



**NATIONAL
BUILDING
REVIEW
BOARD**

Safe Building, Better Living



ANNUAL PERFORMANCE REPORT

FY 2023/24

SEPTEMBER 2024





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ACRONYMS

BC	-	Building Committee
BCA	-	Building Control Act
BCO	-	Building Control Officer
BCR	-	Building Control Regulations, 2020
BFP	-	Budget Framework Paper
BIMS	-	Building Industry Management System
DLG	-	District Local Government
ES	-	Executive Secretary
FPC	-	First Parliamentary Council
FY	-	Financial Year
GKMA	-	Greater Kampala Metropolitan Area
LG	-	Local Government
MDAs	-	Ministries, Departments and Agencies
MoFPED	-	Ministry of Finance, Planning and Economic Development
MoWT	-	Ministry of Works and Transport
MPS	-	Ministerial Policy Statement
MTR	-	Mid Term Review
NBC	-	National Building Code
NBRB	-	National Building Review Board
NBRC	-	National Building Research Centre
NPA	-	National Planning Authority
ODPP	-	Office of the Directorate of Public Prosecutions
PFMA	-	Public Finance Management Act
PSC	-	Project Steering Committee
NDPIII	-	National Development Plan Three
ToR	-	Terms of Reference
UGX	-	Uganda Shillings
DEO	-	District Education Officer
H1	-	First Half of financial year
KMP	-	Kampala Metropolitan
MOU	-	Memorandum of Understanding

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EXECUTIVE SUMMARY

Hon. Minister, National Building Review Board (NBRB) is pleased to present to you its Annual Performance Report for the Financial Year 2023/2024. The production of the report fulfills the requirement of section 27 of the Building Control Act, 2013; and also, the National Building Review Board Strategic Plan 2020/21 – 2024/25 as aligned to the National Development Plan (NDP) III. The report provides a record of NBRB's budget performance and the physical performance for the Financial Year. The report identifies the challenges that NBRB experienced during the Financial Year, the lessons learned, and provides recommendations to improve performance.

Budget Performance

The annual approved budget for the FY 2023/24 for the National Building Review Board (NBRB) was UGX 22.4Bn. This follows a supplementary budget issued by MoFPED on October 02, 2023 of 9.2Bn; where 8.092Bn is Wage, 6.965Bn is non-wage and 7.343Bn is development.

From the total annual approved budget of UGX 22.4Bn, the release was 100%. The absorption rate stood at 54.4%. The reason for low absorption was mainly because of late release of funds and delays in the procurement of goods and services.

Physical Performance

This shows progress made on the planned outputs for the Financial Year 2023/24. Some of the key achievements for each of the pillars include;

Pillar 1: Compliance with Regulatory Framework, NBRB obtained an approval of the Draft Amendment Bill for the Building Control Act (2013) from an Inter-ministerial meeting chaired by the Rt. Hon. Prime Minister; 8,260 building operations were monitored; NBRB audited 68 operations of Building Committees in selected districts in West Nile, Eastern, Western, and Central regions; sanctioned investigations into forty-one (41) incidents, twenty-five (25) fire outbreaks, twelve (12) collapses and four (4) accidents, thirty-seven (37) investigations of these have so far been concluded; commenced investigations into ten (10) complaints in FY 2023/24, concluded 09 complaints by the end of the FY; held technical meetings to draft the fire safety policy

for the built environment; trained eighteen (18) Local Authorities and one (1) technical college in automation of building plan approval process, payments, and general building control process; conducted BIMS performance monitoring in 6 local authorities; printed and disseminated 565 copies of Building Control Officer Handbooks; printed 225 copies of Building Control Training Materials; printed 1040 copies of Building Control Act and Statutory Instruments; assessed a total of seventeen (15) local Governments on IT needs to support the use of BIMS; and inspected 75 buildings constructed using the STC composite method in Greater Kampala of which one case has been closed with the respondent being convicted.

Pillar 2: Local Authorities' Capacity Development, regarding this pillar Hon. Minister, NBRB had four planned outputs during the financial year, the achievements scored were as follows: Trained 11 Local Governments on the building control framework; provided technical support to 05 BCs on emerging issues; conducted 01 regional training of Building Control Officers in Jinja Nile Resort in April for which attendance was at 87%; and last but not least, NBRB undertook 12 regional engagements of Accounting Officers for Local Government to ensure establishment and functionality of BCs and appointment of BCOs.

Pillar 3: Partnership with communities and stakeholders, by the end of the period under review, NBRB cultivated new partnerships in addition to strengthening the existing ones and engaged other stakeholders in the built environment. Some of the achievements include: NBRB participated in the capacity building of the following stakeholders- Kampala Capital City Authority (KCCA) Building Control Officer (BCO) and Assistant Building Control Officers (ABCOs) (25No), 155 No. drawn from the entire country, 66 No. Engineering Brigade and Nation Enterprise Corporation personnel, The Judiciary, Building Control Barazas in Rubaga, Entebbe; undertook 08 engagements with key stakeholders in the built environment aimed at sensitization on building control and disseminating findings from investigations done over the years (key engagements include: A session with the Engineers of UIPE Jinja branch on July 28th, 2023, a session organized by the Uganda Institution of Professional Engineers (UIPE)-Arua Branch on 9th November 2023, session organized by the Uganda Institution of Professional Engineers (UIPE)-Mbale Branch on 30th November 2023, session organized by the Uganda Institution of

Professional Engineers (UIPE)-Soroti Branch on 16th December 2023, among others); held public consultative workshop on the proposed guidelines for the design and construction of structures with Steel, timber and Concrete; held a public consultative workshop on the proposed checklist for potential property buyers; conducted a one-day Training workshop on the Fire Safety Self-Assessment Toolkit for District Education Officers, Inspectors of Schools and Building Control Officers; signed a memorandum of understanding with Makerere University for collaboration in research on building materials and methods; conducted 02 BIMS and Wetaase public awareness campaign; completed the redesigning of the NBRB website; engaged main stream media to promote NBRB's mandate and clarify on several matters within the built environment; NBRB compiled, designed, inserted and published 02 Building Guide newsletters in the New Vision; held 05 building control barazas; conducted 02 media trainings in Kampala Metropolitan and Western region covering 117 media practitioners (news reporters, producers, editors, freelancers, bloggers, vloggers and photographers); serviced and maintained NBRB desk phones and call centre hardware in October 2023; concluded the procurement and installation of laptop computers and MS Office 2019; held Awards for Accessibility and Fire Safety in the built environment on December 08, 2023 at Imperial Royale Hotel Kampala;

Pillar 4: Institutional Development. Effective implementation of the Building Control Act begins with the NBRB. It is therefore imperative to set up an institutional framework for operationalizing the Act. During the FY 2023/24, NBRB conducted five (05) Board meetings and nine (09) Technical Committee meetings for the Finance & Administration, Audit & Risk and Investigations & appeals committees; a Risk Management Framework was also developed and was approved by Board; conducted 04 performance review meetings and prepared reports for the periods under review respectively; conducted a mid-term review of the NBRB strategic plan; designed and printed Annual Performance Report FY 2022/23; Legal services were provided during the period under review; held 02 Team Building events for staff; undertook Training in Governance, Financial Management and Budgeting, and Ethics and Transparency for the Board; held a retreat with the Physical Infrastructure Committee of Parliament; under took several procurement of goods and services.

Pillar 5: Research and Development. Hon. Minister, the National Building Review Board acknowledges the role of R&D in the development of the building industry in Uganda. The following outputs were the key achievements in the course of fulfilling pillar five: prepared draft guidelines on the design and construction of health clubs; as you are aware, you prohibited the Steel-Timber-Concrete (STC) composite building method, on this note a technical committee of experts was put in place to study the method and they have produced a report which was presented to the Board on 17th April 2024; completed research into the characterization of local timber and generation of design parameters for local timber.

Hon. Minister, despite the achievements, NBRB's performance was affected by a number of challenges namely: procurement delays; delays in release of funds; legal & policy inadequacies; Human resource & capacity; inadequate tools; and communication.



Chairman, Board

Date: 24/09/2024



Executive Secretary, NBRB

Date: September 24, 2024

1.0 INTRODUCTION

The National Building Review Board Annual Report shows both financial and physical performance for FY 2023/24. This section looks at an overview of the National Building Review Board, the National Development Plan III and the NBRB Strategic Plan 2020/21-2024/25.

1.1 Overview of the National Building Review Board

The National Building Review Board (NBRB) was established by the Building Control Act, 2013 as an agency of Government under the Ministry of Works and Transport (MoWT).

NBRB is mandated to: monitor building developments; ensure that the design and construction of buildings and utilities to which the public is to have access caters for Persons with Disabilities (PWDS); Oversee, inspect and monitor the operations of Building Committees; Hear and determine appeals from persons dissatisfied with the decisions of a Building Committee; and Determine the fees to be charged by urban and district Building Committees for approval of plans, issue of building permits and occupation permits. The Board aspires to see *"A well-planned, decent and safe built environment"* and its mission is *"To promote and ensure planned, decent and safe building structures that are developed in harmony with the environment"*

NBRB as a building control agency exercises its functions through a Board assisted by the Secretariat which was established in March 2019. The Board comprises 16 members who are drawn from various MDAs and Local Governments; professional bodies and/or associations in the built environment (Architects Registration Board/Uganda Society of Architects, Engineers Registration Board/Uganda Institution of Professional Engineers and Surveyors Registration Board/Institution of Surveyors of Uganda); trade unions; and the private sector. The Executive Secretary (ES) is the head of the Secretariat and Chief Executive Officer of NBRB. She is responsible for the day-to-day operations and administration of NBRB. The ES is supported by two (2) directorates namely: Technical Services and Finance and Administration.

1.2 The National Development Plan III

The National Development Plan III runs from FY 2020/21 – FY 2024/25 with the Vision of “A Transformed Ugandan Society from a Peasant to a Modern and Prosperous Country within 30 years” and Goal to “Increased Household Incomes and Improved Quality of Life of Ugandans”

NBRB directly contributes to two Programmes of NDP III; Integrated Transport Infrastructure and Services Programme (ITIS) and Sustainable Urbanization and Housing Programme (SUHP). The objectives contributed to in the above programmes include; Strengthen, and harmonize policy, legal, regulatory, and institutional framework for infrastructure and services; Promote urban housing market and provide decent housing for all and promote green and inclusive cities and urban areas.

NBRB's annual work plan for the FY 2023/24 is aligned to the NDP III under the two (2) Programmes with outputs contributing to the objectives highlighted above.

1.3 NBRB Strategic Plan FY 2020/21-2024/25

The NBRB strategic plan aligns with the Uganda Vision 2040 aspiration of “A transformed Ugandan society from a peasant to a modern and prosperous country within 30 years” and NDP III regarding the construction sub-sector in general and the building industry in particular. The NBRB contributes to the realization of the aspiration of sustainable housing as stipulated in NDPIII in two important respects: (a) strengthening the enforcement mechanisms of approval of plans and quality assurance and inspection of buildings; and (b) promoting certification and adherence to building standards.

The five strategic outcomes of the plan are: i) compliance with the regulatory framework for building control in Uganda for safe building operations enhanced; ii) capacity of local government to exercise the building control function effectively augmented; iii) mutually beneficial partnerships with stakeholders and the community to achieve the vision of the NBRB promoted; iv) capacity of the NBRB for efficient and effective service delivery strengthened; and (v) building industry knowledge generation and translation into products and services promoted.

This Strategic Plan unveils the strategies to achieve NBRB's vision over the five years (2020/21-2024/25), and communicates her quest to achieve excellence and disrupt the status quo, not only in the way the built environment in Uganda operates, but in the impact, it should have on the building industry in general.

2.0 ANNUAL PERFORMANCE FOR FY 2023/24

This section describes both the annual budget and physical performance for FY 2023/24.

2.1 Budget Performance FY 2023/24

The annual approved budget for the FY 2023/24 for the National Building Review Board (NBRB) was UGX 22.4Bn. This followed a supplementary budget issued by MoFPED on October 02, 2023 of 9.2Bn; where 8.092Bn was Wage, 6.965Bn was non-wage and 7.343Bn was development.

From the total annual approved budget of UGX 22.4Bn, the release was 100%. The absorption rate stood at 54.4%.

Table 1: Annual Financial Performance for FY 2023/24

Item	Annual Approved Budget UGX Bn	Total Released (Annual) UGX Bn	Total Exp. UGX Bn	% Budget Released	% Budget Spent	% Releases Spent
Wage	8.092	8.093	7.793	100.0%	96.3%	96.3%
Non-wage	6.965	6.964	3.744	100.0%	53.8%	53.8%
Development	7.343	7.343	0.639	100.0%	8.7%	8.7%
Total GoU Financing	22.400	22.400	12.176	100.0%	54.4%	54.4%

The reason for low absorption was mainly late release of funds coupled with delays in the procurements. As illustrated in table 2 below, funds were either received at the end of a quarter or at the start of the following quarter. This affected implementation of activities whose duration cannot be shortened.

Table 2: Schedule of releases for FY 2023/24

NO.	DATES RECEIVED	QUARTER	AMOUNT RELEASED (UGX)
1)	05-Sep-23	Q1	40,000,000
2)	28-Sep-23	Q1	1,971,305,249
3)	26-Oct-23	Q2	100,000,000
4)	10-Nov-23	Q2	3,250,000,000
5)	22-Dec-23	Q2	3,066,666,667
6)	15-Feb-24	Q3	3,283,540,000
7)	05-Apr-24	Q4	1,598,000,000
8)	17-May-24	Q4	9,090,488,084
			22,400,000,000

48% (UGX 10.688bn) of the total budget was released in quarter 4. This included UGX 2.455bn as wage, UGX 3.631bn as non-wage and 4.602bn as Development.

2.1.1 Budget Performance by Strategic Objectives/Pillars

This represents the financial performance as per the five strategic objectives/pillars (Table 3).

Table 3: Budget Performance by Strategic Objectives/Pillars

Pillars/Strategic Objectives	Budget Released UGX Bn	Actual Exp UGX Bn	Absorption
Pillar 1: Compliance with Regulatory Framework	1.401	0.592	42.3%
Pillar 2: Local Authorities' Capacity Development	0.654	0.395	60.4%
Pillar 3: Partnership with communities and stakeholders	2.637	0.923	35.0%
Pillar 4: Institutional Development	10.365	9.627	92.9%
Pillar 5: Research and Development	7.343	0.639	8.7%
Total	22.400	12.309	54.4%

The biggest absorption was under strategic objective 4 and 2. Low performance was registered in strategic objective 5, 1 and 3 with 8.5%, 35.6% and 43.6% absorption.

Having received about 63% (Ugx 4.602bn) of the development towards the end of the FY coupled with challenges in the construction of the NBRC and procurement delays, the expenditure on R&D was affected.

2.2. Physical Performance FY 2023/24 (July 2023 to June 2024)

The following is the physical performance of NBRB as per the strategic plan objectives/pillars.

2.2.1 Pillar 1: Compliance with Regulatory Framework

In order to enhance compliance with the regulatory framework for building control in Uganda as a means of achieving safe building operations, the following were undertaken;

Building Control Act, 2013 amended

Drafting principles for the Building Control Act amendment were prepared in collaboration with Ministry of Works and Transport. The drafting principles were approved by Cabinet paving way for the First Parliamentary Council to prepare the draft Building Control (Amendment) Bill, 2023.

In addition, an Inter-ministerial meeting chaired by the Rt. Hon. Prime Minister approved the Draft Amendment Bill. The stakeholder consultations shall commence in the FY 2024/25.

Whistleblowing framework for building control-related offenses developed

The process of preparation of the whistle-blower framework commenced and preparation of the draft is ongoing.

Compliance monitoring of 10,000 Buildings in Municipalities including schools undertaken

A total of 8,260 building operations were monitored as summarized in table 1 below. The properties monitored included both active construction sites and complete buildings. In addition to the general compliance, attention was given to school dormitories and buildings with basements.

Table 4: Schedule of building operations monitored

SN	Category	No of Building
1.	General Compliance of Building Operations	6,752
2.	STC Composite Building Operations	75
3.	Safety Compliance of Petrol Stations	199
4.	Compliance concerning the usage of Basements	574
5.	Compliance of School Dormitories to Fire Safety Requirements	660
Total		8,260

The monitoring exercise mainly focused on areas undergoing rapid urbanization including Kampala and its surrounding areas (commonly known as the Greater Kampala Metropolitan Area), Lugazi, Njeru, Iganga, Bushenyi-Ishaka, Rukungiri, Kabale, Sheema, Ibanda, Ntungamo, Bugiri, Tororo, Busia, Kapchorwa, Kumi, Kitgum, Nebbi, Masindi, Mityana, Koboko, Apac and Mubende Municipalities.

The general objective of the monitoring exercise was to assess the level of compliance of building operations to the Act, Regulations and the Code; assess the level of safety of fuel stations monitored and assess the level of utilization of basements for the intended purpose **(see appendix 3)**.

The administrative data collection was conducted using quantitative methodology based on parameters designed by NBRB in consultation with Uganda Bureau of Statistics (UBOS), in the form of Questionnaires. The questionnaires were developed into online Google Data forms which were activated for the field team to use. The field team was tasked to collect the data to feed into the form through review of project documents on-site, making observations on site, and interviews on-site. Presented below are the levels of compliance:

General Compliance of Building Operations

95.2% of the buildings monitored were under construction, while 4.8% were complete and occupied. Based on the buildings monitored, the majority of the buildings 89.7% were Class B, followed by Class A (7.1%) and 3.2% being Class C.

The structural frames of the majority of the building operations monitored were constructed using masonry 67.6% followed by reinforced concrete (31.65%), composite (0.3%), Structural Steel (0.21%), and Timber (0.1%).

