production and increase yields, business development and entrepreneurship trainings and provision of farming equipment to communities. Such community led and driven interventions have not only enhanced their livelihoods but also promoted social cohesion unity, gender equality and inclusivity.

Plate21: Rice Seedling Farm of Korsein Farming Group in Nimba County

Finding 30: Indirect, secondary, and potential consequences of the intervention captured

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[69] PBF PROJECT PROGRESS REPORT, JUNE 2023

The evaluation found several positive indirect effects produced by the project on the target group in the counties. These include the successful boundary harmonisation and erection of cornerstones as demarcation between communities. The boundary harmonization led to the issuance of legally probated titled land deeds to the project-affected community replacing tribal certificates.

The sustaining peace project also contributed to changes in the communities' perception towards women rights to land ownership Women are now inheriting lands. Many participants of the FGDs conducted in the intervention counties confirmed this shown in this excerpts.

> *Lands have become more accessible to us women in Koinjah community. Before the project started, the community leaders will tell us that women have no right to their family land. But the project came, it taught the community leaders and the women that they have equal right like the men to family land. This has helped women to have more access to land in this community.[70]*

> *One of the most important contributions of the project is increasing women access to land in the communities. Before now, lands were regarded as the exclusive rights of men in the communities. But this project have succeeded in changing this wrong perception in the community as women are now coming to speak and claim their rights. The community leaders themselves have realised this and are given women the needed.[71]*

> *Before now no woman talk about inheriting family land in this community but this UN women project has changed that for the women. Land is now for both men and women and women are claiming their rights to land in this community.[72]*

Evidence from the quantitative survey indicates that over 90 per cent of the project beneficiaries noted that the project succeeded promoting awareness of the rights of women to own land in the intervention counties.

Figure 4.6: Extent the project activities contributed to promoting awareness of the rights of women to own land
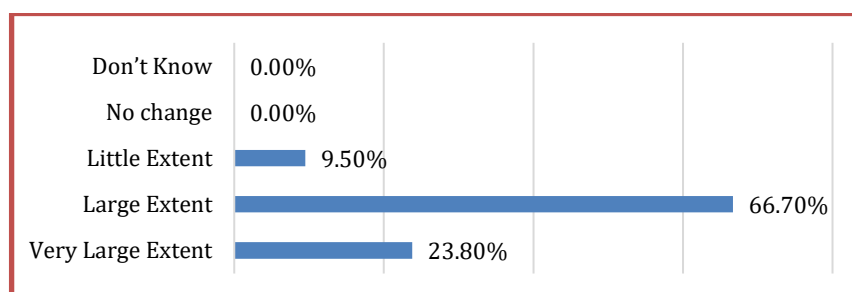
Similarly, another positive consequence of the project is the increase in women participation in land discussions and decision-making including dispute resolution and leadership processes as well as in community development and peacebuilding activities. Evidence of this can be found in the inclusion of women as members of the MSP and CLDMCs across the intervention counties. During the field mission, multiple interviews with members of MSP and CLDMCs noted that women are included as members of the platform and equal rights just as the men who are members of the platform.

Also, evidence shows that the project contributed positively to improving the livelihood of concession affected communities. For instance, members of the farming group in Korsieni community noted that the project has increased their membership from 106 to 264 members comprising 138 women and 126 men as well as increasing the side of their farm. The except below helps to confirm this finding.

> *The greatest benefit of the program lies in its livelihood component. The community members now exhibit more unity, possess the ability to manage their own conflicts, and have access to*

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[70] Excerpt from Women FGD in Ganta Community
[71] Excerpt from KII community in Ganta Community
[72] Except from KII with member of CLMDCs in Gohn Community

farming machinery. Additional benefits include the MSP receiving further training on conflict management and alternative dispute resolution (ADR), as well as the establishment of Village Savings and Loan Associations (VLSAs).[73]

The project also made important contribution in addressing conflict in the community. Many beneficiaries of the project at the county level maintained that they now resolved their disputes using the community dispute resolution mechanism created by the project which is cheap compared to going to the court. The following excerpt below help to confirm this finding.

The project played a role in addressing these issues. Other types of conflicts that have occurred were resolved through the intervention of the MSP or CLMDCs (Community-Led Mediation and Dialogue Committees) and the resolutions reached were binding. For instance, the case of the endowment fund payment, which originated from the Sam Darby case as land obligations, was resolved. However, the new company has not fully complied with this agreement.[74]

At the national level, the Programme contributed to the production of gender policies for the NBC. The project also contributed to the production of communication strategy which was validated by relevant stakeholders. The aim of the communication strategy was to provide education on the LLA targeting women, men and youths in the intervention communities. However, evidence shows that the communication strategy was not tested and implemented in the intervention communities at the project ends. It is important to state that the evaluation found no negative effects of the project both from document reviews and interviews of relevant stakeholders. Also, there was no evidence of any negative effects of the project on the four cross-cutting issues of gender, human rights, climate, and the environment. Figure 4.7 shows the main contribution of the project based on the perception of the respondents.

Figure 4.7: The main change produced by the project.
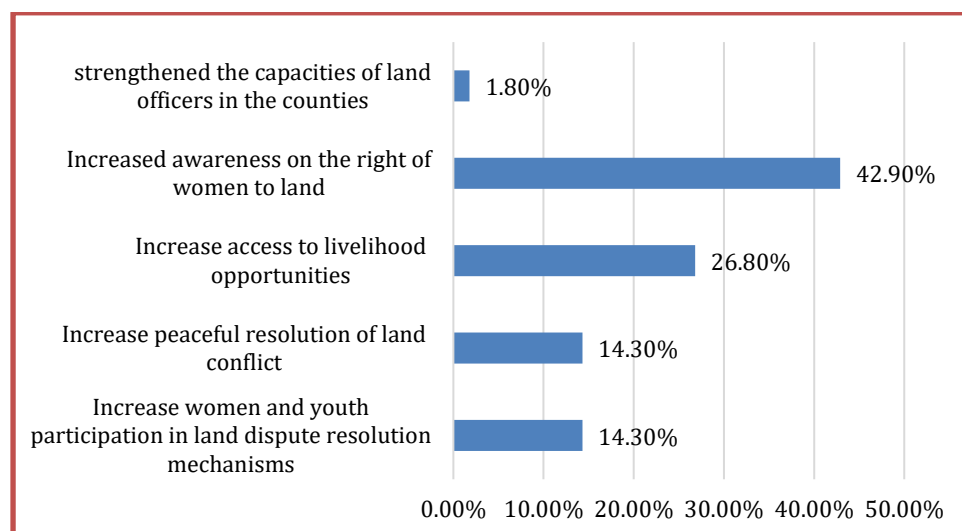
Evidence from figure 4.7 indicates the main change produced by the project in the intervention communities as noted by the project beneficiaries include increased in awareness on the right of women to land (42.9%), increased access to livelihood opportunities (26.8%) and increase resolution of land conflict (14.3%) as well as increase in women and youth participation in land Dispute resolution (14.3%).

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[73] Excerpt from Men FGD in Ballah Town in Cape Mount County
[74] Excerpt from Men FGD in Ballah Town in Cape Mount County

5.0. CONCLUSIONS AND RECOMMENDATIONS
5.1. Conclusion

The overarching conclusion of this evaluation is that the sustaining peace project was relevant to the targeted beneficiaries including government agencies such as the LLA and NBC staff. The project was successful in increasing women's effective participation in land discussions and decision-making including dispute resolution and leadership processes as well as in community development and peacebuilding activities. The project was also successful in improving knowledge of land rights and women access to and understanding of the Local Governance Act (LGA) and the Land Rights Act (LRA). The findings above provide the basis for the overall conclusions and emerging recommendations resulting from this evaluation. Building on the above findings, these conclusions aim to provide UN Women, UNDP and WFP with actionable suggestions and recommendations to support its future programming in the counties. The specific conclusions are given below:

Relevance of Sustaining Peace Project in addressing peacebuilding needs and timeliness and urgency of the project vis-a-vis sustaining peace context in Liberia.

Conclusion 1: (Based on Findings 1-2 on Relevance)
The sustaining peace project implemented in Nimba, Cape Mount, Sinoe and Maryland counties with support of UN Women, UNDP and WFP was relevant to addressing peacebuilding needs in the targeted counties and was very timely although the duration of activities such as capacity building programmes were short.
Several assessments show that land disputes, lawlessness, corruption, boundary disputes and concession related tensions remain the main triggers of conflicts. The assessments also reveal that disputes related to overlapping boundaries, rightful ownership, conflicting claims, and land grabbing are the most pronounced among communities as well as between communities and concessionaires. The assessment also reveals that communities in general are affected by concessions due to a lack of transparency in allocating land to concessions and most concession contracts are negotiated in Monrovia with little or no consultations, neither are the agreements shared with local communities. Also, the activities of the concession companies, such as production of palm oil, rubber, extraction of gold, diamonds and iron ore, have severely impacted the environment and livelihoods of the local communities. There was also observed poor community perception of women's rights to land and personal property as well as their participation in decision-making positions and processes. These scenarios have continued to brew conflicts across the concession communities. The project successfully addressed this peacebuilding needs through capacity building, awareness creation on the rights of women to land, boundary harmonization and provision of livelihood opportunities for households in concessions communities. The project was timely as it coincided with a period when there was high tension between concession communities and concession companies and between communities and neighbouring communities over land disputes. However, the short duration of the training activities usually 3-4 days was a major limitation of the project in effectively addressing the identified needs of the targeted beneficiaries.

Conclusion 2: (Based on Findings 3-4 on Relevance)
The context of the range of substantive areas in which the project was engaged (i.e., Women rights to land, Women's participation in land governance processes, Alternative dispute resolution, strengthening government institutions at the national and local level, livelihoods for concessions affected communities) was suitable and the project aligned with the national plans on gender promotion, the PAPD and the UNSDCF and other government priorities on land governance and land conflict.

The project context was very suitable to the range of substantive areas in which the project is engaged. Concerning women rights to land, women's participation in land governance processes, women's legal and practical rights to land in Liberia are still lagging behind those of men. Women faced obstacles to ownership and dispute settlement over and above their male counterparts and women are generally excluded from groups that make decisions about land governance at the community level. Women's role in official land governance institutions was also found to be limited when compared to men's roles, with fewer women in positions of decision-making authority in both the customary system and the statutory governance system (including at the district, county, and national levels). This context was very suitable and appropriate for the project implementation of activities relating to improving knowledge of land rights and women access to and,

understanding of the Local Governance Act (LGA), the Land Rights Act (LRA), women's and youth's rights to land, and enhancing effective dispute resolution mechanisms. The Sustaining Peace and Reconciliation Project was found to be in total alignment with Liberia's national plans on gender promotion as well as the PAPD and the UNDAF and to the specific government priorities on land governance and land conflict. The various outputs of the project fall under the pillars and priority areas of several national plans, policies, and strategies. The project strongly aligns with the United Nations Sustainable Development Cooperation Framework for Liberia ('Cooperation Framework') for the period 2020-2024 especially Outcome 3 (Sustaining Peace, Security and Rule of Law).

Effectiveness of the Programme in terms of the progress made towards the achievement of the expected results

Conclusion 3: (Based on Findings 5-8 on Effectiveness)

The project was successful as major outputs and outcomes of the project were achieved. Major interventions that contributed to the achievement of the project outcomes and outputs include capacity building of Land authorities at national and local levels to manage land allocation, registration, and licensing processes in a more effective, transparent, and inclusive manner as well as the strengthening existing semi-formal and informal land dispute resolution mechanism to be able to reduce conflict in a more effective and gender-responsive manner. The project's Theory of Change proved realistic and was implemented.

The sustaining peace project was successful in terms of the progress made towards the achievement of the expected outcomes and outputs of the project. The project made an important contribution in creating awareness on the rights of women to land, boundary harmonization and provision of livelihood opportunities for households in concessions communities. The project also made important contribution in building the capacities of County land offices and county land boards and instituted procedures and systems in place to formalize customary land development of Alternative Dispute Resolution (ADR) training manual and Standard Operating Procedures (SOPs). The project also made important contribution in the mapping of customary land and subsequent boundary harmonisation as well as the establishment of Land governance structures such as the Community Land Development Management Committees, Women Peace Huts, and Multi-Stakeholders Platforms. The evaluation confirmed that the project's Theory of Change proved realistic and was implemented. Evidence of this is the implementation of activities to achieve all the "IF" conditions in the Theory of Change including increasing awareness level of customary governance authorities and communities in targeted counties, strengthening the capacities of County land offices, county land boards, and Community Land Development and Management Committees and putting in place procedures and systems in place to formalize customary land in a way that reflects rights and needs of all community members and strengthening existing semi-formal and informal land dispute resolution mechanisms.

Conclusion 4: (Based on Findings 9-10 on Effectiveness)
The project approaches and strategies were innovative. The project-built synergies with other programmes being implemented at country level by United Nations, International NGOs and the Government of Liberia.

