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FEDERAL REPUBLIC OF NIGERIA

DRAFT FINAL REPORT

RESETTLEMENT POLICY FRAMEWORK

FOR THE

(P180640) Nigeria Rural Access and Agricultural
Marketing Project Scale-Up (RAAMP-SU)



FEDERAL MINISTRY OF AGRICULTURE AND RURAL
DEVELOPMENT

MAY 2024

EXECUTIVE SUMMARY

ES1: INTRODUCTION

The Federal Government of Nigeria (FGN) has launched the Rural Access and Agricultural Marketing Project-Scale Up (RAAMP-SU), as an extension of the Rural Access and Agricultural Marketing Project (RAAMP). This initiative is backed by funding from the World Bank and the French Development Agency (AFD), operating under the guidance of the Government's Rural Travel and Transport Policy (RTTP). The Federal Department of Rural Development (FDRD) within the Federal Ministry of Agriculture and Food Security (FMAFS) leads the project on behalf of the Federal Government. The Federal Project Management Unit (FPMU) oversees the project under the purview of FDRD, while all participating states in Nigeria will execute its implementation. RAAMP-SU aims to build on the success of the RAAMP and enhance rural access and agricultural marketing in the participating states, concurrently bolstering the sustainability of both rural and state road networks.

The RAAMP scale-up is the continuity of rural road access projects series in Nigeria and intends to leverage significantly rural road asset management and its institutional framework. The proposed scale-up will continue the support provided to the rural connectivity agenda in the country through the Rural Access. In addition to targeting the boarding of new states into the rural accessibility program and building on the gains made and lessons learned, the RAAMP SU will have a significant transformational role in addressing structural barriers, notably improving rural road's sustainability.

The project development objective of the proposed Nigeria Rural Access and Agricultural Marketing Project-Scale Up (RAAMP-SU) is to improve rural access and climate resilience of communities in served rural areas and strengthen institutional capacity for management of the rural road network. Concurrently, it seeks to fortify the financial and institutional underpinnings for the sustainable management of both rural and state road networks.

ES2: PROJECT COMPONENTS

The RAAMP-SU is proposed to finance the below described three distinct components, as well as a "zero cost" component (Component D: Contingent Emergency Response) to address emergency requests from the Government in the case of officially declared natural disaster events.

Component A: Improvement of Resilient Rural Access

- **Subcomponent A 1.** Climate-informed rural roads rehabilitation/upgrade
- **Subcomponent A2.** Technical support for Rural Roads rehabilitation/upgrade
- **Subcomponent A.3.** Social inclusion and promotion of gender equality

Component B: Climate Resilient Asset management

- **Subcomponent B1:** Asset management improvement and Resiliency Scale up
- **Subcomponent B2:** Development and implementation of a climate risk informed road asset management system

Component C: Institutional Strengthening and Project Management

- **Subcomponent C1:** Project Management
- **Subcomponent C2:** Institutional Strengthening and sector reforms

Component D: Contingent Emergency Response

ES3: OBJECTIVE AND SCOPE OF THE RPF

The objectives of this RPF are to provide policy and procedures to mitigate loss of private/ Public lands and non-land assets, as well as the resultant loss of income, due to the implementation of the RAAMP-SU in line with the World Bank ESF standards, specifically ESS5 on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement, as well as the applicable Laws and Regulations of Federal government of Nigeria.

This Resettlement Policy Framework clarifies resettlement principles including mitigation measures based on these principles, organizational arrangements, and design criteria to be applied to sub-projects to be prepared during project implementation. Specifically, the scope of work for the RPF assignment covers the elements, consistent with the provisions described in ESS5.

ES4: METHODOLOGY FOR THE PREPARATION OF THE RPF

To that extent the consultant collected information and reviewed all available documents on land tenure, involuntary resettlement and compensation from World Bank, Federal Government of Nigeria (Land Use Act), State laws on land expropriation and community laws/rules that guide land ownership and uses. Similarly, a robust stakeholder identification, analysis, categorization, and consultations was carried out during the preparation of this RPF.

The distinct phases for preparing this RPF include Literature Review, Stakeholder Consultation, Data Gathering for baseline conditions, institutional arrangement, capacity building assessment, including assessment of their current RAAMP implementation. Gaps were noted and suggestive measures aimed at building their capacity to fill these gaps were documented.

ES5: COMPARISON OF NIGERIA LUA AND WORLD BANK ESS5

The Nigeria Land Use Act and World Bank ESS5 agree that compensation should be given to PAPs in the event of land acquisition and displacement of persons prior to the commencement of works. Thus, all land to be acquired by the government for this project will be so acquired subject to the Laws of Nigeria and the Bank ESS5.

In general, review of the World Bank ESS5 shows that primarily, the World Bank agree that PAPs be compensated or assisted irrespective of legal status of PAPs to the land/or place they occupy. The key concern articulated in this policy is to ensure that PAPs are compensated or assisted including income restoration measures to ensure that they are not economically worse off relative to pre-project period.

The differences between the Land Use Act and the Bank's ESS5 are mostly in rehabilitation measures, which are neither proscribed nor mandated in the Act. *Thus, it is noted in this RPF that in the event of divergence between the two, the World Bank ESS5 shall take precedence over Nigeria Land Use Act.*

ES6: FUNDING ARRANGEMENT

The Government of the RAAMP States shall fund their respective state resettlement matters.

The State Coordinator will be responsible for ensuring the prompt provision and efficient flow of the budgeted funds for resettlement to the various subprojects. Assisted by the Social Safeguards Officer (SSO), he will

ensure that land acquisition and compensation are adequately funded and carried out in accordance with applicable rules as presented in this framework.

ES7: RAP BUDGET

Each RAP must include a detailed budget, using the indicative budget outline in this RPF. The RAP will include a detailed budget for the payment of compensation and implementation of the various resettlement aspects for a particular subproject, including amongst others, costs of surveys, third party validations of voluntary land donation, land acquisition, loss of livelihood, loss of crops and other property, and allowances/in-kind assistance for the vulnerable members of the community and the implementation of the GRM. This would enable facilitating the preparation of a detailed and accurate budget for resettlement and compensation. RAAMP-SU PIU will prepare the resettlement budget and will finance this budget through the administrative and financial management rules and manuals like any other activity eligible for payment under the program. This budget will be subject to the approval of the World Bank

ES8: METHOD OF VALUING AFFECTED ASSETS

This section of the RPF sets out the detailed requirements for determining the value of affected assets, and the scope of valuation covers all categories of impacts/assets identified during the social assessment and described in the entitlement matrix. The essence is to ensure appropriate procedure and fair compensation to the project affected groups that are in tandem with best practices which ESS5 supports. Therefore, the basis of this valuation is derived from the ESS5 of the World Bank and the Land Use Act 1978 of Nigeria. The valuation will estimate asset compensation rates based on full replacement cost without depreciation (Table 4). The replacement cost approach is based on the premise that the costs of replacing productive assets is based on damages caused by project operations.

ES9: ELIGIBILITY CRITERIA AND ENTITLEMENTS FOR AFFECTED PERSON

ESS5 stipulates that affected persons may be classified as persons:

- a) Who have formal legal rights to land or assets.
- b) Who do not have formal legal rights to land or assets but have a claim to land or assets that is recognized or recognizable under national law, or
- c) Who have no recognizable legal right or claim to the land or assets they occupy or use.

In line with the principles of ESS5, all project affected persons irrespective of their status or whether they have formal titles, legal rights or not, squatters or otherwise encroaching illegally on land, are eligible for some kind of assistance if they occupied the land or had use of it before the entitlement cut-off date. This RPF provides clear eligibility criteria matrix for entitlements.

ES10: GRIEVANCE REDRESS

Disputes and grievances are expected in the project. It is envisaged that some of the project affected persons are likely to feel inadequately treated during the implementation of this RAAMP-SU project. In this regard, a well-structured and culturally appropriate Grievance Redress Mechanism (GRM) will be developed. The grievance redress mechanism is aimed at reducing problems during implementation. It also looks at various issues/grievances that may arise because of the project implementation. This ranges from issues on land acquisition, in appropriate/unfavorable compensation, conflicts between community and contractors etc.

ES11: MECHANISM FOR CONSULTATION AND PARTICIPATION OF STAKEHOLDERS

The stakeholder consultation and participation process for this RPF is an ongoing, organized, and iterative process. That is, the project-affected households and communities (including host communities) will be involved throughout the process of resettlement planning, implementation, and monitoring. Also, it is important that affected vulnerable individuals or groups have a voice in consultation and planning processes.

The consultation process shall ensure that all those identified as stakeholders are consulted. Subject to PIU approval, information about the project will be shared with the public, to enable meaningful contribution, and enhance the success of the RAAMP-SU project.

Public consultation should take place through workshops, seminars, meetings, radio programs, request for written proposals/comments, questionnaire administration, public reading and explanation of project ideas and requirements. RAAMP-SU will set their own verifiable indicators to assess the degree of participation of the key stakeholder during all the phases of project implementation.

ES12: MONITORING

The PIU will be responsible for adequate M&E of the activities set forth in the resettlement instrument. Monitoring will provide both a warning system for the project proponent/sponsor and a channel for the affected persons to make known their needs and their reactions to resettlement execution. The sponsor's M&E activities and programmes should be adequately funded and staffed. The safeguards officer of the PIU shall play a key role in reporting the progress of implementation as well as compliance to the PIU, PIU and the World Bank.

The social safeguard unit of the various PIUs will perform periodic monitoring of all resettlement activities in the Unit's portfolio. The PIU will consult and coordinate with the appropriate Federal and State agencies (e.g., FMEEnv, SEPA) on social monitoring.

For major resettlement, the State Project Implementation Units (SPIUs) will engage an independent firm or organization to conduct periodic external assessments of resettlement progress. The State agencies will develop a detailed monitoring work plan for the terms of reference, based on the resettlement plan submitted to and approved by the World Bank.

A number of objectively verifiable indicators shall be used to monitor the impacts of the compensation and resettlement activities. These indicators will be targeted at quantitatively measuring the physical and socio-economic status of the PAPs, to determine and guide improvement in their social well-being.

ES13: DISCLOSURE

This RPF is expected to be disclosed in-country to the general public for review and comment at designated locations in the participating States and in World Bank's external website. Individual RAP/ARAPs that must be prepared for each sub-project based on the guidelines and procedures highlighted in this RPF are also to be disclosed in the manner of the RPF.

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GLOSSARY OF TERMS

Children: all persons under the age of 18 years according to international regulatory standard (Convention on the rights of Child 2002)

Community: a group of individuals broader than households, who identify themselves as a common unit due to recognized social, religious, economic and traditional government ties or shared locality.

Compensation: payment in cash or in kind for an asset or resource acquired or affected by the project.

Cut-Off-Date: the date of announcement of inventory of project affected items, upon which no new entrant or claimant or development is allowed or will be entertained as affected assets within the project area of influence.

Economic Displacement: a loss of productive assets or usage rights or livelihood capacities because such assets / rights / capacities are located in the project area.

Entitlement: the compensation offered by RAP, including: financial compensation; the right to participate in livelihood enhancement programs; housing sites and infrastructure; transport and temporary housing allowance; and, other short- term provisions required to move from one site to another.

Head of the Household: the person providing or acknowledged by the household to be providing the basic means of existence for the household.

Household: a group of persons living together who share the same cooking and eating facilities and form a basic socio-economic and decision- making unit. One or more households often occupy a homestead.

Involuntary Resettlement: resettlement without the informed consent of the displaced persons or if they give their consent, it is without having the power to refuse resettlement.

Lost Income Opportunities: lost income opportunities refer to compensation to project affected persons for loss of business income, business hours/time due to project.

Environmental and Social Standards 5 (ESS5): Describes the basic principles and procedures for resettling, compensating or at least assisting involuntary displace persons to improve or at least restore their standards of living after alternatives for avoiding displacement is not feasible.

Physical Displacement: a loss of residential structures and related non-residential structures and physical assets because such structures / assets are located in the project area.

Private property owners: persons who have legal title to structures, land or other assets and are accordingly entitled to compensation under the Land Act.

Project-Affected Community: a community that is adversely affected by the project.

Project-Affected Person: any person who, as a result of the project, loses the right to own, use or otherwise benefit from a built structure, land (commercial, residential, agricultural, or pasture), annual or perennial crops and trees, or any other fixed or moveable asset, either in full or in part, permanently or temporarily.

Rehabilitation: the restoration of the PAPs resource capacity to continue with productive activities or lifestyles at a level higher or at least equal to that before the project.

Relocation: a compensation process through which physically displaced households are provided with a one-time lump-sum compensation payment for their existing residential structures and move from the area.

Replacement Cost: the amount of cash compensation and/or assistance suffices to replace lost assets and cover transaction costs, without taking into account depreciation or salvage value.

Resettlement Action Plan (RAP): documented procedures and the actions a project proponent will take to mitigate adverse effects, compensate losses, and provide development benefits to persons and communities affected by a project.

Resettlement Assistance: support provided to people who are physically displaced by a project. This may include transportation, food, shelter, and social services that are provided to affected people during their resettlement. Assistance may also include cash allowances that compensate affected people for the inconvenience associated with resettlement and defray the expenses of a transition to a new locale, such as moving expenses and lost work days.

Resettlement: a compensation process through which physically displaced households are provided with replacement plots and residential structures at one of two designated resettlement villages in the district. Resettlement includes initiatives to restore and improve the living standards of those being resettled.

Squatters: squatters are persons who may/may not have individual land plots outside the project corridor but are landless household squatting within the public / private land for residential and business purposes.

Vulnerable group: People who by their disadvantage conditions will be economically worse impacted by project activities than others such as female headed households, persons with disability, at-risk children, persons with HIV-AIDS and elderly household heads of 60 years and above.

CHAPTER ONE: INTRODUCTION

1.1 OVERVIEW OF RAAMP SCALE-UP

The Federal Government of Nigeria (FGN) has launched the Rural Access and Agricultural Marketing Project-Scale Up (RAAMP-SU) as an extension of the Rural Access and Agricultural Marketing Project (RAAMP). This initiative is backed by funding from the World Bank and the French Development Agency (AFD), operating under the guidance of the Government's Rural Travel and Transport Policy (RTTP). The Federal Department of Rural Development (FDRD) within the Federal Ministry of Agriculture and Rural Development (FMARD) leads the project on behalf of the Federal Government. The Federal Project Management Unit (FPMU) oversees the project under the purview of FDRD, while all participating states in Nigeria will execute its implementation. RAAMP-SU aims to build on the success of the RAAMP and enhance rural access and agricultural marketing in the participating states, concurrently bolstering the sustainability of both rural and state road networks.

The RAAMP scale-up is the continuity of rural road access projects series in Nigeria and intends to leverage significantly rural road asset management and its institutional framework. The proposed scale-up will continue the support provided to the rural connectivity agenda in the country through the Rural Access and Mobility Project Phase 1 RAMP-1 (P072644), the Second Rural Access and Mobility programs or RAMP-2 (P095003) and the ongoing Nigeria Rural Access and Agricultural Marketing Project (P163353) financed by the World Bank and the Agence Française de Développement (AFD), as well as Nigeria Access to Agri Markets, recently approved by European investment Bank (EIB) In addition to targeting the boarding of new states into the rural accessibility program and building on the gains made and lessons learned, the RAAMP SU will have a significant transformational role in addressing structural barriers, notably improving rural road's sustainability.

Nigeria's road network is relatively extensive, encompassing approximately 194,000 kilometers of roads. This includes 34,000 kilometers of federal roads, 30,000 kilometers of state roads, and 130,000 kilometers of registered rural roads. The road density equates to about 0.21 kilometers of roads per square kilometer. Despite this relatively high road density, the rural accessibility index for Nigeria (defined as the proportion of the rural population residing within 2 kilometers of an all-weather road) stands at a mere 25.5 percent, resulting in approximately 92 million rural inhabitants lacking connectivity. Rural access is particularly restricted in areas densely populated by the economically disadvantaged. These factors underscore the imperative to expand and enhance the rural road network, as well as conserve rural road and transport assets.

Moreover, improved rural access will amplify the agricultural potential and marketing prospects for agrarian communities in Nigeria. This, in turn, will contribute to the enhancement of livelihoods for the rural populace.

The project development objective of the proposed Nigeria Rural Access and Agricultural Marketing Project-Scale Up (RAAMP-SU) is to improve rural access and climate resilience of communities in served rural areas and strengthen institutional capacity for management of the rural road network. Concurrently, it seeks to fortify the financial and institutional underpinnings for the sustainable management of both rural and state road networks.

1.1.1 PROJECT COMPONENTS

The RAAMP-SU cost estimate is 600 million USD and is proposed to finance the below described three distinct components, as well as a "zero cost" component (Component D: Contingent Emergency Response)

to address emergency requests from the Government in the case of officially declared natural disaster events.

Component A: Improvement of Resilient Rural Access (US\$ 387 million): This component aims to ensure year-round rural access to socio-economic services, agriculture markets, and job opportunities through the rehabilitation/upgrading of selected rural roads and their resilience to climate change impacts in participating states.

The component comprises two subcomponents:

Subcomponent A.1: *Climate-informed Rural roads rehabilitation/upgrade (US\$ 340 million):* About 3000 km of rural roads to and from socio-economic community infrastructure will be rehabilitated or upgraded by the project to enhance the resilience of the rural road network to climate change impacts and ensure year-round connectivity. Selection criteria will follow a two-stage process to prioritize state commitments to institutional reform. The rural roads will be then selected for rehabilitation or upgrading considering climate change-related hazard levels, exposure and vulnerability of the rural roads, ancillary assets, and socio-economic benefits to communities served. Rehabilitation works will include climate resilience and flood protection measures, such as repairing, and strengthening bridges and culverts, slope stabilization, erosion protection improvements, road surface repairs or resurfacing, and other engineering solutions. As much as possible, the project will adopt technical considerations to rapidly capture flood waters and facilitate water flows from the surface and drainage of the main and upstream to recycle them into agriculture activities. The project will also explore techniques from the Green Roads for Water approach and any additional physical measures, as needed (see annex 6). The envisaged civil works will also focus on local resource-based solutions/materials that are compatible with the local context/conditions.

Subcomponent A.2 (US\$ 27 million): Technical support for Rural Roads rehabilitation/upgrade required for the successful implementation of subcomponent A.1. including (a) technical design (including consulting services for incorporating nature-based solutions and “Green Roads for water” approach), environmental and social safeguards instruments, and bidding document for project related activities; (b) monitoring and supervision of the implementation of the civil works, including the Occupational Health and Safety plan (OHS) and Road Safety Management during works as well as the resettlement action plan (RAP).

Subcomponent A.3: Social inclusion and promotion of gender equality (US\$ 20 million equivalent) will be fully integrated as part of the project through (a) the scale-up of the Maternal Newborn and Child Emergency Transport Services (MANCETS) initiatives in participating states. Converted three-wheelers into mini ambulances, will be handed to health facilities identified along the roads to be rehabilitated and will contribute to the reduction of rural maternal mortality and facilitate access of giving birth mothers to Primary Health Care (PHC) centers. The National Emergency Medical Service and Ambulance System (NEMSAS) will support the project in the implementation and monitoring of this activity. (b) The establishment of an apprenticeship program within the RARAs to train young men and women engineers, with a particular focus on gender inclusion. As part of the program, a stipend will be provided to participants complemented by a mandatory rotation within several departments of the institution and mentorship by senior engineers. A non-bidding MOU between the RARAs, several engineering universities, and contractors will be signed to facilitate the school-to-work transition.

Component B: Climate Resilient Asset Management (US\$ 158 million equivalent): This component aims to carry out climate-informed maintenance activities to enhance the resilience of the rural road network, building on the sector and institutional reforms established by the parent project, and the enhancement and of established climate resilient road asset management systems NiTRIMS²⁷ in newly established state road authorities (RARAs).

This component comprises of three sub-components:

Subcomponent B.1: Asset management improvement and Resilience scale-up (US\$ 155 million equivalent). This subcomponent will finance: (a) climate risk-informed routine and periodic maintenance of 3500 km of rural roads identified through the Annual Road Maintenance system (ARMP) by the established RARA in participating states; (b) technical design, environmental, and social safeguards instruments, and bidding document for project related maintenance activities; (c) monitoring and supervision of the implementation of maintenance works.

Subcomponent B.2: Development and implementation of a climate risk-informed road asset management system (US\$ 3 million equivalent). This component entails (a) The revision of road maintenance protocols to integrate climate resilience considerations in rural road maintenance activities (b) The development and integration of a climate risks module in the NiTRIMS system and the compilation and collection of the data required, including the establishment of data collection and compilation protocols, the establishment of inter-agency cooperation agreements, and other provisions for continued system updates. (c) The addition of poverty, health, and education data (collected through satellite imagery and other sources of geospatial Big Data) to the NiTRIMS system layered with climate considerations for most climate-vulnerable population segments, in road prioritization for rehabilitation and maintenance. (d) Rolling out the use of NiTRIMS in all 36 states (building on activities from previous RAAMP phases, and (e) RARAs staff training and strengthening their capacities for the adoption of NiTRIMS (with the additional climate and social considerations).

Component C: Institutional Strengthening and Project Management (US\$ 55million equivalent):

The component comprises two sub-components:

Subcomponent C.1: Project Management (US\$ 20 million equivalent). which will support project operating costs, training, project monitoring, and impact evaluation activities. It will also cover TA consultancies including support to the Department of Lands under the Ministry of Agriculture and Food Security to address the resettlement activities systematically. This sub-component will also support project risk mitigation activities including third-party monitoring for sexual exploitation and abuse (SEA), gender, and Grievance Mechanism (GM).

Subcomponent C.2: Institutional Strengthening and sector reforms (US\$ 35 million equivalent). This entails the provision of technical advisory services and capacity strengthening activities, building on previous state-level sector reforms supported in earlier stages of the RAAMP program, to ensure the sustainability of these institutions. Specifically, it will aim to cover: (a) Continuation of state-level road sector reform activities, including identification, evaluation, and implementation of measures to improve the institutional and financial sustainability of the newly established entities (RARA & SRF) in participating states. (b) TA to develop a climate risk assessment and management framework for the rural road network to inform transport planning and the selection of priority roads for investment (rehabilitation and upgrading). This component will also entail the development and operationalization of a climate risk management plan for rural roads (and served rural communities) at the state level and at the federal level, for mapping of possibilities of adoption of the “Green roads for water” approach. This subcomponent will also finance RARA building capacities to conduct local-level climate risk assessments to inform road civil works related to road rehabilitation, upgrading, construction, and maintenance. Provision of TA and training on the revision of procurement protocols to integrate climate risks and resilience considerations in road construction/rehabilitation/upgrading designs, and incorporation of climate risks and resilience considerations in the rural roads asset management system. Support will also entail the development of national guidelines on climate-resilient design standards for rural roads, bridge construction, rehabilitation, upgrading/retrofitting, and maintenance as well as the development of climate-resilient technical standards. (c) Rural road safety’s institutional strengthening both

on Federal and state level. (d) Support for the operationalization of the National Rural Road directorate (NDRR) to be mandated under the newly established National Agriculture Development Fund (NADF), including operational budget, technical support for governance and institutional management, as well as building capacities related to climate risk management and incorporation of climate considerations in decision making.

Component D: Contingent Emergency Response (US\$0.0, IDA). The component will address emergency needs as agreed with the government following an officially declared natural disaster. This component allows for possible reallocation of uncommitted project financing in the event of a natural disaster. As per standard Bank procedure, a CERC Manual and an Emergency Action Plan (EAP) would be prepared separately and approved by the Bank, as a disbursement condition for the CERC. If this component is activated, the project will be restructured to reallocate funds, and to revise the PDO, indicators, and implementation arrangements as needed. The CERC activities will be done according to the CERC Manual and the Emergency Action Plan.

1.2 OBJECTIVES AND PRINCIPLES GOVERNING THE RAAMP-SU PROJECT RESETTLEMENT POLICY FRAMEWORK

The objectives of this RPF is to provide policy and procedures to mitigate loss of private or public lands and non-land assets, as well as the resultant loss of income, due to the implementation of the RAAMP-SU in line with the World Bank ESF standards, specifically ESS5 on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement, as well as the applicable Laws and Regulations of Federal government of Nigeria.

At the stage of project preparation, the RAAMP-SU is financing activities that will involve significant land acquisition, restrictions on land use, or involuntary resettlement and the details of the sub-projects (volume, scope, scale and/or actual nature of activities, etc.) are not known. However, risks still remain regarding the possible physical displacements of landowners or squatters during the expansion of the irrigation schemes under the activities of component A and Component B of the RAAMP-SU which will involve climate informed rural roads rehabilitation, climate resilience and flood protection measures, such as, repairing, and strengthening of old bridges and culverts, slope stabilization, erosion protection improvements, surface repairs or resurfacing and other engineering solutions including maintenance of rural roads established by RARA in participating states.

ESS5 of the World Bank is relevant to the project to ensure that Project Affected Persons suffer no net losses because of the project. In line with the provisions of ESS5, the purpose of a Resettlement Policy Framework is to clarify resettlement principles, organizational arrangements, and design criteria to be applied to subprojects or project components to be prepared during project implementation. Given that subproject locations have not been identified and in absence of sufficient information to determine project's adverse social and economic impacts that are likely to result from land acquisition, restriction to land use and involuntary displacement, the preparation of this RPF is a condition for project appraisal. The RPF will provide technical guidance during subproject preparation to address resettlement related risk, if any.

Once the subproject or individual project components are defined and the necessary information becomes available, such a framework will be expanded into a specific plan proportionate to potential risks and impacts. Project activities that will cause physical and/or economic displacement will not commence until such specific plans have been finalized and approved by the Bank.

Sub-project resettlement plans consistent with this RPF will subsequently be submitted to the World Bank for approval after specific planning information becomes available. It should be noted that the policy is

designed to mitigate harm caused by displacement or land acquisition occurring in the process of RAAMP-SU Project Implementation.

The principle of this RPF is that involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternatives in project design. If unavoidable, resettlement activities should be conceived and executed as sustainable development Programs, providing sufficient investment resources to enable the person displaced by the project to share in the benefits of the project. Furthermore, displaced persons should be meaningfully consulted and should be involved in planning and implementing resettlement Programs and be assisted in their efforts to improve their livelihoods and standards of living; or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of Program implementation, whichever is higher.

This RPF was prepared in line with the requirement of the ESS5: Land acquisition, Restriction of land use and Involuntary Resettlement; and ESS10: Stakeholder Engagement and Information Disclosure. This RPF also refer to the Federal Government of Nigeria's legal and institutional requirements. Any identified gaps between these two requirements have been clearly captured, explaining how these gaps will be filled. This RPF serves as a practical tool to guide the preparation of Resettlement Action Plans (RAPs) for sub-projects during the implementation of the comprehensive RAAMP-SU. It is vital to note that for each sub-project supported under the RAAMP-SU project that involves land acquisition or relocation of people, a separate Resettlement Action Plan (RAP) satisfactory to the Bank is required prior to signing a work order.

1.2 OBJECTIVES AND PRINCIPLES OF WORLD BANK'S RESETTLEMENT POLICY

Involuntary resettlement, unless properly managed, may result in long-term hardship and impoverishment for project affected persons (PAPs) and communities. The impacts due to involuntary resettlement from development projects, if left unmitigated, often gives rise to severe economic, social and environmental risks resulting in production and communal systems being dismantled, people facing impoverishment when their productive skills may be less applicable and the competition of resources greater; community institutions and social networks being weakened; kin/clan groups being dispersed; and cultural identity, traditional authority, and the potential for mutual help are diminished or lost.

For the reasons above, most projects, supported by the World Bank are designed to avoid involuntary resettlement. Where it is unavoidable to embark on involuntary resettlement, appropriate measures to minimize, as much as possible, are chosen. For adverse impacts on displaced persons and host communities, carefully planned and implemented framework is ensured to mitigate the levels.

The World Bank ESS5 could apply in instances where, project activities could result in loss of structures (houses, fences etc.) and possibly incomes (rents for landlords, business premises, agricultural land). Therefore, people are in most cases compensated for their loss (of land, property or access) either in kind or in cash of which, in most cases the former is preferred.

The failure to take into account potential involuntary resettlement in the improvement of rural/feeder roads under the RAAMP-SU can increase the risk of hardship and negatively impact poverty reduction objectives.

It is generally recognized that the impacts due to involuntary resettlement from development projects give rise to severe economic, social, and environmental risks if left unmitigated such as listed below:

1. Landlessness: Land expropriation removes the main foundation on which many people build productive systems, commercial activities, and livelihoods. Often land is lost forever and sometimes it is partially replaced, seldom fully replaced or fully compensated. This is the main form of de-

capitalization and pauperization of the people who are displaced, and both natural and man-made capital is lost.