The general compliance of the building operations with the Act, Regulations and the Code was 12.6% (14% for the complete building Operations and 12.6% for the active Construction sites).

Table 5: Summary of Compliance Level of Building Operations

SN	Item	% Compliance		
		Overall	Completed Buildings	Active Construction Site (Partial)
1	Building Permits for Active Construction Sites	0.6	0.6	0.6
2	Occupation Permit for Complete Buildings	1.2	0.3	0.9
3	Approval of Drawings	0.9	1.8	0.8
4	Involvement of Professionals	0.9	0.3	0.9
5	Compliance to Code	45.3	50.9	45.0
6	Compliance with PwD requirements	24.4	34.2	23.9
7	Compliance with Safety Requirements	15.2	10.0	16.1
	Average	12.6	14.0	12.6

Compliance of Fuel Stations to Fire Safety Requirements

The rising rate of development and operation of petrol stations around the country has caused concern amongst the regulatory bodies and the public at large. NBRB therefore undertook an exercise to monitor the development of fuel stations to assess their compliance with provisions in the building control regulatory framework.

Under this category, a total of 504 operational Fuel Stations were monitored, considered were the mandatory approvals (Building Permits & Occupation permits, safety requirements, and the PWD requirements).

It was revealed that;

- i. Fuel stations monitored are largely non-compliant to the Act, Regulations and Code

- ii. Only 5No (1%) had occupation permits. This implies that there is no guarantee of fitness of purpose/service for 99% of the fuel stations.
- iii. 56.3% of the Fuel Stations complied with the fire safety requirements stipulated in the code,
- iv. Only 3% of the fuel stations monitored complied with the requirements to cater for access for PwDs. This implies that 97% of the fuel stations monitored are inaccessible to PwDs.

Compliance concerning the usage of Basements

NBRB monitored 574 buildings with basements to verify the compliance of basements/ underground parking spaces to the occupational requirements. The exercise revealed that only 3.7% of the basements are used for car parking while the majority 96% are used for business while 0.3% are for mixed-use.

Placing parking below the structure or underground can offer several other advantages. These include: More available land. With parking under buildings, residents have more green space to enjoy; Reduces crime. With easier access control, underground parking reduces crime when compared to large, open parking lots, as a result of easier access control; Underground parking improves both liquid and solid waste pollution control and Convenience. Underground parking keeps cars as close to the building as possible while protecting the cars from elements of weather.

The gross change of use of basement parking implies that the Building Committees in GKMA are not vigilant enough in using the Occupation permit as a tool for ensuring usage of buildings for the intended purposes. The use of parking space for other purposes implies that there are more vehicles on the surface leading to increased artificial cover/less green spaces and higher liquid and solid waste pollution. Besides, it is evident that the roads have been transformed into parking lots and therefore causing congestion and heavy traffic flow.

Building Committees which are the implementers of the Act ought to exercise their building control mandate by; ensuring that all buildings acquire occupation permits; enforce the use of spaces for the intended purpose and revoke occupation permits where the developers do not meet the requirements.

Figures 1-7 below, illustrate some of the structural defects that the monitoring team registered in some of these building developments.



Figure 1: Critical site in Mityana MC with deflecting cantilever slab panels



Figure 2: Building in Apac MC with cracks above ring-beam level



Figure 3: Construction site in Apac; no safety measures; backfill not compacted



Figure 4: Critical site in Mityana MC with deflecting 1.8m & 2m cantilever slab panels



Figure 5: A Partially occupied building, the roof trusses are made of eucalyptus poles.



Figure 6: A non - Conventional structure, no reinforcement columns on the first floor



Figure 7: Miss aligned starter column reinforcements

70 District BCs across all regions of Uganda audited

NBRB audited 68 operations of Building Committees in selected districts in West Nile, Eastern, Western, and Central regions for the Financial Year 2023/2024.

The districts audited include Bunyangabu, Kabarole, Kamwenge, Kyegegwa, Kikuube, Kagadi, Akumiro, Kibaale, Iganga, Kaliro, Kamuli, Masaka, Lwengo, Kalungu, Bukomansimbi, Otuke, Otuke, Alebtong, Apac, Akole, Bushenyi, Kazo, Kiruhura, Lyantonde, Yumbe, Terego, Arua, Madi-Okollo, Amuria, Kalaki, Kumi, Ngora, Kikuube, Kagadi, Kakumiro, Kibaale, Buikwe, Pallisa, Namutumba, Luuka, Napak, Moroto, Amudat, Nakapiripirit, Otuke, Alebtong, Apac, Kole, Bunyangabu, Bunyangabu, Kabarole, Kamwenge, Kiboga, Luwero, Koboko, Pakwach, Soroti, Katakwi, Kyotera, Lira, Gulu, Adjumani, Nwoya, Lamwo, Kitgum, Mukono, Mityana, Mubende, Mpigi, Kampala, Kyenjojo, Kiryandongo, Hoima, Buliisa, Kanungu, Mbarara, Kabale, Kapchorwa, Bukedea, Tororo and Ntenjeru Town Council.

The audit objectives included; assessment of the level of the establishment of the BC; assessment of the extent to which the performance of the Building Control function is compliant with the Act; assessment of the performance of the Building Control Office and the suitability of the officers therein; assessment of the conduct of meetings and recording of proceedings of the BC for compliance with schedule 3 of the Regulations.

The observations included:

- i. Some Accounting officers were yet to constitute Building committees while others had only partially constituted the same. The absence of certain professions for instance the architects was quite noticeable;
- ii. In some instances, the BC functions were still being executed by the Physical Planning Committee;
- iii. There was irregular issuance of Building Control Permits (Building and Occupation) by Accounting Officers in their individual capacity;
- iv. The available BCs were generally not performing to expert levels; scrutiny of building plans was not effectively being done;
- v. Some BCs charged developers approval fees that were inconsistent with the provisions of the Regulations;
- vi. Endorsement of building plans by the CAO, District Engineer, District Health officer and District Physical Planner was prevalent in total disregard of the provisions of the Act;
- vii. All BCs have not enforced issuance of occupation permits;
- viii. Generally, building control inspections were not being undertaken.

Arising from the findings, NBRB has undertaken the following measures:

- i. Issued findings of the individual audits to respective LGs;
- ii. Issued a circular guiding LGs on various matters that were observed as affecting the effective implementation of the Act; and
- iii. Disseminated the flow chart developed by NBRB and the National Physical Planning Board (NPPB) clearly separating roles of the BC and the PPC

Refer to figures 8-15 below demonstrating some of the processes during the audit right from entry to the pre-exit meetings in selected Local Authorities.



Figure 8: Scrutinization of building control documentation at Kikuube district



Figure 9: Building Committee audit pre-exit meeting in Kagadi district



Figure 10: Building Committee audit entry meeting in Bunyangabu district



Figure 11: Building Committee audit entry meeting in Mitooma district



Figure 12: Building Committee audit pre-exit meeting in Pallisa district



Figure 13: Scrutinization of building control records in Kitgum district



Figure 14: Building Committee audit pre-exit meeting in Kapchorwa district



Figure 15: Building Committee audit pre-exit meeting in Kalungu district

A framework/workplan for acquisition of occupation permits in 11 Cities across regions developed

Having observed that most Local Governments had not taken steps towards the operationalization of the Act, the Secretariat organized and conducted regional meetings of all Accounting Officers including Chief Administrative Officers and Town Clerks of all City Councils, Municipal Councils and District Local Governments to follow-up on the implementation and operationalization of the Act.

The Accounting Officers were allowed to air out critical issues affecting the implementation of the Act, share experiences, and develop relevant strategies. The accounting Officers were guided on how to effectively implement the Act, and the related benefits including improving revenue collection in Local Governments through the various interventions by the NBRB.

The Secretariat has committed to; engage the Ministry of Public Service in having the positions of Architect and Building Control Officer in the structure of district local governments;

guide on the issue of having Town Clerks as members of district building committees; conduct orientation and capacity development of constituted building committees regarding their roles and responsibilities; and train Building Control Officers regarding the provisions for Persons with Disabilities in buildings.

It was resolved that; the local authorities without BCs constitute them; ensure the regularisation of already occupied buildings according to the Act and the Building Control Regulations, 2020; and the number of BCs has since increased from 70 to 117 in Number. The regularization of Building Operations through the issuance of Occupation permits is pending.

24 investigations into building related accidents conducted

Concluded 09 investigations carried forward from FY 2022/2023 during the period under review. Sanctioned investigations into Forty-One (41) incidents; twenty-five (25) fire outbreaks, twelve (12) collapses and four (4) accidents. Thirty-Seven (37) investigations of these have so far been concluded as shown in figure 16 and 17 (**see appendix 4**).

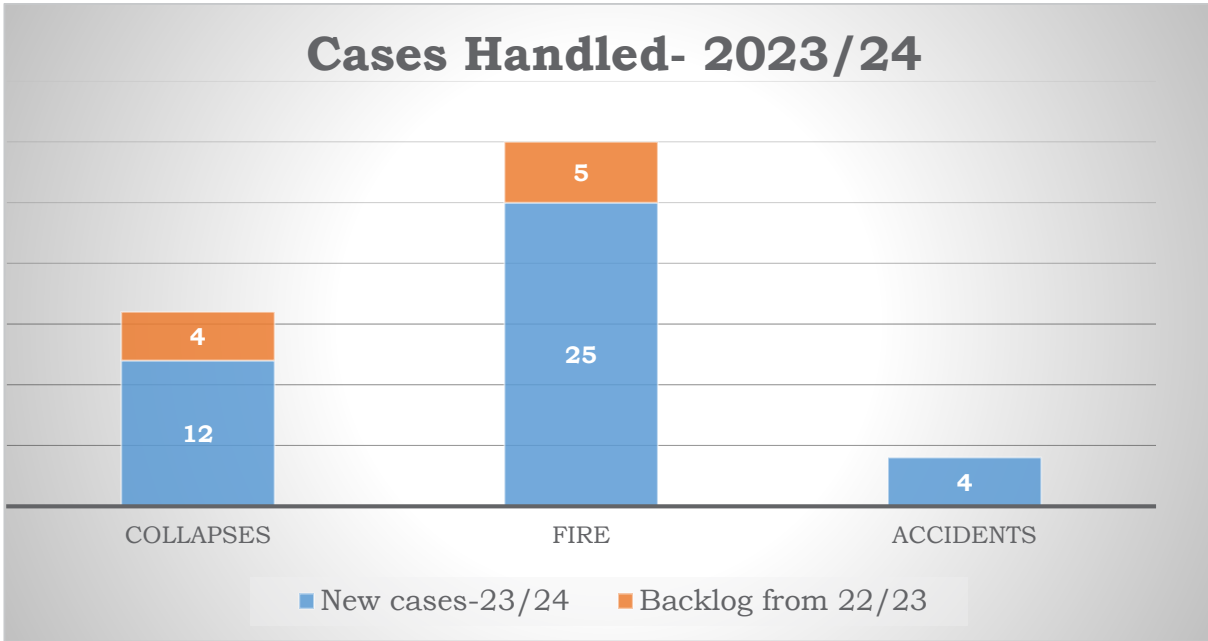


Figure 16: Cases handled in FY 2023/2024

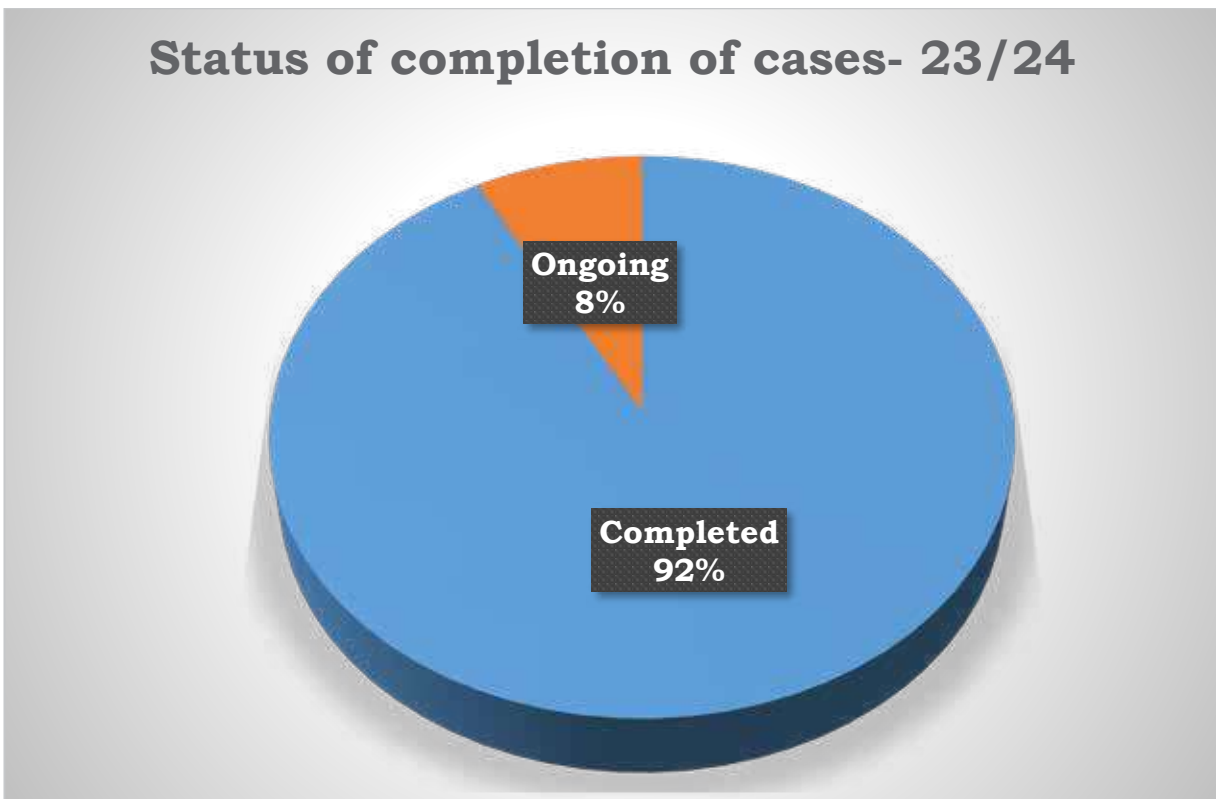


Figure 17: Status of completion of investigations

The Major reason for the delayed closure was delayed procurement of Laboratory services, and uncooperative respondents.

Investigations identified both primary and secondary root causes for building collapses. The causes of building structural-related incidents were:

- i. Poor/faulty or no design
- ii. Poor construction methods/ unsafe work methods
- iii. Poor quality of materials, particularly concrete
- iv. Poor workmanship

The top two causes of collapses are poor/faulty or no design (50%), followed by unsafe work methods (43%).

For fires, 60% of the fires investigated are caused by human actions (arson and negligence), followed by electrical causes at 32%.

12 Investigations into complaints from the Public and appeals conducted

At the completion of FY 2022/2023, Three (03) complaints were still under investigation. All have since been concluded. The main reason for the delayed closure is uncooperative respondents often times demanding rescheduling of interviews.

Commenced investigations into ten (10) complaints and in FY 2023/24 and concluded 09 complaints (**see appendix 4**).

Appeals conducted

Five (5) appeals were lodged against KCCA Building Committee, with all determined within the statutory 60 days (100% compliance). All appeals were determined in favor of the applicants and KCCA Building Committee was directed to effect decisions of the board accordingly (**refer to appendix 4**).

Fire policy for the built environment developed

The technical meetings to draft the fire safety policy for the built environment were held from 10th-14th June 2024.

The technical meetings were attended by representatives from the National Building Review Board, Ministry of Works and Transport, Ministry of Education and Sports,

Uganda Police Force, Kampala City Traders Association, Uganda National Bureau of Standards, Uganda Manufacturers Association, and Safety and Health Association of Uganda as evidenced in figures 18 and 19.



Figure 18: Attendees of the Technical meetings at Source of the Nile Hotel Jinja



Figure 19: NBRB Executive Secretary Officiating the technical meetings

Enforcement framework for the Building Control Act, 2013 developed

The draft Enforcement framework for National Building Review Board, Building Committees and Building Control Officers was developed but awaits the amendment of the Act to get the force of law.

44 Local Authorities trained in the use of BIMS

The initial plan was to train 22 LGs, but this was revised to 44 LAs after securing a supplementary budget. The adjustment was made with the suggestion that IT interns would be available across all sub-regions to support the Building Industry Management System (BIMS) trainings. The exercise was demand driven in order to ensure value for money.

Trainings on automation of building plan approval process, payments, and general building control process was done in the following eighteen (18) Local Authorities and one (1) technical: Mbarara City, Bugiri Municipal Council, Fortportal City, Kapchorwa Municipal Council, Kichwamba Technical College, Kamuli Municipal Council, Mpigi District, Kanungu District, Rukungiri MC, Njeru Municipal Council, Kapchwora Municipality, Kotido District, Kamuli District, Mityana District, Arua City, Iganga Municipal Council, Gulu City, Lugazi Municipal Council and Kitgum Municipal Council **(see appendix 5)**

Key observations from the exercise were:

- i. Lack /limited knowledge on the Act and Regulations by both developers and professionals;
- ii. Internet connectivity challenges
- iii. Interference in building control activity by the physical planning committee;
- iv. None functional BCs even after constitution
- v. Lack of awareness about physical planning and building control
- vi. There are no substantive BCOs and ABCOs on LG structure except for Cities, making the implementation of the Act ineffective; and
- vii. Need for frequent trainings on BIMS and Building Control Act to LAs stakeholders e.g. BCOs, ABCOs, BCs, and craftsmen.

Figures 20-27 show BIMS trainings conducted in some of the selected Building committees.