The evaluation found that several innovative practices were mainstreamed both in the design and implementation of the project. This includes the recognition and involvement of government partners such as the NBC, EPA and PBO in the design and implementation of the project, the implementation modality adopted by the project team. Although not a direct implementation by the UN joint partners, the project outcomes and outputs were closely aligned with the specific mandate of the UN partners, allowing the project to leverage their comparative advantage. The project design was informed by the results and lessons learned from previous UN projects, which was considered a valuable practice by the evaluation. By integrating key lessons into the project design, it facilitated the effective implementation and successful delivery of the key project outcomes and outputs within the designated implementation period. Moreover, the creating of linkages with existing land dispute-related structures such as the MSP and the new mechanisms established with LRA such as CLDMCs, with a view to reducing conflicts in a more transparent, effective and gender and youth responsive manner was found as good practice by the evaluation. The project linking of the livelihood component with the Home-Grown School

feeding programme which provided a source of markets for the sale of agricultural produce was considered another innovation by the evaluation. The training provided by the project on use of forest residues and agricultural wastes for economic production and an environmentally friendly alternative to charcoal production is considered innovative by the evaluation. Beyond this, the issuance of statutory land-titled deeds and maps to eight customary communities is also considered as innovative by the evaluation. The project to a large extent-built synergies with other programmes including the capacity Development in Land Administration project, the USAID Integrated Land and Resource Governance programme, and the Land Administration Project funded by the World Bank and implemented by the LLA. However, there is a need to strengthen these synergies not only to avoid duplication of effects but for the projects activities to field into one another in the same intervention communities in the counties.

The efficiency of the project in terms of resources allocation measures taken to ensure that resources are efficiently used.

Conclusion 5: (Based on Findings 11-17 on Efficiency)
The project resources were allocated strategically and were efficiently utilized to achieve the Programme outcomes.

The sustaining peace project demonstrates efficiency in the allocation of and utilization of both human and material resources which was instrumental to the achievement recorded by the project in the targeted counties. The project's organizational structures, managerial support, and coordination mechanisms effectively supported the delivery of the project objectives but there is room for improvement. The human resources of the implementing partners were not sufficient with some having only three staff to support the implementation of the project in four counties. The Sustaining Peace and Reconciliation Project activities are cost-effective based on the high percentage of the total budget allocated to developmental activity relative to other budget lines. The joint nature of the project contributed to improved efficiency in delivery of project outputs. This efficiency in delivery was brought to bear in the project when the three UN agencies leveraged their comparative advantage in the delivery of the project activities Although and financial resources were used sufficiently and efficiently, in the mid to long term those resources are not adequate to serve UN Women's mandate and its partners regarding programming for women empowerment in the intervention counties given the number of counties and communities not covered by the current project

Conclusion 6: (Based on Findings 21 -24 sustainability)

The project strengthened the capacities of national partners in both technical and operational areas. The project played a critical role in building capacities of NRCCM, NBC, PBO and LLA staff as a sustainability strategy and also promoted national ownership through involvement of government partners in the project implementation.

The project targeted key national institutions such as the NRCCM, NBC, PBO and LLA and at the local level, the county land authorities. The project contributed to strengthening the capacities of these institutions as a key strategy for the sustainability of the benefits of the project benefits. The project promoted national ownership through wide consultations with national institutions, alignment of the project objectives with national priorities of the government, adaptation of existing alternative conflict resolution mechanisms such as the MSP,CLDMC and Peace Hut into the project implementation. This approach of promoting participation of the project duty bearers and right holders enhanced the likelihood of the benefits from the project been sustained for a reasonably long period beyond the end of the project. Another critical component of the project that will be sustained is the boundary harmonization and the issuance of legally probated titled land deeds. This is one of the major milestones of the project and will be sustained at the end of the project since gazetted by the law. However, this need to be extended to cover more communities in the counties. Also, some components of the project need to be carried into the next phase to consolidate the achievements of the project. Such components include boundary harmonization, community engagement awareness creation to change the mindsets of the community members about women's rights to land and property ownership and the Villages Savings Loans and Association (VSLA). It is also important to consider working with the partners for another phase of the project to consolidate the gains and benefits of the project at the county level.

Gender Equality and Human Rights Mainstreaming in the Project

Conclusion 7: (Based on Findings 22-25 on Gender Equality and Human Rights Mainstreaming)
The evaluation confirmed that gender and human rights considerations were integrated into the project design and implementation. All objectives, strategies, approaches, and activities highlighted in the project are focused on addressing the root causes of gender inequalities with respect to land.

The integration of gender and human rights into programmes implies that all programmes of development co-operation, policies, and technical assistance should further the realization of human rights as laid down in the Universal Declaration of Human Rights and other international human rights instruments. From the design, the project has targeted women and youth in targeted counties to strengthen their capacity and skills to participate in decision-making processes of the land dispute mechanisms. The project also targeted men and other members of the communities in the counties to address the underlying socio-cultural challenge in the intervention areas to change the dominant traditional cultural perception that the right place for women is their homes and the narrative that land related matters and peacebuilding is a masculine domain. The sustaining Peace project was therefore inclusive and non-discriminatory, with deliberate strategies to engage stakeholders and target beneficiaries at all levels, in line with the principle of 'leaving no one behind. Also, 80 per cent of the of the budget contributes to gender equality or women's empowerment (GEWE) while about US$3,200,000 were budgeted for activities for promoting gender equality or women's empowerment (GEWE).). Overall, the evaluation acknowledges that the project has made significant strides in integrating gender and human rights into its design and implementation. However, it is essential to consider involving Women Led organizations as implementing partners. The evidence strongly suggests that these organizations are often the first responders at the onset of a crisis and provide supports for gender equality and human right.

Coherence
Conclusion 8: (Based on Findings 26-28 on Coherence
The evaluation that the project-built synergies with several other programmes being implemented at country level by United Nations, International NGOs and the Government of Liberia. This include the Just Energy Transition (JET) project, the Land Governance Support Activity (LGSA), ActionAid Liberia and ForumCiv, Development Education Network-Liberia (DEN-L), JSGB, and Securing Land Rights for Women and Rural Communities in South-Eastern Liberia as well as Capacity development in Land Administration funded by SIDA. However, there is a need for better coordination with other programs being implemented at the county level, as the current situation appears to rely on chance rather than intentional synergy.

The impact produced, positive and negative, intended, or unintended, directly (target groups) and indirectly (larger society)

Conclusion 9: (Based on Findings 29-30 on Impact)
The project contributed to addressing social, environmental, and economic challenges occasioned by government land concessionary activities in the intervention communities. Additionally, it tackled conflicts, which are one of the prevailing social problems in the intervention counties. These conflicts were related to overlapping boundaries, rightful ownership, conflicting claims, and land grabbing among and between communities and concessionaires. The project achieved this by strengthening the effectiveness, transparency, and inclusiveness of land administrative structures at both the national and county levels. Furthermore, the project formed a partnership with the EPA to enhance the capacity of the community for early warning monitoring and detection of water pollution. As a result of the livelihood intervention, the concessions-affected communities are now experiencing improved livelihoods through the adoption of alternative livelihood opportunities. The evaluation identified several positive indirect effects produced by the project on the target group in the counties. Remarkably, the successful boundary harmonization and erection of cornerstones as demarcations between communities led to the issuance of legally probated titled land deeds to the project-affected community, replacing tribal certificates. This change in land tenure further contributed to changes in the communities' perception towards women's rights to land ownership, with women now being able to inherit lands. Moreover, the project played a role in the production of a communication strategy, which was validated by relevant stakeholders. The aim of this strategy was to provide education on the LLA, targeting women, men, and youths in the intervention communities. However, it is important to note that evidence indicates the communication strategy was not tested and implemented in the intervention communities during the project's course.

5.2. Lessons Learnt
Lessons Learnt

Lesson 1. The design of the project based on experience and lessons learned from previous interventions as per the evaluation conducted on the intervention contributes to the effectiveness of the sustaining peace project.

The design of the sustaining peace project was based on the lessons learned from several interventions in the same context including Liberia Land Administration Project funded by the World Bank, 2018-2022, Voluntary Global Guidelines on Responsible Governance of Tenure of Land, Fisheries and Forest in the Context of National Food Security (VGGT), the Land Governance Support Activity (LGSA), (2016 – 2020) among others. By mainstreaming the successful practices from the old project into the sustaining peace initiative while also being mindful of potential pitfalls, the project's overall achievements were significantly enhanced. As a result, the project recorded substantial successes, thanks to the incorporation of proven effective methods and the avoidance of previous shortcomings.

Lesson 2: The use of available local resource persons and implementing partners in supporting project implementation activities is critical to promoting ownership and sustainability of project benefits.

The sustaining peace project has utilized local resources persons as well as local implementing partners in the implementation of project activities. The project had utilized local implementing partners like RRF, VOISEDA for the implementation of the project activities in the targeted communities. Not only did this inclusive strategy foster local ownership of the initiatives but also ensured the sustainability of project benefits within the intervention communities.

Lesson 3: Capacity building activities for project beneficiaries are necessary both for promoting ownership and sustainability of project benefits.

The sustaining peace project has implemented capacity-building activities for both government bodies and community mechanisms specifically LLA, NCCRM, MSP, CLDMCs, and members of the community in the intervention counties. The capacity-building activities were unique for the different categories of the project beneficiaries. The capacity-building activities for County land offices, county land boards, and Community Land Development and Management Committees focus on procedures and systems for the formalization of customary land in a way that reflects the rights and needs of all community members. For the communities, the capacity building focuses on building their skills to participate in formal and informal land dispute mechanisms while for NBC, it focused on strategies to effectively prevent potential conflict triggers arising from concessionaires. The approach of the project ensured that the knowledge gained remained with the beneficiaries after the close of the programme.

Lesson 4: Engaging relevant government institutions and community leaders in the intervention communities are important for successful project implementation

The sustaining peace project starting from the beginning engaged relevant government institutions such as the LLA, NCCRM, NBC as well as community leaders as key stakeholders of the project. This project approach provided the entry points into government institutions and intervention communities which in the long run promoted government buy-in and ownership of the project. Similarly, working with the various community leaders in the targeted counties did not only provide easy access to the local community mechanisms for community members but also contributed to the achievement of the project objectives as evident in the inclusion of women and youths in the community leadership structures in some of the targeted communities.

Lesson 5. The duration of an intervention focusing on addressing underlying causes of gender inequality is an important factor that contributes to the achieving project objectives and sustainability of benefits.

Addressing deep-rooted underlying causes of gender inequality that is deeply ingrained in the mind of people requires a considerable amount of time. The sustaining peace project is a 36-month project with one key objectives of changing the community perception of perception about women's and youth rights to land. While the project was successful in meeting its set objectives, the sustainability of the results is a doubt without sustained awareness creation activities and long-term interventions to address root causes of gender inequality in the intervention counties.

Lesson 6. The timing of the implementation of the project after the enactment of the LRA and LGA promoted complementarity and relevance of the project to government priorities and played a significant role in the acceptance of the project by government and local communities

The sustaining peace project was strategically designed and implemented to coincide with the government's efforts in implementing the LRA and LGA. This alignment allowed the project to provide valuable support to the government's initiatives, which significantly contributed to securing government buy-in and acceptance of the project at both national and county levels. Moreover, the project's timing was crucial, as it coincided with a period of heightened conflict in the intervention communities. This context served to underscore the project's relevance and importance, leading to strong acceptance and support from the local communities in the counties. Overall, the project's alignment with government priorities and its timely response to the prevailing conflict challenges were instrumental in garnering support from all levels of stakeholders and creating a conducive environment for successful implementation.

Lesson 7. The joint nature of the project among three UN agencies allowed the UN agencies to bring into the project their comparative advantage which increased the effectiveness of the overall project design and implementation.

The sustaining peace project was implemented jointly by three UN Agencies-UN Women, UNDP, WFP. While it was not a direct implementation by the UN joint partners, the project outcomes and outputs were tied to the specific mandate of the UN partners and therefore leveraging their comparative advantage. While UW Women project activities focused on the advancement and the full realization of women's rights and opportunities with respect to land, UNDP supported the institutionalization of land governance structures through implementation of boundary harmonization in the intervention communities. WFP in line with its mandate under the project delivered rounds of food assistance and livelihood opportunities as a pathway to peace, stability and prosperity to the intervention communities.

Lesson 8. Linking livelihood component with Home Grown School Feeding Programme and training on the use of forest residues and agricultural wastes for economic production boosted livelihood opportunities and potentials of the targeted beneficiaries.

The project linking of the livelihood component with the Home-Grown School feeding programme which provided a source of markets for the sale of agricultural produce was considered an important lesson for the project. In addition, the training on use of forest residues and agricultural wastes (including rice and coconut husk, dried palm branches, and sugar cane straws) for economic production contributed to increase in the livelihood opportunities for targeted beneficiaries and therefore and important lesson that should be replicated in future interventions.

6.0. Recommendations

The evaluation has identified ten recommendations that are critical for UN agencies contribution to to peace building in Liberia. They have been sequenced by their importance, as perceived by the evaluation team. The recommendations are based on the evaluation framework, the analysis that informed findings and conclusions. However, they will be validated by the project team through the review of this evaluation report.