2. Homelessness: Loss of shelter may be only temporary for many people, but for some it remains a chronic condition and is also felt as loss of identity and cultural impoverishment. Loss of housing may have consequences on family cohesion and on mutual help networks if neighboring households of the same kinship group get scattered. Group relocation of neighbors is therefore usually preferable over dispersed relocation.
3. Joblessness: Loss of salaried employment occurs both in rural and urban displacement. People losing jobs may be industrial or service workers, landless agricultural labourers, or artisans. Unemployment or under-employment among those who are resettled may linger long after physical relocation. Creating new jobs for them is difficult and requires substantial investments, new creative approaches, and reliance on sharing project benefits.
4. Food insecurity: Destruction of crops diminishes self-sufficiency, dismantles local arrangements for food supply, and thus increases the risk of chronic food insecurity. This is defined as calorie-protein intake levels below the minimum necessary for normal growth and work.
5. Increased morbidity and mortality: Vulnerability of the poorest people to illness is increased by forced relocation, because it tends to be associated with increased stress, psychological traumas, or the outbreak of parasitic diseases. Decreases in health levels result from unsafe water supply and sewage systems that proliferates epidemic infections, diarrhea, dysentery, etc.
6. Educational loss: Involuntary displacement disrupts all public services at the departure sites, with heavy effects particularly on school programmes. Interruption of school attendance causes prolonged loss of access to education; some children do not return to school at all and are prematurely sent by their families to join the labour force.
7. Social displacement: The dismantling of community structures and social organization, the dispersion of informal and formal networks, local associations, etc. is a massive loss of social capital. Such displacement undermines livelihoods in ways usually not recognized and not measured by planners and is a cause of disempowerment and impoverishment.
8. Marginalization: This occurs when relocated families lose economic power and slide down towards lesser socio-economic positions. Middle-income households become small landholders while small shopkeepers and craftsmen lose business and fall below poverty thresholds. Economic marginalization tends to be accompanied by social and psychological marginalization.
9. Loss of access to common property: Poor farmers, particularly those without assets, suffer loss of access to the common property goods belonging to communities that are relocated (e.g., loss of access to forests, water bodies, grazing lands fishing areas, cemetery lands, etc.). This represents a form of income loss and livelihood deterioration that is typically overlooked by planners and therefore uncompensated.

In line with the foregoing, the World Bank's ESS5 has the following objectives:

- Involuntary resettlement and land acquisition should be avoided where feasible, or minimized, exploring all viable alternatives.
- Where involuntary resettlement and land acquisition is unavoidable, resettlement and compensation activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to give the persons displaced by the project the opportunity to share in project benefits.
- Displaced and compensated persons must be meaningfully consulted and have opportunities to participate in planning and implementing the programs linked to their resettlement.
- Displaced (economically or physically) and compensated persons should be assisted in their efforts to improve their livelihoods; standards of living should be improved as a result of the resettlement

program, or at least restored, in real terms, to pre-displacement levels or levels prevailing prior to the beginning of project implementation, whichever is higher.

For the purposes of this framework, “project affected persons (PAPs)” are defined as: All persons who, as a result of works carried out or to be carried out under the Project, would incur:

- (i) relocation or loss of shelter, such as houses;
- (ii) loss of assets or access to assets, such as land or crops; or
- (iii) loss of income sources or means of livelihood whether or not the affected persons must move to another location, such as stores or productive activities on the land; or the involuntary restriction of access to legally designated parks or protected areas, which would result in adverse impacts on the livelihoods of displaced persons.

Therefore, involuntary resettlement, as per the definition in ESS5, means both physical displacement as well as economic displacement. The term “involuntary” means that any impact, to which the project affected person cannot say no, is “involuntary” and therefore the ESS5 will apply. The policy applies to all displaced persons regardless of the total number affected, the severity of the impact and whether they have legal title to the land. Attention will be paid to the needs of vulnerable groups among those displaced; especially those below the poverty line; the landless, the elderly, women and children and the ethnic minorities or other displaced persons who may not be protected through Nigerian land compensation legislation.

For RAAMP-SU, the policy also requires that the implementation of individual resettlement and compensation plans are a prerequisite for the commencement of project activities causing resettlement, such as land acquisition, to ensure that displacement or restriction to access does not occur before necessary measures for resettlement and compensation are in place.

It is further required that these measures include provision of compensation and of other assistance required for relocation, prior to displacement, and preparation and provision of resettlement sites (if necessary) with adequate facilities, where required. In particular, the taking of land and related assets or the denial of access to assets may take place only after compensation has been paid and where applicable, resettlement sites, new homes, related infrastructure, public services and moving allowances have been provided to displaced persons. Furthermore, where relocation or loss of shelter occurs, the policy further requires that measures to assist the displaced persons are implemented in accordance with the resettlement and compensation plan of action.

CHAPTER TWO: DESCRIPTION OF THE PROJECT AREA

2.1 INTRODUCTION

The current RAAMP is a third-generation operation that follows two other such projects: the first RAMP, approved on April 1, 2008, benefited one State; the phase-2 RAMP, approved on September 25, 2012, focused on four states; while RAAMP, approved on February 18, 2020, has 13+6 participating states. The RAAMP scale-up operation is intended to expand from 19 States to a nationwide program covering 36 states, subject to the candidate state's commitment to institutional reforms (creation of operational designated road management agencies (RARAs) and State Road funds (SRFs), and sustainable financing. The current project would support States in meeting the readiness criteria. Other requirements are the existence of road inventory and condition data, setting up of the existence of a PIU, and list of candidate rural roads.

4. The RAAMP Scale-up is to provide for the fund shortfall for activities that emanate under the parent project, deliver on the end-targets of the parent project, expand state participation, and leverage other funding sources for capital and maintenance. The scale-up will also incorporate lessons learnt from the implementation challenges faced by the parent project, mainly to: (a) avoid activities fragmentation, (b) reduce the vulnerability of road assets to flooding and (c) enhance their resilience and sustainability. The RAAMP-SU will leverage the RAAMP impact and improve its outcomes, as it will build on the strengths of its implementation arrangements and at the same time raise the bar for the institutional reforms required and promote competition between states to access available funds adopting higher threshold for sector institutional reforms. The RAAMP-SU design will also incorporate the following considerations and lessons learned:

- A. While the eligibility for state participation under RAAMP required the drafting and placement of Road Fund and Roads Agency bills in the State house of assemblies, the new project would require the States to have a fully functional Roads Fund and Roads Agency with appointed boards and staff, and provision for administrative costs made in the state budget. In addition, RARAs offer an opportunity to foster women's representation in the transport sector.
- B. The RAAMP-SU's funds will be allocated on a competitive basis between states factoring in: (a) a refined socioeconomic selection matrix to increase rural access to basic services and promote food security; (b) activities readiness in terms of design; and (c) state's demonstrated commitment in the projected infrastructure efficient maintenance, including potential co-financing from their own resources.

During preparation, the possibility of matching federal funds and co-financing mechanisms with other development partners will be explored and considered to partially fill financing gap in the sector.

2.2 SOCIOECONOMIC CONDITION OF NIGERIA

Nigeria occupies an area of approximately 924,000 square kilometres and shares borders with Niger, Chad, Cameroon, and Benin. The topography ranges from mangrove swampland along the coast to tropical rain forest and savannah to the north. The Sahara Desert encroaches upon the extreme northern part of the country while gully erosion threatens the carrying capacity of lands in the south. Natural resources include minerals, forest and water resources. The forests provide hardwood that is widely exploited as timber-poles, scaffolding planks and stakes and as fuel wood as well as fruits and seeds. Inland waters provide over 120 species of fish while aquaculture has been gaining much prominence in the supply of fresh fish.

2.1.1 Demography

According to the United Nations demographic survey of 2022, Nigeria's population has grown to approximately 210 million, retaining its position as the most populous country in Africa. Nigeria is home to over 250 ethnic groups. The largest ethnic groups include the Hausa-Fulani in the North, comprising about 29% of the population, the Yoruba in the South-West with approximately 21%, and the Igbo in the South-East making up around 18%. Other significant groups include the Ijaw (10%), Kanuri (4%), Ibibio (3.5%), and TIV (2.5%). The Middle Belt region, especially states like Adamawa, Taraba, and Plateau, boasts the highest ethnic diversity.

The average population density is now around 226 persons per sq. km. The annual population growth rate is estimated at 2.6%, with an urban growth rate of approximately 4.8% (UN, 2021). English remains the official language, but most commercial activities are conducted in ethnic languages or "pidgin" English. The literacy rate has improved to 62.3% (male: 72.5%, female: 52.1%). The religious composition is largely Muslim (52%), Christian (45%), and traditional/animist beliefs (3%).

2.1.2 Employment

The Nigerian Bureau of Statistics (NBS) reported an unemployment rate of 16.1% in 2022, up from 14.2% in 2016, with youth unemployment at a concerning 28.6%. There's a growing emphasis on integrating agricultural marketing into rural access initiatives like RAAMP to address these employment challenges and unlock the potential of the agricultural sector.

2.1.3 Economy and Poverty

Nigeria's economy is still heavily dependent on oil/gas and agriculture, contributing approximately 60% of GDP collectively. The manufacturing sector contributes about 8%, while the tertiary sector, which includes transport, trade, and housing, contributes around 32%. Major industrial hubs remain in Lagos, Port Harcourt, Ibadan, Aba, Onitsha, Kano, Jos, Kaduna, and emerging centers like Owerri and Uyo.

After a GDP growth rate of 6.4% in 2014, Nigeria experienced economic contraction with a 1.8% decline year-on-year in 2020, followed by a modest recovery. The inflation rate as of 2022 stands at 15.7% (NBS, 2022). The Gross National Income (GNI) per capita, Atlas method, decreased from US\$ 2,810 in 2015 to US\$ 2,500 in 2021. In contrast, South Africa's GNI per capita was US\$ 6,200 in 2021. Approximately 55% of Nigerians now live below the poverty line, with urban poverty at around 42%.

2.1.4 Literacy

Literacy rates vary across Nigeria, with higher rates in the southern regions compared to the north. UNESCO's 2022 survey indicates that about 60 million Nigerians are still illiterate, accounting for 28.6% of the population. The adverse effects of illiteracy on individuals and society remain a significant concern. Ekiti State continues to lead with the highest literacy rate among Nigerian states.

2.1.5 Land Use Pattern Agricultural Production and Livelihoods

Nigeria covers an estimated land area of 923,768 km.² Land use patterns in Nigeria are diverse and cater to agriculture, industry, and infrastructure development. Recent data indicates that approximately 55% to 65% of Nigeria's land area is utilized for various forms of agriculture, both rainfed and irrigated, as well as for forestry.

Agriculture remains a vital sector in Nigeria, predominantly subsistence-based, with a mix of intensive smallholder rainfed farming and extensive grazing. Efforts to boost agricultural production have been ongoing and include initiatives like irrigation systems, FADAMA projects, and grazing zones/routes. Agro-allied businesses, such as fertilizer production, have also been developed to support agricultural activities. Fish farming is prominent, especially in coastal and riverine communities, complementing the traditional fishing activities that utilize Nigeria's extensive aquatic resources.

The agricultural produce in Nigeria varies across regions:

- Northern Nigeria: Major crops include cereals like millet, rice, maize, and beans, along with soybeans and vegetables.
- Middle Belt: Irish potatoes and yams are predominant, along with other staple crops.
- South-Western Nigeria: Cassava is a major crop, alongside cash crops such as cocoa, coffee, cola nuts, and cashew nuts. Palm oil production is also significant.
- South-Eastern Nigeria: Cassava remains important, and there's a notable production of red oil (palm oil) and other cash crops.

These regional variations reflect Nigeria's diverse agro-ecological zones and cultural preferences, shaping the agricultural landscape and contributing to the country's food security and economic development.

2.1.6 Road Infrastructure

Nigeria boasts the most extensive road network in West Africa and ranks second in Africa south of the Sahara. As of the latest data, the national road network spans approximately 205,000 km. This includes 36,000 km (17.6%) of federal roads, 32,000 km (15.6%) of state roads, and 137,000 km (66.8%) of local and rural roads, connecting smaller communities to larger towns and local government headquarters.

Despite its vastness, over 70% of Nigeria's road network is reported to be in fair to poor condition. The management and maintenance of these roads have been a challenge. Alternative transportation modes like railways and waterways are underdeveloped, making roads the primary mode of transport.

While the majority (around 85%) of the road network falls under the purview of states and local governments, their institutional and financial capabilities to manage and maintain these roads are limited. Many local governments have delegated their road management responsibilities to state governments due to capacity constraints. This decentralization often leads to inconsistent contracting procedures, inadequate planning, poor supervision, and insufficient funding for road maintenance.

In 2006, the Nigerian government introduced the National Policy on Rural Travel and Transport. This policy acknowledges the pivotal role of transport in societal development and emphasizes the need to enhance rural mobility as part of poverty eradication efforts. The policy aims to establish a safe, environmentally sustainable, and economically efficient rural travel and transport system.

In alignment with this policy, the Federal Ministry of Agriculture and Rural Development (formerly FMAWR) has initiated the Rural Travel and Transport Program (RTTP). The rural access and mobility projects implemented across states are designed not only to align with the policy but also to expedite its effective implementation.

Efforts are ongoing to improve road infrastructure, enhance institutional capacity, and secure adequate funding to ensure a sustainable and efficient transport system that meets the needs of Nigeria's growing population and economy.

2.3 ASSESMENT OF ESTIMATED POPULATION AND LIKELY CATEGORIES OF DISPLACED PERSONS

At this stage, it is not possible to estimate the likely number of people who may be affected since the technical details and locations of the rehabilitation works that will be carried out in the RAAMP-SU project has not yet been known. However, based on field assessment, the likely displaced persons can be categorized into following broad groups, namely;

- A. **Affected Individual:** An individual who suffers loss of assets or investments, land and property and/or access to natural and/or economical resources as a result of the project activities and to whom compensation is due. For example, person who has built a structure (or has a structure) on land that falls within the Right-of-Way (RoW) of selected road or river crossing which may be affected by the construction activities and therefore may be needed by the sub project activity.
- B. **Affected Household:**¹ A household is affected if one or more of its members is affected by sub project activities, either by loss of property, loss of access or otherwise affected in any way by project activities. This provides for:
 - a. any members in the households, men, women, children, dependent relatives and friends, tenants
 - b. vulnerable individuals who may be too old or ill to work.
 - c. Members of households who cannot reside together because of cultural rules, but who depend on one another for their daily existence.²
 - d. members of households who may not eat together but provide housekeeping, or reproductive services critical to the family's maintenance, and
 - e. other vulnerable people who cannot participate for physical or cultural reasons in production, consumption, or co-residence.
- C. **Vulnerable Persons:** Vulnerable persons refers to those who may be more likely to be adversely affected by the project impacts and/or more limited than others in their ability to take advantage of a project's benefits. Such an individual/group is also more likely to be excluded from/unable to participate fully in the mainstream consultation process and as such may require specific measures and/ or assistance to do so. This will take into account considerations relating to age, including the elderly and minors, and including in circumstances where they may be separated from their family, the community or other individuals upon whom they depend.
- D. **Affected Communities:** These are communities (districts and villages) permanently losing land and/or access to assets and or resources under customary rights.

Specifically, the likely category of displaced persons under the RAAMP-SU project include:

1. **Landowners:** Landowners may face displacement or loss of land due to land acquisition for the project. They may lose their primary source of livelihood, whether it's agricultural land, residential land, or both. Displacement can disrupt their social and economic stability, leading to challenges in finding alternative land or livelihood opportunities.
2. **Tenants and Leaseholders:** Tenants and leaseholders may lose access to the land they are renting or leasing due to land acquisition or changes in land use. This can result in the loss of homes, agricultural fields, or business premises, affecting their livelihoods and well-being. They may also face challenges in finding alternative accommodation or employment opportunities.
3. **Landless or Squatters:** Landless or squatter communities residing in informal settlements within the project area may face forced eviction and displacement without adequate compensation or resettlement assistance. They may lose their homes and livelihoods, leading to increased vulnerability and poverty. Lack of secure tenure may exacerbate their marginalization and exclusion from development benefits.
4. **Farmers and Livelihood Dependent Households:** Farmers relying on agricultural activities for their livelihoods may face loss of farmland or access to markets due to project-related land

¹ Compensation will not be limited to people who live together in a co-resident group, since this might leave out people whose labor contributions are critical to the functioning of the "household". For example, among polygamous settings, each wife has her own home.

² In the local cultures, members of production, consumption, and co-resident groups form overlapping, often incongruent sets of people who may exchange domestic or farming services on a regular basis even though living separately.

acquisition or changes in land use. Displacement can disrupt agricultural production cycles, leading to reduced income, food insecurity, and increased vulnerability to poverty.

5. **Wage Laborers and Workers:** Wage laborers and workers employed in project-related activities, such as construction or operation of the dam or irrigation infrastructure, may face displacement, loss of employment, or changes in working conditions. Loss of income can impact their ability to meet basic needs and may exacerbate existing socio-economic vulnerabilities.
6. **Small-Scale Business Owners:** Small-scale business owners operating within the project area may experience disruptions in business operations, loss of customers, or changes in market dynamics due to project-related activities. Displacement or loss of business premises can result in loss of income, livelihood insecurity, and challenges in restarting or relocating businesses.
7. **Socially Vulnerable Groups:** Socially vulnerable groups, including women-headed households, elderly persons, persons with disabilities, and marginalized communities, may face disproportionate impacts from the project. They may experience heightened vulnerability to displacement, loss of livelihoods, and limited access to resettlement and rehabilitation assistance, exacerbating existing inequalities and exclusion.
8. **Other Affected Persons:** Other affected persons not fitting into the above categories may still experience adverse impacts on their livelihoods, assets, or well-being due to the project. They may face disruptions in access to essential services, changes in social dynamics, or loss of community cohesion, requiring tailored support and assistance to mitigate negative consequences.

CHAPTER THREE: LEGAL/INSTITUTIONAL GUIDELINES AND POLICIES GUIDING INVOLUNTARY RESETTLEMENT

3.1 INTRODUCTION

It is imperative to analyse the laws and regulations relevant to this project. This will help in understanding the laws and procedures in implementing the project and identifying gaps that need to be strengthened to comply with National legislation and the World Bank's ESS on land acquisition, restriction of access to land use and involuntary resettlement of project affected persons.

The following sub-sections summarize policy, legislative and institutional framework in which the sub-projects shall be implemented concerning social issues as well as World Bank Standards on land acquisition, restriction of access to land use and Involuntary resettlement.

3.2 LAND OWNERSHIP IN NIGERIA

A range of diverse cultural and traditional practices and customs characterize the complex land ownership in Nigeria. The land tenure system in Nigeria is essentially an intricate mix of traditional customary land ownership and the national legislation known as the Land Use Act (LUA) 1978. However, the Land Use Act (LUA) of 1978, reviewed under Cap 202, 1990 is the legal framework for land acquisition and resettlement in Nigeria.

Community Driven Projects are land based. To this end, various interests and titles to particular pieces of land may be impacted. Therefore, an analysis of the legal framework for the project will be carried out in the RAP and this will consider the various land holding arrangements in the assessment of entitlements and compensations for the various interests for lands acquired. Below is a broad land ownership classification in Nigeria:

- a) Community land (Ancestral Land): owned by all the people.
- b) Communal land: consists mostly of under-developed forests and owned by nobody. Those who clear it first claim ownership.
- c) Clan or family land: owned by clans and families.
- d) Institutional land: land allocated to traditional institutions such as traditional authorities and chiefs.
- e) Individual land: land acquired by an individual, which may be inherited by the immediate family, depending on customary practices, or purchased or allocated by the government.

Although the scenarios painted above holds in Nigeria, the government still acts as the owner of all lands by the Land Use Act 1978. What this means is that the government can acquire land from anywhere including individual lands through land acquisition procedure and revocation of rights.

3.3 RELEVANT NIGERIA LEGISLATION

3.3.1 The 1999 Constitution of The Federal Republic of Nigeria

Property ownership is guaranteed alongside other fundamental human rights like freedom of speech, association, and movement. Specifically, Section 43 confers the right to acquire immovable property by citizens and Section 44 reserves the government's power of eminent domain and prescribes how this power is to be exercised by the government.

Section 44 (1) provides that "no moveable property or any interest in an immovable property shall be taken possession of compulsorily and no right over or interest in any such property shall be acquired compulsorily in any part of Nigeria except in the manner and for the purposes prescribed by a law that, among other things:

(a) requires the prompt payment of compensation therefore and

(b) gives to any person claiming such compensation a right of access for the determination of his interest in the property and the amount of compensation to a court of law or tribunal or body having jurisdiction in that part of Nigeria.

This implies that non-compliance in respect to the manner (process), purposes recognised by law, and is met with promptitude in the payment of compensation and allowing claimant unfettered access to the property being taken to ascertain claims and /or reserves affected persons to adjudicate on the quantum of the compensation would void an otherwise valid acquisition or resettlement. The basic land tenure law, which is the Land Use Act Cap L5, LFN 2004 operationalizes the provisions of Section 44 of the Constitution.

3.3.2 Land Use Act of 1978

The Land Use Act of 1978 is the applicable law regarding ownership, transfer, acquisition, expropriation and all such dealings on Land in Nigeria. The administration of the urban land is vested in the Governor, while land in rural areas is vested in the Local Government Councils. At any rate, all land irrespective of the category belongs to the State while individuals only enjoy a right of occupancy as contained in the certificate of occupancy, or where the grants are “deemed”.

Thus, the Land Use Act is the key legislation that has direct relevance to resettlement and compensation in Nigeria. Relevant Sections of these laws with respect to land ownership and property rights, resettlement and compensation are summarized in this section.

The Governor administers the land for the common good and benefits of all Nigerians. The law makes it lawful for the Governor to grant statutory rights of occupancy for all purposes; grant easements appurtenant to statutory rights of occupancy and to demand rent. The Statutory rights of Occupancy are for a definite time (the limit is 99 years) and may be granted subject to the terms of any contract made between the state Governor and the Holder.

Local governments may grant customary rights of occupancy to land in any non-urban area to any person or organization for agricultural, residential, and other purposes, including grazing and other customary purposes ancillary to agricultural use. But the limit of such grant is 500 hectares for agricultural purpose and 5,000 for grazing except with the consent of the Governor. The local Government, under the Act is allowed to enter, use, and occupy for public purposes any land within its jurisdiction that does not fall within an area compulsorily acquired by the Government of the Federation or of relevant State; or subject to any laws relating to minerals or mineral oils.

Where a Right of occupancy is revoked on the grounds either that the land is required by the Local, State or Federal Government for the public good, the holder shall be entitled to compensation as follows:

- Land: an amount equal to the ground rent, if any, paid by the occupier to the government during the year in which the right of occupancy was revoked.
- Structure: An amount equivalent to the value of the structure less any depreciation.
- Crops: An amount equal to the value as prescribed and determined by the appropriate officer, which may not be the market value.

The Act also provided that where the occupier of the land is doing so illegally (e.g., occupying land belonging to someone else), he/she is not entitled to compensation.

3.3.2.1 Requirements of the Land Use Act

The State is required to establish an administrative system for the revocation of the rights of occupancy, and payment of compensation for the affected parties. So, the Land Use Act provides for the establishment

of a Land Use and Allocation Committee in each State that determines disputes as to compensation payable for improvements on the land. (Section 2 (2) (c).

In addition, each State is required to set up a Land Allocation Advisory Committee, to advise the Local Government on matters related to the management of land. The holder or occupier of such revoked land is to be entitled to the value of the unexhausted development as at the date of revocation. (Section 6) (5). Where land subject to customary right of Occupancy and used for agricultural purposes is revoked under the Land Use Act, the local government can allocate alternative land for the same purpose (section 6) (6).

If local government refuses or neglects within a reasonable time to pay compensation to a holder or occupier, the Governor may proceed to effect assessment under section 29 and direct the Local Government to pay the amount of such compensation to the holder or occupier. (Section 6) (7).

Where a right of occupancy is revoked on the ground either that the land is required by the Local, State or Federal Government for public purpose or for the extraction of building materials, the holder and the occupier shall be entitled to compensation for the value at the date of revocation of their unexhausted improvements. Unexhausted improvement has been defined by the Act as: anything of any quality permanently attached to the land directly resulting from the expenditure of capital or labour by any occupier or any person acting on his behalf, and increasing the productive capacity the utility or the amenity thereof and includes buildings plantations of long-lived crops or trees, fencing walls, roads and irrigation or reclamation works, but does not include the result of ordinary cultivation other than growing produce.

Developed Land is also defined in the under Section 50 (1) as follows: Land where there exists any physical improvement in the nature of road development services, water, electricity, drainage, building, structure or such improvements that may enhance the value of the land for industrial, agricultural or residential purposes.

It follows from the foregoing that compensation is not payable on vacant land on which there exist no physical improvements resulting from the expenditure of capital or labour. The compensation payable is the estimated value of the unexhausted improvements at the date of revocation.

Payment of such compensation to the holder and the occupier as suggested by the Act is confusing. Does it refer to holder in physical occupation of the land or two different persons entitled to compensation perhaps in equal shares? The correct view appears to follow from the general tenor of the Act. First, the presumption is more likely to be the owner of such unexhausted improvements. Secondly, the provision of section 6 (5) of the Act, which makes compensation payable to the holder and the occupier according to their respective interests, gives a pre-emptory directive as to who shall be entitled to what.

Again, the Act provides in section 30 that where there arises any dispute as to the amount of compensation calculated in accordance with the provisions of section 29, such dispute shall be referred to the appropriate Land Use and Allocation Committee. It is clear from section 47 (2) of the Act that no further appeal will lie from the decision of such a committee. If this is so, then the provision is not only retrospective but also conflicts with the fundamental principle of natural justice, which requires that a person shall not be a judge in his own cause. The Act must, in making this provision, have proceeded on the basis that the committee is a distinct body quite different from the Governor or the Local Government. It is submitted, however, that it will be difficult to persuade the public that this is so since the members of the committee are all appointees of the Governor.

Where a right of occupancy is revoked for public purposes within the state of the Federation; or on the ground of requirement of the land for the extraction of building materials, the quantum of compensation shall be as follows:

- In respect of the land, an amount equal to the rent, if any, paid by the occupier during the year in which the right of occupancy was revoked.
- in respect of the building, installation, or improvements therein, for the amount of the replacement cost of the building, installation or improvements to be assessed on the basis of prescribed method of assessment as determined by the appropriate officer less any depreciation, together with interest at the bank rate for delayed payment of compensation. With regards to reclamation works, the quantum of compensation is such cost as may be substantiated by documentary evidence and proof to the satisfaction of the appropriate officer.
- in respect of crops on land, the quantum of compensation is an amount equal to the value as prescribed and determined by the appropriate officer.

Where the right of occupancy revoked is in respect of a part of a larger portion of land, compensation shall be computed in respect of the whole land for an amount equal in rent, if any, paid by the occupier during the year in which the right of occupancy was revoked less a proportionate amount calculated in relation to the area not affected by the revocation; and any interest payable shall be assessed and computed in the like manner. Where there is any building installation or improvement or crops on the portion revoked, the quantum of compensation shall follow as outlined above and any interest payable shall be computed in like manner.

3.3.3 Right-of-Way Laws and regulations

At state-level, there are regulations and laws which define the statutory Right-of-Way of road infrastructure. RAAMP-Su will intervene on roads which are Category C (rural) roads. These requirements are covered under the various state Urban and Regional Planning laws (or regulations) of all participating states. Typically, the Right-of-Way of rural roads is between 12 and 24 meters.

Each site-specific RPs will be developed to take cognisance of the legal limits of interventions roads defined in each state-specific law established before the RAAMP project.

3.3.4 National Inland Waterways Authority (NIWA) Act

Sub-component A.1 will provide project resources to *adopt technical consideration facilitating the flow of water from surface and drainage of the main and upstream to rapidly capture flood waters and recycle them into agriculture activities*. This implies that some infrastructure items might be provided within regulated setbacks of water bodies.

The National Inland Waterways Authority (NIWA), hitherto Inland Waterways Department (IWD) of the Federal Ministry of Transport, metamorphosed into an Authority vide an act of the National Assembly, CAP 47, Laws of the Federation of Nigeria (LFN), 2004 (Decree No. 13 of 1997), established with the primary responsibility to improve and develop Nigeria's inland waterways for navigation.

Specifically, the section 13 of the act grants the authority the powers to manage land which forms the setback of all **declared waterways**.

3.3.4.1 NIWA Act Provision on Control of ROW of Declared Waterways

- **Right to land within right of way**

(I) Notwithstanding the provisions of the Land Use Act or any other enactment, but subject to the provisions of the Lands (Title Vesting, etc.) Act, the Authority shall have right to all land within the right-of-way of declared waterways and shall use such land in the interest of navigation.