Figure 20: BIMS Training Kapchorwa MC



Figure 21: BIMS training Iganga MC



Figure 22: BIMS Training Lugazi MC



Figure 23: BIMS Training Arua City



Figure 24: BIMS Training Bugiri MC



Figure 25: Delivery of ICT Equipment for BIMS in Kitgum MC



Figure 26: BIMS Training session at Kichwamba Technical college



Figure 27: Welcome Remarks from the CAO during a BIMS training in Kamuli District LG

Monitoring of BIMS performance in LAs undertaken

BIMS performance monitoring was conducted in 6 local authorities namely: Entebbe Municipality, Mityana Municipality, Kiruhura MC, Wakiso District, Nansana Municipality and Kira MC (**see appendix 5**).

Use/uptake of BIMS was monitored in 6 LGs (Entebbe Municipality, Mityana Municipality, Kiruhura MC, Wakiso District, Nansana Municipality, and Kira Municipality) as opposed to the planned 22 LGs. Following monitoring exercises in the first 6 LGs, it became apparent that there was need to reassess the use of the various systems deployed in the LGs. Priority was given to completion of integration with e-LoGrev. Refer to figures 28 and 29 for the exercise conducted in Mityana MC and Kiruhura MC.

Findings from the exercise are:

- i. Membership of the BCs keeps changing arising from lack of substantive staff. This calls for continuous training whenever the membership changes;
- ii. Equipment allocated to the LGs was not used for building control activities or BIMS;
- iii. All the 6 LGs monitored were either using IRAS or e-LoGREV that are not designed specifically for building control matters; and
- iv. Frequent monitoring on uptake of BIMS has had a positive impact on BIMS adoption.



Figure 28: Training session during the BIMS Performance Monitoring at Mityana MC



Figure 29: Training session during the BIMS Performance Monitoring at Kirihura MC

BIMS needs assessment undertaken in 50 LGs to increase BIMS rollout

A total of fifteen (15) local Governments have been assessed on IT needs to support the use of BIMS (**see appendix 5**). These include; Kyotera District, Arua District, Kanungu District, Kiryandongo District, Sheema District, Koboko District, Lukaaya Town Council, Pakwach Town Council, Kazo District, Iganga District, Nebbi Municipality, Bugiri District, Gulu District, Butambala District and Moroto District

Findings from the exercise indicate that:

- i. 2 of 15 LGs had desktop computers, while 5 of 15 had printers. However, all equipment was shared with other departments;
- ii. Despite the effort by NITA-U to extend fiber connection to LGs, 5 of 15 LGs did not have internet connection. In addition, even where fiber connection existed, Building Control offices and departments were not covered;
- iii. Only 5 of 15 LGs have an I.T. personnel. However, the physical planner was in-charge of overseeing the I.T activities.
- iv. Majority of the LGs had standby generators as alternative power sources in case of outages and in other cases. Arua District and Nebbi MC were noted to have frequent power outages
- v. 12 of 15 of the LGs that had no security challenges. It was noted that all LGs had security guards and made use of padlocks. However, Butambala District had some security challenges following a recent break-in and theft of about 10 computers. Iganga District and Packwach MC were also noted to have a challenge with security

700 copies of Building Control Officer Handbooks printed and disseminated

To exercise oversight and to perform their functions efficiently and effectively, NBRB planned to procure, print and disseminate 700 copies of Building Control Officer Handbook. By the end of the FY, 565 copies of Building Control Officer handbooks had been procured.

600 copies of Building Control Training Materials printed

During the FY 2023/2024, NBRB planned to procure and disseminate 600 copies of Building Control Training Materials, which comprised; New Permit Issuance Procedure and Workflow, Building Control Implementation Guide, Code of conduct and Stop order notice books and investigation procedures.

By the end of FY 2023/24, 225 copies had been procured. However, the investigation procedures document was omitted from the original scope of work under this procurement since it was under review.

800 copies of Building Control Act and Statutory Instruments printed

During the FY 2023/2024, NBRB planned to procure and disseminate 800 copies of the Building Control statutory instruments, which comprised of the Building Control Act, Building Control Regulations, 2020, Building Control (Appeals Procedures) Regulations 2021, National Building (Building Standards) Code, 2019, National Building (Standards for Electrical Installations in Buildings) Code, 2019, National Building (Standards for Mechanical Installations in Buildings) Code, 2019, and National Building (Accessibility Standards for People with Disability) Code, 2019.

By the end of the period under review, 1,040 copies had been procured.

Survey on buildings constructed using the STC composite method in Greater Kampala (100No) conducted and requisite reports prepared for prosecution.

In light of the prohibition of construction using STC composite method, NBRB planned to carry out a survey on buildings constructed using the STC composite method in Greater Kampala Metropolitan Area. 75No. Building operations were identified as STC and one case has been closed with the respondent being convicted (**see appendix 3**).

In general, the use the STC Composite Building Method is still prevalent in defiance of the Legal Notice 11 of 2022. Restricting access to sites by developers and carrying out construction activities on weekends is a clear indication that, developers and contractors are aware of the prohibition and consequences of being noncompliant.

During the exercise it was deduced that;

- a) The steel sections; hollow or I –sections have defects indicative of excessive stress/under-sizing of structural members.
- b) The timber used in slab is weak, unpreserved and not graded.
- c) Most STC slabs are porous and sagging with high risk of collapse causing injury to occupants and damage to adjacent property.
- d) Some local authority officials are involved in the inspection of the prohibited STC Composite Building Method.
- e) There are Built Environment professionals who are involved in the promotion of the STC building operations.
- f) Developers, professionals and local authorities involved in the use and/or promotion of the method have been recommended for prosecution.

The Criminal Investigations Officer attached to NBRB is spearheading the process of prosecuting the cases. Refer to some of the illustrations in figures 30-32 for some of the structures using the STC method.



Figure 30: Structure constructed using the STC Composite in Kavumba village, Wakiso



Figure 31: Failing Steel Timber Concrete (STC) Composite slab propped with timber poles



Figure 32: Dormant STC structure with high risk of collapse in Namugongo, Bulooli Village

2.2.2 Pillar 2: Local Authorities' Capacity Development

Training of Building Committees and Building Control Officers in 20 Local Authorities conducted

In a bid to ensure effective implementation of the Act, the NBRB continues to develop the capacity of Building Committees by conducting induction trainings. The main objective of the induction trainings is to ensure that members of the Building Committees and the Building Control Officers are familiar with the legal and institutional framework for Building Control. The trainings are practical and ground the participants on the use of Building Control standard documents, manuals and forms.

During this FY 2023/2024, NBRB planned to conduct training for 20 Building Committees. However, this was not achieved mainly due to the low number of requests for training/induction from the Local Governments.

Only 11 Local Governments were trained and inducted on the building control framework (**see appendix 6**). The key highlights from the trainings were:

- i. BC members had been appointed by their respective accounting officers. However, most of the committees had not yet commenced operations and the Physical Planning Committees were still handling Building Control matters. The committees were encouraged to commence operations immediately.
- ii. It was observed that the permit template provided in the Regulations does not provide for inclusion of a minute number which supports the approved permit.
- iii. The Kiryandongo district Building Committee members noted that it was difficult to regulate building control in the district because many occupants were refugees who don't own land. They acquire land and commence construction without obtaining any approvals.
- iv. For most of the local governments, Building Control had not been included in the 2023/2024 budget.
- v. Many local governments did not have the position of "chairperson of the Planning and Development Committee".

Figures 33-43 show the trainings for the BCs and BCOs in the various Local Authorities.



Figure 33: Training of Building Committees and Building Control officer at Sheema District



Figure 34: Training of Building Committees and Building Control officer at Mpigi District



Figure 35: Training of Building Committees and Building Control officer at Kyotera District



Figure 36: Training of Building Committees and Building Control officer at Kanungu District



Figure 37: Training of Building Committees and Building Control officer at Mityana District



Figure 38: Training of Building Committees and Building Control officer at Butambala District



Figure 39: Training of Building Committees and Building Control officer at Koboko District



Figure 40: Training of Building Committees and Building Control officer at Pakwach District



Figure 41: Training of Building Committees and Building Control officer at Kapchorwa District



Figure 42: Training of Building Committees and Building Control officer at Kiryandongo District



Figure 43: Training of Building Committees and Building Control officer at Masaka District

Technical support to BCs on emerging issues provided

Section 9 of the Act, the Board is to among others oversee, inspect and monitor Building Committees. In order to ensure compliance, the Secretariat was to track the level of establishment and operation of Building Committees in all local authorities. The exercise included offering support on emerging issues as and when they arose.

By the end of the reporting period,

- a) technical support was provided to Wakiso District BC to resolve a matter of disgruntled residents over the installation of a mast;
- b) technical support to the BC of Sheema Municipal Council, concerning an irregular building operation.
- c) technical support to the BC of Mukono District, concerning an irregular building operation approved by Ntenjeru Town Council.

10No. regional trainings for Building Control Officers in the building control Legal and regulatory framework undertaken

The Building Control Act, 2013 under S.32 provides for Building Control Officers (BCOs) in Local Governments, whose mandate is to enforce and ensure compliance to the Act.

From reports filed, BCOs do not fully understand their roles, functions and powers including how to discharge their duties. In a bid to mitigate this challenge, during FY 2023/2024 NBRB planned to conduct regional training workshops for all BCOs.

However, in a bid to enhance cohesion and share experiences across regions, 01 national meeting was preferred and was held on April 22 – 24 at Jinja Nile Resort as indicated in the report attached (**see appendix 7**). The attendance stood at 87% as evidenced in figure 44.



Figure 44: Training of Building Control Officers

12No. Regional engagements of Accounting Officers for Local Government to ensure establishment and functionality of BCs and appointment of BCOs undertaken.

From reports filled, it was observed that most Local Governments had not taken steps towards the operationalization of the Act and during FY 2023/2024, the Secretariat

planned to conduct regional meetings of all Accounting Officers in Local Governments; to follow-up on the implementation and operationalization of the Act; to assess the level of establishment of Building Committees as required by S.28 of the Act; establish whether all Local Governments have recruited Building Control Officers pursuant to S.32 of the Act; and to share challenges faced by all Local Governments including mitigation measures to ensure effective operationalization and implementation of the Act.

By the end of the FY, the meetings of Accounting Officers in all the sub-regions had been conducted (**see appendix 8**). The highlights are as indicated in the table 6 below.

Table 6: Statistics of accounting officers that attended the Regional Engagements

Sub- Region	Expected Participants	Actual Number	Date	Venue
1) West Nile	13	11	November 1, 2023	Arua City Council Hall
2) Eastern	19	15	November 6, 2023	Jinja Nile Resort Hotel
3) Central (2)	18	15	November 8, 2023	Mubende District Council Hall
4) Acholi	10	8	November 13, 2023	Churchill Garden Courts Hotel- Gulu City
5) Lango	11	7	November 14, 2023	Margarita Hotel- Lira City
6) Western (2)	9	7	November 16, 2023	Hoima Resort Hotel- Hoima City
7) Western (1)	12	9	November 20, 2023	Nyaika Hotel- Fortportal City
8) South Western	24	15	November 22, 2023	Lake View Hotel- Mbarara City
9) Central (1)	11	7	November 23, 2023	Hotel Brovad- Masaka City
10) Karamoja	11	11	December 4, 2023	Hotel Africana- Moroto Municipal Council
11) Teso	16	13	December 5, 2023	Timisha Hotel- Soroti City
12) Elgon	15	10	December 6, 2023	Mable Resort Hotel- Mbale City
Average Attendance (%)	77%			

During the meetings, the following were the emerging issues: -

- 1) Local Governments were yet to establish their Building Committees because of unfilled organizational structure.
- 2) Town councils which had been gazetted and operationalized did not have Building Committees.
- 3) Lack of committees of council named Planning and Development whose chairpersons were supposed to chair BCs.
- 4) Lack of an explicit provision of secretary which was not only affecting the proceedings and functionality of the BCs, but also the building control functions, particularly the permit issuance process.
- 5) Lack of necessary funds to implement the Act, including facilitating the functions of the Building Control Office.
- 6) While the position of the Building Control Officer had been incorporated on the structure for the City Councils, the structures for the Municipal Councils, Town Councils and Districts Councils were yet to be amended by Ministry of Public Service and Ministry of Local Government to include these technical positions and also to allow all affected Local Governments recruit accordingly.
- 7) Local Government especially the City Councils where recruitment was on-going or had been completed, the Accounting Officers were still finding it difficult to attract persons with the requisite qualifications. For cases where the Local Governments had assigned officers as required by S.50, the Building Control Officers appointed were not registered or accredited by their respective professional bodies as required by the Building Control Regulations, 2020.
- 8) Local Governments were still using the Public Health Act (Building Rules) to issue permits; citing the lack of awareness, particularly the requirements for permit issuance as the major hindrance and challenge.
- 9) Local Governments continue to misunderstand the difference in functions of the Building Committees and Physical Planning Committees especially the difference between development permission and building permits, which as a result was paralyzing building control operations.
- 10) Many developers were using sub-standard materials, which was contributing to building accidents and incidents. It was further observed that all Local Governments lacked the technical capacity in terms of personnel, facilities and

laboratories to test building materials, which was also contributing to illegality and non-compliance.

- 11) The majority of buildings that came before the Act, were never issued permits as required since there is no framework to guide the Local Governments on how to regularize such developments and to bring them in conformity with the Act and Regulations.
- 12) Many of the developers in the Local Governments still continue to default paying building control fees citing the income disparity as a major challenge.
- 13) Political Interference in all the Local Governments especially in irregularly issuing permits, collecting fees, inspecting building sites and issuing stop orders without following procedures and the involvement of the technical staff was contributing to illegality and also creating conflict between the technical and political leadership.
- 14) Lack of adequate financial resources and manpower capacity to effectively inspect building operations was leading to the increase in illegal building developments in Local Governments
- 15) Demolition of Illegal Buildings was still not possible in any Local Government due lack of demolition procedures including strict and explicit legal provisions in the law. In cases where demolition was to be occasioned, injunctions from the courts and the legal short-cuts by developers are affecting enforcement of legal orders.
- 16) Key stakeholders in the building sector mostly were not aware of the implementation of the Building Control Act, 2013, Building Control Regulations, 2020, the National Building Code, 2019 and other statutory instruments, which was affecting the effective implementation of the law, and in the process, contributing to non-compliance.
- 17) Sanctioning of errant Officers and members of the Building Committees was not possible since the law and regulations did not provide for penalties and strict sanctions for failure to perform their respective duties and function.
- 18) Related to 17 above, while the standing orders of public service had a mechanism in place to punish errant public officers, the disciplinary procedure therein was not adequate and punitive enough.
- 19) Majority of Local Governments were yet to prepare and implement Physical Development Plans, citing the lack of capacity, both financial and technical as

the major challenge, which in the process was affecting building control processes.

20) While the Secretariat had developed the BIMS, the system was not fully rolled out in all the Local Governments. Furthermore, the Ministry of Local Government had deployed other systems namely iRas and elogRev. These have duplicated the building control function and failed the intent of BIMS which was to streamline processes, ease oversight while improving transparency and accountability.

Below is the pictorial of participants in the various Local Authorities as shown in figures 45 to figure 56.



Figure 45: Accounting Officers that attended the meeting in Arua City



Figure 46: Accounting Officers that attended the meeting in Jinja City



Figure 47: Accounting Officers that attended the meeting in Mubende District Local Government



Figure 48: Accounting Officers that attended the meeting in Gulu City



Figure 49: Accounting Officers that attended the meeting in Lira City



Figure 50: Accounting Officers that attended the meeting in Hoima City



Figure 51: Accounting Officers that attended the meeting in Fort portal City



Figure 52: Accounting Officers that attended the meeting in Mbarara City



Figure 53: Accounting Officers that attended the meeting in Masaka City



Figure 54: Accounting Officers that attended the meeting in Moroto Municipal Council



Figure 55: Accounting Officers that attended the meeting in Soroti City



Figure 56: Accounting Officers that attended the meeting in Mbale City

2.2.3 Pillar 3: Partnership with communities and stakeholders

By the end of the period under review, NBRB cultivated new partnerships in addition to strengthening the existing ones and engaging other stakeholders in the built environment. The NBRB collaborated with organizations that support the building industry, local governments, aid agencies and professional bodies/ associations, the police, contractors, and developers.

A workplan for Ministry of Health and the Engineering Brigade of the UPDF to enhance building operations in line with the BCA, 2013 prepared

To enhance compliance with the Act, Regulations and the Code, NBRB partnered with the Ministry of Defence to develop the capacity 66 No Engineering Brigade and Nation Enterprise Corporation personnel in building control operations.

Participation in Promotions and presentations at strategic fora (Professional bodies, regulators, property developers, etc) supported

Participation in National Research Conferences.

Participated in the 26th National Technology Conference and exhibition themed “Tapping Engineering Opportunities for Accelerated Africa’s Continental Free Trade Area (AfCFTA) Implementation – Uganda Perspective”, refer to figure 57.

Output:

- Conference paper writing on “Development and Implementation of Building Industry Management System (BIMS) for the Republic of Uganda” under the theme of “Digital Transformation in Engineering”, July 2023
- Approved Conference Paper Abstract, Aug 2023
- Paper Presentation, 17th Aug 2023.



Figure 57: Manager ICT presenting a paper at the 26th National Technology Conference

02 workshops to disseminate findings from investigations to key stakeholders conducted

08 engagements with key stakeholders in the built environment aimed at sensitization on building control and disseminating findings from investigations done over the years were undertaken.

The key aspects discussed were:

- a) Review of the building control legal framework
- b) Consequences of non-compliance
- c) How Engineers/Technical people can support the public in implementation of the building control laws and regulations
- d) General outcomes of NBRB Investigations
- e) Proposed guidelines to enhance a safer built environment.