Table 6.1: Recommendations with the specification of action and timeframe

Specific Recommendations	Responsibility	Priority
Programmatic recommendations:		
1. **Consider expanding the boundary harmonization to more communities accompanied with the issuance of the land title deeds. This critical to sustaining peace in the intervention communities (Findings 6&9)**	UN Women, UNDP, WFP	Immediate
2. **Consider improving the livelihood component of the intervention by focusing on distribution of farms inputs than food distribution and also provide start up capital for the VSLA (Findings 19)**	UN Women, UNDP, WFP	Immediate

3.	The project team should consider sustaining the awareness raising activities on women land rights and their participation in decision making at the communities' level since this is a deep-rooted traditional norm in the intervention communities (Findings 6&19)	UN Women	Immediate
4.	There is a need to provide for M&E unit in the overall management structure of the project. While the evaluation rated the management structure of the project good, it is a good practice to locate the M&E unit within the organizational structure of any project as they are an important component of the project team (Findings 14)	UN Women, UNDP, WFP	Immediate
5.	Ensure that the implementing partners have an adequate number of staff for project implementation and also consider the inclusion of Women Led organizations as part of the implementing partners. Women Led organizations can play a pivotal role in advocating for women's land rights and promoting gender equality within the community (Findings 9&12)	UN Women, UNDP, WFP	Immediate
6.	The project team should in the next programming, consider developing a coordinating mechanism of all development partners working in the same intervention communities to ensure that project complementarity occurs as planned and not be chance (Findings 27).	UN Women, UNDP, WFP	Immediate
7.	Consider continuing with the capacity building for Government Institutions to strengthen their knowledge and skills ability to address issues related to women and youth land rights effectively (Findings 18 and 20)	UN Women, UNDP, WFP	Immediate
8.	The project team should consider having another phase of the project to cover more counties and communities in other to extend the benefits of the project to other communities (Findings 19).	UN Women, UNDP, WFP	Immediate
9.	Consider the testing and implementation of the communication strategy developed by the project which will help in consolidating the benefits of the project in the intervention communities (Findings 30)	UN Women, UNDP, WFP	Immediate
10.	Consider linking the Women Peace Hut, MSP and CLDMCs with Public Actors to foster collaboration between local dispute resolution mechanisms and public actors such as the courts, security institutions operating in the same location. This integration can create a more comprehensive and efficient system for resolving land-related disputes and conflicts within the community (Findings 18).	UN Women, UNDP, WFP	Immediate
11.	Consider **replicating lessons learned and good practice as identified by the evaluation in other contexts or sectors in the future**		

Annex 1: Risks and Assumptions

Assignment execution risks	Impact on objective	Likelihood of occurrence	Owner (managed by)	Risk contingencies in place or to be put in place
Access and availability of and to key stakeholders and secondary data: Poor and Limited access to implementing partners and stakeholders.	**High**	**Medium**	UN Women and consultants	Consistent communication with the UN Women team to have access to missing information. In addition, the consultants will engage with stakeholders/participants that are available.
Changes in project management teams with IPs	**High**	**Low-Medium**	IPs	Consultations with UN Women, IPs and Reference group to maintain assignment expectations and objectives.
Rainy season making geographical counties inaccessible	**High**	**Medium**	UN Women	UN Women to ensure adequate logistics in place
Natural Disasters – COVID-19 and M-pox pandemic	**Medium to High**	**Medium**	Government and partners	Collaboration with UN team and public health experts to keep consultants and collaborators informed on COVID-19 measures to minimise delays in evaluation schedule

Upcoming elections activities	Medium to High	Medium	GoL and partners	To the extent possible, the team to work within compressed timeline
Possible electoral violence	Medium to High	Medium	Consultants	Conduct some data collection remotely
The large spatial coverage of interventions	High	Medium	Consultants	Increase the number of days of data collection and conduct some data collection remotely

Annex 2: Roles of stakeholders

WHO	WHAT Role in the Programme	WHY Purpose of involvement in the evaluation	PRIORITY Level of importance in the evaluation	WHEN Stage of their involvement in the evaluation	HOW Extent to which they participated
UNW, UNDP, WFP	The project was implemented by UNW, UNDP and WFP	UNW, UNDP and WFP project team will be engaged during the evaluation in order to assess the programme achievements, implementation challenges and lessons learned.	Their involvement was extremely important for the purpose of assessing the context in which the project was designed and implemented.	UNW, UNDP and WFP project team will be engaged at all stages of the evaluation.	They will participate in inception meetings, data collection and supervised the evaluation. They will provide input to the evaluation report and will use findings for future interventions.
Rights and Rice Foundation (RRF):	Rights and Rice Foundation (RRF) partner with UN Women to implement output 1.1., Output 2.1 and 2.2. Key activities of RRF include the rolling out of awareness campaigns for women and youth and their rights to participate in semi-formal and informal structures for dispute resolution.	They were included in the evaluation in order to assess the project's relevance, effectiveness, and sustainability. The evaluation team will have face-to-face meetings and group discussions with their representatives.	RRF will be actively involved in the evaluation as they serve as one of the implementing partners of the project	RRF will be engaged during data collection and will be reviewing the evaluation report, particularly its findings and recommendations.	Stakeholders from RRF will serve as key informant interviewees during data collection
National Center for the Coordination of Response Mechanisms (NCCRM):	The NCCRM conducted a gender and human resources assessment and training of the early warning mechanisms at county and district levels during the implementation of the project.	NCCRM will be included in the evaluation to assess the project's relevance, effectiveness, and sustainability.	NCCRM will be actively involved in the evaluation as they serve as one of the implementing partners of the project	NCCRM will be engaged during data collection	Stakeholders from NCCRM will serve as key informant interviewees during data collection.
Liberia Peace Building Office (PBO):	In the Sustaining Peace and Reconciliation project, the PBO supported the strengthening of the capacities of conflict early warning monitors, Multi-Stakeholders Platforms, Community Land Disputes Management Committee, Peace Huts, and County Peace Committees through training on gender mainstreaming, the use of gender responsive indicators in Early warning monitoring, land disputes and how to collect data related to these incidents.	The PBO will be included in the evaluation to provide evidence to assess the project's relevance, effectiveness, impact, and sustainability. The evaluation team will organize a face-to-face meeting and group discussions with their representatives.	PBO will actively involve in the evaluation as they were one of the implementing partners for the project.	The PBO will be engaged in all the stages of the evaluation	PBO will serve as key informant interviewees during data collection.
Institute for Research and Democratic Development (IREDD)	In the Sustaining Peace and Reconciliation project, IREDD supported the development of Multi-	They will be included in the evaluation in order to assess the project relevance,	Their involvement will be extremely important for the purpose of	They will be engaged during data collection	They will serve as key informant interviewees during data collection.

	Stakeholders Platform (MSPs) sustainability plans with grassroots organizations and partners at the local and sub-national level.	effectiveness, and sustainability and impact. The evaluation team will have face to face meetings and group discussions with their representatives.	assessing the context in which the project was designed and implemented.		
Creative initiative for Development & Relief	This firm was hired to carry out the boundary harmonization	Stakeholders from this firm will serve as key informant interviewees during data collection.	CIDRE inclusion in the evaluation is highly important for the purpose of assessing their perspective on the project implementation.	They will be engaged during data collection	CIDRE will take part as key informant interviews.
Contours Limited	The firm produced boundary maps in project counties using Global Positioning Systems (GPS).	Stakeholders from this firm will serve as key informant interviewees during data collection.	Contours Limited inclusion in the evaluation is highly important for the purpose of assessing their perspective on the project implementation.	They will be engaged during data collection	Contours will take part as key informant interviews.
Liberia National Rural Women Structure (LNRWS):	In line with its mission, the LNRWS was charged with the responsibility of mobilizing rural women as the umbrella structure of all rural women-based structures at the National, district, county, and community levels	The LNRWS will be included in the evaluation in order to assess the project's relevance, effectiveness, and sustainability.	Their involvement will be extremely important for the purpose of assessing the context in which the project was designed and implemented.	They will be engaged during data collection	LNRWS will take part as key informant interviews.
Liberia National Women Peace Hut	The Peace Hut was charged with the responsibility of mobilizing women from the peace nut for the project. The Peace Hut will be included in the evaluation to provide evidence to assess the project's relevance, effectiveness, impact, and sustainability	The Women Peace Hut will be included in the evaluation in order to assess the project's relevance, effectiveness, and sustainability.	Peace HUT inclusion in the evaluation is highly important for the purpose of assessing their perspective on the project	They will be engaged during data collection	National Women Peace Hut will take part as key informant interviews.

Annex 3: Evaluation Matrix

Evaluation Criteria	Key question(s)	Indicators for measuring progress	Collection Method(s)	Data Source	Assumptions
Relevance	Did the project results address the major peacebuilding needs of the target groups and of the country, more broadly?	Evidence that the project objectives address identified rights and needs of the target groups.	-Document Analysis -KIIs and FGDs with project beneficiaries	Project documents, KII and FGD Transcripts	All reports are readily accessible and All state stakeholders are ready and willing to provide needed data
		Evidence of involvement of target state partners in the conceptualization and design process	-KIIs with state partners	KII transcripts	All state partners are ready and willing to provide needed data
	How timely and urgent was the project vis-a-vis the sustaining peace context in Liberia and how did it effectively utilize windows of political opportunities?	Evidence that the project was timely and urgent vis-a-vis the sustaining peace context in Liberia.	Document Analysis of situational analysis/studies undertaken. -KIIs and FGDs with project beneficiaries	Project documents, KII and FGD Transcripts	All reports are readily accessible and All state stakeholders are ready and willing to provide needed data
	How suitable for the context is the range of substantive areas in which the project is engaged (i.e., Women's rights to land, Women's participation in land governance processes, Alternative dispute resolution, strengthening government institutions at the national and local level, Enhanced livelihoods for concessions affected communities)	Evidence of suitability of the project with the context of substantive areas in which the project is engaged (i.e., Women's rights to land, Women's participation in land governance processes, Alternative dispute resolution, strengthening government institutions at the national and local level, Enhanced livelihoods for concessions affected communities)	Document Analysis of situational analysis/studies undertaken. -KIIs and FGDs with project beneficiaries	Project documents, KII and FGD Transcripts	All reports are readily accessible and All state stakeholders are ready and willing to provide needed data
	How does the project reflect and align to Liberia's national plans on gender promotion as well as the PAPD and the UNDAF and to the specific government priorities on land governance and land conflict?	Evidence that the project reflects and aligns with Liberia's national plans on gender promotion as well as the PAPD and the UNDAF and to the specific government priorities on land governance and land conflict.	Document Analysis of situational analysis/studies undertaken. -KIIs with the project team	Project documents, KII and FGD Transcripts	All reports are readily accessible and All state stakeholders are ready and willing to provide needed data
Effectiveness	What has been the progress made toward the achievement of the expected outcomes and outputs? What results were achieved?	Evidence of progress made towards the achievement of the expected outcomes and outputs.	-Document reviews -KIIs with the project team -KII with government partners -KII with Community leaders -FGD with project beneficiaries	Project documents, KII and FGD Transcripts	All IPs government partners, project teams, and beneficiaries are ready and willing to provide needed data
	What were the major interventions that contributed to the achievement of the outcomes and outputs?	Evidence of major interventions that contributed to the achievement of the outcomes and outputs.	-Document reviews -KIIs with the project team -KII with government partners -KII with Community leaders -FGD with project beneficiaries	Project documents, KII and FGD Transcripts	All IPs, government partners, project teams, and beneficiaries are ready and willing to provide needed data

	To what extent are beneficiaries satisfied with the results?	Evidence that beneficiaries are satisfied with the results.	-Document reviews -KII with government partners -KII with Community leaders -FGD with project beneficiaries	Project documents, KII and FGD Transcripts	All beneficiaries are ready and willing to provide needed data
	To what extent did the project's Theory of Change prove realistic and was implemented?	Evidence that the project's Theory of Change prove realistic and was implemented.	-Document reviews -KIIs with the project team	Project team IPs	All IPs and the project team are ready and willing to provide the needed data
	To what extent are the project approaches and strategies innovative? What types of innovative practices have been introduced? What are the unsuccessful innovative practices?	Evidence of innovativeness in the project approaches and strategies innovative	-Document reviews -KIIs with the project team	Project team IPs	All IPs and the project team are ready and willing to provide the needed data
		Availability of innovative practices and unsuccessful innovative practices	-Document reviews -KIIs with the project team	Project team IPs	All IPs, and the project team are ready and willing to provide the needed data
	Has the project-built synergies with other programs being implemented at country level by United Nations, International NGOs and the Government of Liberia?	Evidence that the project-built synergies with other programs being implemented at the country level by the United Nations, International NGOs and the Government of Liberia	-Document reviews -KIIs with the project team	Project team IPs	All IPs and the project team are ready and willing to provide the needed data
Efficiency	Have resources been allocated strategically to achieve project outcomes?	Evidence that resources (financial, human, technical support, etc.) have been allocated strategically to achieve the Programme outcomes	-Document reviews -KIIs with the Project team and implementing partners	Project team, IPs	All IPs and the project team are ready and willing to provide the needed data
	Were resources sufficient to enable the achievement of the expected outputs?	Evidence that resources were sufficient to enable the achievement of the expected outputs	-Document reviews -KIIs with the project team and implementing partners	Project team, IPs	All IPs and the project team are ready and willing to provide the needed data
	Are the joint project and its components cost-effective? Could activities and outputs have been delivered with fewer resources without comprising project quality?	Evidence that the joint project and its components were cost-effective	Document reviews -KIIs with the project team and implementing partners	Project team, IPs	All IPs and the project team are ready and willing to provide the needed data
		Evidence of cost-effectiveness of the program and its components	Document reviews -KIIs with the project team and implementing partners	Project team, IPs	All IPs and the project team are ready and willing to provide the needed data
	Were the project's organizational structure, management, and coordination mechanisms effective in terms of project implementation and monitoring? Are there any recommendations for improvement?	Evidence that the project organizational structure, managerial support and coordination mechanisms effectively supported the delivery of the project	Document reviews -KIIs with the project team and implementing partners	Project team, IPs	All IPs and the project team are ready and willing to provide the needed data