3.4 INTERNATIONAL GUIDELINES AND POLICIES

International Development Partners/Agencies such as World Bank and other financial organizations interested in development projects recognize this highly especially in development that result in involuntary resettlement. It is against this background that policies and guidelines have been set for managing such issues.

The World Bank's ESS on land acquisition, restriction of land use and involuntary resettlement will be applied in any sub-project of the RAAMP-SU that displaces people from land or productive resources due to land take and restriction. Where there is conflict between national legislation and World Bank Safeguards Standards, the latter policies shall prevail.

3.4.1 World Bank Environmental and Social Standard 5

The Bank's Environmental and Social Standard on Land Acquisition, Restriction of Land Use and Involuntary Resettlement (ESS5) advocates that where feasible, involuntary resettlement should be avoided or minimized. Resettlement shall be conceived and executed as a sustainable development program, where it is inevitable, providing sufficient investment resources to enable persons displaced by the project share in project benefit. The Objectives of ESS 5 include:

- a) To avoid involuntary resettlement or, when unavoidable, minimize involuntary resettlement by exploring project design alternatives.
- b) To avoid forced eviction.
- c) To mitigate unavoidable adverse social and economic impacts from land acquisition or restrictions on land use by: (a) providing timely compensation for loss of assets at replacement cost and (b) assisting displaced persons in their efforts to improve, or at least restore, their livelihoods and living standards, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
- d) To improve living conditions of poor or vulnerable persons who are physically displaced, through provision of adequate housing, access to services and facilities, and security of tenure.
- e) To conceive and execute resettlement activities as sustainable development programs, providing sufficient investment resources to enable displaced persons to benefit directly from the project, as the nature of the project may warrant.
- f) To ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and the informed participation of those affected.

ESS5 will apply as the direct social and economic impacts of a project that are permanent or temporary and are caused by the involuntary taking of land resulting in (i) relocation or loss of shelter; (ii) loss of assets or access to assets; (iii) loss of income sources or means of livelihood, whether or not the affected persons must move to another location; or (iv) the involuntary restriction of access to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of the displaced persons. The ESS5 also applies in case any subproject activities found as 'linked' or 'associated facility'. This ESS5 requirements and provisions apply to all components of RAAMP-SU that result in involuntary resettlement, regardless of the source of financing.

3.4.2 Interim Guidelines for Addressing Legacy Issues in World Bank Projects 2009

The purpose of this guideline is to provide Bank project teams and Management with guidance on how to address legacy issues related to Safeguards documents when:

- The Bank restarts engagement in a project after a significant passage of time, or
- The Bank becomes engaged significantly late in a project or in a component of a project that is already well underway.

Legacy issues in the context of social impacts are also commonly understood as impacts that remain after a factory, business, mine, or similar project enterprise has ceased operations. This Resettlement Policy Framework is not intended to cover such legacy issues because those types of legacy issues may require situation-specific approaches or other approaches not well addressed through the use of the Bank's Environmental and Social Framework (ESF) requirements.

In the legacy situations, there may be concerns about the consistency of the proposed project and its social Safeguards-related documents with the Bank's current social Safeguard Policies. These concerns may arise from: a legacy of inadequate social impact assessment; or adequate social impact that was carried out but may have become outdated due to either the passage of time or to significant changes in the local social setting.

3.5 THE WORLD BANK ENVIRONMENTAL AND SOCIAL STANDARD 5 - LAND ACQUISITION, RESTRICTIONS ON LAND USE AND INVOLUNTARY RESETTLEMENT AND COMPARISON WITH NIGERIA LAND USE ACT

In this section a comparison is made between the World Bank Standards (ESS5) and the Nigerian Land Use Act. Whereas the law relating to land administration in Nigeria is wide and varied, entitlements for payment of compensation are essentially based on right of ownership. The Bank's ESS5 is fundamentally different from this and states that affected persons are entitled to some form of compensation whether they have legal title or not, if they occupy the land by an announced cut-off date.

The Nigeria Land Use Act and World Bank ESS5 agree that compensation should be given to PAPs in the event of land acquisition and displacement of persons prior to the commencement of works. Thus, all land to be acquired by the government for this project will be so acquired subject to the Laws of Nigeria and the Bank ESS5.

Table 1: Comparison of Nigerian Land Use Act and World Bank ESS 5 on compensation

Category	Nigeria Law	World Bank ESS5	Measures to Address the Gaps
Minimization of resettlement	No requirement to consider all options of project design in order to minimize the need for resettlement or displacement.	Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs.	RAPs for all project sites will be prepared to consider the possibility of avoiding or minimizing impacts before designs are finalized.
Information and Consultation	It's lawful to revoke or acquire land by the governor after issuance of notice. No consultation is required.	PAPs are required to be meaningfully consulted and participate in the resettlement process.	Ensure consultation and informed participation of all affected persons throughout resettlement process – screening, RAP preparation, RAP implementation.
Timing of Compensation	The law is silent on timing of payment. The implication is that LUA allows the government to	Requires that all payments for compensation and resettlement assistance will be	Compensation and resettlement implementation to take place before construction or displacement

Category	Nigeria Law	World Bank ESS5	Measures to Address the Gaps
	acquire land compulsorily and make compensation due for acquired assets anytime	provided before the land (including other assets) is acquired to allow displaced persons to achieve replacement of lost assets and settle appropriately before assets are taken	
Livelihood restoration	Makes no proscription on livelihood restoration measures	Requires that involuntary resettlement be treated as opportunity for improvement of livelihoods and living standards for all PAPs including vulnerable PAPs	Livelihood restoration needs will be assessed, and measures will be put in place for all PAPs in site-specific RPs.
Grievance Process	The land use and allocation committee appointed by the Governor is saddled with all disputes/grievances and compensation matters. This is addressed in Section 30 of LUA	Requires that a grievance redress mechanism be set early constituting the representative of PAPs and prefers local redress mechanism. The law court is the last resort when available mechanism or outcome is unsatisfactory to PAP	A culturally grievance mechanism will be designed and implemented. The GM will have project-specific structures to handle resettlement-related grievances at community, state and federal levels. The GM will also have accessible complaint uptake channels and clear procedures on how grievances will be received, addressed, and closed out.
Owners of economic trees and crops	Are entitled to compensation for an amount equal to the value as prescribed by the appropriate officer of the government	Economic trees and crops are affected assets and are eligible for Compensation at replacement cost	Compensation for the market value of the yield plus the cost of nursery to maturity (for economic tree) and labour
Community land with customary right	Compensation in cash to the affected owner. In case of commonly owned land, compensation is payable to community, chief or leader of the	Land for land compensation or any other in-kind compensation agreed to with the community	Land for land compensation or any other in-kind compensation agreed to with the community.

Category	Nigeria Law	World Bank ESS5	Measures to Address the Gaps
	community for the benefit of the community		Where there is an active land market, cash will be paid to affected owners
Agricultural land	Entitled to alternative agricultural land	Land for land compensation	Land for land compensation or any other in-kind compensation agreed to with the community. Where there is an active land market, cash will be paid to affected owners
Fallow land	No compensation	Land for land compensation	Land for land compensation or any other in-kind compensation agreed to with the community. Where there is an active land market, cash will be paid to affected owners
Statutory and customary right Land Owners	Cash compensation equal to the rent paid by the occupier during the year in which the right of occupancy was revoked	Recommends land-for-land compensation or other form of compensation at full replacement cost.	Land for land compensation or any other in-kind compensation agreed to with the community. Where there is an active land market, cash will be paid to affected owners
Land Tenants	Entitled to compensation based upon the amount of rights they hold upon land.	Are entitled to some form of compensation whatever the legal recognition of their occupancy.	Tenants and leases will be compensated to the extent of their rights. All unused rent will be paid and additional resources will be provided to support affected tenants to find new accommodation.
Squatter's settlers and migrants	Not entitled to compensation for land but entitled to compensation for crops.	Are to be provided resettlement assistance in addition to compensation for affected assets; but no compensation for land	Squatter's settlers and migrants will be provided resettlement assistance in addition to compensation for affected assets; but no compensation for land
Owners of "Non-permanent" Buildings	Cash compensation based on market value of the building (that means	Entitled to in-kind compensation or cash compensation at full Replacement cost including labour and	Owners of temporary and non-fixed structures will be provided with relocation assistance to move their structures to a new location and re-establish their livelihoods.

Category	Nigeria Law	World Bank ESS5	Measures to Address the Gaps
	depreciation is allowed)	relocation expenses, prior to displacement.	Resources to be provided will meet the full Replacement cost principle including labour and relocation expenses, prior to displacement.
Owners of "Permanent" buildings, installations	Resettlement in any other place by way of reasonable alternative accommodation or Cash Compensation based on market value.	Entitled to in-kind compensation or cash compensation at full Replacement cost including labour and relocation expenses, prior to displacement.	<p>The project will pay for the cost of rebuilding all demolished buildings at Full Replacement Value. Replacement cost will be determined including labour and relocation expenses, prior to displacement.</p> <p>Where feasible, alternative accommodation which is equivalent to the lost building will be provided while cost of movement to such new accommodation will be borne by the project.</p>

This RPF has been prepared to align with the World Bank ESS5 which indicate best practices for rehabilitation of livelihoods of people affected by the implementation of the project. This is so because the ESS5 must fulfil the pro-poor objectives of the project, ensuring that the conditions of PAPs are preferably improved and at least restored to pre-displacement levels as well as offer special considerations for vulnerable and landless PAPs.

3.5.1 Conclusion Drawn from the Review of World Bank Environmental and Social Standard on Land Acquisition, Restriction of Land Use and Involuntary Resettlement (ESS5). Review of the different policy guidelines of the World Bank ESS5 shows that primarily, the World Bank agrees that PAPs be compensated or assisted irrespective of legal status of PAPs to the land/or place they occupy. The key concern articulated in this policy is to ensure that PAPs are compensated or assisted including income restoration measures to ensure that they are not economically worse off relative to pre-project period. The differences between the Land Use Act and the Bank's ESS5 are mostly in rehabilitation measures, which are neither proscribed nor mandated in the Act. *Thus, it is noted in this RPF that in the event of divergence between the two, the guidance from the World Bank ESS5 shall take precedence over Nigeria Land Use Act.*

CHAPTER FOUR: ELIGIBILITY CLASSIFICATION AND ENTITLEMENTS FOR DEFINING VARIOUS CATEGORIES OF DISPLACED PERSONS

4.1 INTRODUCTION

While the concept of eligibility, in involuntary displacement, refers to the condition or criteria that qualifies a project affected person (PAP) for entitlement, the concept of entitlement relates to the principle of compensation or resettlement assistance that applies to different categories of project affected persons (PAP); The project-related involuntary land acquisition³ or restrictions on land use⁴ may result in physical displacement (relocation, loss of residential land or loss of shelter), economic displacement (loss of land, assets or access to assets, leading to loss of income sources or other means of livelihood⁵), or both, whether or not the PAPs must move to another location.

The principle of ESS5 stipulates that when land acquisition or restricts on land use (whether permanent or temporary) cannot be avoided, all persons residing, conducting activities or earning income within the project affected areas at the cut-off-date,⁶ which is the date on and beyond which any persons who encroach on the area are not entitled to compensation or any other form of resettlement assistance. ESS5 stipulates that affected persons may be classified as persons:

- a) Who have formal legal rights to land or assets.
- b) Who do not have formal legal rights to land or assets but have a claim to land or assets that is recognized or recognizable under national law,⁷ or
- c) Who have no recognizable legal right or claim to the land or assets they occupy or use.

Those covered under (a) and (b) above are to be provided compensation for the loss, and other assistance in accordance with this RPF. Persons covered under (c) above are to be provided with resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in this RPF, if they occupy the project area prior to a cut-off date established by the project authorities in close consultation with the potential PAPs, local community leaders and the respective local authorities and acceptable to the World Bank. Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance.

It is therefore clear that all project affected persons irrespective of their status or whether they have formal titles, legal rights or not, squatters or otherwise encroaching illegally on land, are eligible for some kind of assistance if they occupied the land or had use of it before the entitlement cut-off date.

³ "Land acquisition" refers to all methods of obtaining land for project purposes, which may include outright purchase, expropriation of property and acquisition of access rights, such as easements or rights of way. Land acquisition may also include: (a) acquisition of unoccupied or unutilized land whether or not the landholder relies upon such land for income or livelihood purposes; (b) repossession of public land that is used or occupied by individuals or households; and (c) project impacts that result in land being submerged or otherwise rendered unusable or inaccessible. "Land" includes anything growing on or permanently affixed to land, such as crops, buildings and other improvements, and appurtenant water bodies.

⁴ "Restrictions on land use" refers to limitations or prohibitions on the use of agricultural, residential, commercial or other land that are directly introduced and put into effect as part of the project. These may include restrictions on access to legally designated parks and protected areas, restrictions on access to other common property resources, and restrictions on land use within utility easements or safety zones.

⁵ "Livelihood" refers to the full range of means that individuals, families and communities utilize to make a living, such as wage-based income, agriculture, fishing, foraging, other natural resource-based livelihoods, petty trade and bartering.

⁶ It is often established on the commencement date or last date of the census of PAPs. The cut-off date could also be the date the subproject area was delineated prior to the census, provided that there has been an effective public dissemination of information on the area delineated and systemic and continuous dissemination subsequent to the delineation to prevent further population influx.

⁷ Such claims could be derived from adverse possession or from customary or traditional tenure arrangements.

The principles adopted above entails special measures and assistance for vulnerable⁸ persons. PAPs affected through land acquisition, relocation loss of residence and structures, and business enterprise are entitled to a combination of compensation measures and resettlement assistance, depending on ownership right and lost assets. PAP will be entitled to compensation and resettlement assistance that will help in the restoration of their livelihoods to at least, pre-project standards.

For this reason, the table below, therefore, represents eligibility classification for persons and groups and their entitlements, as is anticipated at this stage and guided by the ESS5. This will help standardize entitlements across the RAAMP-SU project for similar cases. This will be refined based on the activity-specific resettlement assessment, and their entitlements in the different anticipated displacement scenarios.

Resettlement plans developed for specific project activities will also be based on socio-economic surveys and other research and insights, which will feed into the updating and refining of this matrix for each Resettlement plan.

In all three categories of PAPs, consultation and monitoring of vulnerable affected persons will be undertaken to ensure their livelihoods are sustained or restored and their vulnerability is not increased. In all cases vulnerable groups will be assisted to secure their compensation and restore their livelihoods.

4.2 PROOF OF ELIGIBILITY FOR INDIVIDUAL AND HOUSEHOLD COMPENSATION

The PIU will consider various forms of evidence as proof of eligibility as stated in this RPF to cover the following:

1. PAPs with formal legal rights, documented in the form of land title registration certificates, leasehold indentures, rent receipts, and building and planning permits among others. Also, unprocessed/unregistered formal legal documents will be established in the RAP.
2. PAPs with no formal or recognized legal rights-criteria for establishing non-formal, undocumented or unrecognized claims to eligibility shall be established paying attention to each situation and its peculiarities. Alternative means of proof of eligibility will include:
 - i. Affidavit signed by landlords and tenants; and
 - ii. Witnessed or evidence by recognized traditional authority, customary heads, community elders, family heads and elders and the general community.

During the preparation/implementation of RAPs, PAPs recent passport photograph or a digital image will be captured, PAPs contact address, Phone Number, and Name of Next-of Kin will be collected and documented for use as means of eligibility for identification of PAPs during screening for compensation. In this project, the absence of formal titles should not constitute a barrier to resettlement assistance and rehabilitation.

Where legally permissible, the resettlement plan should include measures to ensure that documentation of ownership or occupancy, such as title deeds and lease agreements, and compensation (including the bank accounts established for payment of compensation), are issued in the names of both spouses or of single female heads of households, as relevant to each situation. In circumstances in which local customary tenure systems do not give women equal opportunities or rights with regard to property, alternative steps are taken

⁸ Vulnerable refers to those who may be more likely to be adversely affected by the project impacts and/or more limited than others in their ability to take advantage of a project's benefits. Such an individual/group is also more likely to be excluded from/unable to participate fully in the mainstream consultation process and as such may require specific measures and/ or assistance to do so. This will take into account considerations relating to age, including the elderly and minors, and including in circumstances where they may be separated from their family, the community or other individuals upon whom they depend.

to ensure that access of women to security of tenure is equivalent to that of men and does not further disadvantage women.

4.2 ELIGIBILITY FOR COMMUNITY/VILLAGE/CLAN COMPENSATION

Communities (districts, towns, and villages) permanently losing land and/or access to assets and or resources under customary rights will be eligible for compensation. Community compensation will be in-kind only for a community as a whole in the form of reconstruction of the structure to at least the same standard or equivalent better standard to that being built by the program in the area to serve the same function. Communities (districts, villages and clans) permanently losing land and/or access to assets and or resources under customary rights will be eligible for compensation. Example of community compensation could include construction of marketplaces, community lock up shops, community hall, and employment for locals within the projects sites as well as sinking of boreholes, rehabilitation/construction of schools and health centers. The rationale for this is to ensure that the pre-project socio-economic status of communities were restored and/or improved upon. The local community leaders will play a crucial role in identifying community needs.

Where an affected asset/land belongs to a family group or an association, it will be advised that as much as possible, the asset should be reallocated to each eligible member/owner so that each person be captured and compensated separately. Where this arrangement is not possible or desirable, the household or association may agree within themselves and present one person among them to be recognized as the PAP. In that case, compensation will be paid to the person to whom the family had agreed to represent their common interest. The PAP is the one whose identification/photograph will be captured during census and inventory.

It is important to note that the eligibility may be claimed collectively, e.g., as a community or religious group. Communities permanently losing land and/or access to assets and or resources under statutory/customary rights will be eligible for compensation. Example of community compensation could include those for public toilets, marketplace, taxi parks, schools and health centers or dedicated grazing land. The rationale for this is to ensure that the pre-project socio-economic status of communities where adversely impacted is also restored. The local community leaders will play a crucial role in identifying users of land.

4.3 CUT-OFF DATE

The entitlement cut-off date refers to the day beyond which any person who occupies land or assets, or constructs assets on land, required for project use, will not be eligible for compensation. The date is often the day when the assessment of persons and their property in the project area commences (Census). The Cut-off Date could also be the date the project area was delineated, prior to the Census, provided that there has been an effective public dissemination of information on the area delineated, and systematic and continuous dissemination subsequent to the delineation to prevent further population influx. The cut-off date is also the date after which no new cases of affected people will be considered. The main purpose of establishing a cut- off date is to ensure that the actual project affected persons are the ones resettled and that individuals do not exploit the expected resettlement in the project and thus relocate and settle in the project location.

The establishment of a cut-off date is required to prevent opportunistic invasions /rush migration into the chosen land thereby posing a major risk to the project. Besides it helps to avoid unidentified costs for the project. As such the cut-off date is very crucial. Given its importance therefore, this date must be effectively communicated to the project affected persons through the community leaders and other interest groups in the project area.

4.3.1 ESTABLISHING THE CUT-OFF DATE

Establishment of a cut-off date is of critical importance. To avoid an influx of outsiders to subproject areas and misuse of the compensation policy, the date of the census will serve as the cut-off date for eligibility and no new PAPs will be eligible for compensation after this date. The cut-off date will be announced and made public through appropriate means of reach-out such as radio advertisement during the community awareness campaigns. The detailed census of PAPs will be appended to the RAP.

This date must be communicated effectively to the potential PAPs and surrounding local communities.

4.3.2 COMMON COMPLICATIONS IN APPLICATION OF CUT-OFF DATE

The application of cut-off date sometimes become controversial especially if there is delay between the time the census is carried out and the start and completion of project. However, the WB ESS5 recognizes that individuals and households who occupy project-affected areas after the cut-off date are not eligible for compensation. The WB ESS5 sets a caveat for nullifying new claims as follows "provided that there has been an effective public dissemination of information on the area delineated, and systematic and continuous dissemination subsequent to the delineation to prevent further population influx'.

There is also the complication of unfinished structures which were later finished at or after the time of census but after the cut-off date. Unfinished structures should be identified during mapping prior to setting of cut-off date. Thus, unfinished sites should be secured, and unused materials piled at the site should be noted and the cut-off survey can estimate investment which should be compensated for in lieu of expenses (including labor) incurred until the cut-off date. Nevertheless, if works are not initiated two years or more pass after declaration of a cut-off date, a new census and evaluation of properties must be carried out.

There are also issues in situations whereby affected persons will need to make **essential improvements** in affected properties after the cut-off date to make such premises **habitable** before the project owner takes possession of the project site. In cases of natural events leading to damage to some parts of affected buildings (roofs, doors, other building parts), such improvements would be reasonable and essential in ensuring that users of such structures are not homeless ahead of full project site takeover after the inventory of the affected property. The project team will assess such improvements made after the ahead of the delivery of the entitlements of affected people.

4.3.3 REQUIREMENT FOR ENFORCING CUT-OFF DATE

To ensure that the cut-off date is adhered to, there should be thorough stakeholder communication through print and electronic media, including meeting and other mechanisms of local announcement. This will help prevent opportunistic invasions/rush migration into the chosen land areas thereby posing a risk to the subproject. Such opportunistic invasions could be by individual encroachers, newly formed families (e.g., households formed after the cutoff date) and persons making improvements to their homes or businesses who will not be compensated after the cutoff date.

The list of PAP before the cut-off date should always be kept safe. Effort should also be made to ensure that new entrants into the land/subproject locations are aware that work is about to start and that people entering the areas from the date will not be compensated. This can be done by placing billboards inside and in the streets leading to the project location, town hall meetings and stakeholder's consultation to pre-warn potential settlers.

4.4 ENTITLEMENTS AND PREPARING AN ENTITLEMENT MATRIX

The basis of what is to be paid as compensation will be determined by identifying the most appropriate entitlement for each loss. Based on the entitlements, options for resettlement will be selected in accordance with Bank ESS5. The PIU will develop a RAP containing an entitlement matrix with respect to both temporary and permanent displacements. This matrix will set the measure for the payment for all losses or impacts. It will also list the type of loss, criteria for eligibility and define entitlements as presented in Table2.

The entitlement matrix is designed to assist the process by bridging the gaps between requirements under Nigeria Law and the World Bank ESS5. The higher of the two standards is followed in this entitlement matrix, since this procedure also satisfies the requirements of the lesser standard. The missing values in the entitlement matrix will be determined at the time the resettlement plans (RAPs) are being negotiated and prepared.

Table 2: Entitlement Matrix for PAPs and Compensation Guidelines

Type of Loss	Application	Eligibility Criteria	Compensation Entitlements
Land			
Permanent loss of agricultural and non-agricultural land	PAPs permanently losing agricultural land regardless of impact severity	Person with formal right to land (certificate of occupancy/right of occupancy) or without formal legal right to land but have recognizable claim to land recognized under the prevailing local land tenure	PAP will be entitled to alternative land of the same value as the one being displaced. Where alternative land is not feasible, and there is an active land market, PAP will be paid compensation at full replacement cost in addition to compensation for the value of improvement on the land as indicated in this entitlement matrix
Temporary loss of land		Land tenants/sharecroppers/encroachers	PAPs will not be entitled to alternative land or compensation for land but for improvements to land they have made such as crops, economic trees including Cash compensation for temporary loss of income. Shops, etc.
Restriction/ Loss of grazing grounds	Pastoralists and others	Verifiable established grazing pattern/history	Assistance to create grazing pastures elsewhere in consultation with PAPs. Cash compensation for temporary loss of income.
Buildings/Structures and Sacred altars			
Destruction of permanent immovable structures such as residential/commercial buildings and shops	PAPs permanently losing houses	Recognized/formal owner of affected structure irrespective of land ownership status	In addition to compensation for loss of land, PAP will receive compensation and replacement value for the house and will be provided with resettlement assistance to ensure that PAPs relocate to a new house with access to services and security of tenure. In addition, PAPs can be allowed to collect scraps of building materials from the displaced structure.

Type of Loss	Application	Eligibility Criteria	Compensation Entitlements
	PAPs losing accommodations	Tenants	The PAP will be informed one month in advance to move after Cash compensation at the full replacement value of the rent paid by the PAP plus cost of moving to the alternative location and Disturbance assistance (10% of cost of rent)
		Squatters	Not eligible for compensation for the house. The PAP will be informed one month in advance to move and receive support in kind or cash to move belongings to new location.
Non-residential structures (barns, fences, etc.)	PAPs losing non-residential structures	Recognized/ formal owner of affected structure irrespective of land ownership status	Land for land or Compensation at full replacement cost for lost structures, in addition of compensation for loss of land.
		Tenants/ lease holder	Compensation at full replacement cost for lost structures
		Encroachers, Squatters/Non-legalizable users	Not eligible for land compensation but for compensation at full replacement cost of all structures built by the non-legalizable user
Loss of Shrines and sacred structures		Recognized owner/priest of affected shrine	Full replacement or relocation cost of the sacred structure in addition to the cost agreed to with the priest or PAP to apiece the god (s)
Loss of Community Infrastructure/Common Property Resources			
Loss of common property and/or resources	Community/ Public Assets	Community/Government	Reconstruction of the lost structure or in-kind compensation in consultation with community
Loss of access to rivers or lakes	Loss of access to fishing livelihood	Recognized fishermen/women who substantially rely on fishing for their livelihood	Compensation to be discussed with PAP such as cash compensation, livelihood restoration including micro credit to start alternative business or to get access to alternative fishing grounds/ forming cooperatives with others.
Loss of Income and Livelihood from crops and economic trees			
Crops	Standing crops affected or loss of planned crop incomes.	All PAPs regardless of legal status	When possible, PAPs will be given enough time to harvest existing crops to avoid economic loss to them. Where not feasible, cash compensation for crops at full market current value in the locality will apply.
Trees	Trees affected	All PAPs regardless of legal status	Cash compensation at market rate of estimated annual/seasonal yields/harvest of the tree multiply by the number of seasons it will take for a nursery to mature yielding; plus the cost of planting and nurturing (labour)

Type of Loss	Application	Eligibility Criteria	Compensation Entitlements
Small businesses	Shops and other trading premises to be moved or restricted during construction works	PPAs who are proprietors of such businesses	Cash compensation covering at least 30 business days. Livelihood restoration assistance to help strengthen and recreate lost or affected income sources
Allowances			
Transportation for physical relocation of houses	Transport/ transition costs	All PAPs to be physically relocated	Provision of allowance covering transport expenses and a livelihood expense for the transitional period for 3 months equal to 3 months of minimum national wage subsistence income.
Vulnerable People Allowances	Vulnerable People Allowances	Persons below poverty line, single mother headed household, disabled or elderly	Allowance equivalent to 3 months of minimum national wage subsistence income. This is in addition to any compensation that the VPs may be entitled to if he/she falls within the above listed categories
Temporary use of land			
Temporary use of land during construction	Lease of land for project purposes (e.g., camps, storage)	All PAPs	Civil works Contractor will lease land required temporarily during construction on voluntary basis where land user will have the right to say no (e.g., willing leaser-willing lessee basis). The maximum period for temporary use is defined as 2 years. Lease rates to be paid should not be less than lease at current market rates, plus compensation for any loss of crops or trees at gross value of 2 year's harvest of crops on the affected lands. It is also required that lands (or other assets) be fully cleared and restored following use
Construction impacts not related to land acquisition⁹			
Damages to houses, buildings, and structures affected during construction.	In relation to impacts that are not related to land acquisition such as potential damages of vibrations or discomfort caused by road traffic.	All PAPs regardless of legal status	Contractor will conduct assessment of damages, compare with existing baseline information and corresponding remedial actions (e.g., reparations, etc) proposed to the affected party. If damages can't be mitigated or fixed the affected houses and other buildings will be managed in accordance with the principles of the RPF and it will be compensated in full for the whole building irrespective of the specific degree of impact. Compensation will be provided in cash at full replacement cost All relevant PAPs are entitled to this provision by default irrespective of the registration status of the affected item.

⁹Requirements to be included in the Construction Contractor contract.

4.5 LIVELIHOOD ENHANCEMENT AND RESTORATION

The Goal of the Livelihoods Restoration Program is sustainable livelihood of Project Affected Persons and households at or exceeding pre-project levels through the harnessing of local economic development associated with the Project. This livelihood restoration package is not an alternative to compensation entitlement to PAPs, but seeks to ensure that vulnerable PAPs are provided with sustainable livelihood measures/alternative. The definition of vulnerable PAPs in this RPF include aged PAPs of 65 years and above, female headed households affected by the project, orphans, persons with disabilities and the poorest among PAPs defined as those to whom the affected asset represent their only or major source of livelihood.