The engagements with the professional engineers were:

- i. A session with the Engineers of UIPE Jinja branch on July 28th, 2023, aimed at sensitization on building control and disseminating findings from investigations done over the years. Figure 58 shows details of the engagement.

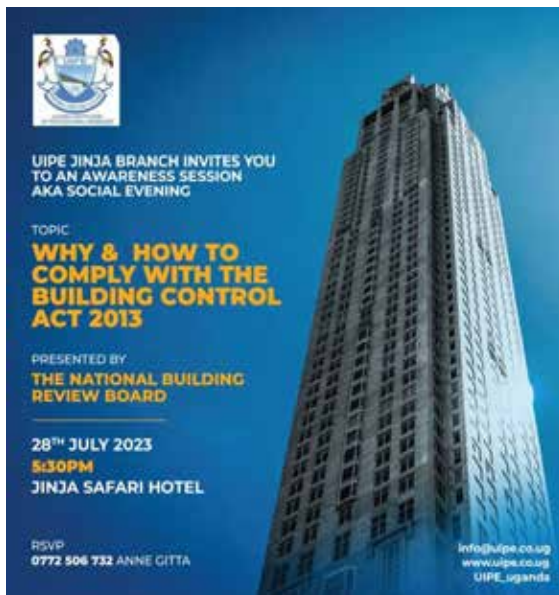


Figure 58: Flyer for engagement with UIPE Jinja

- ii. A session organized by the Uganda Institution of Professional Engineers (UIPE)-Arua Branch on 9th November 2023 (see figure 59). It was attended by 66 members. UIPE Arua branch comprises engineers working in the districts of Adjumani, Obongi, Moyo, Yumbe, Koboko, Terego, Madi-Okollo, Zombo, Nebbi, Packwatch, Arua and Arua City



Figure 59: Flyer for the UIPE Arua engagement

- iii. A session organized by the Uganda Institution of Professional Engineers (UIPE)-Mbale Branch on 30th November 2023 (see figure 60). It was attended by 15 members. UIPE Mbale branch comprises engineers working in the 17 districts of Bugisu (greater Mbale before split), Sebei (greater Kapchorwa) and Bukedi (greater Tororo including Pallisa).



Figure 60: SSO presenting to UIPE Mbale engineers

- iv. A session organized by the Uganda Institution of Professional Engineers (UIPE)- Soroti Branch on 16th December 2023 (see figure 61). It was attended by 23 members. UIPE Soroti branch comprises engineers working in the districts of Karenga, Kaabong, Kotido, Moroto, Amudat, Nakapiripirit, Nabilatuk, Napak, Abim, Soroti, Amuria, Kapelebyong, Katakwi, Kumi, Bukedea, Ngora and Serere.

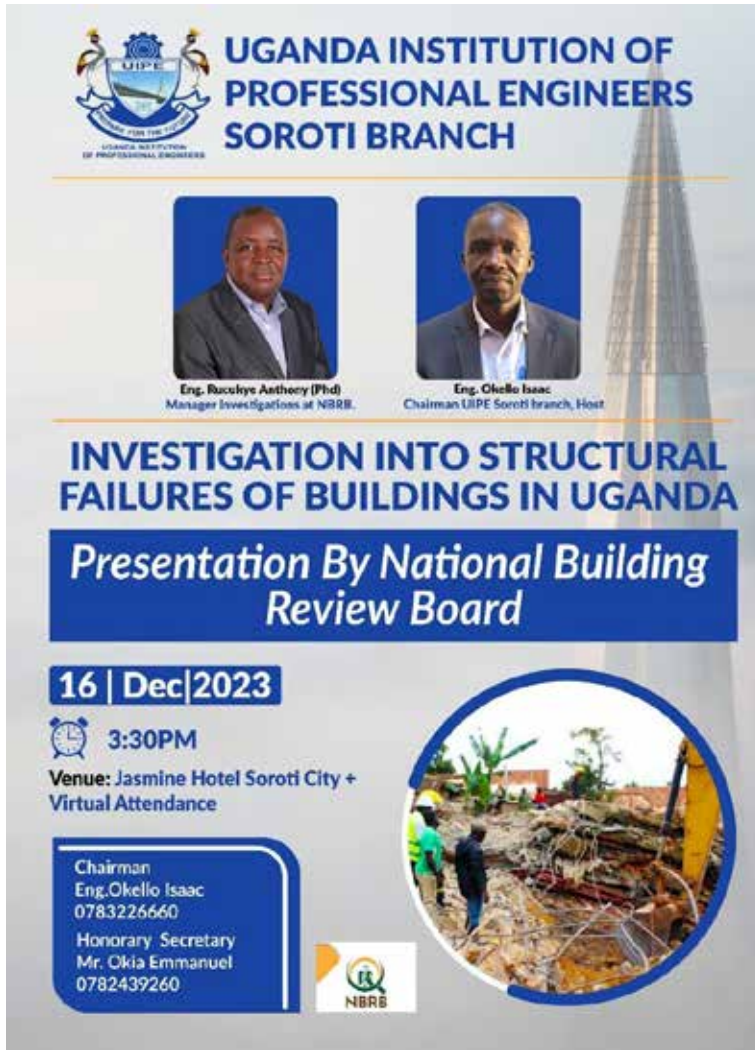


Figure 61: Flyer for the UIPE-Soroti Engagement

Public consultative workshop on the proposed guidelines for the design and construction of structures with Steel, timber and Concrete

A public consultative workshop on the proposed guidelines for the design and construction of structures with Steel, Timber and Concrete held on 14th March 2024. It was attended by 81 people representing academia, professional bodies, regulators in the built environment, private sector, consulting engineers, and steel manufacturers (see figure 62).



Figure 62: Attendees at the STC Consultative workshop

Public consultative workshop on the proposed checklist for potential property buyers

A public consultative workshop on the proposed checklist for potential property buyers was held on 7th June 2024. The workshop was attended by 77 Ugandans, from the following entities/organizations (see figures 63-64):

- Inspectorate of Government
- Uganda Police Force (Criminal Investigations, Scene of Crime and Department of Government Analytical Labs officers)
- Uganda Institution of Professional Engineers
- Uganda Society of Architects
- Surveyors Registration Board
- Architects Registration Board
- Engineers Registration Board
- Makerere University-Department of Architecture and Urban Planning
- Stanbic Bank
- Housing Finance bank

- Association of Real Estate Agents in Uganda (AREA)
- Ministry of Gender, Labour and Social Development
- Ministry of Lands, Housing and Urban Development
- Engineering fraternity
- National Building Review Board
- Condominium Corporations
- Construction Management Association of Uganda
- Building Control Officers
- Media houses
- Insurance companies
- Legal fraternity



Figure 63: Cross-section of attendees at the end of the workshop



Figure 64: Prof. Arch. Stephen Mukiibi from Makerere University

- v. Conducted a one-day Training workshop on the Fire Safety Self-Assessment Toolkit for District Education Officers, Inspectors of Schools and Building Control Officers. The workshop was attended by over 400 delegates (171 District Education Officers, 177 Inspectors of Schools and over 100 Building Control officers) from all districts in Uganda. The training was presided over by the Minister of State for Works, Hon. Musa Ecweru. Refer to figures 65-67.



Figure 65: Cross section of DEOs, Inspectors of school and BCOs at the training



Figure 66: A police officer illustrating how to use a fire extinguisher



Figure 67: Participants using the Fire Safety Self-assessment tool at a secondary school

Panel discussion on standardizing construction materials

NBRB was part of a panel discussing the topic: 'Elevating Excellence: The Imperative of Standardizing Construction Materials' at the UGANDA CONSTRUCTION & INFRASTRUCTURE FORUM & EXHIBITION (14th-17th December 2023). The exhibition was hosted by the Uganda National Association of Builders, Suppliers and Engineering Contractors.

The pictorial is shown in figures 68-69 below:



Figure 68: Panel discussion on standardizing construction materials



Figure 69: The panel included GM Tembo Steels, NBRB, Chairman of Institution of Surveyors Uganda and chaired by the chairman of the Engineers Registration Board

2 BIMS Public Awareness and Wetaase Campaigns including Spot Adverts, DJ mentions, 03 TV and 06 Radio Talk shows conducted

BIMS and Wetaase public awareness campaign were conducted (**see appendix 9**). They were aimed at sensitizing the public about the Building Industry Management System (BIMS); an online platform that digitizes the building control process and to encourage the public to report building noncompliance, delays and to appeal the decisions of the Building Committees.

The 6 months campaign launched on March 04, 2024 involved airing pre-recorded spot messages and talk shows on radio stations in the cities of Kampala, Masaka, Jinja, Gulu, Soroti and Mbarara.

The adverts and talk shows were produced in English, Luganda, Ateso, Luo and Runyakitara to appeal to the different audiences in these regions.

In the reporting period, a total of 2,000 pre-recorded spot messages had been aired on eight radio stations. These include CBS FM, Capital FM and Radio One in Kampala City, Rupiny FM in Gulu, Etop FM in Soroti, Radio West in Mbarara, Budu FM in Masaka and Baba FM in Jinja City. Another 160 adverts will continue running on CBS FM until 30th August 2024.

In the same period, 22 talk shows had been aired on the same radio stations excluding Capital FM. Apart from sensitizing the public about BIMS, the talk shows provided a platform for the NBRB to further raise awareness about its mandate and interventions undertaken to ensure compliance and adherence to laws, standards and regulations. The talk shows also provided an opportunity for staff, the Building Control Officers and Building Committee members in the cities to interact with the public about building control matters. For example, in Soroti City, the talk shows were attended by Eng. Samuel Oranit, the City Building Control Officer and Eng. Simon Okello his Soroti District counterpart. In Gulu, the City Building Committee Chairperson, Morris Odong and the City Building Control Officer Eng. Christopher Ojok attended the talk shows.

In these shows, time was dedicated to getting questions from the public about the sector and many were about the building control fees, the difference between the roles of building and physical planning committees, the roles of building control

officers, the existence of physical plans, causes and remedies to building accidents among others (see figures 70-71).



Figure 70: Sensitization of Teso sub-region on building control matters on 99.4 Etop FM



Figure 71: Discussing building control matters in Gulu City at radio Rupiny 95.7fm

Social Media platforms (Twitter, Facebook, Website and YouTube) developed and maintained

Redesigning of the website was completed with the new website having clear information about NBRB's mandate, mission, vision, core values, reports and the responsibilities of the different departments. It has useful links such as the Building Industry Management System (BIMS) and Fire Safety Tool.

It is further linked with the websites of the Ministry of Works and Transport, Ministry of Local Government, Architects Registration Board (ARB), Engineers Registration Board (ERB) and Surveyors Registration Board (SRB)

The website was actively maintained with stories, press releases, reposts and pictures about NBRB activities.

In the reporting period NBRB's presence on social media platforms (Twitter (X space), YouTube, Facebook) continued to grow. For example, by 14th June 2024 NBRB X Page had 4,263 followers compared to 3619 by 20th June 2023, representing a total of 644 new followers.

Activities such as the building control barazas and media practitioners training, media engagements, workshops, among others account for this growth. The use of graphics, videos, short messages and pictures to promote activities on the social media platforms was enhanced.

Additionally, the NBRB's WhatsApp number **0705559482** has also continued to provide a platform through which the public send messages, videos, audio recordings and pictures about the sector. Using this number, the public is now able to get instant responses and feedback about their concerns.

Media engagements (08 Television talk shows, 06 News Prints, 08 Radio talk shows and 04 Press Releases) conducted

In the reporting period, the main stream media was engaged to promote NBRB's activities and mandate and clarify on several matters within the sector. On 1st October, a press statement was issued to clarify on the controversies about Dr. Eugene Rugazira's House, located in Sseguku, Wakiso District. The house was

destroyed by a neighbour's perimeter wall. Several Radio and TV interviews were also conducted over the same matter. On 1st November an article about occupation permits was published in the Daily Monitor, on 05th November a press conference and statement on the Health Club Guidelines was issued while on 10th November, the Manager Communications was hosted on Kasuku live over the same.



Figure 72: A story published in the Daily Monitor of Thursday 24th April 2024, on an investigation carried out about school fires

Stories about other activities such as the workshop of Building Control Officers, District Education Officers and Inspectors of Schools in Jinja on 22nd- 25th April 2024, (refer to figures 72 and 73) STC workshop at silver springs hotel in 14th March, Workshop on proposed checklist for buyers of building properties on 12th June were published in newspapers like New Vision, Daily Monitor and the Observer and aired on several radio and TV stations.



Figure 73: A newspaper about Schools Fire Safety Guidelines

02 NBRB Newsletters published

NBRB compiled, designed, published and inserted in the New Vision 20,000 copies of **The Building Guide Newsletter**. Two editions were published on 17th April and 18th June 2024. The Building Guide aims at providing information about NBRB and the building sector to policy makers, whose decisions affect the sector, the middle class who are massively investing in the sector.

Copies of the published newsletter were circulated on line, on the website and physically to offices of the stakeholders. Through the New vision circulation lines, the newsletter was further distributed countrywide.

Stories about the mandate of NBRB, the building sector legal regime, fire safety in schools, BIMS, National Building Control Awards, Building Control Barazas, building fees, building committees among others were published as shown in figure 74.



Figure 74: The Building Guide Newsletter in the New Vision News Paper

The Building Guide helped build trust and foster relationships between NBRB, its stakeholders and the general public through providing valuable content and updates about the built environment.

The Newsletter also acted as a marketing and promotional tool for NBRB, its services, events and activities. It also provided a platform for the public to share feedback, engage and interact with NBRB on building control matters

Overall, **The Building Guide Newsletter** offered a powerful platform to connect with audiences and share valuable information about the building sector. This Newsletters will continue to serve as an archival record of past events, news, and updates and provide a valuable resource for future reference. The publication of this newsletter will continue in the FY 2024/25.

04 Regional community barazas conducted

In the period under review, 05 building control barazas were held. These were aimed at providing a platform to ordinary citizens to interact with the professionals, regulators and their leaders on building control matters.

The barazas are also aimed at empowering the local councils to exert their authority in monitoring building developments in their areas as prescribed in the Act. Through

the barazas the NBRB is also provided with a platform to account to the public what it has done to ensure compliance and safety of the built environment.

The barazas were held in Nakawa Division on 23rd February, Makindye on 28th March, Kawempe on 31st May, Rubaga on 31st May and in Entebbe Municipality on 11th June 2024. Pictorial details are shown in figures 75-78.

To ensure attendance, the public was rallied through radio talk shows, public announcements, door to door mobilization, road drives and social media engagements.

Invitations were also sent to division and municipality leaders, regulatory and professional bodies such as Engineers Registration Board (ERB) Architects Registration Board (ARB), Surveyors Registration Board (SRB), Uganda Institution of Professional Engineers (UIPE), Institution of Surveyors of Uganda (ISU), Uganda Society of Architects (USA) among others. Cultural, religious and educational institutions, opinion leaders among others also attend these barazas.

Issues about physical planning, building permits, fees, professionals, land use and BIMs among others were raised by the general public.

In the meantime, more barazas have been lined up for Wakiso district, Nansana and Kira Municipality. Regional barazas will also be held in the FY 2024/25 in northern, Eastern, West Nile and Western Region.

Overall, the barazas provided an opportunity for those that attended to raise issues about the building sector and get instant responses.



Figure 75: Mayor Makindye Division addressing the residents during the Makindye Division Building Control Baraza



Figure 76: Residents and Leaders of Entebbe Municipality attending a Building Control Baraza



Figure 77: Residents and leaders of Makindye at the Makindye Division Building Control Baraza



Figure 78: Nakawa Division Building Control Baraza, February 2024

02 Media Training Conducted

The media plays a critical role in informing the public about government programs, policies and interventions. Through the news, documentaries, dramas, current affairs

programs and public service announcements, the media educates and entertains the public. Using radio stations, newspapers, TV stations, YouTube channels, X spaces among others, the media practitioners provide a platform through which the NBRB reaches out to the wider public.

In the reporting period, the NBRB trained 117 media practitioners (news reporters, producers, editors, freelancers, bloggers, vloggers and photographers) in Kampala Metropolitan on 28th May and Western region on 17th June 2024. Refer to figures 79 and 80.

The training equipped media practitioners with accurate information about the mandate of NBRB, the legal framework, regulations and standards guiding the building industry. The training also bridged the gap between the media and the NBRB.

Since the training, there has been improved visibility of NBRB in the media with its activities being given a priority in the reporting, engagements, talk shows and analysis during different media programs. The training also helped in building trust between the media and NBRB for a more collaborative and informative relationship.



Figure 79: Media Practitioners for Kampala Metropolitan region during at training at Hotel Africana



Figure 80: Media practitioners from Western Region after a training on building control matters

NBRB Hotline maintained

NBRB desk phones and call center hardware were serviced and maintained during the ICT maintenance activity that was carried out in October 2023. Follow up maintenance was carried out during the upgrade of call center. Payment for the voice and VoIP services were made.

ICT Equipment and telephone lines procured

During the period under review, the procurement and installation of laptop computers and MS Office 2019 was concluded. The equipment was procured to support staff in the execution of duties and improve work processes.

Participation in building control meetings and engagements supported

Participated in the meeting of Ministry of Lands Housing and Urban and Development in Mbale and Mbarara City.

In a bid to streamline and improve the performance including mitigating operational challenges for Building Committees the unit had planned to develop, maintain and

disseminate the flow chart to harmonise the BC and PPC activities including prescribing the permit issuance processes was developed.

During the review period, the development of the flow chart harmonising BC and PPC activities was finalised and NBRB participated in dissemination of the same during a meeting of Physical Planners and Accounting Officers in the greater Mbale and Mbarara Districts (see figures 81-82).