	Has the joint nature of the project improved efficiency in terms of delivery, including reduced duplication, reduced burdens, and transactional costs? If so, what factors have influenced this?	Evidence that the joint nature of the project improved efficiency in terms of delivery, including reduced duplication, reduced burdens, and transactional costs	Document reviews -KIIs with the project team and implementing partners	Project team, IPs	All IPs and the project team are ready and willing to provide the needed data
	How was data from monitoring used for management action and decision-making?	Evidence that monitoring data was used data for management action and decision-making	Document reviews -KIIs with the project team and implementing partners	Project team, IPs	All IPs and the project team are ready and willing to provide the needed data
	Does the project have effective monitoring mechanisms in place to measure progress toward achievement of results?	No. of monitoring reports of on program performance from the beginning of implementation to the end Availability of indicator performance tracking table	Document reviews -KIIs with the project team and implementing partners	Project team, IPs	All IPs and the project team are ready and willing to provide the needed data
	Have the project's organizational structures, managerial support and coordination mechanisms effectively supported the delivery of the project?	Evidence that the project's organizational structures, managerial support and coordination mechanisms effectively supported the delivery of the project	Document reviews -KIIs with the project team and implementing partners	Project team, IPs	All IPs and the project team are ready and willing to provide the needed data
Impact	What are the various effects of the project?	Evidence of effects produced, positive and negative, intended or unintended, directly (target groups) and indirectly by the project	-Document reviews -KIIs with the project team -KII with government partners -KII with Community leaders -FGD with project beneficiaries	Project documents, KII and FGD Transcripts	All IPs government partners, project teams, and beneficiaries are ready and willing to provide needed data
		Evidence of any negative effects of the project on the four cross-cutting issues: gender, human rights, climate and the environment and corruption	-Document reviews -KIIs with the project team -KII with government partners -KII with Community leaders -FGD with project beneficiaries	Project documents, KII and FGD Transcripts	All IPs government partners, project teams, and beneficiaries are ready and willing to provide needed data
	Has the project identified and addressed social, environmental and economic effects of the intervention that are longer term?	Evidence that the project identified and addressed social, environmental and economic effects of the intervention that are longer term	-Document reviews -KIIs with the project team -KII with government partners -KII with Community leaders -FGD with project beneficiaries	Project documents, KII and FGD Transcripts	All IPs government partners, project teams, and beneficiaries are ready and willing to provide needed data
	What indirect, secondary and potential consequences of the intervention were captured.	Evidence of indirect, secondary and potential consequences of the intervention captured.	-Document reviews -KIIs with the project team -KII with government partners -KII with Community leaders -FGD with project beneficiaries	Project documents, KII and FGD Transcripts	All IPs government partners, project teams, and beneficiaries are ready and willing to provide needed data

Sustainability	What is the likelihood that the project results will be of use in the long-term? What is the likelihood that the results from the project will be maintained for a reasonably long period of time once the project ends?	Evidence of the likelihood that the project results will be of use in the long-term	-Document reviews -KIIs with the project team -KII with government partners -KII with Community leaders -FGD with project beneficiaries	Project documents, KII and FGD Transcripts	All IPs government partners, project teams, and beneficiaries are ready and willing to provide needed data
	Which components of the project should be carried over into the next phase, and are there any recommendations for their improvement?	Evidence of components of the project should be carried over into the next phase	-Document reviews -KIIs with the project team -KII with government partners -KII with Community leaders -FGD with project beneficiaries	Project documents, KII and FGD Transcripts	All IPs government partners, project teams, and beneficiaries are ready and willing to provide needed data
	How have partnerships (with governments, UN, donors, NGOs, civil society organizations, religious leaders, the media) been established to foster sustainability of results?	Evidence of establishment of partnerships (with governments, UN, donors, NGOs, civil society organizations, religious leaders, the media) to foster sustainability of results.	-Document reviews -KIIs with the project team and implementing partners	Project team and IPs	All IPs and the project team are ready and willing to provide the needed data
	Did the intervention design include an appropriate sustainability and exit strategy (including promoting national/ local ownership, use of local capacity, etc.) to support positive changes, including in Gender Equality and Human Rights after the end of the intervention? To what extent were stakeholders involved in the preparation of the strategy?	Evidence that the intervention design includes an appropriate sustainability and exit strategy (including promoting national/ local ownership, use of local capacity, etc.) to support positive changes, including in Gender Equality and Human Rights after the end of the intervention	-Document reviews -KIIs with the project team and implementing partners	Project team, IPs	All IPs and the project team are ready and willing to provide the needed data
		Evidence that stakeholders were involved in the preparation of the strategy.	-Document reviews -KIIs with the project team -KII with government partners -KII with Community leaders -FGD with project beneficiaries	Project documents, KII and FGD Transcripts	All IPs government partners, project teams, and beneficiaries are ready and willing to provide needed data
Coherence	Has the project-built synergies with other programmes being implemented at country level by United Nations, International NGOs and the Government of Liberia?	Evidence that the project-built synergies with other programmes being implemented at country level by the United Nations, International NGOs, and the Government of Liberia	-Document reviews -KIIs with the project team and implementing partners	Project team, IPs	All IPs and the project team are ready and willing to provide the needed data
	To what extent has the project's intervention been consistent with interventions of others in the same context?	Evidence that the project's intervention has been consistent with interventions of others in the same context.	-Document reviews -KIIs with the project team and implementing partners	Project team and IPs	All IPs and the project team are ready and willing to provide the needed data
	To what extent is the project complimentary, harmonized and coordinated with other interventions in this area?	Evidence that the project complimentary, harmonized and coordinated with other interventions in this area.	-Document reviews -KIIs with the project team and implementing partners	Project team and IPs	All IPs and the project team are ready and willing to provide the needed data.

Gender Equality and Human Rights	To what extent have gender and human rights considerations been integrated into the project design and implementation? To what extent have GE&HR been reflected in the overall intervention budget	Evidence that gender and human rights, considerations have been integrated into the project design and implementation.	-Document reviews -KIIs with the project team -KII with government partners -KII with Community leaders -FGD with project beneficiaries	Project documents, KII and FGD Transcripts	All IPs government partners, project teams, and beneficiaries are ready and willing to provide needed data
	Were the processes and activities implemented during the intervention free from discrimination to all stakeholders?	Evidence that the processes and activities implemented during the intervention free from discrimination to all stakeholders	-Document reviews -KIIs with the project team -KII with government partners -KII with Community leaders -FGD with project beneficiaries	Project documents, KII and FGD Transcripts	All IPs government partners, project teams, and beneficiaries are ready and willing to provide needed data
	Were there any constraints or facilitators (e.g., political, practical, bureaucratic) to addressing GE&HR issues during implementation? What level of effort was made to overcome these challenges?	Evidence of constraints or facilitators (e.g., political, practical, bureaucratic) to addressing GE&HR issues during implementation	-Document reviews -KIIs with the project team -KII with government partners -KII with Community leaders -FGD with project beneficiaries	Project documents, KII and FGD Transcripts	All IPs government partners, project teams, and beneficiaries are ready and willing to provide needed data

Annex 4. Work Plan

Tasks	Time frame
Desk review and inception meeting	June 1st -20th 2023
Submission of draft Inception Report to the evaluation reference Group	20th June 2023
Submission of Final Inception Report	26th June 2023
Data collection	2nd July -14th July
Analysis and presentation of preliminary findings	24th July 2023
Submission of interim Evaluation Report. feedback.	3rd August 2023
Submission of a Final Evaluation Report.	17th August 2023

Annex 5: Outline of the Report

This section provides a broad indication of what the outline of the report may include. Notwithstanding, it is important to note that this is just an outline and the actual outline will be defined by insights and conclusions drawn from the study.

- ✓ Executive Summary
- ✓ Acronyms
- ✓ Introduction
- ✓ Methodology
- ✓ Context Analysis
- ✓ Findings (This section will be divided into sub-sections)
  - o Relevance
  - o Efficiency
  - o Effectiveness
  - o Impact
  - o Sustainability
  - o Limitations and Challenges
- ✓ Lessons learned
- ✓ Conclusion
- ✓ Recommendations
- ✓ Bibliography
- ✓ Annex 1: Term of Reference

Annex 6: List of Documents Reviewed.

Project documents reviewed include:
- ✓ Project document- Sustaining Peace and Reconciliation through Strengthening Land Governance and Dispute Resolution Mechanisms in Liberia Proposal
- ✓ UN Women/UNDP, WFP Peacebuilding Fund Project Progress Report, 2020
- ✓ UN Women/UNDP, WFP Peacebuilding Fund Project Progress Report Narrative Progress Report, January 2020 – December 2021
- ✓ Annual Progress Report- 2022
- ✓ Baseline Report , 2020
- ✓ Edline Perception Study Report, 2022
- ✓ Mission Report, May 2021

Policies, academic literature, and other relevant documents reviewed
Relevant policies and other documents that were reviewed and will be further reviewed during the assignment include: ✓ Pro-poor Agenda for Prosperity and Development – Government of Liberia (2018-2023) ✓ Revised National Gender Policy- Government of Liberia (2008-2011) ✓ Liberia Gender Policy- Government of Liberia, 2009 ✓ Report on Women's Empowerment in Liberia- (National Democratic Institute for International Affairs) (2018): ✓ Elections Report. National Elections in Liberia Fall 2017. Final Report, Carter Center. (2017). ✓ Bruce A Strategy for Further Reform of Liberia's Law on Land. Land Governance Support Activity USAID/Tetratech. ✓ Liberia Institute of Statistics and Geo-Information Services LISGIS (2017) Household Income and Expenditure Survey 2016 Statistical ✓ 2020 Liberia EPA Liberia's First Biennial Update Report to UNFCCC ✓ 2020 Liberia EPA Liberia's First Biennial Update Report to UNFCCC ✓ World Bank Group. (2020c). Women's Financial Inclusion and the Law. World Bank ✓ Liberia Institute of Statistics and Geo-Information Services (2021) Demographic and Health Survey 2019- ✓ . Monrovia, Liberia and Rockville, Maryland, USA: Liberia Institute of Statistics and Geo-Information ✓ CIA The World Factbook: Liberia. Central Intelligence Agency, Central Intelligence Agency, 1 Feb. 2018, CIA World Factbook. 2018. ✓ Hartman, A. 2010. "Comparative analysis of land conflicts in Liberia: Grand Gedeh, Lofa and Nimba Counties". Oslo, Norway: The Norwegian Refugee Council. ✓ USAID. 2016. "A strategy for further reform in Liberia's law on land: Liberia land governance support activity". At _https://www.land-links.org/wcontent/uploads/2017/05/USAID_Land_Tenure_LGSA_Report_Reform_Strategy_Liberia_Law_Land.pdf_ ✓ Unruh, J.D. 2009. "Land rights in post-war Liberia: The volatile part of the peace process". _Land Use Policy_, 26(2): 425-33. ✓ Paczynska, A. 2010. "_Liberia Interagency Conflict Assessment Framework Report_ (ICAF Report)." US Department of State. _http://scar.gmu.edu/sites/default/files/Final_ICAF_Report_0.pdf_

Annex 7: Terms of Reference

In 2018, the Government of liberia passed the Land Rights Act (LRA). This legislative framework is a milestone in land legislation, paving a passage for more equitable, fair land rights for the citizens of Liberia. Nearly 70 percent of Liberia's 3.3 million citizens live in rural areas and own their lands collectively according to customary laws. Despite strong customary claims, for the past six decades the Liberian government claimed all lands as owned by the state and allocated roughly 35-40 percent of the country to foreign investment without consulting community members. Disputes related to overlapping boundaries, rightful ownership, conflicting claims and land grabbing are the most pronounced among communities as well as between communities and concessionaires. Communities in general are affected by concessions due to a lack of transparency in allocating land to concessions made by the government. Most of the concession contracts are negotiated in Monrovia with little or no consultations, neither are the agreements shared with local communities. In addition, activities undertaken by concession companies, such as production of palm oil, rubber, extraction of gold, diamonds and iron ore, have severely impacted the environment and its surrounding.

The project builds on several other interventions including the "Strengthening Conflict Prevention through Establishment of Multi-stakeholder Platforms and improved Alternative Livelihoods in Concessions Areas" which supported the establishment of structures called Multi-Stakeholders Platform (MSP) to educate communities about their rights and how they can benefit from their lands through concessions; the "Liberia Decentralization Support Programme (LDSP)" that supported the de-concentration of essential services through a concept of establishing County Service Centers (CSCs) where community members can access these services; and "Strengthening Local and Traditional Mechanisms for Peace at Local and National Levels" that supported the establishment of local Early Warning and County Peace Committees structures to mediate and report conflict related issues.