The Objectives of the Program should include:

- Provision of a menu of livelihood restoration activities for land-, wage- and enterprise-based activities to vulnerable project affected persons;
- Provide literacy, financial literacy and business plan training to the vulnerable project affected persons regardless of livelihoods training;
- Ensure technical skills training targets identified needs within long-term operations work;
- Ensure small business increases access of affected persons to Company procurement opportunities and other local procurement opportunities;
- Increase overall agricultural production within affected communities and decrease incidence of food insecurity;
- Link local agriculture production with larger export market opportunities.

4.6 APPROACH

A livelihoods framework needs to have a multi-dimensional approach to facilitate the restoration of livelihoods in the project affected area. The four main components of a livelihood 'profile' are:

- Current livelihood(s) used for income/payment in kind/ sustenance of household;
- Existing skills that are currently not employed for lack of start-up funds or knowledge of the market; Access to affordable credit, either from commercial enterprises or relatives;
- Basic literacy and numeracy skills that enable people to be able to adapt to a changing economic climate and transfer skills to different sectors.

The basic approach to be used includes:

- Establishing local skills and identify gaps in community skill base;
- Establishing pre-project livelihood activities;
- Establishing potential livelihood activities associated with the Project;
- Providing choice to impacted households on livelihoods training ensuring local capacity for food security;
- Providing training for local households and establish processes within the Company's/Investor's supply chain for incorporating input from local communities;
- Providing management and oversight for local economic development activities; and
- Ensuring implementation of monitoring and evaluation program.

4.7 RE-ESTABLISHMENT OF LIVELIHOODS

All project affected households are engaged in an agricultural livelihood. As such, the initial focus of the livelihoods program will focus on re-establishment of agricultural activity and on appropriate skills development and technology transfers to raise the productive capacity of individual farmers and collectively.

4.7.1 GENDER AS A VULNERABILITY MARKER

Women have limited access to assets and productive resources, owing both to legislation and to social norms, and employment opportunities are limited as a result of disadvantaged schooling and the cultural expectation to perform domestic responsibilities. There is a high number of female farmers in the project affected area, however they often have less productive tracts of land due to lack of finance, labour and technology. Women farmers are more likely to be tenants than owners of land due to traditional customs, such as inheritance and polygamy mores.

4.8 PRINCIPLES APPLICABLE TO VULNERABLE GROUPS

This RPF classifies vulnerability in two stages: pre-existing vulnerability and transitional hardship vulnerability. Pre-existing vulnerability refers to the vulnerability condition which would be present with or without Project development. Transitional hardship vulnerability occurs when those directly affected by the Project (PAPs), are unable to adjust to new conditions due to shock or stress related to Project activities. This scope of vulnerability in this RPF is however confined to the transitional hardship group or simply PAPs that may become vulnerable as a result of this project.

Vulnerable PAPs may require more assistance than others during the implementation of the RAPs because of their vulnerability status. Criteria for inclusiveness include female headed household, aged persons (65 years and above), PAPS incapacitated by ill health, and the poorest of the poor PAPs. The vulnerability assessment tool in Table 3 is useful in identifying the poorest of the poor group. PAPs that fall within all or most of the conditions (at least 80%) in Table 3 are in abject poverty according to this RPF, and therefore, classified as vulnerable.

Table 3: Vulnerability Assessment Tool

Household Vulnerability			
Category	Indicator	True	False
1. Pre-Project Extreme Poverty- the Pre-Disposed	No Farm		
	No Land		
	No Job		
	No Business		
2. Household Composition	Elders and/or Children only or		
	Women and Children only or		
	Disabled or Diseased only		
3. Income	None from Farm		
	None from Job		
	None from Business		
	None from Rental		
4. Food	Have no Stored Food		
	Claim to be eating one meal or less/day		
5. Housing	Homeless or		
	Living in Charitable Housing		
6. Social Support	No Extended Family Support		

	No Community/Neighborhood support		
7. Health	Household head has >1 Disabled, diseased, drug addict or prostitute.		

4.9 VULNERABILITY ASSESSMENT

The primary objective of the vulnerable persons assessment and assistance measures is to avoid the occurrence of project-induced vulnerability, and if it occurs, to mitigate this through preventive and follow-up measures.

Criteria used to assess Project-induced vulnerability include pre-project poverty, household composition, income, food supply, housing, social support, and health. The criteria are used to establish household vulnerability relative to local conditions. Vulnerability thus becomes locally defined as those households that are recognized to be in a difficult situation against the background of general poverty in the area.

4.9.1 MONITORING FOR VULNERABLE GROUP

Vulnerable household monitoring is integral to the general resettlement monitoring framework. All vulnerable households should be tracked from registration to self-sufficiency in the Project database. Assistance measures will also be tracked from recommendation to completion in the Project database. A watch-list of households should be tracked in the database and visited on the ground at least once a quarter. Each follow up visit will be recorded in the database flagging changes to indicators that are problematic.

4.10 CAPACITY ENHANCEMENT AND TRAINING

The World Bank acknowledge that acquiring land in line with international standards requires technical support and they are therefore always open to provide;

- assistance to assess and strengthen resettlement policies, strategies, legal frameworks, and specific plans at a country, regional, or sectoral level;
- financing of technical assistance to strengthen the capacities of agencies responsible for resettlement, or of affected people to participate more effectively in resettlement operations;
- financing of technical assistance for developing resettlement policies, strategies, and specific plans, and for implementation, monitoring, and evaluation of resettlement activities”

Detailed capacity enhancement plan can only be established based on the assessment of the existing capabilities to be performed during RAP development. However, it is known that quality land acquisition training is not available in Nigeria, and sending all people who need training to international centres may be impractical. Experience show that project-level training is more practical in such cases. Some or all of this training can be provided by personnel from international centres such as the Resettlement Centre at the Rhodes University in South Africa, by personnel from qualified NGOs, or by international land acquisition specialists. Similarly, local or regional specialists or NGOs involved in specific aspects of resettlement can be called on to familiarize resettlement staff with key issues and methods. These topics can also be included in the project launch workshop. The project resettlement specialist or consultants can provide training for resettlement staff, including field personnel.

Another possibility is a carefully structured study tour of projects in neighbouring provinces or countries. Study tours give agency staff an opportunity to not only see field conditions in another project, but also speak with colleagues elsewhere about implementation issues. Training makes an important contribution to institutional capacity. Training activities should complement and support each other. The training should be appropriate for the intended audience. Senior managers are concerned with policy issues and have little interest in field problems; whereas resettlement staffs are consumed by implementation issues but believe they have little influence on policy concerns. One recurring mistake is to provide policy training to field staff,

but no operational training. Another is to provide policy orientation to senior managers, while giving no training to staff tasked with actual implementation.

An effective training program emphasizes policy training for senior management and operational training for resettlement staff. In many instances, project preparation grants or technical assistance funds can be used to pay for training abroad, in international centres, or in the project. Sending resettlement staff to similar projects in the country can be an inexpensive yet effective way of building resettlement capacity. Such interactions are particularly useful, because practitioners are involved in the exchanges, and the context, problems, and issues are likely to be similar.

4.11 NGOs SUPPORTING THE PAPs

The role and responsibility of Nongovernmental Organizations (NGOs) and Civil Society Organizations (CSO) in land acquisition and resettlement have changed significantly. While originally often vocal opponents of large development projects, some of them today play a very important role as “watch dog” for all kind of issues and/or informing affected people about their rights and options and/or assist them in the decision making and relocation process.

CHAPTER FIVE: METHODS OF VALUING AFFECTED ASSETS

5.1 INTRODUCTION

This section of the RPF sets out the detailed requirements for determining the value of affected assets, and the scope of valuation covers all categories of impacts/assets identified during the social assessment and described in the entitlement matrix. The essence is to ensure appropriate procedures and fair compensation to the project affected groups that are in tandem with best practices which ESS5 supports. Therefore, the basis of this valuation is derived from the ESS5 of the World Bank and the Land Use Act 1978 of Nigeria. The valuation will estimate asset compensation rates based on full replacement cost without depreciation (Table 4). The replacement cost approach is based on the premise that the costs of replacing productive assets is based on damages caused by project operations.

5.2 DESCRIPTION OF KEY VALUATION APPROACHES AND COMPENSATION TERMS

- a) **Replacement Cost Approach (RCA):** Replacement cost is the cost it will take to replace or rebuild lost assets. This cost is independent of the market value but could be equal to or slightly higher than the market value. The RCA assumes that cost and value are related. It involves finding the estimate of the gross replacement cost of an asset which is the estimated cost of constructing a substitute structure or buying an alternative land in a location and size of equal value at current market prices.
- b) **Market Comparison Approach (MCA):** This involves the direct comparison of the property's value-determining features with those of the immediate and surrounding vicinity that sold recently. This method simply arrives at the value of an asset by taking an estimate of the similar asset (in size, frame, and location) sold recently to arrive at the cost of the asset to be acquired or demolished by a project. It is most desirable when cash compensation is the choice of compensation.

5.3 VALUATION METHOD FOR CATEGORIES OF IMPACTED ASSETS

5.3.1 LAND

The following land asset types identified under Nigeria law under this policy framework include:

a) **State (urban and non-urban) owned Land.**

State owned land will be allocated free by the Governor or Local Government (perhaps except for processing and registration fees). The State Agency will be expected to pay compensation to acquire land in this category in cases where the state-owned land is being used by landlords or squatters, settled upon, or otherwise being used.

b) **Assets held under Customary Law.**

According to Nigeria law, assets held under customary rights are in the Local Government jurisdictions only and will be valued according to the following method and compensation paid for. The project will compensate assets and investments, including buildings, and other improvements, according to the provisions of the resettlement plan.

Compensation rates will be replacement cost as determined by surveys of recent transactions of similar assets in the same area as of the date and time that the replacement is to be provided. Under customary law land belongs to chiefdoms, towns and villages. The permanent loss of any such land will be covered by community compensation, which will be in-kind only. A customary landowner or land user on state owned land will be compensated for land, assets, investments, loss of access etc. at replacement rates at the time of the loss.

c) **Privately owned Land**

In the event of permanent land acquisition of titled land, the first premise is the provision of replacement land. The guiding principle is that whoever was using the land to be acquired will be provided other land of equal size and quality. In the case where no alternative land is available within a reasonable distance such as to minimize disruption to other aspects of socio-economic life, cash compensation at full replacement value should be provided using the MCA method. This should be valued based on the prevailing market value in the locality to purchase an equally productive plot of land in the same locality. In addition, any associated costs of purchasing the land i.e., taxes, and registration fees will need to be included in the compensation. Also, the PAP will be compensated for any permanent improvements made to the land (for instance irrigation structures). This will be calculated based on the price of making the permanent improvement at current prevailing market rates for labor, equipment, and materials.

Where land lost is only a small proportion of total land owned by the PAP, but renders the remaining land as unusable, the compensation provided should be calculated based on the total land affected (i.e., the actual land lost plus the remaining unusable land). If the land is required temporarily, the standing crops will be compensated at the fully matured market rate or government rate, whichever is higher. The compensation will be paid to the sharecroppers rather than the owner, where the tiller is not the owner (e.g., tenant or sharecropper). There will hence be no adjustment in the terms of the rent of share cropping agreement.

5.3.2 STRUCTURE/BUILDING

The replacement cost approach will be adopted for the valuation of dwellings and structures. To use replacement cost approach relevant data to be captured during RAP preparation include:

- Location details of the affected land (boundaries of the area/section of the land);
- Affected immovable properties (detailed measurement of building/structure and materials used);
- Property details including construction information such as number of rooms, type of roof, wall, fence walls, gates, pavements, interior ancillary decoration, etc.
- Prices of items collected in different local markets used to construct different types of structures (e.g., poles, bricks, rafters, bundles of straw, corrugated iron sheets, doors etc.), including labour required.
- Categorizing temporary structures based on construction details (wall materials), size of structure and use of structure.
- Costs for transportation and delivery of these items to the acquired/ replacement land or building site.
- Social profile/data on affected household (owner, tenants, dependents and livelihood)
- Compensation will be made for structures that are (i) abandoned because of relocation or resettlement of an individual or household, or (ii) directly damaged by subproject activities.

5.3.3 FRUIT TREES/WOODLOTS/FARM CROPS/VEGETABLE GARDENS

Impacts associated with losses of income from any of the above items will be calculated as follows:

Compensation for Fruit Trees

Compensation for fruit trees is cash compensation for average fruit production for 3 years at current market value. Although government rate prepared by NTDF¹⁰ exists, market research will be conducted by appropriate experts (independent quantity survey) to determine if the government rate is in tune with current market rate. Where this rate is different from current market rate, the later will be used to fulfil the “current market rate” condition as specified in ESS5. Individual compensation for wild trees “owned” by individuals, which are located in lands as defined in this policy, will be paid. Note that wild, productive trees belong to

¹⁰ There is an ongoing process to develop a Country Methodology for Valuation of Compensable Assets and Review of Harmonized Compensation Rates prepared by the NTDF. This is being led by the Rural Access and Agricultural Marketing Project (RAAMP) in collaboration with the Federal Ministry of Lands and the World Bank.

the community when they occur in the true bush as opposed to a fallow land. These trees will be compensated for under the umbrella of the village or community compensation.

Compensation for Woodlots

Compensation for woodlots is Cash compensation at current market value. All woodlots attract a flat rate using market rate.

Compensation for Farm Crops

Compensation for farm crops is at full market value of crop yield per hectare. This entails conducting an inventory of hectares farmed by each PAP and the type of crop. The existing market value of crop yield per hectare will be determined and adjusted (as may be necessary for inflation) during RAP preparation so that the result will be reminiscent of prevailing market price at the time of RAP compensation. This rate shall incorporate the value of crops and the value of the labor invested in preparing a new land. The value of the labor invested in preparing agricultural land will be compensated at the average wage in the community for the same period of time. All agricultural labor activities are included for two reasons. First, because of the need for transparency, all land labor will be compensated for at the same rate. Second, it is difficult to forecast when during the growing season a farmer might need to give up his/her land. Thus, the land compensation covers all investments that a farmer will make. In certain cases, assistance may be provided to land users in addition to compensation payments, for example, if the farmer is notified that his/her land is needed after the agriculturally critical month of March, when s/he will no longer have enough time to prepare other land without help. Assistance will be provided in the form of labour-intensive village hire, or perhaps mechanized clearing, so that replacement land will be ready by the sowing dates. The farmer will continue to receive his/her cash compensation so that he/she can pay for sowing, weeding, and harvesting.

Compensation for Vegetable Gardens

These are planted mainly for daily use. Until a replacement garden starts to bear, the family displaced because of the project land needs will have to purchase these items in the market. The replacement costs, therefore, will be calculated based on the average amount that an average town dweller spends on buying these items for one year per adult from the local market.

5.3.4 LOSS OF BUSINESS/EMPLOYMENT

Compensation will be paid for loss of business or employment to ensure that livelihoods of small holder businesses are not negatively impacted. The affected business owners will be compensated for the cost of identifying a viable alternative location; for lost net income during the period of transition; for the cost of the transfer and reinstallation of the plant, machinery, or other equipment; and for re-establishing commercial activities. Affected employees will receive assistance for temporary loss of wages and, if necessary, assistance in identifying alternative employment opportunities.

5.4 MECHANISM FOR VOLUNTARY DONATION OF LAND: PROCEDURE AND RECORDS

The Project anticipates that land for widening of existing setbacks or establishment of an agro logistic hub may be donated by communities or individuals that will be directly benefitting from the project. This RPF recognizes that these **voluntary donations** should not severely affect the living standards of PAPs and that the community agrees to replace any of their losses. In addition, the Policy requires that voluntary donations are confirmed and verified by an independent third party. The following procedures, records and safeguards will be adhered to by the project and included in respective RAPs of subprojects, which involve voluntary donations of land and other assets:

1. Site Selection Consultations

While selecting a site for a structure for any of the sub-projects or activities associated with the sub-projects, proponent should conduct detailed consultations with customarily recognized or legally titled landowners and any non-titled affected people, such as squatters, tenants, and herders that may have traditional access

to these areas. The SPIU/project team will facilitate meetings to reach consensus for locations that have least adverse impact. The donors of such land could be a community/clan or sub-clan that owns undivided land collectively or as individuals.

2. Replacement of Losses of the Vulnerable and Poor

Where site selection severely affects the living standards of PAPs, the project will undertake to replace the loss by relocating them to a similar location with comparable resources within the same community or paying reasonable compensation that is acceptable to them. To help facilitate a mutual understanding of 'reasonable compensation,' the Project team will guide both parties in line with the compensation and valuation principles in the Project's Entitlement Matrix.

3. Record of Communally Guaranteed Amelioration Measures, Third Party Verification, and Grievance Redress

Agreed measures to replace losses of people severely affected by the donations will be verbally accepted by all the PAPs (recognized heads of each household) in the presence of a mutually agreed third party and documented on an affidavit which shall include a description of the amelioration measures guaranteed by the community. The donor community will be represented by a recognized elder(s) of clan(s) or sub-clan(s) who will affix their signatures and/or thumb impressions on the affidavit. The NGOs that are present or involved in facilitating the community mobilization will play the role of the third party. The NGO will also affix their signatures and/or thumb impressions on the affidavit. Construction will only proceed after the donor community has replaced losses through agreed measures and the amelioration has been verified by the PAPs themselves to the mutually agreed third party, verbally and documented in an affidavit to which all PAPs (recognized heads of each household) and the third party affix their signatures and/or thumb impressions. The PAPs will be informed of voluntary donation procedures as part of the disclosure policy of the Project and have access to the grievance redress mechanism outline in this RPF.

4. Record of Donation and Verified Transfer by Legal Authority

Donations by the community or an individual will be documented on an affidavit and confirmed verbally by the individual owner or a recognized elder(s) of clan(s) or sub-clan(s) in front or in the presence of two witnesses known from the same community certifying the identity of the donors. The donors and witnesses will affix their signatures and /or thumb impressions on the affidavit and the land will be transferred in the name of the community organization (CO) of the respective subproject.

5. Report on Subproject Voluntary Donation Process and Documents

The Project team shall compile a report of the above-described process and records and documents and submit it to the SPIU who shall certify and forward a copy to the Bank prior to the commencement of the civil works.

CHAPTER SIX: IMPLEMENTATION SCHEDULE, LINKING RESETTLEMENT IMPLEMENTATION TO CIVIL WORKS AND ARRANGEMENTS FOR FUNDING RESETTLEMENT

6.1 INTRODUCTION

This section emphasizes that in each sub-project, resettlement implementation schedules will be aligned with construction schedules. All resettlement activities arising out of the civil works to be implemented in a given year will be completed prior to the scheduled start-up date of those works on the respective sub-projects, and prior to disbursements of funds for activities related to the respective sub-project.

6.2 IMPORTANT PRINCIPLES IN PROJECT IMPLEMENTATION

The project will adhere to the following important principles in its implementation:

- No civil works contracts for proposed projects site will be initiated unless land free of any encumbrance is made available; this could be done in phases;
- No construction should be undertaken unless PAPs are compensated for their losses and have received their resettlement entitlements. That is, before any project activity is implemented;
- PAPs will need to be compensated in accordance with the resettlement policy framework.
- For activities involving land acquisition or loss, denial or restriction to access, it is further required that these measures include provision of compensation and of other assistance required for relocation prior to displacement and preparation of resettlement sites with adequate facilities, where required;
- Taking of land and related assets may take place only after compensation has been paid and where applicable, resettlement sites and moving allowances would have been provided to displaced persons;
- For project activities requiring relocation or loss of shelter, the policy further requires that measures to assist the displaced persons are implemented in accordance with the individual RAPs;
- The measures to ensure compliance with this RPF will be included in the RAPs that will be prepared for each land involving resettlement or compensation;
- There will be transition arrangements for displaced families until they get their replacement housing;
- Information sharing and consultation with PAPs will continue throughout the planning and implementation phase of the program, including the relocation and the restoration of livelihoods;
- A completion survey of the delivery of compensation and resettlement entitlements will be undertaken as per the RPF requirement.

The schedule for the implementation of activities must be agreed to between the Resettlement Implementation Committee and the PAPs. These include:

- target dates for start and completion of civil works,
- timetables for transfers of completed civil works to PAPs, and
- dates of possession of land that PAPs are using.

The dates must be after transfer date for completed civil works to PAPs and payments of all compensation. How these activities are linked to the implementation of the overall subproject must also be agreed between the parties.

6.3 LINKING RESETTLEMENT PLANS AND CIVIL WORKS

In compliance with this policy, the screening process must ensure that RAPs contain acceptable measures that link resettlement activity to civil works.

The timing mechanism of these measures would ensure that no individual or affected household would be displaced (economically or physically) due to civil works activity before compensation is paid and resettlement sites with adequate facilities are prepared and provided for to the individual or community affected.

Once the resettlement plan is approved by the state agencies, as well as local and national authorities, the resettlement plan should be sent to the World Bank for final review and approval and disclosure.

6.4 RESETTLEMENT PLAN IMPLEMENTATION PROCESS

The timing of the resettlement will be coordinated with the implementation of the main investment component of the project requiring resettlement. All RAPs will include an implementation schedule for each activity covering initial baseline and preparation, actual relocation, and post relocation economic and social activities. The plan should include a target date when the expected benefits for resettled persons and hosts would be achieved. Arrangements for monitoring implementation of resettlement and evaluating its impact will be developed during project preparation and used during supervision. Monitoring provides both a warning system for project managers and a channel for resettled persons to make known their needs and their reactions to resettlement execution.

Target dates for achievement of expected benefits to resettled persons and hosts should be set and the various forms of assistance to the resettled persons should be disseminated to them.

Planning and coordination of the tasks of the various actors is crucial to successful implementation. To achieve this, workshops will be organized with the stakeholders and other relevant government agencies, at project launching and at the commencement of every subproject identified to have adverse social impacts. The workshops will focus on the following:

- taking stock of the legal framework for compensation
- settling institutional arrangements and mechanisms for payment of compensation
- defining tasks and responsibilities of each stakeholder
- establishing a work plan.

The stakeholders will be requested to participate in the decision making process and provide inputs in the area of their expertise in order to establish a coherent work plan or schedule. To approve RAPs would be to confirm that the resettlement plans contain acceptable measures that link resettlement activity to civil works in compliance with the World Bank policy.

6.5 FUNDING ARRANGEMENTS

The Government of the RAAMP States shall fund their respective state resettlement matters.

The State Coordinator will be responsible for ensuring the prompt provision and efficient flow of the budgeted funds for resettlement to the various subprojects. Assisted by the PRC, he will ensure that land acquisition and compensation are adequately funded and carried out in accordance with applicable rules as presented in this framework.

Appropriate safeguards will be developed, utilizing gender-disaggregated socioeconomic information from the census surveys, to ensure that men and women are compensated equally (i.e., that cash payments to

households are made jointly, entitlements to land and other in-kind compensation are provided equally, etc.).

The resettlement budget and financing will cover funds for compensation of private property, community infrastructure replacement and improvement, assistance to top-up compensation, training, and the management of resettlement expenses, including those for the SPIU and other stakeholders for external monitoring.

Funding would be processed and effected through the RAAMP-SU State Project Implementing Unit (SPIU) and will comply with the financial arrangements agreed upon at project negotiations. At this preparatory stage, sub-project specific locations are currently unknown. In view of the above, reliable estimates of the number of potential project-affected persons and budget are not possible to be determined. However, final Resettlement cost estimates and budget will consider items covered in the following table.

Table 4: Resettlement Cost Estimation

Items	Descriptions
Resettlement and Compensation cost	<ul style="list-style-type: none"> ● Cost of census and survey of PAPs and inventory of assets ● Cost of information and consultation ● Compensation for lost assets (land, structures etc.) ● Cost of replacement land ● Cost of preparation of replacement farmland
Relocation and Transfer cost	<ul style="list-style-type: none"> ● Cost of moving and transporting movable items ● Cost of replacement housing ● Cost of site and infrastructure development services ● Subsistence allowance during transition ● Cost of replacement businesses and downtime
Income Restoration Plan	<ul style="list-style-type: none"> ● Cost estimates for income restoration plans (e.g., training, small business, community enterprise, etc.) ● Cost of incremental services (extension, health, education) ● Environmental enhancement package (forestry, soil conservation, grazing land etc.)
Administrative cost	<ul style="list-style-type: none"> ● Physical facilities (office space, staff housing, etc.) ● Transport/vehicles, materials ● Disclosures ● Operational staff (managerial, technical) and support staff ● Training and monitoring ● Technical assistance ● Evaluation by independent agency ● Grievance Redress Mechanism ● Implementation costs

The budget for resettlement will be known based on field assessments, prevailing asset values, and actual experience based on sub-project RAPs to ensure that adequate funds for resettlement are allocated during the course of project implementation.

At this stage, it is not possible to estimate the exact number of people who may be affected since the technical designs and details of the RAAMP-SU sub-projects have not yet been developed. Though the project intends to cover the whole of the federation, it is still impossible to provide an estimated budget for the total cost of resettlement that may be associated with implementation of RAAMP-SU since the specific

locations are not known. When these locations are known, and after the conclusion of the site-specific socio-economic study, information on specific impacts, individual and household incomes and numbers of affected people and other demographic data will be available, a detailed and accurate budget for each RAP will be prepared.

6.6 RAP BUDGET

Each RAP must include a detailed budget, using the indicative budget outline in table 5. The RAP will include a detailed budget for the payment of compensation and implementation of the various resettlement aspects for a particular subproject, including amongst others, costs of surveys, third party validations of voluntary land donation, land acquisition, loss of livelihood, loss of crops and other property, and allowances/in-kind assistance for the vulnerable members of the community and the implementation of the GRM. This would enable facilitating the preparation of a detailed and accurate budget for resettlement and compensation. RAAMP-SU PIU will prepare the resettlement budget and will finance this budget through the administrative and financial management rules and manuals like any other activity eligible for payment under the program. This budget will be subject to the approval of the World Bank.

Regarding budget, some of the costs of resettlement (e.g., professional services, site preparation, construction, etc.) can be financed from the Bank loan, while other costs (e.g., compensation payments, acquisition of land) cannot be financed from the Bank loan and must be borne out of counterpart funds.

Since the specific sites and sub-projects are not yet determined, this RPF refers only to an estimated number of PAPs. Because costs of resettlement and compensation are based on technical designs and results of scoping, it is not possible at this stage to produce a detailed budget for RAP implementation. However, below is an indicative outline of a RAP budget.

Table 5: Indicative Outline for RAP Budget

Description	Unit	Quantity	Estimated Cost	
			Unit cost	Total
Asset Acquisition				
Land				
Structure				
Crops and economic trees				
Community infrastructure				
Land Acquisition and Preparation				
Land				
Structures				
Crop areas and others				
Community Infrastructure				
Relocation				
Transfer of possessions				
Installation costs				
Economic Rehabilitation				
Training				
Livelihood Restoration Program				
Special assistance budget for Vulnerable PAPs				
Budget for Consultation				
Cost for Management of Grievance (GRM)				

Description	Unit	Quantity	Estimated Cost	
			Unit cost	Total
Monitoring				
Contingency				
Cost for Disclosure of RAP				

CHAPTER SEVEN: ORGANIZATIONAL ARRANGEMENT FOR DELIVERY OF ENTITLEMENTS

7.1 INTRODUCTION

The RPF of the RAAMP-SU and the subsequent RAPs will be implemented by a number of actors consistent with the structure and responsibilities described in parent RAAMP RPF as provided below:

Federal level: The Federal Project Management Unit FPMU will coordinate and provide oversight at federal level and will comprise of a Federal Project Coordinator and key technical staff i.e., environment/social specialist, procurement specialist, financial specialist, M&E specialist, geotechnical, road and urban engineers. In addition, The FPMU will be supported by a Project Management Consultancy (PMC), which will provide assistance in key areas of agro marketing and road investment preparation, quality review, portfolio management, procurement, and financial management. This assistance can also be extended to the State level. In addition, the Federal-PMU may from time to time recruit consultants (individuals, institutions or firms) as necessary to strengthen program planning and management.

State level: Activities at the State level will be coordinated by their Commissioners of focal agencies for Rural Infrastructure, Environment, Poverty Alleviation, Women Affairs and Agriculture respectively. For the implementation arrangements each participating State will establish a Project Management Unit in their identified line ministry responsible for land and agricultural management as well as poverty alleviation that would work directly with local governments and community level. This requires synergies with existing Bank projects in the various states where there are such projects. The State-PMUs will include a State Project Coordinator, environmental specialist, procurement specialist, financial specialist, M&E specialist, an engineer, a GIS specialist and a social development and livelihood specialist.

Site level: Each sub-project site will have a site management unit (SMU) that will comprise a Site Manager and site specific technical specialists such as engineers. In addition, each sub-project site will include a community working group that will include traditional leaders, religious leaders, community level organizations, LGA officers, and community erosion clubs that will provide community auditing of project activities.

The institutional arrangement has been designed to involve other federal and state MDAS concerned with land resources management commission and works, Agriculture, regional and town planning, and land degradation management, local government, local communities and CSOs also need to be involved in each stage of the project.