Figure 81: Meeting of Physical Planners in Mbale City



Figure 82: Meeting of Physical Planners in Mbarara City

Participated in building control sanitization meetings and engagement with Uganda Institute of Professional Engineers, Kampala City Council Authority, Ministry of Defense and Veteran Affairs and National Enterprise Corporation in Mukono Municipality.

In a bid to ensure compliance to the Building Control Act, regulations and standards, the unit planned engage with key stakeholders in the built environment.

During the review period, NBRB supported and participated in meetings to sensitize Uganda Institute of Professional Engineers, Kampala City Council Authority, Ministry of Defense and Veteran Affairs and National Enterprise Corporation in Mukono Municipality on the implementation of the Building Control in Uganda and their respective roles in ensuring compliance. This is illustrated in figure 83 below.



Figure 83: Meeting of Ministry of Defense and Veteran Affairs and National Enterprise Corporation

Awards for Accessibility and Fire Safety in the built environment conducted

In the reporting period. The National Building Control Awards were successfully held on December 08, 2023 at a colorful event at Imperial Royale Hotel Kampala. Organizations and individuals were recognized for their efforts towards ensuring building fire safety and accessibility in the three categories of; Public Buildings Award, Building Committee and Building Control Officer Award.

The ceremony was presided over by the Minister of State for Disability in the Ministry of Gender, Labor and Social Development who represented the Vice President H.E. Jessica Alupo. The Minister of State for Public Service, Hon. Mary Mugasa and her Lands Counterpart Dr. Sam Mayanja also graced the occasion.

Other stakeholders that attended the event included, NBRB Members, UNAPD officials, members of regulatory and professional bodies, developers, private sector players, the media and distinguished members of the public.

Refer figures 84-87 for pictorials of the Awards.



Figure 84: Guests at the National Building Control Awards ceremony

Award Winners.

Eleven awards were given out including the three motorcycles for the winners of the Building Committee and Building Control Officer Awards. The winners included:

1. Educational Institutions Buildings

Machine Workshop, Uganda Technical College Kichwamba

2. Health Institutions Buildings

Kawempe National Referral Hospital

3. Faith Based Institutions Buildings.

The Church of Jesus Christ of Latter-Day Saints, Jinja

4. Mercantile (Commercial) Buildings

Soroti Main Market

5. Recreational (Hotels- KMP) Buildings

Four Points by Sheraton, Kololo

6. Recreational (Hotels-Upcountry) Buildings

Mbale Resort Hotel

7. Civic (Office)Buildings

URA Tower

8. Residential (Condominium) Buildings

Speke apartments

9. Building committee- Districts and Town Councils

Nebbi District Building Committee

10. Building committee -Cities and Municipalities.

Soroti City Building Committee

11. Building Control Officer.

Soroti City-Building Control Officer

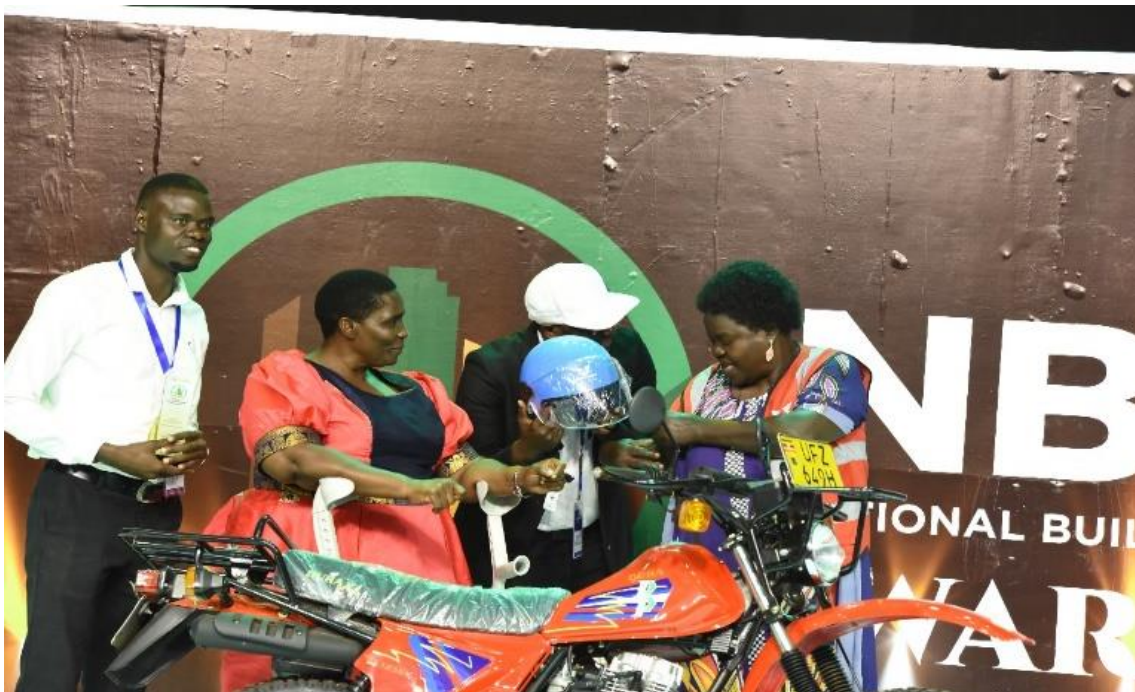


Figure 85: Minister for Disability Hellen Asamo hands over a motorcycle to officials from Nebbi District, after winning the best Building Committee Award in the Districts and Town Councils category.



Figure 86: NBRB Chairperson Emmanuel Male, hands over an Award to officials from Soroti City for winning the best Building Committee Award for Cities and Municipalities.



Figure 87: Winner of the different categories in a group photo with the state minister for Disability Hellen Asamo.

Sensitization of court users including Judges, Magistrates, Prosecutors and witnesses on the Building Control Regulatory Framework conducted

The Judiciary was trained in building control matters on June 12, 2024 at Speke Resort Munyonyo on the following areas; overview of the Building Control Regulatory Framework; building standards; occupation permits; and building related investigations (see figure 88).



Figure 88: Sensitization of court users on the Building Control Regulatory Framework

However, the following were not implemented:

Corporate image and branding maintained

The procurement process for the branding and promotional materials was initiated, however due to delays, the process had not ended by 31st December as had been planned. The items of procurement included calendars, dairies, brochures, flyers pull-up banners teardrops among others.

'Who We Are' Public awareness Media campaign conducted

In the reporting period, NBRB had planned to run a media campaign dubbed **"Who We Are"** aimed at raising more public awareness about the mandate of NBRB.

The campaign spread throughout the country, was meant to commence in January 2024 and last for 12 months, involving airing of pre-recorded Television Adverts during prime time, Pre-recorded radio adverts, DJ mentions and talk shows. However, the campaign was hampered by delays in the procurement process of the media houses.

Corporate Social Responsibility (Sponsorships, Competitions and Community Service Announcements) undertaken

The activity was not undertaken as planned.

2.2.4 Pillar 4: Institutional Development

Effective implementation of the Act begins with the NBRB. It is therefore imperative to set up an institutional framework for operationalizing the Act. This objective hinges on ensuring that the NBRB is an efficient and effective building control regulator that delivers quality services, and proactively responds to rapid changes and operational challenges in the built environment. Under institutional development, NBRB delivered to the following outputs during the reporting period;

Supervision of construction works for NBRC undertaken

The project stalled due to quality concerns. NHCC was nonresponsive and instead sued NBRC. The Solicitor General responded to the secretariat guiding NBRB on successfully terminating the PDA between NBRB and the NHCC. The legal team is in the process of managing the closure following a meeting in which the parties agreed to disengage. NBRB is in the process of recovering the advance payment.

Board Audit and Risk Committee meetings conducted

Conducted three (03) Board Audit Committee meetings where reports, Internal Audit Charter, the annual Audit plan, Risk Management Framework, were presented and adopted.

Draft Internal Audit Charter and Risk Management Policy reviewed

Drafted the Internal Audit Charter and presented it to both Management and the Board for approval. The Internal Audit Charter elaborated the mandate of the Internal Audit unit and the roles and responsibilities of the various stakeholders **(see appendix 10)**.

A Risk Management Framework was developed and was approved by Board **(see appendix 11)**.

Participation in Internal Audit, Board, IIA and CPA Seminars supported

The Audit Unit and the Audit and Risk Committee attended the 15th Audit and Risk Committee Workshop and the Internal Audit Annual Conference in May 2024, themed "Arise and Elevate the Impact". The trainings equipped the participants with governance and risk management knowledge. It emphasized the need to develop a risk aware workforce so as to ably adapt to the organizational rapid changes and develop resilience

Bench marking from other established Public Sector Internal Audit functions undertaken

The Unit has continuously benchmarked from other Public Sector Audit functions and this has enhanced execution of duties. Benchmarking helps in the adoption of best practices to improve internal operations at the NBRB.

Internal Audit reports prepared

During the period under review, the following audit activities were undertaken;

- a) Prepared three (03) Internal Audit reports that is the Finance and Accounting Report for quarter 4 of the FY 2022/23, Q1 and Q2 reports for the FY 2023/24

- and NBRC report (This involved reviewing of the NBRC operations and identify risks).
- b) Observed verification of equipment and inventory delivered, to ensure that the items delivered were in accordance with the listed requirements that were ordered for.
 - c) Trained all risk champions on the implementation of the Risk Management Framework and development of risk registers.
 - d) Followed -up on the implementation of the Audit Findings raised to ensure resolution.
 - e) Commenced the audit of the Investigations and Compliance departments; and
 - f) Reviewed the Petty Cash files for the period of July 2023 to May 2024

02 funding/development proposals prepared

A draft project concept to enhance the capacity of the Building Committees to ensure compliance of Building Operations to Persons with Disabilities requirements in accordance with the Act, Regulations and the Code. The concept was prepared to solicit for financing from the World Bank.

Similarly, the Funding and Resource Mobilisation Framework was prepared and reviewed by the senior management.

04 performance review meetings conducted.

According to the National M&E Policy (2013), it is a requirement by the Office of the Prime Minister for Government Ministries, Departments, and Agencies (MDAs) to conduct periodic performance reviews.

The Quarter four and the Annual performance review meeting for FY 2022/23, Quarter One, Quarter Two and Quarter Three performance review meetings for FY 2023/24 were conducted on 11th July 2023, 26th October 2023, 18th January 2024 and 11th April 2024 respectively. The meetings among others provide an opportunity for the NBRB to review the achievements of the various departments for the reporting period, to share experiences during implementation in particular challenges or emerging issues and recommendations.

Figures 89-92 below, illustrate some of the proceedings during the review.



Figure 89: Session one ongoing



Figure 90: Participants listening in during departmental presentations



Figure 91: PPO presenting the Emerging issues



Figure 92: SPPO presenting the financial performance of NBRB

The major output from the Performance Review meetings were the performance reports indicating the levels of achievement from the interventions undertaken in the period under review as well as generation of emerging issues & recommended actions.

04 performance reports prepared

Among the functions of the National Building Review Board as stipulated in the Section 9 of the Act is to prepare and submit to the Minister, reports relating to any matter under the Act, as the Minister may require.

Similarly, the National Building Review Board Strategic Plan 2020/21 – 2024/25 requires heads of departments to produce monthly and quarterly progress reports to describe the progress made against the strategic plan, the causes of deviation, if any, and challenges during the implementation together with suggested measures to address the challenges, thus the need for such a review

The Quarter four (04) and Annual performance report for FY 2022/23, Quarter One, Quarter Two and Quarter Three performance reports for FY 2023/24 were prepared and approved by the Board. The Annual report for FY 2022/23 was approved by the Board and submitted to the Hon. Minister of Works and Transport.

Annual Work plan and Budget FY 2024/25 prepared.

The Annual Workplan and Budget for FY 2024/25 was prepared **(see appendix 12)**. The key priorities from the various departments and units for consideration in the finalization of the Ministerial Policy Statement for FY 2024/2025 were prepared and incorporated in the Budgeting system.

The Annual Workplan and Budget for FY 2024/25 were presented and approved by the Board during the Retreat held on June 18, 2024.

Mid-term review of the NBRB Strategic plan conducted

The Mid-term Review (MTR) of the NBRB Strategic plan was conducted to assess the level of the Plan implementation, within the framework of the envisaged strategic

direction, economic and social structural changes, emerging challenges and opportunities.

Among the recommendations made during the Mid Term Review was the preparation of the results framework to ably assess the level of implementation of the Strategic Plan. The results framework for the NBRB Strategic plan was prepared and comments on the Strategic Plan were received from NPA and addressed. The improvements in the Strategic Plan will be used to guide the preparation of the next SP.

04 Budget performance monitoring exercises of NBRB activities conducted

The monitoring exercises were undertaken at selected Local Governments with the overall goal of assessing progress in implementation of key planned outputs and the achievement of results in the built environment.

By the end of the FY 2023/24, only two monitoring exercises were conducted during Q3 and Q4 (**see appendix 13**). 08 local authorities were monitored & these are; Kapchorwa Municipality, Kamuli District, Lwengo District, Kalungu District, Bukomansimbi District, Masaka District, Lugazi Municipality and Arua City.

Findings from the exercise indicated that:

- i. Generally, NBRB is on track in implementation of selected key planned outputs;
- ii. 87.5% of the LGs visited had been trained in matters concerning the building control framework;
- iii. Majority (87.5%) had never had media related engagements in their areas
- iv. The number of respondents who had visited the NBRB website was the same as those who have never visited it (50%);
- v. Only 37.5% of the LGs monitored had been assessed for BIMS readiness; and
- vi. Only 37.5% LGs had received ICT equipment from NBRB.

Annual Performance Report FY 2022/23 designed and printed

The Annual Performance Report FY 2022/23 was prepared, designed and printed. The final report was approved by the Board and submitted to the Hon. Minister of Works and Transport as mandated by the Act.

Planning and Reporting system for NBRB developed

According to the PFMA, 2015 all MDAs are required to prepare budgets and reports as per the stipulated timelines and submit them to the relevant authorities. NBRB prepares budgets and performance reports for internal use, for submission to the Board, MoWT and Hon. MoWT.

In a bid to streamline and organize the workflow process and standardize the reports for budgets and performance reports, the concept for the Planning and Reporting system was prepared and the development of the planning module was successfully completed and is currently awaiting testing and deployment to the live server. The Planning module is designed to streamline the planning process by providing a structured framework for preparation of workplans, activities, item budgeting and procurement plans.

Development of the reporting module is currently ongoing. The module is designed to track the progress of implementation of planned activities while capturing the financial performance for the periods under review.

Salaries & Gratuity for staff paid, including 10% NSSF (Contract & Seconded staff; Graduate Professionals)

All staff were paid salaries and obligations by the 28th of every month throughout the Financial Year. Salaries of 45 contract staff, 9 seconded staff (UPF) and 17 Graduate Trainees were paid for the entire FY 2023/24. This included the payment of gratuity for the staff.

Retainer for Board members paid

The retainer for Board members for the entire financial year was paid timely.

Board meetings conducted

During the period under review, NBRB conducted five (05) Board meetings and nine (09) Technical Committee meetings for the Finance & Administration, Audit & Risk and Investigations & appeals committees. The meetings were geared towards providing oversight in the operations of NBRB to ensure effective delivery of the mandate.

Board retreat undertaken

The Board holds a retreat annually to examine the performance of the year and pick lessons to carry forward. In addition, the Board at its 29th sitting (Min. 29/10/1(1)) asked that a retreat focused on documenting the achievements of the Board be organized.

Accordingly, a Board retreat was organized for June 17 to 21, 2024 at Adman Grande Hotel in Entebbe. The retreat focused on the Achievements of the Board thus far, encounters and lessons picked along the way and a plan for the future.

The retreat was successfully held with 12 board members and 16 staff from the secretariat in attendance.

Office Supplies and Stationery procured

Office Supplies and Stationery were procured to enable staff to perform on their daily activities.

Vehicles maintained

The vehicles were maintained in operational state throughout the financial year to enable routine operations and facilitate field work.

Adequate office space and facilities managed and maintained

Managed and maintained adequate office space and facilities – all staff have provisions for sitting and working space as well as office equipment for the smooth execution of their duties. The rent and utility bills for the entire FY 2023/24 were paid.

Legal services provided

Legal services were provided during the period under review. Addressed and resolved appeals in time that include;

- i. Trained staff on legal matters concerning NBRB on January 30, 2024.
- ii. Represented NBRB before the High Court Civil Division in respect of Civil Suits against NBRB and Civil Appeal by NBRB between January and March, 2024
- iii. Prepared several legal memoranda guiding on compliance with the Act,

Regulations thereunder and other relevant Laws

- iv. Prepared several correspondences and legal opinions guiding various Local Governments and Urban Authorities in respect of the statutory functions and roles of the Building Committees such as clarification on powers of Building Committees, clarification on membership and Chairperson of Building Committees, Clarification on delegation of roles.
- v. Advised on and drafted MOUs between possible partners of NBRB such as NEMA and Ministry of Local Government
- vi. Provided internal legal guidance on matters through Legal Memoranda cutting across several departments in NBRB.
- vii. Applied for renewal of license for Legal Chambers with Uganda Law Council
- viii. Submitted the annual Data Protection Compliance Certificate for NBRB.
- ix. Resolving of Access Roads matters such as Bakka Kenneth, Kasenge Gerald, Mr. Ssebirumbi Kisinziggo.
- x. Sensitization of relevant stakeholders of the Building Control legal framework and their mandate.

Staff welfare managed (includes Breakfast, meetings, cleaning, consumables)

Office consumables, cleaning services, staff breakfast, refreshments and meals provided during meetings for the period under review. This was geared towards the smooth running of the office.

Fuel to facilitate routine activities provided

Fuel to facilitate the routine operation of the office including the planned activities was provided during the period under review.

Corporate wear for staff procured

Contract for the supply of corporate wear for staff signed on January 10, 2024 and partial delivery of shirts and blouses was made.