To address the continued challenges on land governance and related conflict, the UN Peacebuilding Support Office approved a project implemented by UN Women, UNDP and WFP and entitled "*Sustaining Peace and Reconciliation through Strengthening Land Governance and Dispute Resolution Mechanisms*". The project was funded by the UN peacebuilding Fund (PBF) for a budget of $4 million over three years. The project has been supporting the implementation of the Land Rights Act (LRA) and Local Government Act (LGA), the latter of which was also passed in 2018 and should fully devolve political, administrative and fiscal authorities to counties over a ten-year period. The joint implementation of the two Acts aim to provide opportunities for empowering rural communities, including women and youth, by allowing them to manage their land and land-based resources to advance their economic growth and development, and thus contributing to a reduction of land-related disputes in conflict prone counties (Grand Cape Mount, Sinoe, Maryland and Nimba). It is also worth noting that, the proposed interventions aim to tackle the major problems identified by the Government, development partners and CSOs and respond to the issues identified in the conflict analysis and land related assessments.

In light of this, UN Women Liberia, the lead Agency for the project, is seeking to hire 2 Consultants: an International Lead Evaluation Consultant and a National Evaluation Consultant to conduct the end of project Evaluation. The International Evaluation Consultant will lead the evaluation process and decide on planning and distribution of the evaluation workload and tasks. The National Evaluation Consultant will provide requisite support to the International Evaluation Consultant throughout the evaluation process, including support with local access, cultural aspects and logistics.

Description of the joint Project

The joint project titled "*Sustaining Peace and Reconciliation through Strengthening Land Governance and Dispute Resolution Mechanisms*" is funded by the United Nations Peacebuilding Fund. The project is being implemented by UNW, UNDP and WFP in Nimba, Grand Cape Mount, Sinoe and Maryland Counties. In these counties, the project is strengthening the capacity of County Land Offices and further linking them with existing land dispute-related structures as well as the new structures created through the passage of LRA as well as supported the initial steps of formalization of customary land as a measure to prevent disputes relating to customary landowners and users. In addition, several interventions aimed to strengthen existing semi-formal and informal land dispute resolution mechanisms such as Multi-Stakeholder Platforms and the new mechanisms established with LRA such as CLDMCs, with a view to reducing conflicts in a more transparent, effective and gender and youth responsive manner. The project started in January 2020 and was due to end in January 2023, an implementation period of 36 months. The total budget for the entire project duration is USD 3,996,522.48. A three month No Cost Extension has been sought to finalise some residual activities as well as this evaluation.

At national level the initiative supports the implementation of the 2017 Peacebuilding Plan, which was integrated into the Pillar 3: Sustaining Peace of the Government's national development plan – the Pro-Poor Agenda for Prosperity and Development (PAPD). PAPD also calls for improving socio-economic human rights by passing and implementing the Land Rights Act to improve land tenure security; developing a regulatory framework for the actualization of the

Liberia Land Authority Act; securing access to land by harmonizing of customary and statutory land tenure systems; and strengthening community land administration and governance framework (ensuring the inclusion of youth, women, and marginalized community members).

Likewise, it is aligned with the 2018 National Gender Policy which clearly calls for supporting women, land tenure and property rights including advocating for and promoting women's access and control over land/land-based resources, and other forms of property and assets. In addition, there is alignment with the Liberian National Action Plan on Women Peace and Security (2019-2023), which emphasizes the importance of land, inheritance, and property rights for women. Moreover, the proposed intervention has been designed to support the Government of Liberia to implement the LRA and LGA including the Legal Aid Policy (2019) and the Land Alternative Dispute Resolution (ADR) Policy.

The Government has identified land-related issues as critical drivers of conflict as well as the root causes of inter-community divisions. Land disputes at the local level impede development and have the potential to turn into large-scale conflicts. The passage of the Land Rights Act and the Local Government Act has significant peace dividends if successfully implemented. The Local Government Act provides for the decentralization of services and brings government closer to the people thereby reducing the potential of conflicts and addressing some of Liberia's main conflict triggers and grievances. Further to this, the effects of environmental hazards vis-a-vis concessions are more likely to fuel conflicts in addition to already existent land disputes. Dialogue and confidence-building between concessionaires and communities will be an integral part of the proposed project, so that peacebuilding opportunities are not missed.

Key partners and beneficiaries of the project also consulted during project development include; communities from targeted counties, Rights and Rice Foundation (RRF), Government institutions such as the Liberia Land Authority (LLA), Office of the Legal Advisor to the President (OLA), and the Peacebuilding Office (PBO), the National Bureau of Concessions (NBC), National Centre for Coordination of Response mechanisms (NCCRM), Environmental Protection Agency (EPA) concession companies and civil society organizations.

In cognizance of past and ongoing projects in the land sector, the project aims to tackle major problems identified by Government and CSO partners and responds to the issues identified through the existing conflict analysis and land related assessments. The project outcomes respond to two key aspects; responds to the limited capacity of the Government to prevent land related conflicts and aims at strengthening the effectiveness, transparency and inclusiveness of land administrative structures at national and county levels. The second outcome aims at strengthening the existing land disputes resolution mechanisms.

The detailed project document including the results framework can be found as an annex to this TOR.

Project Theory of change and outcomes/outputs

IF customary governance authorities and communities in targeted counties are aware of the LRA and LGA, existing land disputes resolution mechanisms, concession agreements, and their role as well as have an improved understanding of women's and youth rights to land; IF County land offices, county land boards, and Community Land Development and Management Committees in targeted counties have the capacity, procedures and systems in place to formalize customary land in a way that reflects rights and needs of all community members; IF existing semi-formal land dispute resolution bodies (i.e. MSPs) have the capacity to provide a safe and inclusive platform for communities, government, and concession companies to resolve disputes in a gender and youth responsive manner; IF communities including women and youth in targeted counties have the capacity and skills to participate in formal and informal land dispute mechanisms; IF institutional capacity of LLA/NBC/EPA are strengthened to effectively prevent potential conflict triggers arising from concessionaires (i.e. environmental hazards and limited livelihood opportunities); IF Early warning and response mechanism become more sensitive to land disputes;THEN Land management will be more effective and inclusive, and land disputes will be better prevented and managed in targeted counties because existing semi-formal and informal land dispute resolution mechanisms; and government land management systems and capacities will be strengthened to reduce land related conflicts.

The Theory of Change is based on the following assumptions:

- Existence of Government commitment to implement the LRA, LGA and the ADR policy at national and sub-national level;
- The Government is willing to mainstream gender in their policies, rules and procedures;
- Concessionaries are willing to deliver their commitments;
- Targeted communities are willing to change attitudes towards women, youth and vulnerable group's rights to land;

- Stakeholders (Government, private sector, CSOs, Development partners) are able/willing to coordinate to maximize the impact of their work;

Outcomes and Outputs

Outcome 1. Authorities at national and local levels manage land allocation, registration and licensing processes in a more effective, transparent and inclusive manner reducing conflict.

Output 1.1. Customary governance authorities and communities in targeted counties are aware of the LRA, existing land disputes resolution mechanisms, concession agreements, and their role as well an improved understanding of women's and youth rights to land

Output 1.2. County land offices and county land boards in targeted counties have the capacity, procedures and systems in place to formalize customary land in a way that reflects rights and needs of all community members

Output 1.3. CLDMCs are established in targeted counties and have the capacity to initiate the formalization and recognition of their land rights

Output 1.4. Early warning and response mechanism is engendered and integrates land disputes related data

Output 1.5. Institutional capacity of LLA/EPA/NBC/SPRC is strengthened to effectively prevent conflicts driven by the depletion of livelihood opportunities and environmental hazards

Outcome 2. Existing semi-formal and informal land dispute resolution mechanisms are strengthened, more sustainable and able to reduce conflict in a more effective and gender responsive manner

Output 2.1. Existing Semi-formal land dispute resolution bodies (CPC, CLDMC, SPRC, peace huts, multi-stakeholders' platform) have strengthened capacity to resolve disputes in a sustainable gender and youth responsive manner

Output 2.2. Communities including Women and youth in targeted counties have the capacity and skills to participate in formal and informal land dispute mechanisms

Output 2.3. Coordination between Government agencies in charge of implement the LRA and LGA, development partners and CSOs is strengthened.

Output 2.4. Enhanced Multi Stakeholders Platforms capacity to find agreeable solutions, propose alternative livelihoods and address the effects of environmental hazards

Purpose (and use of the evaluation)

This evaluation is a mandatory component of project management, and the final evaluation report will be submitted to PBSO. As a -summative process, the purpose of this evaluation is to examine project progress and results. The evaluation will generate substantial evidence for informed future interventions and best practices. The evaluation will identify key results, challenges, lessons learnt, good practices, conclusions and recommendations that will support future joint programming and foster organizational learning and accountability.

The evaluation findings will be used by relevant stakeholders to:

- Inform and enhance collective capacities of the Government at both the national and local levels to support and implement gender responsive land governance processes
- Enhance capacities of CSOs and communities to participate actively in Land management processes
- Enhance participation of women in leadership and in key decision-making structures and processes especially on Land governance
- Enhance peace building initiatives and social cohesion through the adoption of Alternative dispute resolution mechanisms
- Inform the development of future programming interventions to strengthen the results of this PBF funded flagship project peacebuilding initiatives.

This evaluation should inform the implementation of the Government's Strategic Plan, new strategic documents such as the new United Nations Development Cooperation Framework (UNSCDF) and future programming actions of UN Women, UNDP, WFP including joint programming actions.

The findings of this evaluation will also be used by the UN to further refine its approaches towards the promotion of Women Peace and Security agenda and to inform the implementation of strategic documents including the 2020-2024 Strategic Note of UN Women Liberia CO.

Ultimately, the results of the evaluation will be publicly accessible through the Global Accountability and Tracking of Evaluation Use (GATE) system for global learning and the PBF website.

Intended users

The main evaluation users include UN Women, UNDP and WFP in Liberia, as well as the Peacebuilding Fund and UNCT mor ebroadly. Furthermore, national stakeholders such as the Ministry of Gender Children and Social Protection (MGCSP), Liberia Land Authority (LLA), National Bureau of Concessions (NBC), Ministry of Internal Affairs (MIA), Peacebuilding Office (PBO), Office of the legal advisor to the President (OLA), Environment Protection Authority (EPA), National Center for the Coordination of Response Mechanisms (NCCRM), Rights and Rice foundation (RRF) and other CSOs.

Objectives

The evaluation will be guided by the standard OECD/DAC evaluation criteria and GERAAS criteria list; i.e., a focus on relevance, effectiveness, efficiency, impact, coherence, sustainability, and Human Rights and Gender Equality.

The objectives of the evaluation are to:

1. Assess the relevance of the intervention, strategy and approach in the implementation of the women's Peace and Security Agenda and achievement of women's land rights and the broader peacebuilding needs of Liberia as well as the needs of the targeted communities;
2. Assess the effectiveness of the project implementation, including what outcomes and outputs were achieved and how they contributed to peacebuilding objectives;
3. Assess the efficiency of the project towards the achievement of results, including efficiency of project management, M&E and coordination, timeliness, value for money;
4. Assess the project coherence including quality of the inter-agency coordination mechanisms that were established at country level, but also coherence with previous relevant interventions and with interventions by other actors;
5. Assess sustainability of the project;
6. Determine whether human rights approach and gender equality principles are integrated adequately in the project..
7. Assess the overall impact of the project in terms of changing behaviors and attitudes related to land conflict and land management and Women, Peace and Security in this theme.
8. Identify and highlight important lessons learned, best practices and, strategies for replication and provide actionable recommendations for the design and implementation of future interventions.
9. Identify and highlight innovative approaches in all aspects of the project
10. Document and analyze possible weaknesses in order to improve next steps of UN programming in the area of women, peace, and security programming and land governance;

Scope of the evaluation

The evaluation will cover the implementation period of the Joint project, thus, January 2020 to January 2023 (36months).

It is intended that as much as possible the evaluation will provide a comprehensive assessment of the joint program covering all three levels of the program scope and their interconnections:

- Community level - assessing how the joint programme initiatives, particularly by implementing partners on the ground, have created favorable conditions for women to exercise their rights to land, and led to enhanced participation of women in land governance and decision-making processes, dispute resolution processes etc.

- County level – analyze achievements of significant impact of the programme on the capacities of county level land administration

- National level - analyzing achievements over the last months of implementation, more specifically what have been the successes, opportunities missed, and constraints encountered.

The project implemented in four counties, Nimba, Grand Cape Mount, Maryland and Sinoe. The geographic scope of the evaluation will be decided in consultation with the evaluation team during the inception phase. The project targeted four counties and challenges that might hinder the data collection process at county level is the bad condition of roads during rainy season.