The compensation process, which will involve several steps, would be in accordance with the RAAMP-SU project resettlement and compensation plans and will include:

- **Public Participation with the PAPs:** would initiate the compensation process as part of an ongoing process that would have started at the planning stages when the technical designs are being developed and at the land selection/screening stage. This would ensure that no affected individual/household is simply 'notified' one day that they are affected in this way. Instead, this process seeks their involvement and wishes to involve PAPs in a participatory approach with the project from the onset.
- **Notification of land resource holders:** the respective community heads or leaders (chiefs) having been involved in identifying the land that the RAAMP-SU require will notify the community inhabitants who will help to identify and locate the land users. These local community leaders will also be charged with the responsibility of notifying their community members about the established cut-off date and its significance. The user(s) will be informed through both a formal notification in

writing and, for as many people as are illiterate, by verbal notification delivered in the presence of the community leader or his representative. In addition, the village chiefs, religious leaders, other elders and individuals who control pastoral routes, fishing areas, wild trees, or beehives, hunting areas will accompany the survey teams to identify sensitive areas.

- **Documentation of Holdings and Assets:** RAAMP-SU will officially arrange meetings with affected individuals and/or households to discuss the compensation process. For each individual or household affected, officials of the RAAMP-SU complete a compensation dossier containing necessary personal information on, the affected party and those that s/he claims as household members, total land holdings, inventory of assets affected, and information for monitoring their future situation. This information is confirmed and witnessed by state ministry of lands and village officials. Dossiers will be kept current and will include documentation of lands surrendered. This is necessary because it is one way in which an individual can be monitored over time. All claims and assets will be documented in writing.
- **Agreement on Compensation and Preparation of Contracts:** All types of compensation are to be clearly explained to the individual or household. The RAAMP-SU draws up a contract listing all property and land being surrendered, and the types of compensation (cash and/or in-kind) selected. A person selecting in-kind compensation has an order form which is signed and witnessed. The compensation contract and the grievance redress mechanisms are read aloud in the presence of the affected party and the representative of the state environment agency, project officials, community (or municipal) officials and other leaders prior to signing.
- **Compensation Payments:** All handing over of property such as land and buildings and compensation payments will be made in the presence of the affected party, representative of the Federal and State Ministry of Lands and FMWR and the community officials.

7.2 COORDINATION AND IMPLEMENTATION OF THIS RPF AND OTHER RESETTLEMENT ISSUES

The Federal PMU shall have an oversight role, but actual resettlement planning and implementation shall be the States' PMUs responsibility.

State Level Institutions

Below are some key institutions at the state levels identified to have a part of play in the execution of the resettlement activities. It should be noted that although a number of institutions, at the state levels have been identified that would have a role to play in the execution of the resettlement issues of RAAMP. While most of them do not have direct links with resettlement, some of them, by operation or statutory functions, would have related responsibilities with resettlement on the RAAMP project.

Project Management Unit (PMU)

The PMU, as the implementing authority, has the mandate to:

- Co-ordinate all policies, programmes and actions of all related agencies in the States
- Ensure the smooth and efficient implementation of the project's various technical programmes
- Cooperate through a Steering Committee that provides guidance to the technical aspects of all project activities;
- Maintain and manage all funds effectively and efficiently for the sub-projects
- Plan, coordinate, manage and develop RAAMP projects to ensure success.
- Recommend on policy issues to the Governor including mechanisms for implementation.
- Prepare plans for the management and development of project.
- Facilitate the discussion between PAPs and communities regarding compensation for land acquired for the subprojects micro-projects;
- Monitor the project work to ensure that the activities are carried out in a satisfactory manner;

- Organize the necessary orientation and training for the departmental officials so that they can carry out consultations with communities, support communities in carrying out RAPs and implement the payment of compensation and other measures (relocation and rehabilitation entitlement) to PAPs in a timely manner;
- Ensure that progress reports are submitted to the World Bank regularly

To achieve these, the PMU would have in each State Steering Committee (Board) and a Project Implementation Unit (PIU) for coordinating the day to day activities with the relevant line departments. Specifically, with regard to Environmental and social issues, the PMU, through its Safeguards Unit will liaise closely with other relevant MDAs in preparing a coordinated response on the environmental and social aspects of the RAAMP sub-projects.

An officer of the PMU will be designated as the Social Safeguards Specialist (Livelihood & Social Safeguard Specialist) Officer to oversee the implementation of this Safeguard instrument (this RPF) as well as any other social provisions as deemed fit for project implementation as per the regulations of the World Bank and Government of Nigeria and the respective State governments. The roles and responsibilities of the Social Safeguard Specialist (Livelihood & Social Safeguard Specialist) include:

- Initiate Resettlement Action Plan (whenever the project involves displacement of homes or businesses) or land acquisition of any kind)
- Ensure Social Assessment (SA) (analysis of social conditions related to the subproject such as income levels, local organization, conflicts identified, leadership)
- Ensure/Carry out Social Mobilization Plan (assigning a role to the affected community and providing appropriate incentives for people to participate)
- Ensure Communication Plan (provides for two-way communication between community and project management at all stages of subproject, consultation and participation)
- Ensure development of Livelihood Enhancement Plan (especially where livelihoods are affected adversely by the project, or stakeholders are economically vulnerable)
- Review all SA Documents prepared by consultants and ensure adequacy under the relevant World Bank Environmental and Social Framework
- Co-ordinate application, follow up processing and obtain requisite clearances required for the project, if required
- Prepare compliance reports with statutory requirements.
- Develop, organize and deliver training programme for the PIU staff, the contractors and others involved in the project implementation, in collaboration with the PMU.
- Review and approve the Contractor's Implementation Plan for the social impact measures as per the RAP/ARAP and any other supplementary studies that may need to be carried out by the PIU in relation to resettlement issues.
- Liaise with the Contractors and the PIU on implementation of the RAP.
- Liaise with various National and State Government agencies on environmental, resettlement and other regulatory matters.
- Continuously interact with the NGOs and Community groups that would be involved in the project.
- Establish dialogue with the affected communities and ensure that the environmental concerns and suggestions are incorporated and implemented in the project.

- Review the performance of the project through an assessment of the periodic environmental monitoring reports; provide a summary of the same to the Project Manager, and initiate necessary follow-up actions.
- Provide support and assistance to the Government Agencies and the World Bank to supervise the implementation.

State Ministry of Environment

By the provision of acts, edicts and laws the states have also set up State Ministry of Environments (SMOEs) as the regulatory bodies to protect and manage the environmental issues in the states.

The functions of the SMOEs include:

- Enforcement of all environmental legislations and policies;
- Coordination and supervision of environmental assessment studies;
- Minimization of impacts of physical development on the ecosystem;
- Preservation, conservation and restoration to pre-impact status of all ecological processes essential to the preservation of biological diversity;
- Protection of air, water, land, forest and wildlife within the states;
- Pollution control and environmental health in the states; and
- Co-operation with FMEnv and other agencies to achieve effective prevention of abatement of trans-boundary movement of waste.

Ministry of Lands, Survey, Urban and Regional Planning & Rural Infrastructure

The Ministry processes all instruments evidencing ownership and possession of real estate in the states and also keeps in custody all real estate instruments, records, and their management.

Generally, the Ministry advises Government as well as manages Lands and all other landed properties belonging to the State Government situated within and outside the State.

Thus, amongst other things, the Ministries are

- Responsible for the acquisition of Land for projects.
- Recommend to the Governor on the allocation of States (Acquired) lands to individuals and organizations as well as the management of all State Lands.
- Responsible for the preparation of Certificates of Occupancy which evidence the grant of State lands and the transfer of interest by the customary land holders. The Land Use and Allocation Committee is also an organ of this Ministry.
- Undertake research and carries out inspections and valuation of landed properties for all purposes with a view to advising the various Ministries/Establishments e.g. Compensation Valuation for acquisitions of Right of Ways, general acquisition of Land, Valuation for Insurance purposes, Valuations for Asset sharing, Valuation of Share Equities in Joint Ventures and Memorandum of Agreements, etc.
- Responsible for the making of Surveys of all Government lands.

Local Government Level Institutions

- Responsible for coordinating activities at local level during the preparation and implementation of RAPs such as activities for determining the cut-off date and for actually implementing the resettlement, and for handling any grievances and complaints.
- Responsible for the appraisal of dwellings and other buildings affected by the project.
- Provide additional resettlement area if the designated locations are not adequate.
- Provide necessary infrastructures in relocated areas.
- Engage and encourage carrying out comprehensive and practical awareness campaign for the proposed project, amongst the various relevant grass roots interest groups.
- Appointing a suitable Desk Officer

- Participating in sensitization of all communities
- Participate in resolving grievances ;
- Monitor implementation of sub-projects and activities of Operational Officers;

Community and other Institutions

- Ensure Community participation by mobilizing, sensitizing community members;
- Assist in resolving grievances of PAPs;
- Ensures that social values are not interfered with;
- They may have complaints that need to be resolved in the execution of the sub-project;
- Support and assist in the mobilization of the various relevant grass roots interest groups that may have complaints that need to be resolved in the execution of the project with a view to avoiding conflicts and grievances;
- Oversees the development needs of the entire community;
- Ensure Community participation by mobilizing, sensitizing community members;
- Support and assist in the mobilization of the various relevant grass roots interest.

World Bank

- Maintains an oversight role to ensure compliance with the safeguards policies, review and provide clearance and approval for the RPFs of each project site.
- Maintain an oversight role of the supervision of the RPF/RAP/ARAP implementation, and may conduct spot checks or audits as necessary.
- Conduct regular supervision missions throughout the project implementation, and monitor the progress of the project construction.
- Recommend additional measures for strengthening the management framework and implementation performance.
- In case the WB considers the implementation to be not acceptable and no improvements can be expected, it will require that institutional capacity building measures be taken to strengthen the PMU and PIUs.

7.3 DESCRIPTION OF THE IMPLEMENTATION PROCESS

The environmental and social specialist attached to the PIU will be responsible for the implementation of the RPF. Before any project activity is implemented, PAPs, will need to be compensated in accordance with the resettlement policy framework and subsequent RAP. For activities involving land acquisition or loss, denial or restriction to access, it is further required that these measures include provision of compensation and of other assistance required for relocation, prior to displacement, and preparation and provision of resettlement sites with adequate facilities, where required. In particular, the taking of land and related assets may take place only after compensation has been paid and, where applicable, resettlement sites and moving allowances have been provided to displaced persons. For project activities requiring relocation or loss of shelter, the policy further requires that measures to assist the displaced persons are implemented in accordance with the individual resettlement plan of action.

The measures to ensure compliance with this policy directive would be included in the resettlement plans that would be prepared for each land involving resettlement or compensation.

When the PIU present their resettlement plans to their respective state and Federal Ministry of Environment for approval, part of the screening process that would be used to approve recommended sites would be to confirm that the resettlement plans contain acceptable measures that link resettlement activity to civil works in compliance with this policy. The timing mechanism of these measures would ensure that no individual or

affected household would be displaced due to civil works activity before compensation is paid and resettlement sites with adequate facilities are prepared and provided for to the individual or household affected. Once the resettlement plan is approved by the local and national authorities, the resettlement plan should be sent to the World Bank for final review and approval.

7.4 ENTITLEMENT DELIVERY PROCEDURE

A Resettlement Implementation Committee (RIC) will be established by the PIU for the purpose of delivering the entitlement. The RIC of the PIU will lead the delivery of compensation entitlement for project affected person. This shall be coordinated by the Social Safeguards Officer of the PIU. The PIU must ensure that all procedures are understood by members of the project community and applied in the best possible way through the established RIC. Firstly, all affected assets must be confirmed by means of asset inventory documentation prepared for this purpose. Then compensation agreements can be drawn up based on confirmed data on the affected assets.

The RIC will coordinate with the community leadership and project affected persons to confirm assets and verify possession of a bank account. Where necessary, they will also validate the identification needed to open a new account. After engaging the PAP, signing of the agreements, and providing accounts for payment, the RIC will pay the PAP by cheque or bank transfer through authorized financial institutions before displacement. Proof of transfer or cheques will be handed over to the PAP in the presence of a witnesses NGO and copies kept for the record by the PIU. Only when there is no facility to receive compensation in any other way can affected person receive cash. In the case of cheques and cash, a satisfactory security system must be put in place to guarantee the confidentiality of payment to avoid theft or loss of money. The PIU will focus on building household/community capacity during and after compensation, as necessary.

The PIU will work with the PAPs to inform them of their rights and responsibilities, the mechanisms for submitting complaints and appeals, and the implementation procedures. The PIU will verify if cash compensation has been carried out transparently before the affected persons are displaced. They will work with the affected persons to ensure that they select areas to cultivate or trade, and livelihood activities that are socially acceptable for everyone involved including the community leadership and neighboring communities.

The PIU is also responsible for organizing adequate assistance for displaced persons who have lost most of their income source. Such assistance may include agricultural inputs, transport, etc. to continue agricultural/commercial practices elsewhere or guidance on alternative livelihood strategies. For spouses, it is required that husband and wife are jointly registered, unless both agree otherwise.

The PIU shall ensure that contractors are given written instructions so that they do not start construction on subproject sites that are occupied until their occupants have been resettled and the areas physically vacated.

A central aspect of the compensation process is the provision of resources for affected household or persons to restore their standard of living. PAPs will be engaged to confirm the assets to be lost and inform them of the program policy that sets standards and keeps them informed about matters of interest to them, such as:

- The general schedule of the program and the various milestones with direct implications for their livelihoods.
- The replacement value must correspond to the current market value of affected assets.
- The amount must be paid to give the affected person the opportunity to improve their living standards or at least to maintain the living standards that prevailed before the start of the subproject.
- Compensation for all assets must be provided and completed before works and displacement start.

- Whenever applicable (for households that can choose to replace their affected assets) they can be helped to rebuild the structures lost to the project.
- Ensure that fixed-sale stalls and kiosks and other important businesses are compensated/replaced/reallocated in such a way that there is no interruption or discontinuity in local markets.

Assistance transporting goods: All affected persons moving temporarily or permanently will receive moving allowances/assistance.

Assistance to vulnerable people: Assistance to vulnerable people will take the following forms, depending on the needs and demands of the people and goods concerned:

- Dedicated consultation and monitoring to ensure livelihoods provided/restored and the vulnerability not increased.
- Assistance in the identification of suitable replacement land and in strategic location/design of the houses.
- Assistance in the clearing procedure (further clarification on the process, ensuring that the documents are understood, supporting the person in the Bank, etc.).
- Assistance in the period after payment, so that compensation is safe and that the risks of misuse or theft are limited.
- Assistance directed at moving: providing transportation (vehicle and logistics) and helping the person to find their resettlement location, to ensure that others do not settle there, etc.
- Assistance in the reconstruction of replacement structures.
- Where applicable personalized architecture design and provision, in kind, specified for the vulnerability demand (e.g., wheelchair ramps on road designs, community areas, markets, etc.).

Sensitization to discourage the improper use of compensation: It will always be important to raise the awareness of PAPs receiving cash compensation (mainly in cash) to use it to make up for the loss of assets or income to improve the family's condition. Experience shows that, in similar circumstances, there is often a risk that some beneficiaries will use this money for purposes that do not add value to family and community life (for example, alcohol and other negative practices) and consequently impoverish families and communities. Some goods usually purchased, although beneficial, e.g., motor bikes, if not used to obtain income only increase household expenses. This awareness creation will be the responsibility of the PIU.

Representativeness and delivery of compensation: The following principles must be considered when designing compensation delivery systems:

- Whenever possible, compensation must be delivered directly to the legitimate affected party. When delivered to a representative, the reasons for the substitution must be specified and these must be approved by witnesses such as community leaders, where appropriate. These representatives must have a power of attorney giving him the right, which will be put on record/file.
- At the household level, it is important to involve men and women (not just men) in the management of all aspects of compensation, especially receiving compensation (in cash and in kind). The affected households will be sensitized on this aspect.
- If deeds are issued, there should be the option to register the names of the husband and wife for the new dwelling, land or stall. It is hoped that involving women will help ensure that restoration measures are used to build family capital.
- The act of delivering the compensation must be duly witnessed, documented, and the respective confirmation receipts obtained. For registration and accountability purposes, photographs of all compensation delivery events must be taken and filed in the program database.

- Proof of payment is filed by the affected person and the PIU, showing the identification and signature of the affected person, the signature of local witnesses (community leader, and/or NGO representative).

Compensation payments: The census and compensation agreement will indicate whether the affected household/person has a bank account, which other financial services they use, the value of the entitlement and preferences for receiving the monetary compensation.

Planning the payment timing: Payment of compensation for loss of crops should preferably be made at a time directly related to the preparation of the replacement cultivation areas. This serves to ensure that the money is more likely to be used to guarantee the long-term benefits of subsistence agricultural activities.

Payment for loss of income: Compensation for temporary loss of income sources (e.g., agricultural and business) will be calculated to cover the period until the affected person has an income again. Payments should be made according to the time the income is suspended.

Assistance in opening an account: Assistance in opening a bank account can be provided to households without a bank account. Assistance in opening an account will include advice (on account types, form and transaction costs, security requirements and the non-transferability of security codes, etc.), facilities on opening the account and payment by the program, the respective costs of opening an account and handling cheques and debit cards. It is recommended that an exemption from these costs be negotiated with the operator and that it provides the training/counselling for those affected, or if unavoidable, they be covered by the program.

Assistance in utilizing money: Vulnerable households with difficulty in travelling to operate a bank account (e.g., physically challenged, and old people) will be helped by the RIC to purchase the items they request until the process is finalized.

Post-Resettlement: Monitoring will continue even after physical resettlement and payment of compensation for the duration of the period it requires to achieve restoration. It will also include livelihood restoration. Monitoring will be conducted by the PIU and a project GRM will be available for grievances to be filed. If situations are detected where people may not be adapting or are unable to take advantage of the opportunities offered to them for an adequate recovery of their livelihoods, additional assistance should be given.

7.5 COMMUNITY COMPENSATION PAYMENTS

Community compensation will be in-kind only for a community as a whole in the form of reconstruction of the facility to at least the same standard or equivalent better standard prior to RAAMP-SU Project and to serve the same function. Examples of community compensation include:

- School Building (public or religious)
- Public Toilets
- Well or Pump
- Marketplace
- Road
- Storage warehouse
- Community forest resources/tree species

Community compensation may in itself require land take and people may be affected, thus a change of impacts which will be compensated for.

7.6 RESETTLEMENT ACTIVITIES AND IMPLEMENTATION

A detailed implementation schedule will be prepared for each RAP/ARAP, which will include the specification of the sequence and time frame of the necessary activities for land acquisition, release of funds to the acquiring agency, payment of compensation for various categories of loss and relocation, demolition of structures and transfer of land, grievance redress, and monitoring and evaluation. The table below presents the various resettlement activities and its corresponding responsible party.

Table 6: Resettlement Activities and Responsible Party

NO	ACTIVITY	RESPONSIBLE
1	Liaising with World Bank/Project Supporters	PMU
2	Coordination of Activities	PMU
3	Preparation and Disclosure of RPF	PMU
4	Selection of Sub-Projects	PMU, communities, NGOs/CBOs, World Bank
5	Selection of sub-project sites	PMU/Relevant MDAs/World Bank
6	Vetting of request for compulsory acquisition of land, Oversight of land expropriation and land issuance of titles to resettled PAPs.	Ministry of Lands, Ministry of Physical Planning and Urban Development and Ministry of Environment
7	Social Impact studies (conduct social impact assessment and property impact studies)	PMU through Resettlement Consultant
8	Identify vulnerable people when developing RAPs and ARPs	PMU through Resettlement Consultant
9	Marking of affected properties, Inventory of affected properties, Notifications, Request for proof of eligibility, Consultations	PMU and Local Government Authority
10	Valuation of Affected Properties	Ministry of Physical Planning and Urban Development, PMU
11	Organize and implement census of affected people and census and valuation of affected assets in the framework of the development of a RAP or ARAP	PMU through Resettlement Consultant
12	Consultations, planning and Preparation of RAP/ARAP	PMU/Consultants
13	Review of RAPs and ARAPs	PMU and World Bank
14	Disclosure of RAP/ARAP	PMU/World Bank
15	Internal Monitoring	PMU
16	External Monitoring and Approval	FMEEnv, SMOE, NGOs/CBOs, Communities, World Bank
17	Preparation of Monitoring and Evaluation Report of RAP and Disclosure	PMU
18	Establishing of Resettlement & Rehabilitation Committees - Utilities Committee to conduct an inventory of properties with utility services - Grievance Committee establish procedures for dispute resolutions - Payment Committee establish payment modalities	PMU, Ministries of Lands and Survey, Physical Planning and Urban Development/Land and Allocation Committees, Ministry of Women Affairs and Poverty Alleviation, Ministry of Agriculture
19	Disclosure of values. Making of offers Processing for payments	PMU/ Resettlement & Rehabilitation Committees /Ministry of Finance
20	Release of funds for payment	Ministry of Finance, PMU

NO	ACTIVITY	RESPONSIBLE
21	Compensation Payments	Payment Committee (PMU/Resettlement Committees, Ministry of Women Affairs and Poverty Alleviation)
22	Grievance and dispute resolutions	Grievance Committee (PMU/Ministry of Justice/Ministry of Lands/Resettlement & Rehabilitation Committee)
23	Taking possession of site	PMU
24	Representing government for any law court redress cases	PMU, State Attorney General's Office

7.6 PRINCIPLES FOR PREPARING AND APPROVING RESETTLEMENT PLANS

The Screening Process

Each sub project proposed for inclusion in the RAAMP-SU in each of the participating states would be screened and classified according to its resettlement impact. The steps to be undertaken for each individual Resettlement Plan include a screening process; a socioeconomic census and land asset inventory of the area; and identification of Project Affected Persons (PAPs). This is followed by the development of a Resettlement Plan; RP review and approval; implementation of the RP and monitoring of RP implementation and success. The goal of screening is to identify and consider resettlement issues as early as possible.

The principles outlined in the World Bank's ESS5 have been adopted in preparing this Policy Framework and will be applied to the RAPs for the sub-projects. In this regard, the following principles and objectives apply:

- Acquisition of land and other assets and resettlement of people will be minimized as much as possible.
- All PAPs will be entitled to be provided with rehabilitation measures sufficient to assist them in to improving or at least maintaining their pre-project living standards, income earning capacity and production levels.

The rehabilitation measures to be provided are:

- Compensation at replacement cost without deduction for depreciation,
- Transaction fees or salvage materials for house and other structures
- Agricultural land for land of equal productive capacity or in cash at substitution cost
- according to the PAPs preference
- Replacement of premise land of equal size acceptable to the PAP or in cash at the substitution cost
- Compensation for income losses from businesses and transfer and subsistence allowances.
- Additional measures for vulnerable PAPs.
- Other possible livelihood restoration measures

Severely affected people will also be provided with income restoration measures, to include: Adequate income restoration measures such as, preferential access to employment generated by the project, local procurement of goods and services, microfinance loan schemes, local community development programmes and adequate cash compensation for loss of income, Replacement premise and agricultural land will be as nearby as possible to the land that was lost and be acceptable to the PAP.

Resettlement Action Plans Development

Resettlement Action Plans, following this policy framework will be prepared for each sub- project. This policy framework should be used as a guide for these RAPs. Each specific RAP should be completed no later than 2 months prior to the estimated date for the commencement of each sub-project. The compensation, resettlement and rehabilitation activities should be at least 6 months before awarding contracts of civil works under each sub-project. The essence is to ensure that all implementation procedures including handling of possible grievance cases are completed that may affect civil works. The following table illustrates the process of implementation for a Resettlement Action Plan.

Table 7: Resettlement Plan Responsibility

SPIUs	FPMU	WORLD BANK
Preliminary Stage		
<ul style="list-style-type: none"> • Prepare and Circulate Terms of Reference for RAP Specialists • Select and justify land acquisition and economic displacement alternatives that minimize or avoid adverse impacts. • Identify other social impacts (non- resettlement related) and identify mitigation measures. • Identify potential partners such as NGOs, community groups who can assist with public consultation, implementation and social impact mitigation measures 	Review ToRs and forward to WB	Review TOR and make comments and/or clearance
Technical Design		
<ul style="list-style-type: none"> • Engage services of resettlement experts • Submit outlines and draft of RP for RAAMP-SU to review. • Carry out initial public consultation (for both ESMP and RP purposes) • Map affected area. • Identify, organize and coordinate local support for RP implementation. • Carry out census and registration of affected people. • Review and consult PAPs on the project alternatives. 	Review and Consult	Review RP report
Preparing RP		
<ul style="list-style-type: none"> • Select alternative replacement land/resettlement sites. • Establish legal framework and gaps between WBG Policy and Nigerian Federal and State law. • Establish grievance mechanisms. • Complete arrangements for the participation of affected people and communities in RAP implementation and monitoring • Ensures that RAP Report is publicize in line with the Nigerian extant law 	Select alternative replacement land resettlement sites government in the preparation procedures.	<ul style="list-style-type: none"> • Disclosure of RP Report in WB website • Clears RP Report for implementation.
Implementation of RP		
<ul style="list-style-type: none"> • Funding of RAP implementation • Carry out the actual RAP implementation/payment of compensation. • Ensuring redress for the aggrieved PAPs 	Monitoring of implementation process	Keep Informed

CHAPTER EIGHT: DESCRIPTION OF GRIEVANCE REDRESS MECHANISMS

8.1 INTRODUCTION

Grievance redressed mechanism is an important aspect in projects involving land acquisition or displacement. The redress of grievance is important to avoid unnecessary legal delays and cost overrun of the project. Also, this is a forum for people to express their dissatisfaction with compensation.

At the time that the individual resettlement plans are approved, and individual compensation contracts are signed, affected individuals would have been informed of the process for expressing dissatisfaction and to seek redress, the grievance redress mechanism. Grievance redress mechanisms are increasingly important for development projects where ongoing risks or adverse impacts are anticipated. For the RAAMP-SU Project, grievances are likely to arise due to the following:

- Failure to identify all categories of PAPs;
- Losses not identified/quantified correctly;
- Inadequate assistance or not as per entitlement matrix;
- Dispute about ownership;
- Delay in disbursement of assistance;
- Improper distribution of assistance; and
- Implementation of project without settling or resolving compensation matters.

To manage these social risks and others which cannot be foreseen now with a view to ensuring successful project development and implementation, experience has revealed that open dialogue and collaborative grievance resolution represent the best practice.

The grievance mechanisms:

- Provide a way to reduce risk for projects,
- Provide an effective avenue for expressing concerns and achieving remedies for communities,
- Promote a mutually constructive relationship,
- Prevent and address community concerns, and
- Assist larger processes that create positive social change.

A multi-level grievance redress mechanism will be established by the RAAMP-SU. Each PIU shall establish a Grievance Redress Committee (GRC) at the community level and the SPIU level while the National Office will establish a GRC at the Federal Level. The grievance procedure will be simple, administered as far as possible at the local and State levels to facilitate access, flexible and open to various proofs taking into cognizance the fact most people are illiterate requiring a speedy, just and fair resolution of their grievances.

All attempts would be made to settle grievances. Those seeking redress and wishing to state grievances would do so by notifying an established Grievance Redress Committee.

If the complainants' claim is rejected at the project level (RAAMP-SU), then the matter will be brought before the local courts for settlement. The decision of the state high courts would be final, and all such decisions must be reached within a short period of time after the complaint is lodged. The local leaders will be required to give advice concerning the need for revisions to procedures.

8.2 GRIEVANCE REDRESS COMMITTEE

For RAAMP-SU, it is recognized that the formal legal mechanisms for grievance redress tend to be lengthy and acrimonious procedures, besides, some uneducated people may not be able to access it. For this reason, an informal grievance redress mechanism through the PIU Safeguard Units will be established. This unit will work with a committee comprising administrative head of local governments; and community/village chiefs, that will be set-up to address complaints. The grievance redress mechanism is designed with the objective of solving disputes at the earliest possible time which will be in the interest of all parties concerned and therefore implicitly discourages referring such matters to the law courts for resolution which would otherwise take a considerably longer time.