01 health awareness camp conducted

The National Building Review Board initiated a partnership with CytoCare Ltd to undertake a health awareness camp. The camp will be undertaken in FY 2024/25.

Professional fees for staff paid

Annual subscriptions to professional bodies were made for 22 staff. These include Engineering (11No.), Procurement (1No.), Audit (1No.), Surveyors (02No), Architects (03No.), Lawyers (02No.), Human Resource (02No.) and Journalism (01No.).

Routine maintenance of ICT Infrastructure conducted

The routine ICT equipment maintenance activities were carried out in NBRB from September to October 2023.

The routine maintenance program covered a wide range of ICT equipment including Desktop computers, Laptops, Printers, and UPS

The following routine maintenance activities were performed; Hardware cleaning, Software updates, printer servicing, Virus and malware scans, and User support.

Internal capacity in data analysis and presentation built

Statistical Training on data collection and management conducted by UBOS. A draft action plan was developed to bring to fruition the recommendations made by UBOS following the training.

Preparation of administrative statistics to the required standards can now be undertaken.

Training in Mobile Application development at Greenridge School of Open Technologies was undertaken.

03 Members of the ICT team underwent a 2 weeks hands on training in Mobile Application development at Greenridge School of Open Technologies in July 2023 (see figure 93).



Figure 93: Team from NBRB at the end of the training session

Deployment of Prometheus + Grafana Dashboard

A Prometheus + Grafana Dashboard has been deployed for monitoring of systems availability and uptime as shown in figure 94 below.



Figure 94: Prometheus + Grafana Dashboard

Development of BIMS Mobile APP

Work on the BIMS Mobile App kickstarted in November 2023, and the first prototype is ready for beta testing. A screenshot of the Mobile is below in figure 95.



Figure 95: BIMS Mobile APP

Baseline report produced

The issuance of the administrative data is pending consideration of the administrative reports by the standards and compliance committee and subsequently the board.

04 Staff recruited

The recruitment process was finalized and the posts of Administrative Officer, Investigations Officer, Assistant Accountant and Manager Finance and Accounts were filled.

02 Team Building events for staff held

The weekly fitness walks for staff were conducted and registration for the corporate Games Season 2024 was undertaken.

Management team retreat and the retreat for all staff were undertaken.

Training in Governance, Financial Management and Budgeting, and Ethics and Transparency for the Board undertaken

Training of members of the board was undertaken from March 11, 2024 to March 15, 2024. The training in financial literacy was to enable the board members to understand the financial health of NBRB, identify potential risks and opportunities, and make informed decisions that are in the best interests of NBRB and its stakeholders.

Governance training was identified to equip the members with an understanding of the legal issues they may face. In addition, upholding ethical practices in the boardroom would not only foster trust but also enhance NBRB's reputation and eventually contribute to a culture of sustainable success (see figures 96 and 97).



Figure 96: The Chairperson opening the Workshop



Figure 97: Commissioner at Civil Service College orienting the members

Retreat with the Physical Infrastructure Committee of Parliament held

The retreat with the Physical Infrastructure Committee of Parliament was held from November 30, 2023 to December 02, 2023 to among others discuss issues regarding the challenges in the Built Environment.

Procurement of goods and services undertaken

The procurement and disposal of assets is an enabler that ensures departments and units deliver on the planned outputs. The outputs below were provided during the period under review;

- a. Technical support on Procurement planning process, budgeting, control of public resources was facilitated and provided.
- b. Appropriate reports prepared, compiled and submitted to Contracts committee, Accounting Officer and user departments.
- c. Appropriate internal control systems to ensure compliance and conformity with legal and regulatory framework governing Public Procurement and Disposal of Assets function developed
- d. Procurement plan for FY 2023/24 reviewed and consolidated.
- e. Effective management of evaluation process coordinated and managed.
- f. Contract management processes were monitored and appraised.

Table 7 below shows the status of procurements.

Table 7: Procurements undertaken in FY 2023/24

No.	Procurement Subject	Status
1	Provision of Hotel services for NBRB –Parliament of Uganda, Physical Infrastructure Committee Retreat	completed
2	Provision of Hotel services for NBRB Management Team Building Retreat	completed
3	Provision of Hotel and hospitality services for NBRB- Staff Team Building	completed
4	Provision of Hotel services for Training of Building Control Officers, DEOs and School Inspectors	completed
5	Provision of Hotel services for the engagement on Building Control Framework with the Ministry of Defense and Veteran Affairs	completed
6	Provision of Hotel services for the Annual Board Retreat	completed

No.	Procurement Subject	Status
7	Provision of Hotel services for technical meeting to draft the Fire safety Policy Proposals for the Built Environment	completed
8	Provision of Hotel services for consultative Workshop on the proposed check-list for property buyers	completed
9	Provision of Hotel Services for Media Practitioners Training in Kampala Metropolitan Area	completed
10	Provision of Hotel Services for Media Practitioners Training in Western Region	completed
11	Supply of breakfast, refreshments and lunch for corporate league	completed
12	Supply of breakfast, refreshments and lunch for corporate league	completed
13	Provision of Hotel services for NBRB- Capacity Building	completed
14	Provision of hotel services for the STC Guidelines Consultative workshop	completed
15	Supply and fixing of Tyres on M/V Reg UBM 563B and UBJ 823S used by National Building Review Board	completed
16	Supply, delivery and Fitting of Front and Rear/Tail Guards on Motor Vehicle Reg no UBJ 823S for NBRB	completed
17	Emergency repair of M/V Reg UG3800049 used by the Office of Permanent Secretary MoWT	completed
18	Supply and delivery of Tablet computers for Compliance and Investigations Departments at NBRB	Awaiting Payment
19	Provision of Events Management Services for National Building Control Awards (NBCA) 2024	completed
20	Provision of Events Management Services for Nansana, Wakiso and Kira Municipalities Building Control Barazas for NBRB	Not completed
21	Provision of Refreshments for Entebbe MC, Rubaga and Kawempe Division Building Control Barazas for NBRB	completed
22	Provision of 1 hour Luganda Talk show for Entebbe MC, Rubaga and Kawempe Divisions Building Control Barazas	completed
23	Repair of Motor Vehicle Reg No. UBJ 155F for National Building Review Board	completed
24	Designing, publication and insertion of NBRB Newsletter in Newspaper	completed
25	Supply, delivery and Installation of Laptop Computers, MS Office 2019 and Mobile Phone for NBRB	completed
26	Provision of Radio Advertising space for BIMS & Wetaase Campaign for 6 months on Radio stations Outside Kampala Metropolitan Area	3 more months to go

No.	Procurement Subject	Status
27	Provision of Radio talk shows for Building Industry Management System (BIMS) and Wetaase Campaign for NBRB	completed
28	Provision of Radio Advertising space for BIMS & Wetaase Campaign for Radio Stations within greater Kampala Metropolitan Area.	3 more months to go
29	Supply and delivery of Assorted Toner Cartridges for NBRB	completed
30	Supply and Installation of MYQ Printer Management Software For NBRB	completed
31	Supply and delivery of Assorted Stationery for NBRB	completed
32	Supply, installation, configuration and commissioning and training of Call Center and Ticketing System for NBRB	completed
33	Provision of 4nos Radio Talk shows in Luganda to create public awareness for the Nakawa & Makindye BCA Barazas for NBRB	completed
34	Supply of FortiGate Firewall Licenses for NBRB	<u>completed</u>
35	Provision of Events Management Services for Nakawa and Makindye Divisions Building Control Barazas for NBRB	completed
36	Printing and Supply of Building Control Materials, statutory Instruments and Building Codes for National Building Review Board	completed
37	Procurement of Events Management Services for Building Control Awards 2023	completed
38	Supply and delivery of Photocopier Toner Cartridges for NBRB	completed
39	Provision of office space measuring 687sqm for 8 months	completed
40	Supply and delivery of a mobile lab for the compliance and investigations in the built environment	SG Clearance
41	Supply and delivery of 4nos motor vehicles- lot 1 3nos double cabin pickups	SG Clearance
42	Supply and delivery of 4nos motor vehicles- lot 2 a station wagon	SG Clearance
43	Supply and delivery of a 3d Scanner to Support investigations into building related accidents	Award stage
44	Supply and delivery of a laptop computer for the ES	Award stage
45	Supply of Kaspersky End point Security for business Advance 3yrs licenses	Award stage

However, the following were not implemented:

Legal Reference Books procured

The procurement was initiated but could not be concluded on time.

CIA certification for staff supported

The CIA certification was not supported due to resource constraints.

Annual staff Healthcare scheme provided

The Annual staff Healthcare scheme for staff expired on 31st December 2023. The procurement process was initiated twice and there were technical glitches experienced on the EGP. To be re-initiated upon receipt of 1st quarter release for FY2024/2025

05 Motor Vehicles insured

The procurement for insurance of motor vehicles was not undertaken.

2.2.5 Pillar 5: Research and Development

The NBRB acknowledges the role of R&D in the development of the building industry in Uganda. Research provides evidence for decision making and further leads to the development of innovative products and services. The following outputs were achieved in the course of fulfilling objective five.

Draft guidelines on the design and construction of health clubs prepared

Safety guidelines for design, installation, and maintenance of biomass-fired sauna, steam and hot water generation equipment for health clubs were prepared and approved by the Board (**see appendix 14**). They were published in November 2023.

The next steps are:

- i. All existing Health clubs should be retrofitted
- ii. Operators should be trained and should obtain a license from MoGLSD

- iii. The public should learn how to utilize the facilities – how much time should one spend, what temperature is good for their health, what can go wrong, the potential for a fire outbreak especially in the sauna
- iv. New installations should follow the guidelines

A circular to this effect was issued to all accounting officers of local and urban authorities on the guidelines.

Draft guidelines for the safe design, fabrication and erection of Structures using the Steel-Timber-Concrete (STC) building method prepared

The Steel-Timber-Concrete (STC) composite building method was prohibited on 22nd September, 2022 through legal notice no. 11 of 2022. A Technical Committee of experts comprising Academic, Structural engineering, Timber experts and representatives from the Uganda Institution of Professional Engineers was appointed and undertook a study into the method with a view of issuing guidelines. Refer to figures 98-101 for the pictorial.



Figure 98: STC Technical committee members in a field visit of the prohibited construction



Figure 99: STC Technical committee briefing board members



Figure 100: STC Technical committee on a benchmarking visit to Busoga Forestry Company



Figure 101: A cross section of the participants in a session at the STC consultative workshop on 14th March 2024.

The committee concluded its study and presented to the Board on April 17, 2024 (**see appendix 15**). The final report has been submitted.

Research into the characterization of local timber and generation of design parameters for local timber supported

The characterization of five (5) common local timber species has been completed as shown in figures 102 to 103.

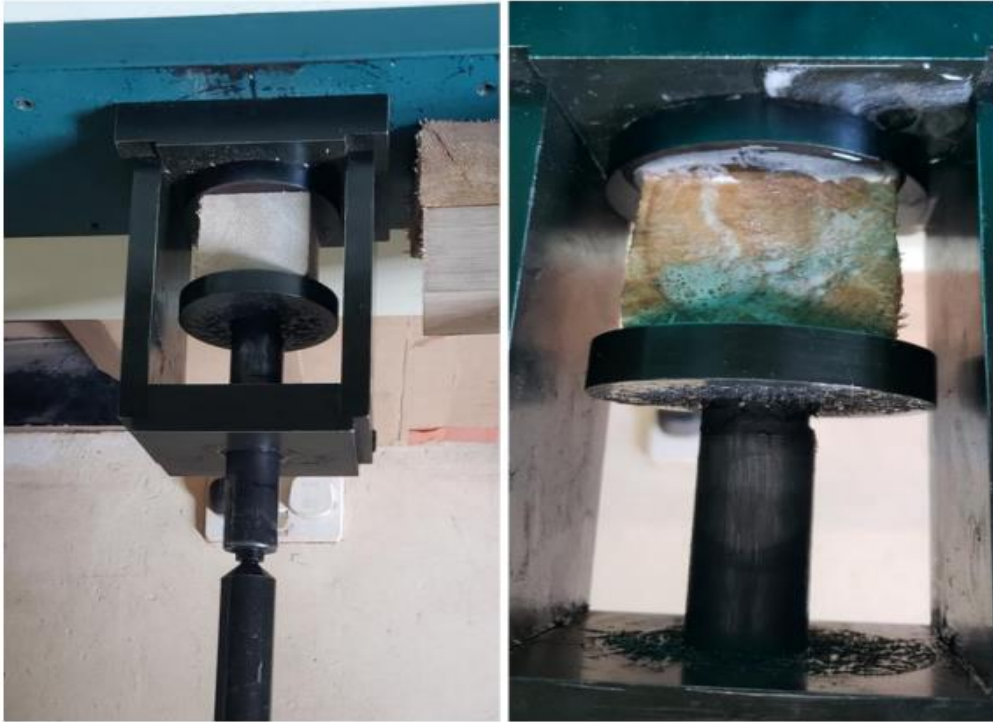


Figure 102: Compression testing of timber pieces



Figure 103: Moisture content testing

Eucalyptus spp (eucalyptus); Albizia Coriaria (Mugavu); Pinus spp (Pine); Markhamia lutea (Musambya); and Maesopsis eminii (Musizi), collected from Bwaise and Ndeeba timber hotspots were tested for Density, Moisture content, and Modulus of rupture.

For initial design/sizing, C14 and D18 classes can be used subject to confirmation through testing and statistical analysis to obtain characteristic values which are applicable to limit state design.

Table 8: Allocation of tested pieces to strength classes in accordance with BS EN 338:2016

	Pinus caribaea (Pine) (Bwaise)	Eucalyptus hybrid GC 540 (Eucalyptus) (Bwaise)	Pinus caribaea (Pine) (Ndeeba)	Markhamia lutea (Musambaya) (Ndeeba)	Albizia coriaria (Mugavu) (Ndeeba)	Maesopsis eminii (Musizi) (Ndeeba)	Eucalyptus grandis (Ndeeba)
Classification on the basis of characteristic bending strength	C24	D35	C14	D35	D18	D24	D40
Classification on the basis of 5 th percentile modulus of elasticity parallel to the grain	C14	D30	C14	D18	Out of range	Out of range	D35
Classification on the basis of mean modulus of elasticity parallel to the grain	C14	D30	C14	D18	Out of range	Out of range	D35
Classification on the basis of mean modulus of elasticity perpendicular to the grain	C14	Out of range	C14	D18	Out of range	Out of range	D35

Classification on the basis of mean density	C22	Out of range	C14	Out of range	D24	Out of range	Out of range
Classification on the basis of 5 th Percentile density	C20	Out of range	Out of range	Out of range	D40	Out of range	Out of range
Designated Class	C14	D18*	C14*	D18*	D18*	D18*	D18*

*: Allocated lowest class due to out of range parameters in the classification of timbers.

Table 9: Strength and stiffness values of common local timber species

	Pinus caribaea (Pine) (Bwaise)	Eucalyptus hybrid GC 540 (Eucalyptus) (Bwaise)	Pinus caribaea (Pine) (Ndeeba)	Markhamia lutea (Musambya) (Ndeeba)	Albizia coriaria (Mugavu) (Ndeeba)	Maesopsis eminiis (Musizi) (Ndeeba)	Eucalyptus grandis (Ndeeba)
Strength Properties (N/mm²)							
Characteristic Bending	26.3	34.7	15.7	35.9	22	23.6	43
Characteristic Tension parallel to the grain	15.8	20.8	9.4	21.6	13.2	14.2	25.9
Characteristic Tension perpendicular to the grain	0.5	0.6	0.4	0.6	0.6	0.40	0.6
Characteristic Compression parallel to the grain	21.8	24.7	17.3	25.1	20.1	20.7	27.2
Characteristic Compression perpendicular	2.3	6.2	1.9	6.0	8.4	3.5	6.0

	ar to the grain							
	Characteristic Shear	2.7	3.4	1.8	3.5	2.4	2.5	3.8
Physical properties	Mean Density (kg/m ³)	409.8	488.2	353.1	433.7	601.5	340.2	494.8
	5 Percentile Density (kg/m ³)	333.6	412.1	276.6	400.0	557.9	235.3	399.6
	Mean Moisture Content (%)	36.4	58.5	32.0	16.5	63.4	67.9	75.1
Stiffness Properties (kN/mm²)	Mean Modulus of Elasticity Parallel to grain	7.1	11.2	7.2	9.5	7.0	7.2	12.0
	5 Percentile M.O.E parallel to grain	4.8	9.4	4.8	8.0	5.9	6.1	10.0
	Mean Modulus of Elasticity perpendicular to the grain	0.24	0.74	0.24	0.63	0.47	0.48	0.80
	Mean Shear Modulus	0.44	0.70	0.45	0.59	0.44	0.45	0.75

Assessment of old dilapidation and degraded buildings for structural and internal/external Environmental Safety across all regions conducted (Phase 1)

The study of dilapidated and old buildings around the country started with mapping of old and dilapidated buildings. 824 buildings in Central and Nakawa divisions of Kampala Capital City and the Eastern Uganda Cities of Jinja, Mbale and Soroti were mapped.