Evaluation design (process and methods)

The evaluation process is divided in six phases:

1)   Preparation Phase

2)   Inception phase

3)   Data collection phase

4)   Data analyses and syntheses phase

5)   Validation

6)   Dissemination and Management Response

The evaluation team (the International and National Consultants) is responsible for phases two, three, four and five while phase one and phase six are the responsibility of the Joint program Managers, the Deputy Country Representative of UN Women and designated representatives of UNDP and WFP in collaboration with the PBF Secretariat in the Resident Coordinator's Office.

In addition, UN Women is a UN System-wide Action Plan on Gender Equality and the Empowerment of Women, or UN-SWAP reporting entity and the consultants will take into consideration that all the evaluation in UN Women are annually assessed against the UN-SWAP Evaluation Performance Indicator and its related scorecard. In line with the above mentioned, the Evaluation Report will be subjected to UN-SWAP quality scoring and must demonstrate evidence of gender integration in the evaluation process and report. The methodology should clearly focus on highlighting gender issues in the implementation of the program. This is one of the elements by which this evaluation report will be scrutinized by a team of external evaluators, using the UN-SWAP criteria. The evaluation performance indicator [UN SWAP EPI Technical Guidance and Scorecard] is used to appreciate the extent to which the evaluation report satisfies the following criteria:

- GEWE is integrated in the evaluation scope of analysis and evaluation indicators are designed in a way that ensures GEWE related data will be collected.
- GEWE is integrated in evaluation criteria and evaluation questions are included that specifically address how GEWE has been integrated into the design, planning, implementation of the intervention and the results achieved;
- A gender-responsive methodology, methods and tools, and data analysis techniques are selected.
- Evaluation findings, conclusions and recommendations reflect a gender analysis.

A Project Evaluation Reference Group comprising UN Women, UNDP, WFP, PBF Secretariat, PBSO and relevant stakeholders will be established and will review the content and quality of all evaluation deliverables and provide joint comments to the evaluators within 7-10 days of submission and whose comments need to be considered and responded to by the evaluators.

Duties and Responsibilities

The Consultant will undertake the following tasks, duties and responsibilities:

- Review of Documents: UN Women will gather and share with the consultants all relevant reports and documents including the baseline study, the perception survey. The evaluators shall familiarize themselves with the programme through a review of relevant documents, including, but not be limited to: Project document, Joint Programme Work Plan, Annual and Semi-annual progress reports, Programme Monitoring reports Project procurement and financial reports, Minutes of Project Management meetings, Policy briefs, studies and any other technical reports, etc.
- Key Informant Interviews: The evaluator shall do a comprehensive stakeholder mapping in the beginning to identify the key informant interviewees. The evaluator shall carry out key informant interviews with major stakeholders. The interviews should be organized in a semi-structured format to include for instance. focused group discussions; individual interviews; surveys; and/or participatory exercises with the community or individuals. The information from this assessment will be used as a baseline for PAPD and UNSCDF.
- Field visits: During site visits, the evaluator will carry out interviews with the community, making sure that the perspective of the most vulnerable group is included in the consultation. This shall include Focus Group discussions.

The evaluation team should take measures to ensure data quality, reliability and validity of data collection tools and methods and their responsiveness to gender equality and human rights; for example, the limitations of the sample (representativeness) should be stated clearly, and the data should be triangulated (cross-checked against other sources) to help ensure robust results.

Evaluation team is solely responsible for data collection, transcripts or other data analyses and processing work. Usage of online platforms and surveys as a complimentary and additional methodology is highly recommended. The evaluation team is expected to manage those platforms and to provide data analyses as defined in the Inception report.

The evaluation team should detail a plan on how protection of subjects and respect for confidentiality will be guaranteed. In addition, the evaluation team should develop a sampling frame (area and population represented, rationale for selection, mechanics of selection, limitations of the sample) and specify how it will address the diversity of stakeholders in the intervention

The evaluation should be conducted in accordance with UN Women evaluation Policy, evaluation Chapter of the Programme and Operations Manual (POM), the Global Evaluation Reports Assessment and Analysis System (GERAAS evaluation report quality checklist), the United Nations System-Wide Action Plan Evaluation Performance Indicators (UN-SWAP EP) and UN Women Evaluation handbook. All the documents will be provided by UN Women at the onset of the evaluation.

Competencies

Methodology

The evaluation methodology will be mixed methods, including quantitative and qualitative data collection methods and analytical approaches to account for complexity of gender relations and to ensure participatory and inclusive processes that are culturally appropriate.

The detailed methodology for the evaluation will be developed and presented by the consultants and validated by the Project Evaluation Reference Group at the inception of the evaluation

Participatory and gender sensitive evaluation methodologies will support active participation of women and girls, men and boys benefiting from the project interventions.

Stakeholder participation

The evaluators are expected to discuss during the Inception phase how the process will ensure participation of stakeholders at all stages, with a specific emphasis on rights holders and their representatives. Their participation is crucial at each stage as follows: 1. Design; 2. Consultation of stakeholders; 3. Stakeholders as data collectors; 4. Interpretation and 5. Reporting, dissemination and usage of data. The list of stakeholders can be found in section III. Furthermore, a stakeholder analysis should be provided in the inception report.

It is important to pay particular attention to the participation of rights holders—in particular rural women. The evaluators are expected to validate findings through engagement with stakeholders at stakeholder workshops, debriefings or other forms of engagement.

Evaluation questions and criteria

The evaluation should be guided but not limited to the evaluation questions listed below. UN Women/UNDP/WFP and the PBF/PBSO could raise any other relevant issues that may emerge during the inception process. Importantly, the evaluator should not individually respond to each question through a separate report section, as this may lead to duplication, but should keep these questions in mind when drafting the analysis under each evaluation criterion.

Relevance: The extent to which the objectives of the Joint Programme are consistent with national evolving peacebuilding needs and priorities of the beneficiaries, partners, and stakeholders and are aligned with programme country government priorities as well as with UN Women, UNDP and WFP policies and strategies.'

- Did the project results address the major peacebuilding needs of the target groups and of the country, more broadly?
- How timely and urgent was the project vis-a-vis the sustaining peace context in Liberia and how did it effectively utilize windows of political opportunities?
- How suitable for the context is the range of substantive areas in which the project is engaged (i.e. Women rights to land, Women participation in land governance processes, Alternative dispute resolution, Strengthening government institutions at national and local level, Enhanced livelihoods for concessions affected communities)
- How does the project reflect and align to Liberia's national plans on gender promotion as well as the PAPD and the UNDAF and to the specific government priorities on land governance and land conflict?

Effectiveness: The extent to which the project's objectives were achieved or are expected/ likely to be achieved.

- What has been the progress made towards achievement of the expected outcomes and outputs? What results were achieved?
- What were the major interventions that contributed to the achievement of the outcomes and outputs?
- To what extent are beneficiaries satisfied with the results?
- To what extent did the project's Theory of Change prove realistic and was implemented?
- To what extent are the project approaches and strategies innovative? What types of innovative practices have been introduced? What are the unsuccessful innovative practices?
- Has the project built synergies with other programmes being implemented at country level by United Nations, International NGOs and the Government of Liberia?

Efficiency: A measure of how economically resources / inputs (funds, expertise, time, etc.) were converted to results. It is also a measure of the operational efficiency, i.e management and timeliness.

- Have resources been allocated strategically to achieve project outcomes?
- Were resources sufficient to enable achievement of the expected outputs?
- Is the joint project and its components cost-effective? Could activities and outputs have been delivered with fewer resources without comprising project quality?
- Were the project's organizational structure, management and coordination mechanisms effective in terms of project implementation and monitoring? Are there any recommendations for improvement?
- Has the joint nature of the project improved efficiency in terms of delivery, including reduced duplication, reduced burdens and transactional costs? If so, what factors have influenced this?
- How was data from monitoring used for management action and decision making?
- Does the project have effective monitoring mechanisms in place to measure progress towards achievement of results?
- Have the project's organizational structures, managerial support and coordination mechanisms effectively supported the delivery of the project?

Sustainability: The likelihood of a continuation of project results after the intervention is completed or the probability of continued long-term benefits.

- What is the likelihood that the project results will be of use in the long-term? What is the likelihood that the results from the project will be maintained for a reasonably long period of time once the project ends?

- Which components of the project should be carried over into the next phase, and are there any recommendations for their improvement? Which positive /innovative approaches have been identified if any and how can they be replicated?
- How have partnerships (with governments, UN, donors, NGOs, civil society organizations, religious leaders, the media) been established to foster sustainability of results?
- Did the intervention design include an appropriate sustainability and exit strategy (including promoting national/ local ownership, use of local capacity, etc.) to support positive changes, including in Gender Equality and Human Rights after the end of the intervention? To what extent were stakeholders involved in the preparation of the strategy?

Gender Equality and Human Rights (GE&HR)

- To what extent have gender and human rights considerations been integrated into the project design and implementation?
- To what extent have GE&HR been reflected in the overall intervention budget?
- Were there any constraints or facilitators (e.g., political, practical, bureaucratic) to addressing GE&HR issues during implementation? What level of effort was made to overcome these challenges?

Were the processes and activities implemented during the intervention free from discrimination to all stakeholders?

Coherence. Includes internal that addresses the synergies and interlinkages between the intervention and other interventions carried out by the same institution as well as the consistency of the intervention with the relevant international norms and standards to which that institution adheres. External coherence considers the consistency of the intervention with other actors' interventions in the same context. This includes complementarity, harmonization and co-ordination with others, and the extent to which the intervention is adding value while avoiding duplication of effort.

- Has the project-built synergies with other programmes being implemented at country level by United Nations, International NGOs and the Government of Liberia?
- To what extent has the project's intervention been consistent with interventions of others in the same context?
- To what extent is the project complimentary, harmonized and coordinated with other interventions in this area?

Impact. addresses the ultimate significance and potentially transformative effects of the intervention. It seeks to identify social, environmental and economic effects of the intervention that are longer term or broader in scope than those already captured under the effectiveness criterion.

- Has the project identified and addressed social, environmental and economic effects of the intervention that are longer term?
- What indirect, secondary and potential consequences of the intervention were captured.
- The questions above are a suggestion and could be changed during the inception phase in consultation with members of the Reference Group and UN Agencies. It is expected that the evaluation team will develop an evaluation matrix, which will relate to the above questions, the areas they refer to, the criteria for evaluating them, the indicators and the means of verification. The questions will be revised by a Team of Evaluators during the Inception Phase. All evaluations conducted by UN Women are publicly available on the Global Accountability and Tracking of Evaluation (GATE) system along with their management responses.

Time Frame

- The evaluation is expected to be conducted according to the following time frame:

Tasks	Time frame	Responsible party
Desk review and inception meeting The evaluator will attend a virtual inception meeting where orientation on programme objectives will be offered, as well as on progress made. At this stage of the evaluation, the evaluator will have the chance to speak with UN Women, UNDP and WFP staff, and UN Peacebuilding Fund Secretariat in Liberia as well as with selected stakeholder representatives. The evaluator will be given key	Feb. 20 – 27, 2023 Seven days	Evaluation Team

programme documents for review and the Terms of Reference of the Evaluation. The inception meeting, desk review of key programme documents (e.g. programme documentation, contracts, agreements, progress reports, monitoring reports, etc.)		
Submission of draft Inception Report to the evaluation reference Group

 The evaluators are expected to discuss during the Inception Workshops how the process will ensure participation of stakeholders at all stages, with a specific emphasis on rights holders and their representatives. | February. 28, 2023

1 day | Evaluation Team |
| Submission of Final Inception Report. The inception report should capture relevant information such as proposed methods; proposed sources of data; and data collection procedures. The inception report should also include an evaluation matrix, proposed schedule of tasks, activities and deliverables and should also contain background information.

The inception report should be approved by the reference Group, UN Women, UNDP and WFP | March 9, 2023

7 days | Evaluation Team |
| Data collection

 Data collection will include both in-country, face-to-face and/or virtual (telephone, video conferencing) interviews. | March 9 – 31, 2023

21 Days | Evaluation Team |
| Analysis and presentation of preliminary findings

 to the Reference Group.