Figure 1 below gives a process flowchart for the grievance mechanism. Suffice it to say, that the overall process of grievance shall take the following way:

- During the initial stages of the valuation process, the affected persons are given copies of grievance procedures as a guide on how to handle the grievances.
- The process of grievance redress will start with registration of the grievances to be addressed for reference, and to enable progress updates of the cases. An example of a grievance redress form is provided in Annex 2.
- The project will use a local mechanism, which includes peers and local leaders of the affected people. These will ensure equity across cases; they eliminate nuisance claims and satisfy legitimate claimants at low cost.
- The response time will depend on the issue to be addressed but it should be addressed with efficiency. Nevertheless, a Grievance form will be filled by person affected by the project with the Resettlement Committee which will act on it within 10 working days on receipt. If no understanding or amicable solution is reached, or the affected person does not receive a response from the local GRC within 15 working days, the affected person can appeal to a designated office in the PIU, which should act on the complaint/grievance within 15 working days of its filing.
- Compensation will be paid to individual PAPs only after a written consent of the PAPs, including both husband and wife.
- All reasonable moves must be made to settle any arising grievance amicably. If affected person is not satisfied with the decision received, he/she can, as a last resort, appeal to a court of competent jurisdiction. Affected persons will be exempted from all administrative and legal fees incurred pursuant to grievance redress procedures.

Where large scale grievance or complaints arise, that is cases that undermine the integrity of the census and inventory of assets and/or their valuation, the resettlement redress committee should refer the case to the PIU for a possible revaluation/supplementary census that will identify omitted PAPs and assets.

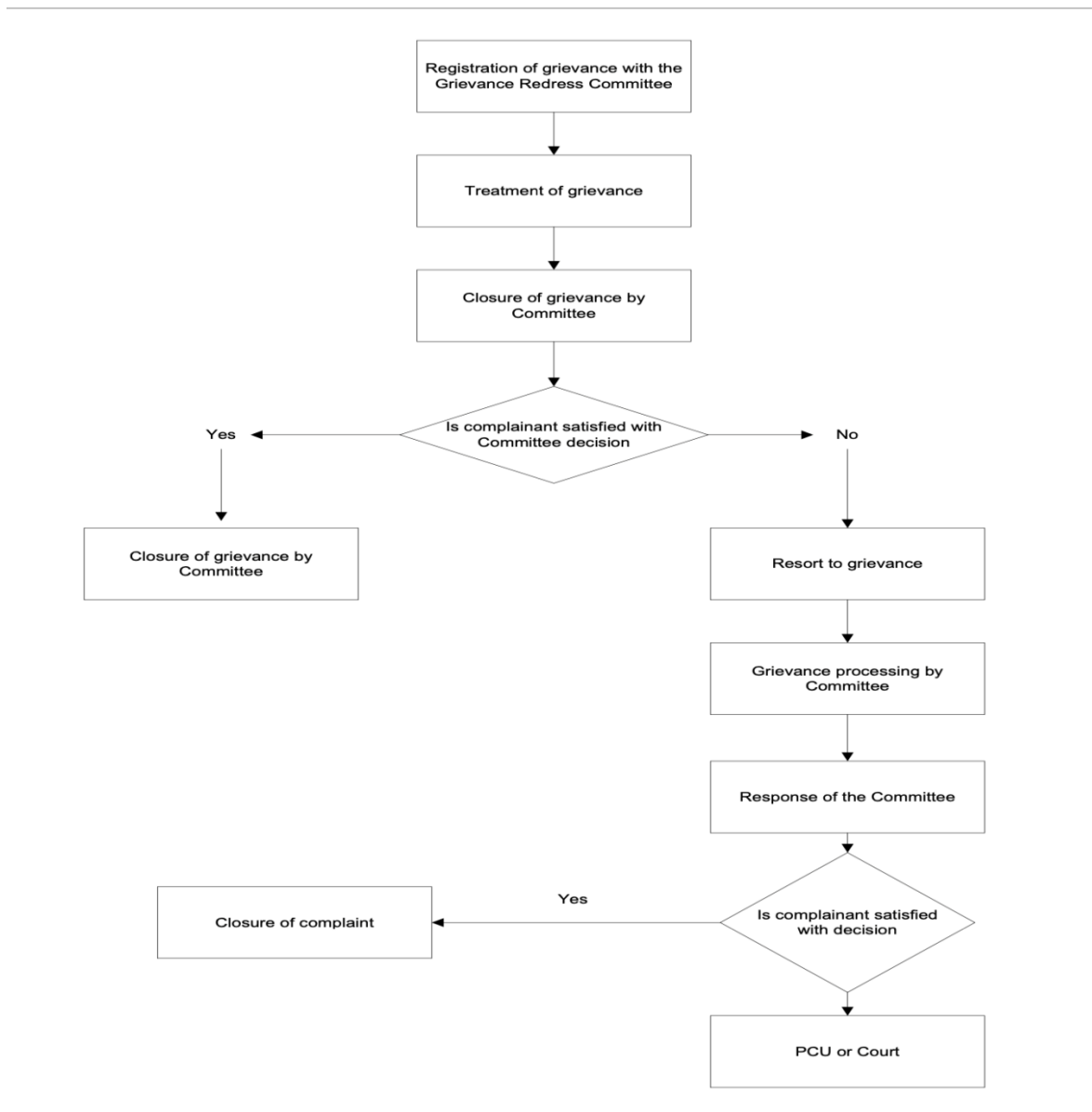


Figure 1: Sample Flowchart for Grievance Redress Mechanism

The main functions of the Committee are spelled out below:

- Evaluate grievances from affected persons concerning the application to them of the Entitlement Policy;
- Recommend to the Social Officer, PIU as the case may be, solutions to such grievances from affected persons;
- Communicate the decisions to the Claimants;
- Hear appeals from persons, households or groups who, not being affected persons, believe that they are qualified to be recognized as affected persons, to recommend to the PIU whether such persons should be recognized as affected persons, and to communicate the decision of the PIU in that regard to the Claimants;
- Ensure that all notices, forms, and other documentation required by Claimants are made available in Local language understood by people

- Make provision for complainants to submit claims without fear of retaliation.

8.3 GRIEVANCE REDRESS PROCESS

At the time that the individual resettlement plans are approved, and individual compensation contracts are signed, affected individuals and communities will have been informed of the process for expressing dissatisfaction and to seek redress. The grievance procedure will be simple and administered as far as possible at the local levels to facilitate access, flexibility and ensure transparency. All the grievances will be channelled via the GRC for the PIU at the community level.

There is no ideal model or one-size-fits-all approach to grievance resolution. The best solutions to conflicts are generally achieved through localized mechanisms that take account of the specific issues, cultural context, local customs and project conditions and scale. In its simplest form, grievance mechanisms can be broken down into the following primary components:

- Receive and register a complaint
- Screen and assess the complaint
- Formulate a response
- Select a resolution approach
- Implement the approach
- Settle the issues
- Track and evaluate results
- Learn from the experience and communicate back to all parties involved.

8.3.1 EXPECTATION WHEN GRIEVANCES ARISE

When local people present a grievance, they generally expect to receive one or more of the following: acknowledgement of their problem, an honest response to questions/issues brought forward, an apology, adequate compensation, modification of the conduct that caused the grievance and some other fair remedies.

In voicing their concerns, they also expect to be heard and taken seriously. Therefore, the company, contractors, or government officials must convince people that they can voice grievances and work to resolve them without retaliation.

To address these challenges, project proponents/companies are being called upon to lead and work with their host communities to fund non-judicial, dialogue-based approaches for preventing and addressing community grievances.

8.3.2 MANAGEMENT OF REPORTED GRIEVANCE

The procedure for managing grievances should be as follows:

- The affected person should file his/ her grievance, relating to any issue associated with the resettlement process or compensation, in writing to the subproject GRC¹¹. This committee does not currently exist but is proposed as part of the RPF implementation arrangements. The grievance note should be signed and dated by the aggrieved person. A selected member of the Committee will act as the Project Liaison Officer who will be the direct liaison with PAPs (this should be the Social representative) in collaboration with an independent agency/NGO person ensure to objectivity in the grievance process. Where the affected person is unable to write, the local Project Liaison Officer will write the note on the aggrieved person's behalf.

¹¹ The GRCs were set up for the parent RAAMP per project corridor. It is assumed that the RAAMP-SU will be implemented in new selected locations and as such will require the establishment of GRCs on these corridors.

- Any informal grievances will also be documented.

8.3.3 GRIEVANCE LOG

The Project Liaison officer will ensure that each complaint has an individual reference number and is appropriately tracked and recorded actions are completed. A sample of a Grievance mechanism Form is included in Annex 8. The log also contains a record of the person responsible for an individual complaint, and records dates for the following events:

- date the complaint was reported.
- date the Grievance Log was uploaded onto the project database.
- date information on proposed corrective action sent to complainant (if appropriate)
- the date the complaint was closed out.
- date response was sent to complainant.

The Project Liaison Officer will be responsible for providing the sub-project Resettlement and Compensation Committee with a weekly report detailing the number and status of complaints any outstanding issues to be addressed monthly reports, including analysis of the type of complaints, levels of complaints, actions to reduce complaints and initiator of such action.

8.3.4 ADDRESSING GBV AND SEA/SH RELATED GRIEVANCES

The RAAMP-SU Project takes complaints related to Gender-Based Violence (GBV) and Sexual Exploitation and Abuse (SEA) or sexual harassment (SH) seriously.

A standalone GBV Accountability and Response Plan¹² prepared to under the parent project will be updated to cover all RAAMP-SU states to address GBV allegations and to hold perpetrators accountable. However, for any complaint that is reported to the GRM (including complaints involving other forms of GBV that are not related to the project), the GRM will also have procedures in place to refer the individual to GBV service providers.

8.3.4.1 GUIDING PRINCIPLES

To effectively manage grievances, there are basic principles that must be followed to ensure that the grievance redress mechanism is effective and valuable to beneficiaries and non-beneficiaries. The key principles include the following:

- **Communicated and visible:** A good grievance mechanism should be clearly communicated to all relevant stakeholders (beneficiaries, the general public, and others). Information on how to channel grievances should be clear and widely publicized. Beneficiaries and non-beneficiaries should be informed on the timelines and the necessary steps that will be taken in handling their grievances. Information on what type of grievances can be made should also be clearly communicated to the beneficiaries, staff, and any other interested party. The frontline staff who will engage directly with citizens should be well knowledgeable on how the GRM operates.
- **Accessibility:** An effective GRM should be easily accessible by all. It should offer multiple channels for receiving and responding to grievances (e.g. in person, by phone, in writing, etc.). The conditions of the beneficiaries and other interested citizens should be taken into account when establishing a GRM. For example, if the GRM has a hotline element and there are beneficiaries with no phones, the grievance handling process should offer other alternatives such as face to face interaction or writing letters as alternatives for channelling grievances. Also, a good GRM should enable and encourage the use of different local languages in channelling grievances, which makes it more accessible for those who may not understand the official language.

¹² This was prepared for the parent RAAMP. However, for the RAAMP-SU, considering that other states not previously part of the parent RAAMP will be joining the RAAMP-SU, there is need to update the plan to capture these states.

- **Responsive:** It is essential that a GRM should be responsive to the needs of its beneficiaries and non-beneficiaries. It should ensure that grievances are acknowledged, and issues resolved promptly. Staff handling the complaints must follow the agreed targeted timelines for resolving grievances. A responsive GRM will ensure that complainants are regularly informed on the progress or status of their grievances. A good GRM should be responsive to the needs of different people, including vulnerable persons such as the elderly or disabled, and those who cannot speak or write in English. It should also take a survivor- centered approach to gender-based violence (GBV) and sexual exploitation and abuse / sexual harassment (SEA/SH) complaints.
- **Fair and Objective:** Grievance handling staff should be fair and objective when handling and managing grievances. Grievances should be handled with all sense of fairness and without any bias. Staff receiving grievances should be objective and empathetic towards the complainant and should not be defensive, unfair or seen to be taking sides. Complainants should feel that they were treated fairly and with respect.

CHAPTER NINE: MECHANISM OF CONSULTATION AND PARTICIPATION WITH STAKEHOLDERS

9.1 INTRODUCTION

Public consultation and participation are essential because they afford PAPs the opportunity to contribute to both the design and implementation of the project activities and reduce the likelihood for conflicts between and among PAPs and the PIU. For this project to be successful, meaningful, effective, and close consultation with local communities is a pre-requisite. In recognition of this, particular attention would be paid to public consultation with potentially affected individuals/households.

For the purpose of this RPF, project-affected parties are economically and/or physically displaced persons or communities and host communities. Other stakeholders may include governmental agencies or other parties responsible for approving and/or delivering resettlement-related plans and assistance. Early initiation of meaningful engagement enables project-affected parties and other stakeholders to fully understand the implications of resettlement for their lives and to actively participate in the associated planning processes.

For all stages of the resettlement plan all relevant stakeholders' groups including the PAPs will be consulted and sensitized. This will be done through a series of individual and public meetings. All types of compensation and valuation principles to be followed will clearly be explained to the individuals or households involved. A participatory approach will be adopted for all meetings. Stakeholders and PAPs will be given a chance to freely participate in the meetings and to raise any queries, concerns or questions. All concerns raised will be taken into consideration when preparing the Resettlement Action Plans for each sub-project.

7.7 CONSULTATION AND PARTICIPATORY APPROACHES

The stakeholder consultation and participation process for this RPF is an ongoing, organized, and iterative process. That is, the project-affected households and communities (including host communities) will be involve throughout the process of resettlement planning, implementation, and monitoring. Also, it is important that affected vulnerable individuals or groups have a voice in consultation and planning processes. The consultation process shall ensure that all those identified as stakeholders are consulted. Subject to PIU approval, information about the project will be shared with the public, to enable meaningfully contribution, and enhance the success of the RAAMP-SU.

Public consultation should take place through workshops, seminars, meetings, radio programs, request for written proposals/comments, questionnaire administration, public reading and explanation of project ideas and requirements. The consultation plan would be monitored by Federal Ministry of Environment and FMWR. The Ministry will set their own verifiable indicators to assess the degree of participation of the key stakeholder during all the phases of RAAMP-SU implementation.

Details of how to engage stakeholders are set out and can be referred from the SEP developed for the project. Thus, the discussions below focus on the summary findings of the stakeholder consultation conducted during the preparation of this RPF.

9.3 SUMMARY OF KEY FINDINGS FROM COMMUNITY CONSULTATION REGARDING RPF

A hybrid method was employed in the consultation for the preparation of this RPF. This involved physical consultation and the use of virtual methods (phone call and online calls). Three main groups of organizations and individuals (government MDAs, individuals and PIUs) were consulted with. Some of the stakeholders are as follows: RAAMP FPMU, RAAMP SPIUs, Ministry of Agriculture Rural Development, Ministry of

Environment, Representatives of community leadership, farmer groups in the areas, Road Transport Association, Women Group, Vulnerable Group. The main consultation was carried out from the 19th to the 29th of March 2024.

As part of the consultation, the stakeholders were given a general overview of the RAAMP-SU and the importance of consultation in development projects. They were also given a general overview of the assignment as well as the importance and justification of preparing an RPF. Furthermore, they were informed of the nature, scale and potential positive social and economic impacts of the proposed project. This was followed by description of the potential negative impacts of the RAAMP-SU project focusing on the project activities under Components 1 that require land acquisition and, thus, with potential resettlement risks and adverse impacts on the local communities. Finally, the participants in the community consultation were let to express their views and concerns. The views and concerns raised are summarized into the following key points.

The proposed project is welcomed by the stakeholders. The participants in community consultations shared the view that the project can benefit the local community in multiple ways including:

- **Improved Accessibility:** Upgrading rural roads enhances accessibility for residents, allowing easier travel to markets, schools, healthcare facilities, and other essential services. This can lead to increased economic opportunities and better quality of life for rural communities.
- **Enhanced Connectivity:** Better roads connect rural areas to urban centers and major transportation networks, fostering trade and commerce. This connectivity can attract investment, facilitate the movement of goods and services, and stimulate economic growth in previously isolated regions.
- **Increased Agricultural Productivity:** Improved Road infrastructure enables farmers to transport their produce more efficiently to markets. Reduced transportation costs and better access to markets can lead to higher incomes for farmers, encouraging agricultural productivity and rural development.
- **Better Health and Education Outcomes:** Accessible roads make it easier for people in rural areas to access healthcare services and educational opportunities. Communities can benefit from improved health outcomes due to timely medical assistance and increased access to education, leading to a more educated and healthier population.
- **Enhanced Social Cohesion:** Well-maintained roads promote social interaction by connecting communities and facilitating the exchange of ideas, cultures, and resources. This can strengthen social cohesion, promote solidarity, and foster a sense of belonging among residents.
- **Environmental Benefits:** Upgrading rural roads with environmentally friendly materials and sustainable construction practices can reduce environmental degradation, such as soil erosion and habitat destruction. Additionally, improved infrastructure may encourage the adoption of cleaner transportation technologies, leading to reduced emissions and air pollution.
- **Emergency Response and Disaster Management:** Accessible roads are essential for effective emergency response and disaster management. Well-maintained roads enable faster evacuation during emergencies, facilitate the delivery of relief supplies, and support the deployment of emergency services.

Overall, rural road rehabilitation projects can play a crucial role in promoting inclusive growth, reducing poverty, and fostering sustainable development in rural areas. Despite consultation participants raised a serious concern about the risks and adverse impacts of involuntary displacement while welcoming the project for the aforesaid potential positive social and economic impacts. Also, the MDAs stated their concerns on the capacity of the SPIU officers to deliver resettlement entitlements while also stating the importance of carrying the MDAs along during the preparation of resettlement plans. The concerns of the participants are highlighted in Annex 5.

CHAPTER TEN: MONITORING AND EVALUATION ARRANGEMENTS

10.1 INTRODUCTION

Monitoring and Evaluation (M&E) is an integral component of this RPF as it is required at the stage of the implementation of the various RAP/ARAPs to ensure that land acquisition, resettlement and compensation activities are conducted in line with stipulated standards and procedures, and to ascertain if the recommended mitigation measures were adequate to achieve the goals of the RAP/ARAP.

10.2 PURPOSE OF M & E

Specifically the purpose of resettlement monitoring will be to verify that:

- Actions and commitments described in the RAPs/ARAPs are implemented;
- Eligible people and communities receive their full compensation prior to the start of the construction activities in the respective areas;
- RAPs/ARAPs and compensation measures were adequate to help PAPs who sought cash compensation in restoring their lost incomes and in sustaining/improving pre-project living standards;
- Complaints and grievances lodged by PAPs are followed up and, where necessary, appropriate corrective actions are taken;
- If necessary, changes in RAPs/ARAPs procedure are made to improve delivery of entitlements to PAPs.

All RPs will set the following major socio-economic goals by which to evaluate their success:

- affected individuals, households, and communities are able to maintain their pre-project standard of living, and even improve on it;
- the local communities remain supportive of the project and the absence or prevalence of conflicts.

In order to assess whether these goals are met, RPs will indicate parameters to be monitored, establish monitoring milestones and provide resources necessary to carry out the monitoring activities. The M&E indicators should include but not limited to the following:

- delivery and usage of compensation and resettlement entitlements;
- allocation of replacement land and residential plots, where applicable;
- reconstruction of new houses and other infrastructure, where applicable;
- compensation measures applied to cater for damage during construction activities;
- reported grievances and action taken;
- problems encountered and action taken;
- general issues related to the success of compensation and resettlement measures.
- implementation progress;
- compensation and resettlement policies;
- delivery of entitlements, including replacement land where applicable;
- changes in livelihoods and incomes among PAPs; and,
- consultation with and participation of PAPs and other Stakeholders.

10.3 ARRANGEMENTS FOR MONITORING BY IMPLEMENTING AGENCY

The PIU will be responsible for adequate M&E of the activities set forth in the resettlement instrument. Monitoring will provide both a warning system for the project proponent/sponsor and a channel for the affected persons to make known their needs and their reactions to resettlement execution. The sponsor's M&E activities and programs should be adequately funded and staffed. The safeguards officer of the PIU shall play a key role in reporting the progress of implementation as well as compliance to the PIU, PIU and the World Bank. The PIUs will institute an administrative reporting system that:

- Provides timely information about all resettlement arising as a result of RAAMP-SU project activities;
- Identifies any grievances that have not been resolved at a local level and require resolution through the involvement of the PIU;
- Documents the timely completion of project resettlement obligations (i.e. payment of the agreed-upon sums, construction of new structures, etc.) for all permanent and temporary losses; and
- Evaluates whether all PAPs have been compensated in accordance with the requirements of this RPF, and that PAPs have higher living standards in comparison to their living standards before physical or economic displacement.

In-house monitoring may need to be supplemented by independent external monitors to ensure complete and objective information. Thus the project has developed an extensive M&E system that includes:

- i. Internal monitoring, in particular reporting by government officials and field consultants, community participatory monitoring;
- ii. External monitoring, with NGOs and journalists providing independent monitoring; and
- iii. Impact evaluation.

Table 8 indicates some specific variables to monitor routinely in the course of implementation.

Table 8: Monitoring Indicators

Subject	Indicator	Variable
Land	Acquisition of land	➤ Area of cultivation land acquired for RAAMP.
		➤ Area of communal land acquired for RAAMP.
		➤ Area of private land acquired?
		➤ Area of government land acquired?
Buildings/ Structures	Acquisition of buildings	➤ Number, type, and size of private buildings acquired. ➤ Number, type, and size of community buildings acquired. ➤ Number, type, and size of government buildings acquired.
	Acquisition of other structures	➤ Number, type, and size of other private structures acquired. ➤ Number, type, and size of other community structures acquired
Trees and Crops	Acquisition of trees	➤ Number and type of trees cut
	Destruction of crops	➤ Crops destroyed by area, type, and ownership
Compensation, Re-establishment and Rehabilitation	Compensation and reestablishment of affected	➤ Number of homesteads affected (buildings, land, trees, crops)
		➤ Number of owners compensated by type of loss.
		➤ Amount compensated by type and owner.
		➤ Number of replacement houses constructed.

Subject	Indicator	Variable
	owners/ individuals	<ul style="list-style-type: none"> ➤ Size, construction, durability, and environmental suitability of replacement houses ➤ Possession of latrines ➤ Water supply access ➤ Number of replacement businesses constructed
	Reestablishment of community resources	<ul style="list-style-type: none"> ➤ Number of community buildings replaced. ➤ Number, and type of plants lost. ➤ Number of seedlings supplied by type. ➤ Number of trees planted
Hazards and Disturbances	Introduction of nuisance factors	<ul style="list-style-type: none"> ➤ Number of homesteads affected by hazards and disturbances from construction (noise levels, blasting, increased traffic levels)
Social/ Demographic	Changes to household structure	<ul style="list-style-type: none"> ➤ Household size (births, deaths, migration in and out) ➤ Age distribution ➤ Gender distribution ➤ Marital status ➤ Relationship to head of household ➤ Status of “vulnerable” household
	Population migration	<ul style="list-style-type: none"> ➤ Residential status of household members ➤ Movement in and out of the household (place and residence of homestead members)
	Changes to access	<ul style="list-style-type: none"> ➤ Distance/travel time to the nearest school, health center, church, shop, village
	Changes to health status	<ul style="list-style-type: none"> ➤ Nutritional status of resettled household members ➤ Number of people with disease, by type (STDs, diarrhea, malaria, ARI, immunizable disease) ➤ Mortality rates ➤ Access to health care services (distance to the nearest facility, cost of services, quality of services) ➤ Utilization of healthcare services ➤ Disease prevention strategies. ➤ Extent of educational programmes. ➤ Latrine provision at schools (school child population per VIP on site)
	Changes to educational status	<ul style="list-style-type: none"> ➤ Literacy and educational attainment of household members ➤ School attendance rates (age, gender) ➤ Number, type of educational establishments
	Changes to the status of women	<ul style="list-style-type: none"> ➤ Participation in training programmes. ➤ Use of credit facilities ➤ Landholding status ➤ Participation in RAAMP-related activities and enterprises

Subject	Indicator	Variable
	Household earning capacity.	<ul style="list-style-type: none"> ➤ Ownership of capital assets ➤ Ownership of equipment and machinery ➤ Landholding size, area cultivated, and production volume/value, by crop (cash and subsistence crops) ➤ Landholding status (tenure) ➤ Redistribution of cultivation land ➤ Changes to livestock ownership: pre- and post-disturbance ➤ Value of livestock sales, and imputed value of barter transactions ➤ Consumption of own livestock production ➤ Employment status of economically active members ➤ Skills of homestead members ➤ Earnings/income by source, separating compensation payments ➤ Changes to income-earning activities (agriculture) – pre and post disturbance ➤ Changes to income-earning activities (off-farm) – pre and post disturbance ➤ Amount and balance of income and expenditure ➤ Possession of consumer durables ➤ Realization of homestead income restoration plans (components implemented, net income achieved) ➤ Possession of bank and savings accounts ➤ Access to income-generating natural resource base (wood, grass, sand, stones)
	Changes in social organization	<ul style="list-style-type: none"> ➤ Organizational membership of homestead members ➤ Leadership positions held by homestead members
	Population influx	<ul style="list-style-type: none"> ➤ Growth in the number and size of settlements, formal and informal ➤ Growth in market areas
Consultation	Consultation program operation	<ul style="list-style-type: none"> ➤ Number of local committees established. ➤ Number and dates of local committee meetings ➤ Type of issues raised at local committees meetings. ➤ Involvement of local committees in RAAMP development planning ➤ Number of participating NGOs
	dissemination	<ul style="list-style-type: none"> ➤ Number, position, and staffing of Information Centres ➤ Staffing, equipment, and documentation of Information Centres ➤ Activities of Information Centres. ➤ Number of people accessing Information Centres ➤ Information requests, and issues raised at Information Centres
	Grievances resolved	<ul style="list-style-type: none"> ➤ Number of grievances registered, by type. ➤ Number of grievances resolved. ➤ Number of cases referred to court

Subject	Indicator	Variable
Training	Operation of training program	<ul style="list-style-type: none"> ➤ Number of local committee members trained. ➤ Number of affected populations trained in Project-related ➤ Training courses
Management	Staffing	<ul style="list-style-type: none"> ➤ Number of implementing agencies by function ➤ Number of ministry officials available by function ➤ Number of office and field equipment, by type
	Procedures in operation	<ul style="list-style-type: none"> ➤ Census and asset verification/quantification procedures in place ➤ Effectiveness of compensation delivery system ➤ Number of land transfers effected. ➤ Co-ordination between local community structures, RAAMP, and officials.

10.4 INTERNAL AND EXTERNAL MONITORING

10.4.1 Internal Monitoring

The social safeguard unit of the various PIUs will perform periodic monitoring of all resettlement activities in the Unit's portfolio. The PIU will consult and coordinate with the appropriate Federal and State agencies (e.g., FMEV, SEPA) on social monitoring.

For those areas with minor resettlement, the PIU Safeguard section will report at least quarterly on the: implementation schedule, delivery and usage of any resettlement compensation, relocation of marketers and transporters, and their pre-and post-move sales, the extent of community involvement and efficiency of resettlement agencies in fulfilling their obligations.

In the areas where a resettlement plan or an abbreviated resettlement plan is required because of land acquisition or significant numbers of displaced persons, the Safeguards Unit; will provide a quarterly progress report on the various resettlement activities. The report will provide detailed explanation of resettlement progress, fund allocation, and issues and problems arising, as well as solutions devised, during implementation. In addition, the report which shall be in a tabular format will have comparisons on the following:

- Estimated and actual extent of compensation delivered.
- The number of structures demolished.
- The number of new homes, shops, market stalls and other required structures built.
- And all other matters deemed pertinent for facilitating resettlement and project progress.
- No. of sub-projects requiring preparation of a RAP;
- No. of households, and the number of individuals (women, men, and children) physically or economically displaced by each sub-project;
- Length of time from sub-project identification to payment of compensation to PAPs;
- Timing of compensation in relation to commencement of physical works;
- Amounts of compensation paid to each PAP household (if in cash), or the nature of compensation (if in kind);
- No. of people raising grievances in relation to each sub-project;
- No. of unresolved grievances.

10.4.2 External Monitoring

For major resettlement, the State Project Implementation Units (SPIUs) will engage an independent firm or organization to conduct periodic external assessments of resettlement progress. The State agencies will develop a detailed monitoring work plan for the terms of reference, based on the resettlement plan submitted to and approved by the World Bank. The various State Agencies will select a firm with extensive experience in social survey and resettlement monitoring for this work. The SPIUs will review and approve the questionnaires and inventory forms developed by the consultant, as well as the research methods, analytic techniques, and reporting formats proposed by the consultant.

The aim of this independent monitoring is to provide verification of key concerns in resettlement, such as compliance with resettlement policies, implementation progress, the extent of effective consultation and participation of local populations, and the direction and extent of changes of income and livelihood among displaced persons. Careful attention to monitoring matters such as these will help ensure equitable benefits for every displaced person.

10.5 MONITORING AND EVALUATION INDICATORS

A number of objectively verifiable indicators shall be used to monitor the impacts of the compensation and resettlement activities. These indicators will be targeted at quantitatively measuring the physical and socio-economic status of the PAPs, to determine and guide improvement in their social well-being. The establishment of appropriate indicators in the RAPs/ARAPs is essential since what is measured is what will be considered important. Indicators will be created for affected people as a whole, for key stakeholder groups, and for special categories of affected groups such as women headed households, disable persons, marginalized persons etc.