Table 10: Old and dilapidated buildings mapped

Area	Buildings Visited	Old Buildings	Dilapidated buildings	Both Old and dilapidated
Kampala Central	628	610	6	12
Nakawa division	72	71	0	1
Soroti City	47	9	0	38
Mbale City	31	7	1	23
Jinja City	46	16	0	30
TOTAL	824	713	7	104
Grand Total = 824				

ICT Software Licenses for Office operations procured

The following ICT Software licenses to improve office operations were procured;

1. Microsoft Office 2019 Volume licenses for 50 users NBRB/Supls/2023-2024/00087
2. MyQ Printer Management software MOWT/Ncons/2023-24/00041
3. Fortigate Firewall Licences MOWT/Supls/2023-24/00074
4. Supply, installation, configuration, commissioning, and training of call center and ticketing system MoWT/Supls/2023-2024/00071
5. SSL certificate renewal
6. Renewal Direct Admin License for hosting website
7. FPDF, PDF Parse for document stamping (BIMS)
8. NBRB website – renewal element or license for WordPress plugin (content editor)
9. NBRB website – enevato element (content editor)

Research agenda for the built environment (Meetings/Workshops for key stakeholders) developed

During the FY 2023/2024, NBRB was to develop the research agenda for the built environment. Upon development, the research agenda was to identify research priorities which will lead to more successful research and will clearly outline the framework for making decisions about future research activities in the built environment.

The key deliverables include but are not limited to;

- 1) Identifying the key stakeholders;
- 2) Conducting consultations with the identified stakeholder to identify the key research priorities;
- 3) Preparing and submitting a report on the key areas of research, priorities and recommendations;
- 4) Based (3) above, prepare and develop the research agenda; and
- 5) Building capacity building for staff to conduct organisational research.

The Terms of Reference were finalised and the full implementation and development of the research agenda will be in FY 2024/25.

Investigation Tools, Software & Training procured

The evaluation of Technical and Financial bids for the Autodesk AEC collection was completed.

RTC360 3D Scanner to support investigations into building related accidents procured

Initiated procurement of 3D Scanner to support investigations into building related accidents. The technical and financial evaluations of the bids have been completed.

Mobile Laboratory to support compliance and investigations into building related accidents procured

The contract for the supply of a Mobile Laboratory to support compliance and investigations into building related accidents is at the Office of the Solicitor General for clearance. Procurement to be concluded in FY 2024/25.

Tablets, Site tools and PPEs for compliance monitoring procured

The supply and delivery of Tablet computers for was concluded. However, delivery of additional Tablets will be done in FY 2024/25.

ICT equipment and Software procured and Call Center revamped

In the reporting period, the process of revamping the call center was completed with the applications and module for ticketing. The revamped call center offers a conducive customer and call agents experience. All incoming and outgoing calls are easily recorded and forwarded to the respective departments for quick responses.

Most of the calls that came through were about the Fire safety guidelines, building control barazas and the operation of the Building Industry Management System (BIMS) with issues relating to delays in responding to applications, System country wide roll out, committing the services of registered professionals among others being raised.

Other calls were in response to the media talk shows, location of our offices, follow upon letters and emails while others were inquiring about our mandate.

Reasons for Revamping and Replacing the Call Center

1. Enhanced Customer Experience:
 - Human Interaction: Shifting from automated call picks to live agent handling to provide a more personalized and satisfactory customer experience.
 - Better Issue Resolution: Ensuring customers can speak to knowledgeable agents who can resolve issues more effectively.
2. Technological Upgrade:
 - Modern Infrastructure: Implementing a new, modern call center infrastructure that is reliable and capable of handling higher call volumes.
 - Advanced Features: Introducing features like call recording, real-time monitoring, and advanced analytics to improve operational efficiency.
3. Improved Integration:
 - Seamless CRM Integration: Ensuring the new system integrates seamlessly with existing CRM tools to provide a unified view of customer interactions.
 - Omni-Channel Support: Enabling support across multiple channels (phone, email, chat, etc.) for a more cohesive customer service strategy.
4. Better Performance Management:
 - Detailed Reporting: Providing comprehensive reporting tools to monitor performance metrics and identify areas for improvement.
 - Real-Time Monitoring: Implementing real-time monitoring to manage call volumes and agent productivity more effectively.

However, the following were not implemented:

Procurement of Kaspersky Antivirus

Supply and installation of Kaspersky Antivirus for 3 years of license management to protect the computers and files from malicious attacks (Viruses, Malware, Spyware, Trojans, etc.). This procurement was not completed on time due to delays in procurement.

Assessment of the safety of biodigester sewerage systems undertaken and guidelines on their installation and maintenance prepared

The plan was to wait for the recruitment of individual consultants under a framework contract to undertake the study. The other alternative is to explore starting the study under the recently signed MoU with Makerere University.

Assessment of old dilapidation and degraded buildings for structural and internal/external Environmental Safety across all regions conducted (Phase 2)

The study was halted due to the lack of human resources. The Graduate Engineers who helped with the mapping in Kampala Metropolitan area were reassigned building monitoring roles. The plan was to have the individual consultants under a framework agreement undertake the assignment. Unfortunately, this procurement had not been concluded by the end of the FY.

55% completion of the construction of the National Building Research Centre (NBRC)

The project stalled due to quality concerns. NHCC was nonresponsive and instead sued NBRB. The Solicitor General responded to the secretariat guiding NBRB on successfully terminating the PDA between NBRB and the NHCC. The legal team is in the process of managing the closure.

Research on the emerging laws and their relevance to the Board and building control conducted

There has not been enacted new laws that directly affect the NBRB, however, extensive research was carried out in accordance with laws that govern contracts

and termination of agreements which aided the NBRB to assess viability of its agreements and how to best terminate services without incurring liability or loss. Such as the case with NBRC in Lubowa.

3.0 IMPLEMENTATION CHALLENGES AND LESSONS LEARNT

This section of the report summarizes the implementation challenges and the lessons learned while implementing planned outputs for the FY 2023/24 Annual Work Plan and Budget.

3.1. Implementation Challenges

The following are some of the challenges experienced by NBRB during the FY 2023/24

a) Procurement challenges

- i. Delayed procurement of goods and services. The procurement processes are not executed in time given the challenges on Electronic Government Portal (EGP) and the fact that NBRB has no own Contracts Committee.
- ii. Prolonged lead time taken on investigations due to delays in procuring laboratory services.

b) Financial Challenges

- i. Uncertain releases of funds throughout the FY negatively affected performance. Funds were either received at the end of a quarter or at the start of the following quarter. This affected implementation of activities whose duration cannot be shortened.

c) Legal and Policy Challenges

- i. Ambiguities in the Act which has made it difficult to determine certain positions of the law in relation to the mandate of the NBRB
- ii. Inadequate sensitization of various stakeholders on the Act and mandate of NBRB hence high levels of non-compliance.
- iii. Lack of responsiveness and enforcement from the building committees to building control matters under their areas of jurisdiction.

d) Human Resource and capacity Challenges

- i. Low staffing levels which impede the expeditious handling of the mandate.
- ii. Lack of adequate training in investigative work among technical staff.

e) Communication Challenges

- i. Negative media publicity. Some media houses are being hired by mostly developers to run negative stories against NBRB.
- ii. Slow response to public concerns arising from inadequate human resource.

f) Inadequate tools

- i. Inadequate transport to undertake assignments. The demand for field assignments is hampered by the number of vehicles that NBRB has against the staff.

3.2 Lessons Learned

The following are lessons learned during the course of execution of the FY 2023/24 as shown in table 11.

Table 11: Lessons Learned

SN	Issue	Detail	What Can be done Better
1.	Need for further engagement with ODPP.	Discussion on how to improve reports to cater for elements of the criminal offences/evidence collection To know how best to assist the ODPP in prosecuting Building related offences.	-
2.	Ineffective delivery of letters and communication to LGs.	Letters posted by email are usually unacknowledged by LGs or not received.	The board should consider procuring a courier service provider to physically delivery of letters to LGs. Alternatively, NBRB can consider creating a mailing list linked to MOLG.
3.	Inadequate transport to undertake assignments	Staff usually have to resort to using private means to conduct NBRB assignments.	The NBRB should consider procuring more vehicles
4.	The level of public trust in NBRB being able to solve their problems is high	High level of trust, leading to all sorts of complaints being sent to us, even those already before court and those that are physical planning in nature	NBRB to sensitize the public on our core mandate and differentiate between our role and the roles of the building committees and PPC
5.	Partnerships have helped in giving the NBRB opinion a solid backing through bringing on board various experts	We have a good working relationship with the Uganda Police Force, MoGLSD, SOCOs and DGAL. This should be maintained	We need to engage with the Building Crimes Division of the DPP to fast-track prosecution of those culpable for accidents/incidents

6.	Risk Management	Need for continuous training of staff in the implementation of the Risk Management framework	Continue training staff on implementation of risk management.
7.	Negative publicity from some media houses	We have observed that non-compliant individuals sponsor the media to do bad publicity and sensationalize building control matters.	<p>Constant engagement and maintenance of good relationship with media houses/personalities</p> <p>Capacity building for media practitioners</p>

4.0 RECOMMENDATIONS AND CONCLUSION

This section proposes recommendations to the challenges faced during implementation and gives a conclusion to the report:

4.1 Recommendations

The following are some of the proposed recommendations to the challenges above to fast track implementation in the next FY 2025/26.

- a) The Board and the secretariat should continuously liaise with MoWT and MoFPED for the timely release of funds.
- b) NBRB should recruit more graduate trainees for effective BIMS rollout
- c) NBRB with the help of MoWT should expedite the amendment of the Act in order to enable it realize her mandate.
- d) The secretariat should carry out further sensitization of the General Public for proper appreciation of NBRB Mandate.
- e) The secretariat should request for recruitment of more staff.
- f) Encourage various units to prepare proposals that will attract sustainable funding in order to minimize the funding gap.
- g) The secretariat should consider procuring a courier service provider to physically deliver letters to LGs. Alternatively, the board can consider creating a mailing list linked to Ministry of Local Government to ensure timely sharing of information and communications.
- h) Consider procuring more vehicles to ensure staff adequate means of transportation to undertake assignments.
- i) Train staff in investigative work, starting with obtaining forensic engineering investigation qualifications for the staff;
- j) Engage individual consultants on framework agreements for co-opting onto task forces from time to time to minimize challenges associated with procurement in certain assignments.
- k) Issue summons through CID for obstinate respondents.
- l) The Internal Audit should continue training and supporting the risk champions in order to build a risk aware workforce.

- m) The secretariat should carry out more media trainings to equip the media practitioners with accurate information about the building sector and bridge the gap between the two.

4.2 Conclusion

As we conclude the FY 2023/24, it is clear that NBRB has made significant strides in advancing its mission of *promoting and ensuring planned, decent and safe building structures that are developed in harmony with the environment.*

During the FY 2023/24, the annual approved budget was UGX 22.4Bn, it is important to acknowledge that the release was 100% despite being late. The absorption rate stood at 54.4%. NBRB has achieved notable successes in compliance with Regulatory Framework, development of Local Authorities' capacity, cultivating new partnerships in addition to strengthening the existing ones and engaging other stakeholders in the built environment, setting up an institutional framework for operationalizing the Act, and last but not least Research and Development.

Hon. Minister, this demonstrates our commitment to our aspiration of seeing "A well-planned, decent and safe built environment"

Despite these accomplishments, the financial year has also presented challenges, particularly in procurement delays; delays in release of funds; legal & policy inadequacies; Human resource & capacity; inadequate tools; and communication. These challenges have underscored the need for amendment of the Act, continuous liaison with your ministry and MoFPED for timely release of funds among others; such that NBRB continues to meet its objectives effectively.

Looking ahead in FY 2024/25 and beyond, it is imperative that we focus on amendment of the Act, BIMs rollout, compliance monitoring, building capacities of Local Authorities in building control matters, branding & visibility and institutional development & sustainability among others. By prioritizing these and addressing procurement delays and late release of funds, NBRB aims to enhance its performance and better serve its stakeholders in the built environment.

The National Building Review Board's achievements this financial year lay a strong foundation for future progress, but continuous improvement will be essential. We are committed to leveraging the lessons learned and implementing the recommendations outlined in this report to drive continued excellence and impact in the coming financial year.

The National Building Review Board extends appreciation to the Minister of Works and Transport for the Political leadership, the Board for the Policy and Legal guidance, the Office of the Executive Secretary for the financial and logistical support in the implementation of planned activities.

NBRB also appreciates its stakeholders and partners in the built environment for the joint efforts in working for a safe, decent and well-built environment.

APPENDICES

Appendix 1	Detailed Annual Performance Matrix for FY 2023/2024
Appendix 2	Progress on Emerging Issues from the Q3 Performance Review Meeting FY 2023/24
Appendix 3	Compliance monitoring report
Appendix 4	Investigations into building related accidents, complaints from the Public and appeals
Appendix 5	Building Industry Management System (BIMS) report
Appendix 6	Training report of Building Committees and Building Control Officers
Appendix 7	Regional trainings report for Building Control Officers in the building control Legal and regulatory framework
Appendix 8	Regional engagements of Accounting Officers for Local Governments
Appendix 9	BIMS Public Awareness and Wetaase Campaigns report
Appendix 10	Internal Audit Charter
Appendix 11	Risk Management Framework
Appendix 12	Annual Work plan and Budget FY 2024/25
Appendix 13	Budget performance monitoring report
Appendix 14	Safety guidelines for design, installation, and maintenance of biomass-fired sauna, steam and hot water generation equipment for health clubs
Appendix 15	Final report the Steel-Timber-Concrete (STC) composite building method

APPENDIX 1

Detailed Annual Performance Matrix for FY 2023/2024

Appendix 1: Detailed Annual Performance Matrix for FY 2023/2024

Item	Dept	Annual Planned Output	April – June 2024 Performance (Q4)	July 2023 – June 2024 Performance (Cumulative)	Annual Approved Budget	July 2023 – June 2024 Budget Release (UGX)	July 2023 – June 2024 Expenditure (UGX)	Reasons for Variation/Remarks
Pillar 1: Compliance with Regulatory Framework								
1.1	Legal	Building Control Act, 2013 amended	Draft Building Control (amendment) bill 2023 approved by the interministerial committee meeting.	Draft Building Control (amendment) bill 2023 approved by the interministerial committee meeting.	30,418,004	30,418,004	6,582,000	Delays in the Parliamentary process
1.2	Compliance	Whistleblowing framework for building control-related offenses developed	Consultations with the legal department ongoing	Preparation of the whistleblower framework commenced.	-	-	-	Consultations are still ongoing
1.3	Compliance	Compliance monitoring of No.10,000 Buildings in Municipalities including schools undertaken	3,440 Building operations were monitored	8,260 Building operations were monitored	154,000,000	154,000,000	98,294,700	The Activity was affected by late release of funds in Q1.
1.4	Compliance	70 District BCs across all	40 BCs were audited	68 BCs were audited	300,000,000	300,000,000	147,381,718	Substantively achieved

			Control Act, 2013 developed		framework prepared				human resource. To be finalized after the amendment of the BCA, 2013
1.10	ICT		Monitoring of BIMS performance in 27 LAs undertaken	NIL	06 Local Authorities monitored on BIMS performance; Entebbe MC, Mityana MC, Kirihura MC, Wakiso District, Nansana MC, Kira MC	60,600,000	60,600,000	16,550,800	Completion of integration with eLogrev before proceeding with monitoring. Priority was assigned to BIMS training and ICT Assessment
1.11	Standards		700 copies of Building Control Officer Handbooks printed and disseminated	NIL	565 Building Control Handbook printed	40,000,000	40,000,000	39,674,405	Substantively done.
1.12	Standards		600 copies of Building Control Training	NIL	225 Building Control Training Materials printed.	20,000,000	20,000,000	-	The investigation procedures document

		Materials printed							was omitted from the original scope of work under this procurement since it was under review
1.13	Standards	800 copies of Building Control Act and Statutory Instruments printed	NIL	1045 Building Control Statutory Instruments printed	24,000,000	24,000,000	11,000,000	11,000,000	Successfully completed.
1.14	Compliance	Survey on buildings constructed using the STC composite method in Greater Kampala (100No) conducted and requisite reports prepared for prosecution.	NIL	75 STC Building operations were identified as STC.	60,000,000	60,000,000	18,334,400	18,334,400	Substantively done.
1.15	ICT	BIMS needs assessment undertaken in 50 LGs to	10 Local Authorities namely: Arua, Kiryandongo, Koboko,	15 Local Authorities namely: Lukaaya TC, Kazo, Sheema,	18,900,000	18,900,000	7,500,000	7,500,000	During Quarter 2, funds were not

1.16	ICT	increase BIMS rollout	Packwach, Nebbi MC, Iganga, Gulu, Butambala, Kanungu and Packwach TC	Kanungu, Kyotera, Arua, Kiryandongo, Koboko, Packwach, Nebbi MC, Iganga, Gulu, Butambala and Packwach TC	255,000,000	255,000,000	131,611,567	allocated for this activity. Activity done hand in hand with BIMS training
		BIMS rollout and training in 44No. Local Governments undertaken	10 Local Authorities trained in the use of BIMS. These include; Arua CC, Gulu CC, Iganga MC, Kitgum MC, Kamuli MC, Bugiri MC, Kapchorwa MC, Lugazi MC, Njeru MC and Kanungu District	18 LAs and 01 Technical College trained in the use of BIMS: Mbarara city, FortPortal CC, Rukungiri MC, Mpigi District, Entebbe MC, Nansana MC, Kapchorwa MC, Kamuli District, Kichwamba Technical, Arua CC, Gulu CC, Iganga MC, Kitgum MC, Kamuli MC,				Quarter 1 and 2, trainings were done based on invitation from local authorities. Quarter 3 and 4, combined however target was not achieved due to limit in ICT staffing.