 The evaluator will share preliminary findings and recommendations with the Reference Group at the end of the field visit. Prior to this presentation, The Consultant will share the initial findings and recommendations with the UN Women programme team. | April 3 –13, 2023

10 days | Evaluation Team |
| Submission of interim Evaluation Report. Report structure should follow UNEG evaluation reporting guidance. The evaluators finalize the draft report. UN Women will review the report as part of quality assurance and will share it with the reference group for their feedback. | April 24, 2023

1 day | Evaluation Team |
| Comments from Evaluation Reference Group and Evaluation Technical Committee

The report should be finalized on the basis of feedback from UN Women and the Reference Group. UN Women will present the draft report to stakeholders in a validation meeting facilitated by the National Consultant. | May 3, 2023

10 days | Evaluation Team UN Women Evaluation Manager, Evaluation Reference Group and Evaluation Technical Committee, Peace Building Office Secretariat, PBF |
| Submission of a Final Evaluation Report. The final report will be structured as follows:

Table of Contents

   1.   List of abbreviations and acronyms | May 31, 2023 | Evaluation Team |

2. Executive summary 3. Background and context 4. Evaluation purpose 5. Evaluation objectives and scope 6. Evaluation methodology and limitations 7. Evaluation findings 8. Relevance 9. Efficiency 10. Effectiveness 11. Sustainability 12. Gender, Equity and Human Rights 13. Coherence 14. Impact 15. Conclusions 16. Recommendations 17. Lessons learned Annexes 18. Terms of Reference 19. Documents consulted 20. List of institutions interviewed, and sites visited 21. Evaluation tools (questionnaires, interview guides, etc.) 22. Summary matrix of findings, evidence, and recommendations 23. Evaluation brief The final report will be submitted in soft copies. A report is considered "final" when the Evaluation Manager confirms that it is complete and satisfactory in reference to suggestions for improvement.	28 days		
Dissemination of Report. With recommendations from the evaluation team, UN Women will develop a dissemination and utilization plan following the finalization of the Evaluation Report.	June 6, 2023 20 days	UN Women	
Management response	June 16, 2023 10 days	UN Women	

I.Expected deliverables

The national and international evaluators will produce the following deliverables:

	Deliverables
1	Final Inception Report. A detailed inception report, including a work plan that will respond to the TOR with clea[r] links between the proposed evaluation approach and evaluation questions.
2	A briefing and report with preliminary findings and Power Point Presentation of preliminary findings presente[d] to the Reference Group
3	Interim Evaluation Report. Report structure should follow UNEG evaluation reporting guidance.
4	Power point Presentation of draft report. A presentation of draft report should be done at a validation worksho[p] facilitated by the National Consultant
5	Finalized evaluation reports which shows in tracked change mode how the evaluation team has responded t[o] comments on the draft report.

Please see Annex 3 for detailed description of deliverables.

All the deliverables, including annexes, notes and reports should be submitted in writing in English.

Upon receipt of the deliverables and prior to the payment of installments, the deliverables and related reports and documents will be reviewed and approved by UN Women. UN Women will approve the deliverables when it considers that the deliverables meet quality standards for approval. The period of review is one week after receipt.

Management of evaluation

The evaluation is managed by UN Women through its M&E Specialist and in close collaboration with the PBF Secretariat that has the mandate to coordinate all PBF evaluations in PRF countries where they exist.

Evaluation Reference Group will be set up to review and validate the draft and final reports submitted by the external consultants. The external consultants will consolidate inputs from the Evaluation Reference Group which will comprise members of relevant government institutions, the agencies and donor (PBSO/PBF Secretariat).

Specific roles and responsibilities for the Evaluation Technical Committee and the Evaluation Reference Group are as follows:

The Evaluation Technical Committee, Evaluation Reference Group will participate in the evaluation process and quality assure the evaluation report on the basis of UNEG standards and norms, UN SWAP Evaluation Performance Indicator and GERAAS meta-evaluation criteria.

To enhance the quality of this evaluation, the Evaluation Technical Committee and Evaluation Reference Group will be asked by the UNW-Liberia M&E Specialist to provide:

1. Feedback to the draft inception and evaluation report;
2. Recommendations on how to improve the quality of the final inception/evaluation report.

The Evaluation Manager (EM) will review feedback and recommendations from ETC and ERG and share with the Evaluation Team leader, who is expected to use them to finalize the inception/ evaluation report.

The Evaluation Technical Committee is comprised of the UN Women Evaluation Manager (Liberia), UN Women Regional Evaluation Analyst, LMPTF-PBF Regional Evaluation Specialist, Secretariat M&E Analyst, and Project Focal Points from UNDP and WFP. The Evaluation Technical Committee (ETC)comm will be chaired by the UN Women Evaluation Manager who will provide approval of the deliverables after clearance by the ETC and in consultation with the Regional Evaluation Specialist, in compliance with UN Women's Evaluation Policy.

The ETC provides oversight, makes key decisions and quality assurance of evaluation process and deliverables. Specific responsibilities will include the following: ensure oversight of the evaluation methodology, review draft reports; ensure that the deliverables are of quality; participate in meetings as key informant interviewees; manage the evaluation by requesting progress updates on the implementation of the evaluation workplan, approve deliverables, organize meetings with key stakeholders, and identify strategic opportunities for sharing and learning. ETC substantive inputs are expected throughout the evaluation process.

The Evaluation Reference Group is an integral part of the evaluation technical committee and is established to facilitate the participation of relevant stakeholders in the evaluation process, with a view to increase the chances that the evaluation results will be used, enhance quality, clarify roles and responsibilities and prevent void real conflict of interest.

The ERG will be composed of individuals from key Government line ministries (ie. MGCSP, MiA through the PBO,NCCRM, LLA,NBC) including representatives from two implementing UN Agencies, Civil Society and a representative from the Peacebuilding Office. The ERG will be engaged throughout the whole evaluation process and willreview the draft Inception report andevaluation report. The ERG will be chaired by the Evaluation Manager. The Consultant is expected to integrate comments from the Evaluation Reference Group into the Final Report, with an audit trail of responses. To ensure transparency the process in line with the UNEG norms and standards, justification should be provided for any recommendations that the Evaluation team omits.

The evaluation is managed by UN Women LBR Evaluation Manager in consultation with the Evaluation Technical Committee (ETC), Evaluation Reference Group, and External consultants in the following matrix:

	Partner	Responsibilities
Management Structure and Responsibilities The roles and responsibilities are arranged in line with the Joint Evaluation modality		
Evaluation Technical Committee	• UN Women LBR Evaluation Manager (Emebet) • UNW-WCA Evaluation Analyst (Romain) • UNDP • IOM • PBO Monitoring and Evaluation Specialist (John)	Finalizes the TOR; contracts and manages the evaluation team; ensures deadlines and milestones are met; supports data collection activities; consolidates and solicits feedback that will feed into the key deliverables; provides the following lists: key informants in HQ, region offices, and country offices, sub grantees; provides key programme documents, and list of locations for site visits; accountable for its robustness; meticulously reviews all deliverables based on their role in the evaluation, provides substantive comments and approves on the context of the joint programme; ensures the quality and independence of the evaluation are in alignment with UNEG standards and principles; ensures evaluation questions, findings, and recommendations are in alignment with the OECD/DAC evaluation criteria; endorses the evaluation dissemination process; contributes to the management response; and provides logistical support for mission; provides logistical support for the presentation of the inception report and the final report; participates in meetings on: progress updates on the work plan, preliminary findings briefing, key informant interview, and final report presentation
Evaluation Reference Group	• Representatives from: ○ Government line ministries ○ Joint Programme Steering Committee ○ Academic ○ Programme participants ○ Development partners ○ Donors ○ UNCT ○ Civil society UN Women	Plays a key role based on their expertise providing their perspective as an external individual on the way the programme has rolled out; shares views on the feasibility of the recommendations; makes recommendations on the dissemination of the findings of the evaluation; makes recommendations on the implementation of the management response; and participates in meetings as a key informant interviewee.
External consultants	Independent National and International Consultant	Carries out the external evaluation; prepares evaluation reports, including the inception report, work plan, bi-weekly progress updates, preliminary results briefing, final report, and holds a dissemination presentation. The independent consultant(s) will report to the Evaluation Manager in Liberia

Required Skills and Experience

Evaluation team composition, skills and experiences

The evaluation team will be comprised of two evaluation experts: The Evaluation Team Leader (International Consultant) and Evaluation Team Member (National Consultant). The Evaluation Team Leader will have the overall evaluation responsibility and accountability for the report writing and data analyses. The independent consultants or team will report to and be managed by UN Women.

Education

Master's Degree in social sciences, Monitoring and evaluation, development studies, gender studies, international relations or related fields;

Experience and Skills

- peace and security;
- Proven experience with gender-responsive evaluations is a requirement;
- Fluency in English, with the ability to produce well written reports demonstrating analytical and communication skills
- Good mastery of information technology required for organized presentation of information, including quantitative information and graphical presentations, and for organizing information and materials is desirable
- Experience in Evaluating Land governance programmes is an added advantage
- Excellent understanding and commitment to UN Women's mandate.
- Previous experience working with the UN is an asset
- Experience in West and Central Africa Region and specifically Liberia context is an asset

Language and other skills:

- Proficiency in oral and written English
- Computer literacy and ability to effectively use the Internet and email.
- Excellent facilitation skills
- Should have the ability to work will people of different cultural background irrespective of gender, religion, race, nationality and age.

Ethical code of conduct

The United Nations Evaluations Group (UNEG) Ethical Guidelines and Code of Conduct for Evaluation in the UN system are available at: http://www.uneval.org/document/detail/100; Norms for evaluation in the UN system: http://unevaluation.org/document/detail/21 and UNEG Standards for evaluation (updated 2016): http://unevaluation.org/document/detail/191.

Annexes:

1. Guidance on the UN Women Global Evaluation Report Assessment and Analysis System (GERAAS) is available at: http://www.unwomen.org/en/about-us/evaluation/decentralized-evaluation
2. UN Women Evaluation Consultants Agreement Form: http://gate.unwomen.org/
3. UN Women Independent Evaluation Office http://genderevaluation.unwomen.org/en/evaluation-handbook 18
4. UNEG Ethical Guidelines and Code of Conduct for Evaluation in the UN system http://www.uneval.org/document/detail/100
5. UNEG Norms for Evaluations: http://unevaluation.org/document/detail/21
6. UNEG Standards for Evaluation: http://unevaluation.org/document/detail/22
7. UN Women Gender Sensitive Evaluation Handbook: http://genderevaluation.unwomen.org/en/evaluation-handbook
8. World Economic Forum – Global Gender Gap Report: http://www.weforum.org/issues/global-gender-gap

Annex 8: List of Persons contacted

Name of Institution	Contact Person	Position
Liberia Land Authority (LLA)	Julius Kawa	Director, Policy and Planning
Liberia Peace Building Office (MIA)	Curtis G. Dabieh	National M&E officer
Liberia Peace Building Office (MIA)	Sheikh S.S. Kamara	EWER Coordinator/Analyst
Liberia Pace Building Office (MIA)	William K. Cordor	Project Officer
National Bureau of Concession (NBC)	Wroquah L. Samuels-Kamara	Director, Gender and Social Inclusion
National Bureau of Concession (NBC)	Wilmot Yarsiah	
Environmental Protection Agency (EPA)	Raphael Ngumbu	Laboratory Technician
National Center for the Coordination of Response Mechanisms (NCCRM)	Roland T. Clarke	National Director
	Sophie Reeves	Deputy Director
VOSEIDA	Samuel Martin	Finance Manager
	Leon Gehyigon	M&E Officer
VOSEIDA	Timothy Kortu	Team Leader
Rights and Rice Foundation	Joseph Ballah	Project Manager
	Marie Blaise	Gender/ADR Facilitator
VOSEIDA	Joseph N. Kamara	Project Manager
Green Gold	Morris Dougba	Executive Director
Environmental Protection Agency	Raphael Ngumbu	Laboratory Technician
National Peace Hut Women of Liberia	Edith Garr	President
Abraham Billy		National Consultant
Mohamed A. Sheriff		National Consultant
CONTOUR Limited	Albert Giah	
Patmillia Doe Paivey		Media & Communication Specialist
UN Women (Lead Agency)	Kofi Ireland	Program Officer
	Ghoma Karloweah	Program Analyst
	Nora Maartensson	
	Yawo Maglo	Operations Manager
UNDP	Robert Dorliea	Programme Analyst
	Samuel Nah	Finance officer
WFP	Micheal Vawah	Programme Associate
	Abubakar Siddique	DCD
WFP	Winifred George	Finance officer
PBF	John Dennis	PBF Secretariat/RCO
Beneficiary	Mr. Gray	
Beneficiary	Foday Sherman	
Beneficiary	Mohammed Jalibah	Member
Multistakeholder Platform	Amadu Fahnbulleh	Chairman

VOSEIDA	James Kwia	Field Officer
Liberia Land Authority	Eddie Beangar	County Land Administrator
Beneficiary	Paye Gbatu	ADR Facilitator
CLMDC	Eric Boe- Gen	Town Chief
CLMDC	Maron Kauziah	Chair Lady
CLMDC	Edwin Zagbay	Gen. Town Chief
CLMDC	Rhoda Larway	Member
Community Land Management Development Committee	Kofa Monbe	Chairman
Community Land Management Development Committee	S. Teah Doegmah	Member
MSP	Morris Weah	Member
Community Land Management Development Committee	Stinpe Nyemah	Member
Community Land Management Development Committee	Celelia Teah	Member
Community Land Management Development Committee	Celester Jabbah	Member
	MARYLAND STAKEHOLDERS	
MSP	Alexander M. Williams	Chief
MSP	Patrick Walleh	Member

1. Nimba County Locations

Korsein	Flumpa	Ganta	Yarsonoh	Gbaygblin

2. **Cape Mount – Locations**

Ballah Town	Koinjah	Gohn	Madina

Annex 10: Tools used for Data collection

LAND GOVERNANCE PROJECT BENEFICIARIES' QUESTIONNAIRE

1.0. Introduction

This survey tool assesses the impact of the Land Governance Project from the beneficiary's perspective. This instrument solicits information to assess the perceptions of beneficiaries on the relevance, effectiveness, and impact of the project. Your information and response to the survey will be held in confidence.