A number of objectively verifiable indicators shall be used to monitor the impacts of the compensation and resettlement activities. These indicators will be targeted at quantitatively measuring the physical and socio-economic status of the PAPs, to determine and guide improvement in their social well-being.

The monitoring indicators to be used for different RAPs are developed to respond to specific site conditions.

1. **Input** indicators include the resources in terms of people, equipment, and materials that go into the RP. Examples of input indicators in the RAP include the sources and amounts of funding for various RP activities; and the establishment of the Land Acquisition Team.
2. **Output** indicators concern the activities and services, which are produced with the inputs. Examples of output indicators in the RP include a database for tracking individual plot compensation; and the payment of compensation for loss of land or assets.
2. **Process** indicators represent the change in the quality and quantity of access and coverage of the activities and services. Examples of process indicators in the RAP/ARAP include the creation of grievance mechanisms; the establishment of stakeholder channels so that they can participate in RAP implementation; and, information dissemination activities.

Table 9 outlines indicators to monitor and evaluate the implementation of resettlement and compensation plans.

Table 9: Resettlement and Compensation Performance Measurements Indicators

Monitoring Indicators	Evaluation Indicators
1. Outstanding Compensation or Resettlement Contracts not completed before next agricultural season	1. Outstanding individual compensation or resettlement contracts
2. Communities unable to set village-level compensation after two years	2. Outstanding village compensation contracts
3. Grievances recognized as legitimate out of all complaints lodged.	3. All legitimate grievances rectified
4. Pre- project production and income (year before land used) versus present production and income of resettlers, off- farm-income trainees, and users of improved mining or agricultural techniques.	4. Affected individuals and/or households compensated or resettled in first year who have maintained their previous standard of living at final evaluation.
5. Pre-project production versus present production (crop for crop, land for land)	5. Equal or improved production of household
6. Pre-project income of vulnerable individuals identified versus present income of vulnerable groups.	6. Higher cost project income for vulnerable individuals

10.6 STORAGE OF PAP'S DETAILS

Each PAP household will be provided with a signed dossier recording his or her initial situation, all subsequent project use of assets/improvements, and compensation agreed upon and received. The Resettlement Committee and PIU will maintain a complete database on every individual impacted by the project land use requirement including relocation/resettlement and compensation, land impacts or damages.

Each individual, receiving compensation, will have a dossier containing:

- i. Individual biological information
- ii. Number of people(s) he claims as household/homestead
- iii. Amount of land available to available or households when the dossier is opened.
- iv. Additional information will be acquired for individuals eligible for resettlement and/or compensation for level of income and of production, inventory of material assets and improvement in land, and debts

Each time land is used/acquired by a sub-project, the dossier will be updated to determine if the individual or household/homestead is being affected to the point of economic non-viability and eligibility for compensation/resettlement or its alternatives. These dossiers will provide the foundation for monitoring and evaluation, as well as documentation of compensation agreed to, received, and signed for.

10.7 COMPLETION AUDIT

An audit will be carried out to determine whether the efforts to restore the living standards of the affected population have been properly designed and executed. This completion audit will verify that all physical inputs earmarked in the RAP have been delivered and all services provided. The audit will also evaluate if the mitigation actions prescribed in the RAP have had the desired effect. The baseline conditions of the affected parties before the relocation will be used as a measure against their socio-economic status after

the resettlement. The audit will verify results of internal monitoring and assess whether resettlement objectives have been met irrespective of whether livelihood and living standards have been restored or enhanced.

The audit will also assess the resettlement efficiency, effectiveness, impact and sustainability, drawing lessons for future resettlement activities and recommending corrections in the implementation. Finally, the audit will ascertain whether the resettlement entitlements were appropriate to meeting the objectives and whether the objectives were suited to PAPs conditions. Annual audit reports will be submitted for scrutiny to the World Bank.

To be effective, the completion audit will take place after all RAP activities have been completed including development initiatives, but before the completion of financial commitments to the programme. This will allow for flexibility to undertake any corrective action that the auditors may recommend before the project is completed.

10.8 ANNUAL AUDIT

The annual audit of RPF implementation will include:

- a summary of the performance of each sub-project vis-à-vis its RAP;
- a summary of compliance and progress in implementation of the process frameworks;
- a presentation of compliance and progress in the implementation of the RPF.
- Assess whether resettlement objectives have been met; specifically, whether livelihood and living standards have been restored or enhanced;
- Assess the resettlement efficiency, effectiveness, impact, and sustainability, drawing lessons for future resettlement activities and recommending corrections in the implementation;
- Ascertain whether the resettlement entitlements were appropriate to meeting the objectives and whether the objectives were suited to PAPs conditions

Annual audit reports will be submitted to World Bank for review.

10.9 SOCIO-ECONOMIC MONITORING

The purpose of socio-economic monitoring is to ensure that PAPS are compensated and recovering on time. It will go on as part of the implementation of each sub-project RAP, to assess whether compensation has been paid, income has been restored and resettlement objectives were appropriate and delivered. Monitoring of living standards will continue following resettlement. The objective is that the income and standard of living of the PAPs has at least been restored and has not declined.

A number of indicators would be used in order to determine the status of affected people (land being used to compare before, standard of house compared to before, level of participation in project activities compared to before, how many children in school compared to before, health standards, etc.

As part of the preparation of each RAP, a household survey will be conducted of all PAPs, prior to physical or economic displacement, and this will provide baseline data against which to monitor the performance of the RAP.

Following all the completion of all expropriation/compensation operations, a household survey will be conducted. The aim of the survey is to assess the impact of the social mitigation and measures implemented. In addition, local authorities and PAPs will be consulted to provide their assessment of the impacts of social mitigation measures applied.

REFERENCES

ACReSAL Resettlement Policy Frameworks for ACReSAL Project, (March 2022),

AGILE-AF Resettlement Policy Frameworks for AGILE-AF Project, (March 2023),

IFC, Handbook for Preparing a Resettlement Action Plan, Undated

Involuntary Resettlement Sourcebook: Planning and Implementation in Development Projects, World Bank (2004)

NFW Resettlement Policy Frameworks NFW Project (January 2018)

RCRP Resettlement Policy Framework for Regional Climate Resilience Program for Eastern and Southern Africa (2023)

Valuation Reporting Requirements in a Resettlement Action Planning (RAP) Process, Adamu (2013)

World Bank Environmental and Social Framework, World Bank (2018),

ANNEX 1: OUTLINE FOR A RESETTLEMENT ACTION PLAN

CHAPTER ONE: INTRODUCTION

Background

- Brief overview of the project and its context.
- Explanation of the need for a Resettlement Action Plan (RAP) in the project.

Aim and Objectives of the RAP

- Clearly defined goals and objectives of the RAP.
- Statement of intended outcomes and targets.

Justification for the preparation of a RAP

- Reasons for conducting a RAP and its importance in project implementation.
- Potential benefits for project-affected persons (PAPs) and stakeholders.

RAP Methodology

- Overview of the approach and methods used in preparing the RAP.
- Description of data collection techniques and stakeholder engagement processes.

CHAPTER TWO: DESCRIPTION OF THE PROJECT ENVIRONMENT AND BASELINE STUDIES

Description of the project State

- Overview of the state where the project is located.
- Contextual information relevant to project implementation.

Description of the project location

- Specific details about the geographic location of the project area.
- Environmental and social characteristics of the project site.

Socio-Economic Baseline Conditions of Project Affected Persons (PAPs)

- Detailed analysis of the socio-economic status of PAPs.
- Identification of key demographic and economic indicators.

CHAPTER THREE: POLICY LEGAL AND REGULATORY FRAMEWORK

- Overview of relevant laws, regulations, and policies governing resettlement.
- Analysis of international standards and guidelines applicable to the project.

CHAPTER FOUR: IDENTIFICATION OF PROJECT IMPACTS AND PROJECT AFFECTED PERSONS

Introduction

- Overview of the impact assessment process and objectives.

Impact Reduction Measures Undertaken

- Description of measures taken to minimize adverse impacts on PAPs.
- Mitigation strategies employed by the project.

Positive Impacts of the project

- Identification and assessment of positive effects on PAPs and the community.

Negative Impact of the Project

- Identification and assessment of adverse effects on PAPs and the community.

Entitlement and Eligibility

- Entitlement matrix outlining compensation and assistance packages for PAPs.
- Description of eligibility criteria for defining various categories of PAPs.

The Valuation methodology

- Explanation of the approach used to determine compensation values for affected assets.

Inventory of affected assets/structures in the project area

- Detailed list of assets and structures affected by the project.

Census of Project Affected Persons (PAPs)

- Enumeration and documentation of individuals and households affected by the project.

Compensation and Resettlement Assistance

- Description of compensation and assistance measures provided to PAPs.
- Analysis of impacts and income restoration measures for vulnerable groups/PAPs.

Performance Indicator for Assessing Income Restoration

- Metrics used to assess the effectiveness of income restoration measures.
- Criteria for evaluating the success of income restoration efforts.

Proof of Eligibility

- Documentation required to demonstrate eligibility for compensation and assistance.

Duration for Civil Works

- Timeline for the implementation of civil works and associated resettlement activities.
- Schedule for completion of construction activities.

Cut-Off Date

- Deadline for determining eligibility and inclusion of PAPs in the resettlement process.

CHAPTER FIVE: GRIEVANCE REDRESS MECHANISMS

- Establishment of mechanisms for addressing grievances and complaints from PAPs.
- Procedures for receiving, investigating, and resolving grievances in a timely and fair manner.

CHAPTER SIX: BUDGET AND FINANCING PLAN

Introduction

- Overview of the budgeting process and financing plan for the RAP.

Financing plan

- Sources of funding for compensation, assistance, and administrative expenses.
- Budget allocation for different components of the RAP.

Procedure for Delivering of Entitlements

- Steps involved in delivering compensation and assistance to PAPs.
- Administrative procedures for processing entitlements.

RAP Compensation Process

- Outline of the compensation process from assessment to disbursement.
- Roles and responsibilities of stakeholders involved in compensation administration.

Compensation Payment Administration

- Procedures for managing and disbursing compensation payments to PAPs.

Resettlement Implementation Linkage to Civil Works

- Integration of resettlement activities with project construction timelines.
- Coordination between resettlement implementation and civil works.

CHAPTER SEVEN: INSTITUTIONAL ARRANGEMENTS- ROLES AND RESPONSIBILITIES

- Roles and responsibilities of implementing agencies, government entities, and other stakeholders.
- Institutional mechanisms for coordination and collaboration in resettlement implementation.

CHAPTER EIGHT: TIMETABLE OF EVENTS

Timetable for the Resettlement Action Plan

- Schedule of activities and milestones for the implementation of the RAP.
- Timeline for completion of key tasks and deliverables.

Training and Capacity Needs

- Identification of training needs for stakeholders involved in RAP implementation.
- Capacity-building initiatives to enhance skills and knowledge in resettlement management.

CHAPTER NINE: MONITORING AND EVALUATION

Overview

- Importance of monitoring and evaluation in assessing the effectiveness of the RAP.
- Objectives of monitoring and evaluation activities.

Internal Monitoring

- Procedures for internal monitoring by project implementing agencies.
- Monitoring mechanisms to track progress and identify implementation challenges.

Independent Monitoring

- Role of independent monitors in assessing compliance with resettlement standards.
- Methods for conducting independent monitoring and reporting findings.

Monitoring Indicators

- Key performance indicators used to measure the success of resettlement activities.
- Criteria for evaluating the achievement of resettlement objectives.

Implementation Schedule

- Schedule for monitoring and evaluation activities throughout the project lifecycle.
- Frequency of monitoring visits and reporting requirements.

CHAPTER TEN: STAKEHOLDERS CONSULTATION

Method and participation

- Strategies for engaging stakeholders in the resettlement process.
- Methods used to solicit input and feedback from affected communities.

Choice and Right

- Recognition of stakeholders' right to participate in decision-making processes.
- Measures to ensure inclusivity and representation of diverse perspectives.

Concerns and resolutions

- Addressing stakeholders' concerns and grievances through consultation and dialogue.
- Mechanisms for resolving conflicts and reaching consensus on resettlement issues.

REFERENCES

- List of sources cited in the RAP document.

ANNEX A: LIST OF PROJECTS AFFECTED PERSONS AND THEIR COMPENSATION

- Detailed list of individuals and households affected by the project, along with their entitlements.

ANNEX B: COST DERIVATION TABLE FOR AFFECTED STRUCTURES AND LANDED PROPERTY

- Table outlining the methodology and calculations used to determine compensation values for affected structures and land.

ANNEX C: COST DERIVATION TABLE FOR [AFFECTED] CASH CROPS/ECONOMIC TREES

- Table detailing the valuation methodology for compensation of affected cash crops and economic trees.

ANNEX D: TERMS OF REFERENCE

- Document outlining the terms of reference for consultants and stakeholders involved in RAP preparation and implementation.

ANNEX E: CONSULTATION ATTENDANCE LIST

- Record of stakeholders who participated in consultation meetings and events.

ANNEX F: MONITORING INDICATOR

ANNEX 2: SAMPLE GRIEVANCE AND RESOLUTION FORM

Grievance Form				
<i>Grievance Number:</i>		<i>Copies to forward to:</i>		
<i>Name of the Recorder;</i>		<i>(Original)-Receiver Party:</i>		
<i>LG & Community:</i>		<i>(Copy)- Responsible Party:</i>		
<i>Date:</i>				
Information About Grievance				
<i>Define the Grievance</i>				
Information about the Complainant		Forms of Receipt:		
Name		<input type="checkbox"/> community Information Meetings		
Phone Line		<input type="checkbox"/> Mail		
Village/ Local Govt. Area		<input type="checkbox"/> Informal		
Signature of Complainant and Date		<input type="checkbox"/> Other		
DETAILS OF GRIEVANCE (addition to list could be made as appropriate)				
1. Access to Land and Resources	2. Damage to	3. Damage to Infrastructure or Community Assets	4. Decrease or Loss of Livelihood	5. Traffic Accident
a) Fishing grounds b) Lands c) Pasturelands d) House e) Commercial site f) Others	a) House b) Land c) Livestock d) Means of livelihood e) Other	a) Road b) Bridge/Passageways c) Power/Telephone Lines d) Water sources, canals and water infrastructure for irrigation and animals e) Drinking water f) Sewerage System g) Others	a) Agriculture b) husbandry c) Beekeeping d) Small scale trade e) Other	a) Injury b) Damage to property c) Damage to livestock e) others
6. Incidents Regarding Expropriation	7. Resettlement Process (Specify)	8. Employment and Recruitment (Specify)	9. Construction Camp and	10. Other (Specify)

<p>and Compensation (Specify)</p>			<p>Community Relations</p> <p>a) Nuisance from dust</p>	
			<p>b) Nuisance from noise</p> <p>c) Vibrations due to explosions</p> <p>d) Misconduct of the project personnel /worker</p> <p>d) Complaint follow up</p> <p>f) Other</p>	

ANNEX 3: SAMPLE TABLE OF CONTENTS FOR CONSULTATION REPORT

Table of Contents

1. Executive Summary
 - Summary of Consultation Feedback
2. Introduction
3. Public Consultation Process Overview
 - Stakeholder Identification
 - Consultation Strategy
4. Stakeholder and Public Notification
 - Stakeholder Notification
 - Public Notification
5. Detailed Feedback from Public Consultation
6. Participant Demographics
7. Next Steps
8. Appendices

ANNEX 4: SUMMARY OF CONSULTATION

CONSULTATION WITH FEDERAL MINISTRY OF ENVIRONMENT		
INTRODUCTION	COMMENTS	REMARKS
<p>The engagement with the Federal ministry of Environment, Environmental Assessment department was held on the 25th of March, 2024. This started with the explanation of the overview of RAAMP project and its concept of scale-up by the RPF Consultant. . He also noted the likely adverse impact from project implementation, relating to involuntary displacement. Afterwards, self-introduction of the participants was done.</p>	<p>The Assistant Director briefed the team of the mandate of the ministry through the EA department to ensure that development activities conform to the dictates of protection of the ecosystem which subsequently protects lives and properties.</p> <p>As a regulator, the ministry operates with the EIA Act of 1992 as amended to sanction operators who violates the prohibitions of the ACT.</p>	
<p>Questions were asked on the following:</p> <ul style="list-style-type: none"> • Policies, procedures and requirements on land acquisition and resettlement • Guidelines on construction sector projects regarding crop/tree rates in compensation • Any ecological sensitive area that has cultural heritage implication • Disclosure protocols of prepared documents 	<p>The Assistant Director noted that the ministry does not deal with Land Acquisition but handles issues in terms of removal of farm produce as a result of project activities. The ministry prepares rates for crops and trees and is currently developing national guideline on resettlement. They are saddled with the responsibility to disclose prepared instrument especially EIA, ESIA, ESMP, RAP and ARAPs.</p>	<ul style="list-style-type: none"> • No formal collaborative effort is carried out with other mother ministry involved in Resettlement and compensation issues • Preparation of guideline on resettlement is still ongoing
CONSULTATION WITH FEDERAL MINISTRY OF HOUSING AND URBAN DEVELOPMENT		

CONSULTATION WITH FEDERAL MINISTRY OF ENVIRONMENT		
INTRODUCTION	COMMENTS	REMARKS
<p>The meeting commenced at about 11:45 am after the introduction of participants present for the day activity. This was followed by an opening speech made by a representative member of the RPF Consultant team. He expressed his gratitude towards the members of staff of the ministry for their impressive turnout for the program even at very short notice. He further used the opportunity to explain the RAAMP research team endeavor geared towards collaboration with relevant MDAs to producing a harmonized RPF document in line with international best practices in RAAMP and related World bank funded projects in Nigeria.</p>	<p>In his response, the departmental head, Mr Alabi Collins, welcomed all to the interactive session and indicated the department readiness at all times to respond to world bank initiative that are human centered especially as it concerns livelihoods enhancement, infrastructural development and sustainability of biophysical as well as socio cultural environment.</p> <p>He also stated that the “Power of Eminent Domain” allows government improvement to override public interest. Nevertheless, under the Land-use Act, non-exhaustive improvement recognises temporal acquisition and compensation.</p> <p>According to him, this forms the nexus of preparing safeguard instruments such as RAP, EIA, ESMP, etc., in most projects. However, he expressed dismay over neglect of concern stakeholders input in up scaling policy frameworks that are realistic with changing trends in all spheres of life in real world situations. He informed the house of an ongoing collaborative effort of stakeholders drawn from federal ministries of justices, social development, lands, women affairs, the DSS, and NSA, in developing RAP policy in Land use Act of 1978 which explains the power vested on government to acquire land for use in the interest of the public (public good), although with compensation to land owners in every part of the country whenever the need arise.</p> <p>He gave reference to section 28 and 29 of the act. Accordingly, despite the stringent nature of the act, it still provided a window to allow for flexibility in land management/ administration with the key word ‘REGULATION’. This forms the basis of land reforms initiative to address issues of compensation for land, rate adjustment, land holding and entitlement including the granting of right of ways for spatial spread of public utilities such as PHCN, Railway, Communication systems among others. Based on this, he further stressed the need for stakeholders in all sectors involved in world bank projects implementation to live up to</p>	<p>The ministry is advocating for training of officers involved in Land acquisition and compensation on Land administration principles in Nigeria and guideline on preparation of compensation plan. Certification of practitioners so as to authenticate their practice. They also wish to play institutional role in disclosure of such instrument and spare head the implementation in projects.</p> <p>Couple of training topics were documented with the RPF Consultant and shall be attached in the report.</p>


CONSULTATION WITH FEDERAL MINISTRY OF ENVIRONMENT		
INTRODUCTION	COMMENTS	REMARKS
	<p>expectation in their respective portfolios to ensure local land use policy alignment with international development donor agency to avoid conflict of interest while enjoining the world bank group to intensify collaboration with local partners to ensure the realization of project objective and sustainability.</p> <p>In his own contribution, a member of staff of the department, Mr Bello Abdulaziz, expressed his worry over the constant practice of engaging consultants who are not professional in assets and property evaluation to prepare RAP instrument with collaboration with trained valuers. He maintained that this trend should be reversed in order to bring professionalism and quality to preparing RAP instruments.</p> <p>He said that, so far, four regulations on land use and compensation have been created by the presidential committee on land reforms, body charged with the responsibility and domiciled in the department of lands. In addition, seven more regulations are expected and will be made public at the appropriate time. After much deliberation some key points were highlighted for consideration and implementation by parties for better working relationship and effective execution of RAAMP and associated world bank funded projects.</p>	
	There is also a unit for valuation and compensation administration within the ministry.	

QUESTIONS	RESPONDENT
Policies, procedures and requirements on Land acquisition, land tenure and land ownership	<p><u>POLICIES</u></p> <ul style="list-style-type: none"> • Sections 43 & 44 of the 1999 Constitution of Federal Republic of Nigeria • Land Use Act of 1978 now Cap L5, 2004 Laws of the Federal Republic of Nigeria <p><u>PROCEDURE</u></p>

QUESTIONS	RESPONDENT
	<ul style="list-style-type: none"> • Circular on Procedure for acquisition of land by Ministries, Departments and Agencies (MDAs) for Federal Government Projects, 10th June, 2013 (Copy Attached) • Circular on Federal Government Projects: Land Requests from Federal Government Ministries and agencies, 11th April, 1988 (Copy Attached) • Circular on Federal Government Projects: Land Requests from Federal Government Agencies, 19th June, 1978 (Copy Attached) <p><u>REQUIREMENT</u></p> <ul style="list-style-type: none"> • Use of power of eminent domain by Government to compulsorily acquired land for overriding public interest (See Section 28 of Land Use Act)
Any restriction to land use/ownership for women and vulnerable persons	<ul style="list-style-type: none"> • No. • However there exist some Cultural /Traditional/Customary restrictions on women in certain parts of the Country.
Guidelines on construction sector projects regarding land acquisition	<ul style="list-style-type: none"> • The National Building Code 2018 • Standard Organization of Nigeria (SON) Regulations • Nigerian Urban and Regional Planning Act No 88 of 1992
Any existing GRM on land related matters under the Ministry's jurisdiction. What is the structure and how is it being implemented, if any.	Yes. This is carried out according to the weight and scope of the grievance. Attached is a currently operating structure in the Ministry.
Any ecological sensitive area that has cultural heritage implication	Yes. These are preserves for cultural or religious purposes. Example include properties or area apportioned deities, shrines etc.
Inform them that the RPF will be disclosed subsequently.	---
Current information management and dissemination system and how it can be improved upon	Information are currently being disseminated through Notices, Newspaper publications and Television jingles. The Ministry Web portal, https://fmhud.gov.ng , was recently launched and the information will be online soon

- The Land Aspect of RPF should be considered central and pivotal to the activities of the World Bank Processes.
- The Policies and documents of the Federal Ministry of Housing and Urban Development on Land with regards to acquisition and compensation should be considered and utilized for effective results of RAAMP.
- The professional Lands Officers in the Ministry should be adequately collaborated with and duly enlisted into the Bank’s project process from the pilot stage.
- The Lands Department should provide adequate training for all relevant officers in World Bank funded projects on Land Administration, Acquisition and Compensation.
- The professional Land Officers should provide supervisory roles to the RAAMP Officers on the field to achieve adequate and appropriate results.
- The Lands Department should provide bespoke training for ease of reference and guide.
- The Lands Department should provide Certification to Practitioners on RAP/Compensation issues.

Stakeholders	Comment
Lagos State Ministry of Agriculture (Department of Planning); Agricultural lands Holding Authority (ALHA); Lagos State Agricultural Development Authority; Rural Institution Development and Agricultural Service	<p>Policies, procedures and requirements on Land acquisition, land tenure and land ownership</p> <p>Land ownership structure in Lagos State is in line with the Land Use Act of 1978 (modified in 1990) which remains the primary legal means to acquire land in the country. The Act vests all land comprised in the territory of each state in the federation in the governor of the State and requires that such land shall be held in trust and administered for the use and common benefit of all Nigerians in accordance with the provisions of this Act. Government Land Ownership (according to Land law of 1978), C of O can be revoked if government needs any land and compensations paid to the owners.</p> <p>We have communal, family, individual and Government types of land ownership.</p>
	<p>Any restriction to land use/ownership for women and vulnerable persons</p> <p>No</p>
	<p>Guidelines on construction sector projects regarding land acquisition</p> <p>Lagos state already has a plan that must be followed</p>
	<p>Any existing GRM on land related matters under the Ministry’s jurisdiction. What is the structure and how is it being implemented, if any.</p> <p>Yes- according to the Civil Service Rules</p>
	<p>Any ecological sensitive area that has cultural heritage implication</p> <p>Yes, for any project, the cultural heritage site must not be tampered with, it must be preserved</p>
	<p>Envisaged risk from the implementation of RAAMP-SU in relation to Involuntary displacement and restriction of access to assets and land use</p>

Stakeholders	Comment
	<p>No Risk</p> <p>What are the rights of women to land use Women have rights to buy and own lands</p> <p>Do women take part in community meetings? Do they participate in decision making? Yes</p> <p>Do vulnerable persons belong to or have their own associations? Yes, there are several organized vulnerable/ people with disability association in Lagos state, e.g., Deaf Farmers Association, etc.</p> <p>Are their security concerns in the project area and to what extent? Mildly, just like other places nationwide</p> <p>What is the GRM available among the groups and communities? King/Community (Baale)--→Lease land for farmer-→ Call meetings of aggrieved parties-→ Ministry of Chieftaincy affairs→Ministry of Justice Agriculture</p> <p>The State is yet to join the RAAMP</p>
	 <p>Consultation at Lagos State Ministry of Agriculture</p>

Stakeholders	Comment
<p>Bureau of Lands, & Ministry of Transport</p>	<p>Policies, procedures and requirements on Land acquisition, land tenure and land ownership</p> <p>Land ownership structure in Ekiti State is in line with the Land Use Act of 1978 (modified in 1990) which remains the primary legal means to acquire land in the country. The Act vests all land comprised in the territory of each state in the federation in the governor of the State and requires that such land shall be held in trust and administered for the use and common benefit of all Nigerians in accordance with the provisions of this Act. Government Land Ownership (according to Land law of 1978), C of O can be revoked if government needs any land and compensations paid to the owners.</p> <p>We have communal, family, individual and Government types of land ownership.</p> <p>Any restriction to land use/ownership for women and vulnerable persons</p>

Stakeholders	Comment
	No
	<p>Guidelines on construction sector projects regarding land acquisition</p> <p>Nil</p>
	<p>Any existing GRM on land related matters under the Ministry's jurisdiction. What is the structure and how is it being implemented, if any.</p> <p>Yes- according to the Civil Service Rules</p>
	<p>Any ecological sensitive area that has cultural heritage implication</p> <p>Yes, for any project, the cultural heritage site must not be tampered with, it must be preserved. E.g., Ewi Otu at Atikankan in Ado Ekiti, Olowe museum in Ise Ekiti, etc.</p>
	<p>Envisaged risk from the implementation of RAAMP-SU in relation to Involuntary displacement and restriction of access to assets and land use</p> <p>No Risk</p>
	<p>What are the rights of women to land use</p> <p>Women have rights to buy and own lands</p>
	<p>Do women take part in community meetings? Do they participate in decision making?</p> <p>Yes</p>
	<p>What is the best way to pass information to members of the communities or associations?</p> <p>Through community development associations, text messages, phone calls, through the leadership of the community</p>
	<p>Do vulnerable persons belong to or have their own associations?</p> <p>Yes, there are several organized vulnerable/ people with disability association in Ekiti state, e.g., Association of the Blind, Association for deaf and dumb, etc.</p>
	<p>Are their security concerns in the project area and to what extent?</p> <p>Mildly, just like other places nationwide</p>
	<p>What is the GRM available among the groups and communities?</p> <p>King/Community (Baale)--àwrite to the governor--à Executive Secretary Bureau of Lands--à Surveyor General--à Urban lands (C Of O) --à Litigation</p>
	<p>The State is yet to commence with civil works</p>

Stakeholders	Comment
	 <p data-bbox="443 688 1036 722">The Consultant at the Ekiti State Ministry of Transport</p>