Pillar 2: Local Authorities' Capacity Development								
2.1	Standards	Training of Building Committees and Building Control Officers in 20 Local Authorities conducted	NIL	Bugiri MC, Kapchorwa MC, Lugazi MC, Njeru MC and Kanungu District)	100,000,000	100,000,000	60,985,629	Number of requests from LG continues to be low.
2.2	Compliance	Technical support to BCs on emerging issues provided	NIL	11 No. supported and inducted.	30,000,000	30,000,000	-	Achieved
2.3	Standards	10No. regional trainings for Building Control Officers in the	Meeting and training of all Building Control Officers was	Meeting and training of all Building Control Officers was	138,462,857	138,462,857	123,814,266	Nationwide engagement held

2.4	Standards	building control Legal and regulatory framework undertaken	conducted at Jinja Nile Resort on April 22 – 24	conducted at Jinja Nile Resort on April 22 – 24	385,172,857	385,172,857	210,610,227	Successfully completed.
	12No. Regional engagements of Accounting Officers for Local Government to ensure establishment and functionality of BCs and appointment of BCOs undertaken.	NIL	12No. Regional engagements of Accounting Officers for Local Government conducted.					
Pillar 3: Partnership with communities and stakeholders								
3.1	Compliance	A workplan for Ministry of Health and the Engineering Brigade of the UPDF to enhance building operations in line with the BCA, 2013 prepared	NIL	Action plan was agreed that Engineering Brigade of the UPDF and NEC follows the BCA in their projects. NBRB wrote to the ministries of	20,000,000	20,000,000	19,912,640	NBRB engaged Engineering Brigade of the UPDF and due to non- response of MoH, National Enterprise Corporation (NEC) was

3.4	Communication	2 BIMS Public Awareness and Wetaase Campaigns including Spot Adverts, DJ mentions, 03 TV and 06 Radio Talk shows conducted	Launch and Commencement of the campaign	on fire safety self-assessment tool) 2000 pre-recorded radio adverts aired 22 talk shows aired on eight radio stations	400,000,000	400,000,000	352,392,112	
3.5	Communication	Social Media platforms (Twitter, Facebook, Website and YouTube) developed and maintained	4,263 followers on X by 14 th June 2024 Posts, videos, graphics shared	4,263 followers on X by 14 th June 2024 Posts, videos, graphics shared	55,000,000	55,000,000	-	
3.6	Communication	Corporate image and branding (100 production of calendars, 100 dailies, 10 Teardrops, 10	NIL	Redesigning of the website was completed NIL	50,000,000	50,000,000	-	Delays in the procurement process affected the activity.

3.7	Communication	Pull-up banners, 2,000 Brochures, 2000 Flyers and display of NBRB products at corporate events) maintained Media engagements (08 Television talk shows, 06 News Prints, 08 Radio talk shows and 04 Press Releases) conducted	04 press conference held 02 Press Release issued 17 News articles published Talk shows held on radio and TV	60,000,000	60,000,000	47,704,000				
3.8	Communication	02 NBRB Newsletters published	02 Newsletter designed, published and inserted in the New Vision 03 Building control barazas held in Kawempe,	60,000,000	60,000,000	48,764,000			Successfully done.	
3.9	Communication	04 Regional community barazas conducted	05 Building control Barazas held in Nakawa, Makindye,	415,500,000	415,500,000	87,735,834				

3.10	Communication	Corporate Social Responsibility (Sponsorships, Competitions and Community Service Announcements) undertaken	Rubaga and Entebbe	Kawempe, Rubaga and Entebbe	50,000,000	50,000,000	6,000,000	
		Participates in the corporate games 2024	Participates in the corporate games 2024	Participates in the corporate games 2024				
3.11	Communication	02 Media Training Conducted	02 Media Trainings conducted in Kampala and Western Region with 117 media practitioners trained.	02 Media Trainings conducted in Kampala and Western Region with 117 media practitioners trained.	40,000,000	40,000,000	37,543,600	
3.12	ICT	NBRB Hotline maintained	NBRB Hotline was maintained for 3 months	NBRB Hotline was maintained for 12 months	7,200,000	7,200,000	6,404,270	Successfully carried out
3.13	ICT	ICT Equipment and telephone lines procured	Supply, delivery and installation of laptop computers, MS Office 2019 and mobile phone was completed	Supply, delivery and installation of laptop computers, MS Office 2019 and mobile phone was completed	66,800,000	66,800,000	61,563,402	Successfully carried out

3.14	Standards	Participation in building control meetings and engagements supported		Supported MoLHUD harmonization of PPC and BC activities. Conducted sensitization meeting with UIPE, KCCA, NEC, MODVA.	12,000,000	12,000,000	11,007,314	During the planning stage we had not budgeted for allowances.
3.15	Communication	Awards for Accessibility and Fire Safety in the built environment conducted	National Building Control held on 08 th December 2023	National Building Control held on 08 th December 2023	300,000,000	340,831,997	207,482,415	
3.16	Legal	Sensitization of court users including Judges, Magistrates, Prosecutors and witnesses on the Building Control Regulatory Framework conducted	Judiciary was trained in the matters concerning the Building Control Act, 2013 on June 12 th , 2024 at Speke Resort Munyonyo	Judiciary was trained in the matters concerning the Building Control Act, 2013 on June 12 th , 2024 at Speke Resort Munyonyo	50,000,000	50,000,000	28,100,000	Successfully completed.

3.17	Communication	'Who We Are' Public awareness Media campaign conducted	NIL	NIL	1,020,000,000	979,168,003	-	Delays in signing off of the media framework contracts	
Pillar 4: Institutional Development									
4.1	Compliance	Supervision of construction works for NBRC undertaken	NIL	NIL			-	The project stalled due to quality matters.	
4.2	Internal Audit	Board Audit and Risk Committee meetings conducted	NIL	03 Board Audit and Risk Committee meeting were held	7,200,000	7,200,000	700,000	The Board meetings were mostly financed under the Finance budget.	
4.3	Internal Audit	Draft Internal Audit Charter and Risk Management Policy reviewed	NIL	Internal Charter and the risk Management Framework were developed	4,000,000	4,000,000	-	The documents were developed Internally.	
4.4	Internal Audit	Participation in Internal Audit, Board, IIA and CPA Seminars supported	Annual Internal Audit seminar and the 15 th Audit & Risk Committee workshop attended	Annual Internal Audit seminar and the 15 th Audit & Risk Committee workshop attended	3,550,000	3,550,000	3,526,000	The CPA seminar took place in September 2023 when the entity was facing resource constraints	

4.5	Internal Audit	Bench marking from other established Public Sector Internal Audit functions undertaken	Bench marking conducted continuously from other Public Sector Audit practitioners	Bench marking conducted continuously from other Public Sector Audit practitioners	1,000,000	1,000,000	1,000,000	-	due to late release.
4.6	Internal Audit	CIA certification for staff supported	NIL	NIL	4,541,000	4,541,000	4,541,000	-	This was due to resource constraints and the Internal Auditor did not qualify as she was still on probation.
4.7	Internal Audit	Internal Audit reports prepared	01 Internal Audit report prepared	04 Internal Audit reports prepared.	0	0	0	-	There were no funds allocated to preparation of reports.
4.8	Policy & Planning	02 funding/development proposals prepared	Funding and Resource Mobilization Framework prepared.	A draft project concept to enhance the capacity of the BCs to ensure compliance of Building Operations to PWDs	-	-	-	-	Awaiting feedback from a Board Member where the concept was submitted.

4.9	Policy & Planning	04 performance review meetings conducted.	01 performance review meeting was conducted	04 performance review meetings were conducted	Funding and Resource Mobilization Framework prepared.	requirements was prepared.	12,000,000	12,000,000	1,091,525	This was successfully completed.
4.10	Policy & Planning	04 performance reports prepared	01 performance report prepared	04 performance reports prepared			-	-	-	This has been on track.
4.11	Policy & Planning	Annual Work plan and Budget FY 2024/25 prepared.	The Annual Workplan and Budget for FY 2024/25 was prepared.	The Annual Workplan and Budget for FY 2024/25 was prepared and approved by the Board.			6,000,000	6,000,000	-	The Annual Workplan and Budget for FY 2024/25 is pending approval of the Minister.
4.12	Policy & Planning	Mid-term review of the NBRB Strategic plan conducted	The results framework for the NBRB Strategic plan was prepared and review of	The results framework for the NBRB Strategic plan was prepared and review of			27,000,000	27,000,000	7,103,945	The revisions will guide the preparation of the next strategic plan.

4.13	Policy & Planning	04 Budget performance monitoring exercises of NBRB activities conducted	the Strategic Plan by NPA was completed	the Strategic Plan by NPA was completed.	28,000,000	28,000,000	-	Only 02 were conducted against a target of 04, because the unit had to synchronize with the existing field activities. Review of the draft report is ongoing.		
4.14	Policy & Planning	Annual Performance Report FY 2022/23 designed and printed	the Strategic Plan by NPA was completed	01 Monitoring exercise was undertaken in Kamuli District and Kapchorwa MC	NIL	Annual Performance Report FY 2022/23 designed and printed	10,000,000	10,000,000	4,229,718	Successfully completed.
4.15	Policy & Planning	Planning and Reporting system for NBRB developed	the Strategic Plan by NPA was completed	02 monitoring exercises were conducted in 08 Local Authorities that include: Kapchorwa Municipality, Kamuli DLG, Lwengo DLG, Kalungu DLG, Bukomansimbi DLG, Masaka DLG, Lugazi Municipality and Arua City	NIL	Annual Performance Report FY 2022/23 designed and printed	-	-	-	Development of the Reporting module is ongoing

4.16	HR	Salaries & Gratuity for staff paid, including 10% NSSF (Contract & Seconded staff; Graduate Professionals)	deployment to the live server	deployment to the live server	8,092,740,996	8,092,740,996	7,793,249,963	
4.17	F&A	Retainer for Board members paid	Retainer for Board members for the entire FY was paid	Salaries of 45 contract staff, 9 seconded staff (UPF) and 17 Graduate Trainees were paid	256,000,000	256,000,000	243,432,000	
4.18	F&A	Board meetings conducted	01 Board meeting and 02 Technical Committee meetings conducted	05 Board meetings and 09 Technical Committee meetings conducted	80,000,000	80,000,000	69,731,440	
4.19	F&A	Board retreat undertaken	Board retreat was held	Board retreat was held	100,000,000	100,000,000	97,810,780	
4.20	F&A	Office Supplies and Stationery procured	Office Supplies and Stationery were procured and delivered	Office Supplies and Stationery were procured and delivered	100,000,000	100,000,000	86,867,231	
4.21	F&A	Vehicles maintained	Vehicles were maintained in operational state	Vehicles were maintained in operational state	30,000,000	30,000,000	28,702,534	
4.22	F&A	05 Motor Vehicles insured	NIL	NIL	60,000,000	60,000,000	-	Procurement not initiated

4.23	F&A	Adequate office space and facilities managed and maintained	Adequate office space and facilities managed and maintained	Adequate office space and facilities managed and maintained	380,000,000	380,000,000	485,938,235	This was a result of organisation expansion that required expansion in office space.
4.24	Legal	Legal services provided	Legal services were provided including drafting of MoUs, legal representation and training of staff and stakeholders	Legal services were provided including drafting of MoUs, legal representation and training of staff and stakeholders	40,000,000	40,000,000	-	These were done.
4.25	HR	Staff welfare managed (includes Breakfast, meetings, cleaning, consumables)	Office consumables, cleaning services, staff breakfast, refreshments and meals provided	Office consumables, cleaning services, staff breakfast, refreshments and meals provided	140,000,000	140,000,000	139,796,541	
4.26	F&A	Fuel to facilitate routine activities provided	Fuel to facilitate routine activities provided	Fuel to facilitate routine activities provided	250,000,000	250,000,000	249,500,000	
4.27	HR	Corporate wear for staff procured	Partial delivery of shirts and blouses was made	Partial delivery of shirts and blouses was made	15,000,000	15,000,000	-	

4.28	HR	01 health awareness camp conducted	Initiated a partnership with CytoCare Ltd to undertake a health awareness camp	Initiated a partnership with CytoCare Ltd to undertake a health awareness camp	5,000,000	5,000,000	-	The camp will be undertaken in FY 2024/25
4.29	HR	Annual staff Healthcare scheme provided	NIL	NIL	170,000,000	170,000,000	-	Delayed Procurements
4.30	HR	Professional fees for staff paid	NIL	Annual subscriptions were made for 22 staff to professional bodies.	30,000,000	30,000,000	22,916,000	
4.31	ICT	Routine maintenance of ICT Infrastructure conducted	NIL	Routine ICT equipment maintenance activities were carried out	16,000,000	16,000,000	11,103,900	Delay in procurement
4.32	Compliance	Internal capacity in data analysis and presentation built and Compliance Baseline report produced	Administrative statistical reports prepared	Statistical Training on data collection and management conducted.	70,000,000	70,000,000	-	consideration of administrative data by the Standards and Compliance

4.33	Legal	Legal Reference Books procured	NIL	Administrative statistical reports prepared NIL	10,000,000	10,000,000	10,000,000	-	Committee is pending
4.34	HR	04 Staff recruited	NIL	04 Staff recruited including Administrative Officer, Investigations Officer, Assistant Accountant and Manager Finance and Accounts	10,000,000	10,000,000	10,000,000	8,297,200	The procurement was not completed.
4.35	HR	02 Team Building events for staff held	Participation in corporate games 2024 was undertaken Management team retreat and the retreat for all staff	The weekly fitness walks for staff were conducted. Participation in corporate games 2024 was undertaken.	110,480,000	110,480,000	110,480,000	80,758,640	

			retreat were undertaken						
4.36	F&A	Training in Governance, Financial Management and Budgeting, and Ethics and Transparency for the Board undertaken	NIL	Management team retreat and the retreat for all staff retreat were undertaken	127,000,000	127,000,000	125,374,800		
4.37	F&A	Retreat with the Physical Infrastructure Committee of Parliament held	NIL	The retreat with the Physical Infrastructure Committee of Parliament was held from November 30, 2023 to December 02, 2023	170,000,000	170,000,000	166,851,000		
Pillar 5: Research and Development									

5.1	Investigation	Draft guidelines on the design and construction of health clubs prepared	NIL	Safety guidelines for design, installation, and maintenance of biomass-fired sauna, steam and hot water generation equipment for health clubs were prepared and approved	25,000,000	25,000,000	-	This was successfully conducted.
5.2	Investigation	Draft guidelines for the safe design, fabrication and erection of Structures using the Steel-Timber-Concrete (STC) building method prepared	The final report regarding the prohibition of using the Steel-Timber-Concrete (STC) building method finalized and submit.	The final report regarding the prohibition of using the Steel-Timber-Concrete (STC) building method finalized and submit.	200,000,000	200,000,000	148,972,259	Completed.
5.3	Investigation	Research into the characterization of local timber and generation of design parameters for local timber supported	Characterization of 05 common local timber species completed	Characterization of 05 common local timber species completed	25,000,000	25,000,000	-	Successfully done.

5.4	Investigation	Assessment of old dilapidated and degraded buildings for structural and internal/external Environmental Safety across all regions conducted (Phase 1)	124 Buildings in Soroti City, Mbale City and Jinja City Mapped	824 old and dilapidated Buildings mapped in Central and Nakawa divisions of Kampala and the Eastern Uganda Cities of Jinja, Mbale and Soroti	200,000,000	200,000,000	36,316,500	Inadequate Human resources
5.5	ICT	ICT Software Licences for Office operations procured	NIL	9No. ICT Software licenses to improve office operations procured	112,000,000	112,000,000	101,917,226	
5.6	Compliance	55% completion of the construction of the National Building Research Centre (NBRC)	NIL	NIL	4,283,044,286	4,283,044,286	28,483,000	The project stalled at 24% due to quality matters. SG guided to terminate the contract.
5.7	Standards	Research agenda for the built environment (Meetings/Workshops for key	TOR prepared and finalized.	Task force set-up and TOR finalized.	45,000,000	45,000,000	-	Development of the research agenda will be in FY 2024/25

		stakeholders) developed											
5.8	Investigation	Investigation Tools, Software & Training procured	Evaluation of bids for AEC collection completed	Partial delivery of Investigation Tools made. Evaluation of bids for AEC collection completed	300,000,000	300,000,000	21,700,000	Procurement had to be reinitiated due to challenges with EGP					
5.9	ICT	10No laptops procured	10No. laptops procured and distributed NIL	10No. laptops procured and distributed NIL	50,000,000	50,000,000	49,443,640	Successfully done					
5.10	Legal	Research on the emerging laws and their relevance to the Board and building control conducted			10,000,000	10,000,000	-	There has not been enacted new laws that directly affect the NBRB					
5.11	Investigations	Assessment of the safety of biodigester sewerage systems undertaken and guidelines on their installation and maintenance prepared			150,000,000	150,000,000	-	Not started- waiting for recruitment of individual consultants or consideration under Mak MoU					

5.12	Investigations	Assessment of old dilapidation and degraded buildings for structural and internal/external Environmental Safety across all regions conducted (Phase 2)	NIL	NIL	350,000,000	350,000,000	-	Halted-lack of human resources. Waiting for recruitment of individual consultants
5.13	Investigations	RTC360 3D Scanner to support investigations into building related accidents procured	Technical and financial evaluations of the bids have been completed	Technical and financial evaluations of the bids have been completed	560,000,000	560,000,000	-	Procurement had to be reinitiated due to challenges with EGP
5.14	Compliance	Mobile Laboratory to support compliance and investigations into building related accidents procured	Contract for the supply of a Mobile Laboratory prepared and submitted to Solicitor General for clearance	Contract for the supply of a Mobile Laboratory prepared and submitted to Solicitor General for clearance	720,000,000	720,000,000	-	Procurement Delays
5.15	Compliance	Tablets, Site tools and PPEs for compliance	Contract for the supply of Tablets awarded.	Contract for the supply of Tablets awarded.	71,000,000	71,000,000	12,096,000	Awaiting delivery of items

5.16	ICT	monitoring procured ICT equipment and Software procured and Call Centre revamped	System testing and training of staff completed	ICT equipment and Software procured and Call Centre revamped	242,320,000	242,320,000	239,998,600		
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**NATIONAL
BUILDING
REVIEW
BOARD**

Safe Building, Better Living

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