SECTION A: DEMOGRAPHIC INFORMATION OF RESPONDENTS

1. Gender of the Respondents (a) Male (b) Female
2. Age of Respondents
3. Educational qualification of Respondents (a) No formal education (b) Primary (c) Secondary (d) Tertiary

SECTION A: RELEVANCE, EFFECTIVENESS, AND IMPACT OF THE LAND GOVERNANCE PROJECT IN LIBERIA

1. How relevant was the land governance project to the priority needs of the beneficiaries? (a) Very Relevant (b) Relevant (c) Not relevant
2. To what extent did the project activities contribute to promoting women and youth participation in informal and semi-formal land dispute resolution structures? (a) Very Large extent (b) Large Extent (c) Little extent (d) No change (e) don't know
3. To what extent did the project activities contribute to promoting awareness of the rights of women to own land? (a) Very Large extent (b) Large Extent (c) Little extent (d) No change (e) don't know
4. How relevant was the training you received on improving the capacity of the community for early warning monitoring and detecting water pollution? (a) Very Relevant (b) Relevant (c) Not relevant
5. To what extent has the Land governance project contributed to changing public perception of the rights of women to own land? (a) Very Large extent (b) Large Extent (c) Little extent (d) No change (e) don't know
6. To what extent has the Land governance project contributed to improving your understanding of existing concession agreements in your community? (a) Very Large extent (b) Large Extent (c) Little extent (d) No change (e) don't know
7. Have women and men achieved more equal participation in land dispute resolution structures in your community? (a) Yes (b) No (c) Don't know
8. How would you rate the effectiveness of the project as a mechanism for improving women's participation in land disputes resolution structures in the counties (a) Very Effective (b) Effective (c) Not effective (d) Don't know
9. To what extent are the benefits of the project likely to be sustained when the project ends? (a) Very Large extent (b) Large Extent (c) Little extent (d) No change (e) don't know

10. What are the changes produced by the project? (a) Increase women and youth participation in land dispute resolution mechanisms (b) Increase peaceful resolution of land conflict (c) Increase access to livelihood opportunities (d) increased awareness on the right of women to land (e) strengthened the capacities of land officers in the counties
11. How satisfied are you with the Land governance project? (a) Very Satisfied (b) Satisfied (c) Not satisfied (d) Don't Know

End of questionnaire. Thank you.

<p style="text-align:center;">**Data Collection Instrument:**</p>

TOOL A: KEY INFORMANTS INTERVIEW GUIDE FOR GOVERNMENT PARTNERS/IPs

The purpose of this assignment is to carry out an endline evaluation for the project "End-term evaluation UN Women/UNDP/WFP Joint Programme '**Sustaining Peace and Reconciliation through strengthening land Governance and Dispute resolution mechanism**" in Liberia with the aim of understanding the extent to which the project achieved its objectives. The evaluation is to examine project progress and results. The evaluation will generate substantial evidence for informed future interventions and best practices. The evaluation will identify key results, challenges, lessons learnt, good practices, conclusions and recommendations that will support future joint programming and foster organizational learning and accountability.

The findings of this evaluation will also be used by the UN to further refine its approaches towards the promotion of Women Peace and Security agenda and to inform the implementation of strategic documents including the 2020-2024 Strategic Note of UN Women Liberia CO.

Section 1: BASIC INFORMATION

County:	Community:
	Respondent Information:
Facilitator Details:	Date / time:
Name of interviewee: **Female:** ☐ **Male:** ☐ **Age of interviewee:**	**Duration of interview (in minutes):**

Short summary of interviewee's:
   A. Organisation
 	
   B. Position within the organization:	

1. Were the activities relevant to the priority needs of the target groups (Women, Government agencies and institutions)?
2. How does the project reflect and align to Liberia's national plans on gender promotion as well as the PAPD and the UNDAF and to the specific government priorities on land governance and land conflict?
3. To what extent has the project made sufficient progress toward its planned objectives and results?
4. What are the areas of greatest/least achievement and reasons for the achievement/non-achievement (identify constraining and enabling factors)?
5. To what extent have early warning and response mechanisms engendered and integrated into land dispute-related data?
6. How did the project contribute to strengthening the capacity of LLA/EPA/NBC/SPRC to effectively prevent conflicts driven by the depletion of livelihood opportunities and environmental hazards?
7. To what extent has the project contributed to building the capacities of County land offices and county land boards to formalize customary land in a way that reflects the rights and needs of all community members?
8. How has the project identified and addressed social, environmental and economic effects of the intervention that are longer term?
9. What indirect, secondary and potential consequences of the intervention were captured.
10. How has the project strengthened the Coordination between Government agencies in charge of implementing the LRA and LGA, development partners and CSOs?
11. What are the unintended positive or negative results produced by the activities of the project?
12. What changes/interventions would have been made to the project to improve the achievement of the project objectives?

13. What is the likelihood that the benefits from the project will be maintained for a reasonably long period of time if the project were to cease?
14. Which components of the project should be carried over into the next phase, and are there any recommendations for their improvement?
15. How satisfied are you with the results of the project?

Data Collection Instrument:

This section presents the tools that will be used for data collection and the actors to be consulted during the review.

Tool A: FOCUS GROUP DISCUSSION GUIDE FOR BENEFICIARIES

Title: Evaluation

The purpose of this assignment is to carry out an endline evaluation for the project "End-term evaluation UN Women/UNDP/WFP Joint Programme '**Sustaining Peace and Reconciliation through strengthening land Governance and Dispute resolution mechanism**" in Liberia with the aim of understanding the extent to which the project achieved its objectives. The evaluation is to examine project progress and results. The evaluation will generate substantial evidence for informed future interventions and best practices. The evaluation will identify key results, challenges, lessons learned, good practices, conclusions, and recommendations that will support future joint programming and foster organizational learning and accountability.

The findings of this evaluation will also be used by the UN to further refine its approaches towards the promotion of Women Peace and Security agenda and to inform the implementation of strategic documents including the 2020-2024 Strategic Note of UN Women Liberia CO.

Section 1: BASIC INFORMATION

County:	Community:
	Respondent Information:
Facilitator Details:	Date / time:
Name of interviewee: Female: ☐ Male: ☐ Age of interviewee:	Duration of interview (in minutes):

1. How did this project results address the major peacebuilding needs in your community?
2. How timely and urgent was the project vis-a-vis sustaining peace in your community?
3. To what extent do you agree or disagree with this statement: The project was relevant to the priority needs of the counties and project beneficiaries?
4. To what extent has the project made sufficient progress towards achieving the objectives of increasing women's participation in land governance processes and Alternative dispute resolution?
5. Have women and men achieved more equal participation in peace and security processes since this project started?
6. Have gender discriminatory attitudes towards women's participation in land dispute resolution been changed since this project started?
7. What are the changes produced by the project in your community?
8. Have the activities and outputs of the project been delivered in a timely manner?
9. Were the processes and activities implemented during the intervention free from discrimination to all stakeholders?
10. To what extent are beneficiaries satisfied with the results?
11. What are the effects produced, positive and negative, intended or unintended, directly (target groups) and indirectly (larger society)?
12. Have there been any negative effects of the project on the four cross-cutting issues: gender, human rights, climate and the environment and corruption?

13. What is the likelihood that the results from the project will be maintained for a reasonably long period of time once the project ends?

CONSENT FORM - CONFIDENTIAL CONSENT FOR RELEASE OF INFORMATION

This form should be those taking part in the mid-term evaluation of the project It should be read in their first language.

I, _____ grant UN Women and partners the permission to share information about the information that is being collected for this purpose. I have reported to them as follows:

I understand that the purpose of sharing information the purpose of the interview is to ascertain the impact (positive and negative) of the UN Women and partners land governance project in Liberia, and to understand the extent to which the project achieves its objectives.

It also focuses on assessing the project's relevance, effectiveness, sustainability and coherence. It is hope that this evaluation will provide key lessons for UN Women and partners with an impartial assessment of the result of the project's intervention.

I understand that releasing the information means that a person from the agency or service ticked below might come and talk with me. I have the right to change my mind about sharing information with the institution or persons listed below.

I agree that the information can be released to the following: (please tick all that apply)

I also grant the agency permission to share some non-identifiable information for reporting.
I understand that any information shared for reporting will be anonymous so that it will not be possible for someone to identify me. I understand that shared information will be treated with confidentiality and respect. ☐ Yes ☐ No

Respondent/Guardian Signature (or thumbprint):_____

Datacollector Signature:_____ Date:_____

Data Collection Instrument:
This section presents the tools that will be used for data collection and the actors to be consulted during the review.

Tool A: Key Informants Interview Guide: Staff of UN Women, UNDP, WFP and implementing partners
Title: Evaluation
The purpose of this assignment is to carry out an endline evaluation for the project "End-term evaluation UN Women/UNDP/WFP Joint Programme '**Sustaining Peace and Reconciliation through strengthening land Governance and Dispute resolution mechanism**" in Liberia with the aim of understanding the extent to which the project achieved its objectives. The evaluation is to examine project progress and results. The evaluation will generate substantial evidence for informed future interventions and best practices. The evaluation will identify key results, challenges, lessons learnt, good practices, conclusions and recommendations that will support future joint programming and foster organizational learning and accountability.

The findings of this evaluation will also be used by the UN to further refine its approaches towards the promotion of Women Peace and Security agenda and to inform the implementation of strategic documents including the 2020-2024 Strategic Note of UN Women Liberia CO.

Section 1: BASIC INFORMATION

County:	Community:
	Respondent Information:
Facilitator Details:	**Date / time:**
Name of interviewee:	**Duration of interview (in minutes):**
Female: ☐	
Male: ☐	
Age of interviewee:	

Short summary of interviewee's:
   C. Organisation
 	
   D. Position within the organisation:	

Section 2: Interview Guide

Relevance	14. Did the project results address the major peacebuilding needs of the target groups and of the country, more broadly? 15. How timely and urgent was the project vis-a-vis the sustaining peace context in Liberia and how did it effectively utilize windows of political opportunities? 16. How suitable for the context is the range of substantive areas in which the project is engaged (i.e. Women rights to land, Women participation in land governance processes, Alternative dispute resolution, Strengthening government institutions at national and local level, Enhanced livelihoods for concessions affected communities) 17. How does the project reflect and align to Liberia's national plans on gender promotion as well as the PAPD and the UNDAF and to the specific government priorities on land governance and land conflict?
Efficiency	1. Have resources been allocated strategically to achieve project outcomes? 2. Were resources sufficient to enable achievement of the expected outputs? 3. Is the joint project and its components cost-effective? Could activities and outputs have been delivered with fewer resources without comprising project quality? 4. Were the project's organizational structure, management and coordination mechanisms effective in terms of project implementation and monitoring? Are there any recommendations for improvement? 5. Has the joint nature of the project improved efficiency in terms of delivery, including reduced duplication, reduced burdens and transactional costs? If so, what factors have influenced this? 6. How was data from monitoring used for management action and decision making? 7. Does the project have effective monitoring mechanisms in place to measure progress towards achievement of results? 8. Have the project's organizational structures, managerial support and coordination mechanisms effectively supported the delivery of the project?
Gender & Human Rights?	1. To what extent have gender and human rights considerations been integrated into the project design and implementation? 2. To what extent have GE&HR been reflected in the overall intervention budget? 3. Were there any constraints or facilitators (e.g., political, practical, bureaucratic) to addressing GE&HR issues during implementation? What level of effort was made to overcome these challenges? 4. Were the processes and activities implemented during the intervention free from discrimination to all stakeholders?

Coherence	1. Has the project-built synergies with other programmes being implemented at country level by United Nations, International NGOs and the Government of Liberia? 2. To what extent has the project's intervention been consistent with interventions of others in the same context? 3. To what extent is the project complimentary, harmonized and coordinated with other interventions in this area?
Effectiveness	1. What has been the progress made towards achievement of the expected outcomes and outputs? What results were achieved? 2. What were the major interventions that contributed to the achievement of the outcomes and outputs? 3. To what extent are beneficiaries satisfied with the results? 4. To what extent did the project's Theory of Change prove realistic and was implemented? 5. To what extent are the project approaches and strategies innovative? What types of innovative practices have been introduced? What are the unsuccessful innovative practices? 6. Has the project built synergies with other programmes being implemented at country level by United Nations, International NGOs and the Government of Liberia?
Impact	1. Has the project identified and addressed social, environmental and economic effects of the intervention that are longer term? 2. What indirect, secondary and potential consequences of the intervention were captured. 3. What are the effects produced, positive and negative, intended or unintended, directly (target groups) and indirectly (larger society)? 4. Have there been any negative effects of the programme on the four cross cutting issues: gender, human rights, climate and the environment and corruption?
Sustainability	1. What is the likelihood that the project results will be of use in the long-term? What is the likelihood that the results from the project will be maintained for a reasonably long period of time once the project ends? 2. Which components of the project should be carried over into the next phase, and are there any recommendations for their improvement? Which positive /innovative approaches have been identified if any and how can they be replicated? 3. How have partnerships (with governments, UN, donors, NGOs, civil society organizations, religious leaders, the media) been established to foster sustainability of results? 4. Did the intervention design include an appropriate sustainability and exit strategy (including promoting national/ local ownership, use of local capacity, etc.) to support positive changes, including in Gender Equality and Human Rights after the end of the intervention? To what extent were stakeholders involved in the preparation of the strategy?