Stakeholders	Comment
<p data-bbox="203 810 418 1062">Delta State Agricultural and Rural Development Authority (DARDA), Delta State Ministry of Agriculture and Water Resources</p>	<p data-bbox="443 810 1450 837">Policies, procedures and requirements on Land acquisition, land tenure and land ownership</p> <p data-bbox="443 877 1463 1098">Land ownership structure in Delta State is in line with the Land Use Act of 1978 (modified in 1990) which remains the primary legal means to acquire land in the country. The Act vests all land comprised in the territory of each state in the federation in the governor of the State and requires that such land shall be held in trust and administered for the use and common benefit of all Nigerians in accordance with the provisions of this Act. Government Land Ownership (according to Land law of 1978), C of O can be revoked if government needs any land and compensations paid to the owners.</p> <p data-bbox="443 1138 1377 1199">We have communal land ownership, family, individual (small/limited) and Government (according to Land use act of 1978) types of land ownership.</p> <p data-bbox="443 1203 1463 1264">Delta State also has a land bank committee; this committee interfaces between the community and government or investors to acquire communal lands.</p> <p data-bbox="443 1268 1198 1295">Any restriction to land use/ownership for women and vulnerable persons</p> <p data-bbox="443 1335 475 1362">No</p> <p data-bbox="443 1367 1198 1394">Guidelines on construction sector projects regarding land acquisition</p> <p data-bbox="443 1434 1471 1495">Delta State Land Bank Committee sets the guidance and help government and investors acquire lands for developmental purposes</p> <p data-bbox="443 1524 1398 1585">Any existing GRM on land related matters under the Ministry’s jurisdiction. What is the structure and how is it being implemented, if any.</p> <p data-bbox="443 1625 865 1652">Yes- according to the Civil Service Rules</p> <p data-bbox="443 1656 1170 1684">Any ecological sensitive area that has cultural heritage implication</p> <p data-bbox="443 1713 1455 1816">Yes, there are ecological sensitive areas (mainly affected by erosion) and cultural heritage sites (like shrines etc) however, many of these areas, can be duly consulted prior to any developmental commencement. Cultural heritage site does not really stop serious projects.</p>

Stakeholders	Comment
	<p>Envisaged risk from the implementation of RAAMP-SU in relation to Involuntary displacement and restriction of access to assets and land use</p> <p>No Risk</p>
	<p>What are the rights of women to land use</p> <p>Women have rights to buy and own lands, however, there are some communities where women do not inherit family lands, however, these cultures are eroding away.</p>
	<p>Current information management and dissemination system and how it can be improved.</p> <p>Delta state operates an effective information management system to the farmers. They work mainly through the 4 subject matter specialist – (namely Crops, Livestock, Fisheries, and Women in Agriculture) to reach the farmers. Information is also passed via Agriculture extension officers to researchers. There is also a monthly/quarterly review meetings with the researchers, subject matter specialists and extension workers on how to improve.</p>
	<p>Do women take part in community meetings? Do they participate in decision making?</p> <p>Yes, but women participation in community meetings depends on the issues discussed. There are issues, women can only observe but not contribute, but a lot of the discussions/topic women participate, in fact women are revered women, and many women influence their husbands and sons’ decisions.</p>
	<p>What is the best way to pass information to members of the communities or associations?</p> <p>Through community development associations, text messages, phone calls, through the leadership of the community</p>
	<p>Do vulnerable persons belong to or have their own associations?</p> <p>Yes, there are several organized vulnerable/ people with disability association in Delta state</p>
	<p>Are their security concerns in the project area and to what extent?</p> <p>Yes, herdsmen and bandits</p>
	<p>What is the GRM available among the groups and communities?</p> <p>Yes, Community resolution grievance mechanism</p>
	<p>The State is yet to join RAAMP</p>

Stakeholders	Comment
	 <p data-bbox="440 730 699 762">Consultation at DARDA</p>

ANNEX 5: CONSULTATION PICTURES



ANNEX 6: ATTENDANCE LIST

**RURAL ACCESS AND AGRICULTURAL MARKETING PROJECT (RAAMP) SCALE UP
ENVIRONMENTAL AND SOCIAL INSTRUMENTS
ATTENDANCE SHEETS FCT-ABUJA**

LMP STAKEHOLDER/ENGAGEMENT MEETING WITH THE FEDERAL MINISTRY OF ENVIRONMENT ABUJA
FMENV: Date: 25-03-2024

S/N	NAME	DESIGNATION	CONTACT NO	EMAIL	SIGNATURE
1.	Gromwalk Celestin	DD EIA	08037869670	cgromwalk@abuja.gov.ng	
2.	Dr. Victor Nwachuku	Lead Consultant	07032721700	v.nwachuku@gmail.com	
3.	Nwachukwu Sylvester	Env. Consultant	08065441832	nwachukwu.sylvester@gmail.com	
4.	Ekene Ikwelle	Env Consultant	08067518592	ikwelleekene@gmail.com	
5.	Agu Kingsley	Env. Consultant	07034904401	mrkkingsley@gmail.com	
6.	Ali Kelsin M/s	ESD RAAMP	08033799802	aliw2660@ycg.com	
7.	Lawal Adebayo	ESD RAAMP	07063643706	Adebayo.Lawal@gmail.com	
8.	Dr. Austin Hemsinath	ENVIRONMENTAL CONSULTANT	0806707757	adite@biosocinternational.com	
9.	Donald Okoyun	RPF Consultant	08039127013	donaldokoyun@gmail.com	
10.	Dr Samuel Uka	RPF Consultant	08037702034	Ukadasam@gmail.com	
11.	DHAERWE Jatin. U.	LMP Consultant	08067639758	tinuwa4u2003@gmail.com	
12.					
13.					
14.					

**RURAL ACCESS AND AGRICULTURAL MARKETING PROJECT (RAAMP) SCALE UP
ENVIRONMENTAL AND SOCIAL INSTRUMENTS**

ATTENDANCE SHEETS FCT-ABUJA

ENGAGEMENT MEETING ON
RPF WITH FED. MIN. OF LANDS
HOUSING AND URBAN DEV. ABUJA

Date: 26-03-2024

S/N	NAME	DESIGNATION	CONTACT NO	EMAIL	SIGNATURE
1.	En Collins Atabi	Deputy Director (Lands)	0803 730 2236	Collins.atabi@fct.gov.ng	
2.	Eny Bello Abdul-Azeez	Asst. chf. Lands Officer	0805 7471805	a2bell31@gmail.com	
3.	Eny Uche Unakalumba	Senior Lands officer	08063643930	cutchman44@gmail.com	
4.	Eny Junaid Ismael	Principal Lands officer	08034027350	speebobo@yahoo.com	
5.	Salau Momfu A	Lands officer	08060992055	momfuabunla@yahoo.com	
6.	Enyegbun Angela	Asst. Chief Lands off	0806 096424	uwazunikeangels@yahoo.com	
7.	Dunwamsh Ifeoma	Chief Estate Officer	08057011822	dnwamshifeoma5@gmail.com	
8.	Obabunwo Rebecca	Chf of Lands officer	08069504308	rebeccaobabunwo255@gmail.com	
9.	Lois Agwocha	Principal Lands officer	08029773760	alloidok@gmail.com	
10.	Eny Supo Matti-Balogun	Principal Lands officer	08032302561	olarusomatti@gmail.com	
11.	Dr Samuel Wkato	RPF ST Global Consultant	08027704734	wkatosam@gmail.com	
12.	Obaekwe John-U	RPF ST Global Consultant	08067639758	timuxer2003@gmail.com	
13.	Donald Okongwa	RPF Consultant	08039127013	donaldokongwa@gmail.com	
14.					

RURAL ACCESS AND AGRICULTURAL MARKETING PROJECT SCALE-UP (RAAMP- SU) CONSULTATION ATTENDANCE SHEET

VENUE: LAGOS STATE MIN. OF AGRIC

DATE: 25/03/2024

S/N	NAME	DESIGNATION	ORGANISATION/ COMMUNITY	E-MAIL	PHONE	SIGNATURE
1	ENGR ALADE A.	P.M. LSADA	LSADA	alinalade@gmail.com	08022004579	[Signature]
2	Engr. Mrs Raji S.A	GM ACTA	ACTA	rajigunm69@yahoo.com	08023213542	[Signature]
3	OGUNSEYE O.A	DIR AGRIC SERVICES	AGRIC SERVICES	alabafemb8@gmail.com	08055316433	[Signature]
4	TOJU-TUBI A.O	Dir. Rural Institutions Development	LSADA	fonketojutubi@gmail.com	08023201282	[Signature]
5	Ogunyi O.O	D. PRSD	P.R.S. D MVA	lunotoogunyi@yahoo.com	0803323571	[Signature]
6	ANDU, EMMAUEL	PS	Ministry of Agric	emmanueland@gmail.com	0802348863	[Signature]

EKITI RURAL ACCESS AND AGRICULTURAL MARKETING PROJECT SCALE-UP (RAAMP- SU) CONSULTATION ATTENDANCE SHEET

VENUE: EKITI STATE / MOE / Labour / Transport

DATE: 21/03/2024




S/N	NAME	DESIGNATION	ORGANISATION/ COMMUNITY	E-MAIL	PHONE	SIGNATURE
1	Abunmo Smiley	SpC	Subsamt	smaydram@gmail.com	080387757	[Signature]
2	Awolusi Aluko	H.C	Environment	awolusi2009@yahoo.com	08034755482	[Signature]
3	Alotkan Babatunde	P.S	Min of Environment	babatunde@gmail.com	08147550935	[Signature]
4	Sanni (comp check)	DAS	Min of Env	sanni@gmail.com	08030776488	[Signature]
5	Timde Babajun	DEAAS	Environment	josheptwe@gmail.com	0706517660	[Signature]
6	ADENIGBA ADEBAYO	EXEC. SECRETARY	Bureau of Land Services	adenigbaadenigba@yahoo.com	0806558554	[Signature]
7	Abereola Bunni	DAS	Min. Health, Creation & Employment	abereolabunni2019@gmail.com	08137576049	[Signature]
8	AJOBIEWE Kestinos	Hon. Commissioner	Transportation Min.	KestinosKulawole@gmail.com	08034919953	[Signature]
9	ABULOLA ADEBAYO	Perm. Sec	Min of Transportation	adebayoabulola@gmail.com	0803363521	[Signature]
10	ARINTUNDE YETUNSE P	DAS	Min of Transportation	yfetunse@gmail.com	08034895999	[Signature]
11	Engr. Kupalusi	Deputy Dir. P.T.	Min. of Transportation	seunkupalusi@gmail.com	08066566573	[Signature]

Bureau of Lands
Labour Transport

RURAL ACCESS AND AGRICULTURAL MARKETING PROJECT SCALE-UP (RAAMP- SU) CONSULTATION ATTENDANCE SHEET

VENUE DARDA (ADP)

DATE 26/03/2020

S/N	NAME	DESIGNATION	ORGANISATION/ COMMUNITY	E-MAIL	PHONE	SIGNATURE
1	OMUNIZVA, C JULIUS	PROGRAM MANAGER	DARDA	cjwouda@yahoo.com	08032711644	
2	EMOEFEE LIAT O	DPME	DARDA	ovuroye@gmail.com	08068471462	
3	ENGR NHEM C OYINLUKUN	DES	DARDA	onyeugbope@gmail.com	08037724350	

ANNEX 7: INDICATIVE OUTLINE OF A RAP BUDGET

Description	Unit	Quantity	Estimated Cost	
			Unit cost	Total
Asset Acquisition				
Land				
Structure				
Crops and economic trees				
Community infrastructure				
Land Acquisition and Preparation				
Land				
Structures				
Crop areas and others				
Community Infrastructure				
Relocation				
Transfer of possessions				
Installation costs				
Economic Rehabilitation				
Training				
Livelihood Restoration Program				
Special assistance budget for Vulnerable PAPs				
Budget for Consultation				
Cost for Management of Grievance (GRM)				
Monitoring				
Contingency				
Cost for Disclosure of RAP				

ANNEX 8: VALUATION GAZETTE OF ECONOMIC TREES FROM SOME OF THE STATES

ESTIMATED MARKET VALUE OF TREES AND SHRUBS IN BAUCHI STATE AS AT SEPTEMBER, 2003 TO DATE

S/NO	SCIENTIFIC NAME	HAUSA NAME	YIELD (N)	REMARKS
1.	Mangifera indica (Local) " (Improved)	Mangoro "	7,500.00 6,000.00	Annual "
2.	C citrus spp. (Improved) (Local)	Lemo "	2,500.00 1,300.00	" "
3.	Psidium guajava (Improved) (Local)	Gwaba "	764.00 305.00	" "
4.	Elias guineansis	Kwaran manja	5,000.00	"
5.	Phoenix dactylifera(Local) " (Improved)	Dabino "	2,500.00 4,500.00	" "
6.	Anacardium occidentales	Kashu	4,000.00	"
7.	Musa Sapientum	Ayaba	900.00	"
8.	Parkia biglobosa	Dorowa	5,500.00	"
9.	Adabsinia digitata	Kuka	15,000.00	"
10.	Butryosoperum paradoxum	Kadanya	4,500.00	"
11.	Canarium schweinfurthii	Atile	15,000.00	"
12.	Accacia nilotica	Gabaruwa	1,500.00	"
13.	Accacia Albida	Gawo	900.00	"
14.	Diospyras misphiliformis	Kanya	1,500.00	"
15.	Hyphaene thebaica	Goriba	200.00	"
16.	Balanites aegyptiaca	Aduwa	2,500.00	"
17.	Lawsonia inermis	Lalle	100.00	"
18.	Moringa Oleifera	Zogale	100.00	"
19.	Carica papaya (Local) " (Improved)	Gwanda "	2,500.00 500.00	" "
20.	Tamarindus indica	Tsamiya	9,000.00	"
21.	Cordia Africana	Alilliba	1,200.00	"
22.	Vitex doniana	Dinya (Danya)	2,500.00	"
23.	Butryospermum parkli	Namijin Kadanya	1,000.00	Rotational period
24.	Azardirachta indica	Maina, Dogon Yaro	1,500.00	"
25.	Erythrophileum guinaensis	Gwaska	1,200.00	"
26.	Adina microcephala	Kadanyan Rafi	1,200.00	"
27.	Annogeisus Leccarpus	Marke	1,500.00	"
28.	Sygygium guinaensis	Maimo	1,200.00	"
29.	Prosopis Africana	Kiryra	3,000.00	"
30.	Celtris spp.	Zuwo	150.00	"
31.	Kigelia Africana	Rahaina	150.00	"
32.	Albezia Cheralieri	Katsari	150.00	"
33.	Sterculia stegera	Kukuki	900.00	"
34.	Afromosia laxiflora	Bakin Makarfo	1,200.00	"
35.	Mitragyna stipulosa	Ganyen goro	1,200.00	"

S/NO	SCIENTIFIC NAME	HAUSA NAME	YIELD (N)	REMARKS
36.	Cassia siamea	Keshiya	1,200.00	"
37.	Dalbergia sissoo	Balbajiya	2,500.00	"
38.	Eucalyptus spp.	Zaiti	2,500.00	"
39.	Raphia Sudanica	Gwangwala (Tukurwa)	100.00	"
40.	Bamboosa vulgaris	Gora	50.00	"
41.	Dum palm	Kajinjiri	300.00	"
42.	Roofing poles	Tsamu	30.00	"
43.	Tectona grandis	Teak	4,000.00	"
44.	Gmelina arborea	Malena	3,500.00	"
45.	Lanea acida	Faru	200.00	"
46.	Erythiryna Senegalensis	Minijirya	1,200.00	"
47.	Securidaca Longipedunclutha	Jan-yaro	1,200.00	"
48.	Xymenia americana	Tsada	250.00	"
49.	Zyziphus spina Christi	Kuma	500.00	"
50.	Zyziphus mauritania	Magarya	300.00	"
51.	Annona Senegalensis	Gwanda daji	50.00	"
52.	Piliostigma reticulate	Kargo	200.00	"
53.	Guiera senegalensis	Sabara	50.00	"
54.	Acacia ataxacantha	Sarkakiya	50.00	"
55.	Accacia Senegal	Dakwara	3,000.00	"
56.	Acassia compylacantha	Kumbar Shaho	800.00	"
57.	Acacia seyal	Farar Kaya	2,000.00	"
58.	Bauhimia rufescens	Tsatsagi	250.00	"
59.	Cassia Sieberiana	Marga	1,200.00	"
60.	Combretum incanthum	Geza	1,000.00	"
61.	Commiphora Africana	Dashi	100.00	"
62.	Commiphora Keshingli	Dali	100.00	"
63.	Detarium microcarpum	Taura	100.00	"
64.	Euphorbium balsamifera	Ayyara	50.00	"
65.	Euphorbium Lateriflora	Fidda sartse	50.00	"
66.	Ficus glumosa	Kawuri	1,500.00	"
67.	Ficus Platyphylla	Gamji	1,500.00	"
68.	Ficus Polita	Durumi	1,000.00	"
69.	Ficus sycomorus	Baure	1,000.00	"
70.	Ficus thonningii	Chediya	1,000.00	"
71.	Jatropha Curcus	Bin-da-zugu	100.00	
72.	Maerua Crassifolia	Jinga	100.00	
73.	Mitriagyna inermis	Giyayya	500.00	
74.	Parinari macrophylla	Gawasa	500.00	
75.	Stereospermum leunthianum	Sansami	500.00	
76.	Stychnos spinosa	Kokoya	500.00	
77.	Tenninalla avicenoides	Baushe	1,000.00	
78.	Casuarina Egusitifolia	Kuashurina	500.00	
79.	Delonix regia	Panshana	1,200.00	

S/NO	SCIENTIFIC NAME	HAUSA NAME	YIELD (N)	REMARKS
80.	<i>Dodoenia viscosa</i>	Privit	10.00	
81.	<i>Thevetia nerifolia</i>	Gamboje	10.00	
82.	<i>Parkinsemia aculeate</i>	Sasabani	10.00	
83.	<i>Citrus paradise</i>	Lemon taba	500.00	
84.	<i>Citrus reticulate</i>	Lemon Tanjarin	600.00	
85.	<i>Citrus aurantiflora</i>	Lemon tsami	500.00	
86.	<i>Vitis vinifera</i>	Inabi	300.00	
87.	<i>Coclospermum tinctorum</i>	Rawaya	20.00	
88.	<i>Leucaena leucocephala</i>	Lucina	100.00	
89.	<i>Ziziphus abyssinica</i>	Magarwa	500.00	
90.	<i>Borassus ethiopicum</i>	Giginya	5,000.00	
91.	<i>Azizelia Africana</i>	Kawo	1,200.00	
92.	<i>Chlorophora excelsa</i>	Loka	12,000.00	
93.	<i>Khaya senegalensis</i>	Madachi	10,000.00	
94.	<i>Piptadinustrum Africana</i>	Dorawar Kurmi	7,000.00	
95.	<i>Ceiba pentandra</i>	Rimi	5,000.00	
96.	<i>Antiaris Africana</i>	Farin Loko	9,000.00	
97.	<i>Belinia grandifolia</i>	Dokar Rafi	5,000.00	
98.	<i>Bombax costatum</i>	Gurjiya	3,000.00	
99.	<i>Pterocarpus erinaceus</i>	Madobiya	5,000.00	
100	<i>Isoberlina doka</i>	Doka	3,500.00	
101	<i>Isoberlina tomentosa</i>	Farin doka	3,500.00	
102	<i>Damielia aliveri</i>	Maje	9,000.00	
103	<i>Poswelve dalzelia</i>	Ararrabi	1,500.00	

Item	Quantity	Unit Price	Total
Coconut	2,000	1,000	
Juava	3,500	750	
Pawpaw	400	200	
Locust Beans Tree	500	250	12
Shea Nut Tree akan	200	100	50
Cashew	200	100	50
Banana	600	300	150
Plantain	800	400	120
Pineapple	1000	500	250
Bamboo/India	200	100	50
OIL PALM TREE	100	50	25
a) Plantation Tree	2,500	1250	650
b) Other Types			
Orange/Tangerine	1500	750	300
Coffee	2000	1000	500
Agoruwa	500	250	125
a) Kola nut Tree	300	150	75
b) Kola nut Ganja	1000	500	250
Raffia Palm	1000	500	250
Rubber Tree	800	400	200
Agbono (Bush Mango)	1000	400	150
Starapple/Ndiya/Otiem	2000	1000	500
Oha (Mkpafera)	500	250	125
Timing Tree (Pepper Fruit)	500	250	125
Bitter Kola	1000	500	250
Grape fruit	800	400	200
Lemon	7500	375	187
Lime	1000	500	250
Calabash Tree	1000	500	250
Cainwood	300	150	75
Camwood	200	100	50
Jgiri (Ibaba)	200	100	50
Hardwood e.g. Mahaogany, Iroko Aora, Obeche etc	1500	750	375
Softwood e.g. Chestnut Tree	1500	750	375
Boababa	750	375	187
Animal Trap (constructed)	15000	7500	37
Date Palm	400	200	
Tititiba (Alilib)	200	100	
lus	200	100	
Silk Cotton)	400	200	

43	Avacado Pear	1000	500	250
44	Caclus	400	200	100
45	Gmelina	500	250	125
46	Neem (Dogo Yaro)	600	300	150
47	Cocoa Tree	1000	500	250
48	Gum Arabic	1000	500	250
49	Native Pium	600	300	150
50	Oil Bean Tree	800	400	200
51	Castor Oil Tree	800	400	200
52	Wall nut (Okwe or Ukpa)	600	300	150
53	Bread fruit (Dinya)	70	35	17
54	Mal Plant	200	100	50
55	Indigo	200	100	50
56	Almond tree (Ebellebor umbrella tree)	400	200	100
57	Bread-fruit	400	200	100
58	Walnut wood	7500	3750	1875
59	Mangrove	820	410	205
60	Icheku	400	200	100
61	Animal Trap/Fence			

S/N	Crops	Rate Per Stand			Rate for Hectare		
		A	B	C	A	B	C
1	Millet	14	7	3.50	45,000	22,500	11.5
2	Guinea corn	18	9	4.50	56,000	28,000	14
3	Soya Beans	20	10	5	58,000	29,000	14.5
4	Irish Potatoes	21	10.50	5.25	96,000	48,000	24
5	Acca	15	7.50	3.75	50,000	25,000	12.5
6	Babba	14	7	3.50			
7	Duma	14	7	3.50	47,000	23,500	11.75
8	Wheat	18	9	4.50	115,000	57,500	28.75
9	Niaga	12	6	3	35,000	17,500	8.75
10	Beniseed	15	7.50	3.75	35,250	17,625	8.2.5
11	Maize	20	10	5	112,500	56,250	
12	Rice	25	12.50	6.25	120,000	60,000	30
13	Beans (creeper)	21	10.50	5.25	50,000	25,000	12.5
14	Beans (standing)	15	7.50	3.75	35,150	17,575	8.7.5
15	Cotton	11	5.50	2.75	33,750	16,875	8.4.5
16	Groundnut	20	10	5	70,250	35,125	17,562.5
17	Coco yam	18	9	4.50	56,250	28,125	14,26.5
18	Yam	115	57.50	28.75	1,000,000	500,000	250
19	Sugar Cane	60	30	15	105,250	52,625	26,312.5
20	Cassava	200	100	50	800,000	400,250	200.125
21	Pepper	100	50	25	105,250	52,625	26,312.5
22	Kanaf (Jule)	50	25	12.50	115,000	57,500	28.75
23	Tobacco	-	-	-	112,500	56,250	28.125
24	Sweet Potatoes	90	45	22.50			
25	Others, vegetable e.g. Carrots, Cabbages/Onions	50	25	12.50	55,000	27,500	13.75
26	Bitter Leaf, Water leaf, Editan, Afang	20	10	5	35,000	17,500	8.75

ANNEX 9: INFORMATION REQUIREMENT CHECKLIST FOR FIELD CONSULTATION

S/N	Stakeholders	Consultation Expectations
1	SPIU	<ul style="list-style-type: none"> • Meeting with SPIU on the purpose of the RPF • Which officers have been engaged in the SPIU • What progress has been made by the SPIU on the RAAMP • Major Challenges • Status of the counterpart account/ funds • Collection of: <ul style="list-style-type: none"> ○ Road Prioritization Report ○ Other documents from the Ministries
2	Ministry of Agriculture	<ul style="list-style-type: none"> • What is the perception of the ministry about the RAAMP • Agricultural policies and development plans • Dominant agricultural practices in the state (crops grown, livestock, etc) • Major commodities for commercial purpose. • Agro processing industries in the state/ agribusiness opportunities • Are there off-takers that go to the rural farms • Women involvement in Agriculture, do they cultivate/ processing/ livestock • Specific government interventions in the sector • Do rural farmers have access to credit/loans/ subsidized fertilizers • Are there extension services for the farmers in the rural areas • Do they have registered farmers associations • What donor funded programs are currently in the state • In the event that farmers will lose their lands to compensation, what role does the ministry play? What are the associated challenges with this regards/ what can be improved
	Ministry of Rural Development	<ul style="list-style-type: none"> • What is the perception of the ministry about the project • Rural development policies • Major source of livelihood for people in the rural areas • What are the current/planned development for the rural areas • What role does the ministry play in matters of farm/ land compensation for the rural people
3	Ministry of Land, Survey and Planning	<ul style="list-style-type: none"> • Land allocation, resettlement and compensation procedure/policy • How the value of assets is determined for compensation. Valuation list • Land ownership/tenure pattern: describe in terms of individual, communal, customary right, C of O title as applicable • How are land dispute matters settled
5	Ministry of Women Affairs/ Women Group	<ul style="list-style-type: none"> • Information on women participation in Agriculture, Land Ownership and Utilization • Information on women farmers associations in the state, access to credits, fertilizers etc. • Gender challenges in agriculture • Grievance redress process for rural women

S/N	Stakeholders	Consultation Expectations
6	Community	<ul style="list-style-type: none"> • Socioeconomic statistics – population, land ownership (male/ female), literacy level, healthcare • Crops grown/ livestock (what quantity, price) • Do they have off takers • Major markets • Mode of transport/ price • Do they have farmers associations • Challenges in farming • What they do in developments that have to do with acquiring farmers land • Grievance redress process

ANNEX 10: SCREENING FRAMEWORK FOR CENSUS OF AFFECTED ASSETS AND AFFECTED PERSONS

Annex 10.1: Affected Plot Sheet

Reference:

Reference:

Location: - County: District: Town:

GPS Coordinates: Surface: m²

Description of soil:

.....

.....

Perennial Crops: 1 Owner:

 2 Owner:

Annual Crops: 1 Owner:

 2 Owner:

Trees: 1 Owner:

 2 Owner:

Structures: Movable structures: Owner:

 Immovable structures: Owner:

 Buildings: Owner:

Users: User 1: Surface used: Regime of tenure:

 User 2: Surface used: Regime of tenure:

 User 3: Surface used: Regime of tenure:

 User 4: Surface used: Regime of tenure:

Valuation proposal (details of calculation on attached sheet):

Crops:

.....

.....

Structures:

.....

.....

Proposed distribution of compensation:

User 1:

User 2:

User 3:

User 4:

Prepared By: Date:

Annex 10.2: Affected Building Sheet

Reference:

Location: - County: District: Town:

GPS Coordinates: Photograph number:

Owner:-

Full Name:

Address :

.....

Description:-

Permanent:.....Non permanent:

Surface: m² Number of rooms:

Walls: Material: Condition:

Roof: Material: Condition:

Floor: Material: Condition:

Annexes outside:

Latrine: Material: Condition: Bathroom: Material:

Condition: Kitchen: Material: Condition:

..... Others:Material:Condition:

Additional features:

.....

Permanently Inhabited: ...By:Regime of occupation:

Periodically Inhabited: By: Regime of occupation:

Vulnerable group:

- a) Women-headed Household.....
- b) Family with physically and mentally.....
- c) Family with aged members.....
- d) Family with income below poverty line.....
- e) Family losing more than the economic threshold of their land through acquisition/negotiation.....

Valuation proposal (details of calculation on attached sheet):

.....

.....

Proposed distribution of compensation:

User 1:

User 2:

User 3:

User 4:

Prepared By:Date:

Annex 10.3: Affected Household Sheet

Household Reference:

Location: - County:District:Town:

Reference of Affected Asset:-

Type: - Structure: Plot:Crop: (*Tick one*)

Reference of Affected Asset Sheet:

Household Information:-

Head of Household: - Name:Age:Sex

Identity Document: - Type:Number:

Composition of Household:-

Number	Name	Relationship with Household Head	Sex	Age
1				
2				
3				
4				
5				
6				

Socio-Economic Information:-

Head of Household:

Occupations: - Primary: Secondary:

Other members of Household:-

Number: Occupation: Highest education level attained:

Number: Occupation: Highest education level attained:

Number: Occupation: Highest education level attained:

Number: Occupation: Highest education level attained:

Total Estimated Household Cash Income:

Education level of Household Members:-

Number: Level:

Number: Level:

Number: Level:

Number: Level:

Project Impact:-

Assessment of the Impact of the Loss of the Affected Asset on Household's Livelihood:

.....

Amount of land owned;

Details of income loss due to loss of land;

Proposed Compensation or Resettlement Package:-

Household's Wishes:

.....

Proposed Package:

Proposed Livelihood Restoration Package:-

Household's Wishes:

.....

Proposed Package: ...