

FEDERAL MINISTRY OF AGRICULTURE AND
FOOD SECURITY



**Nigeria Sustainable Agriculture Value
Chains for Growth (AGROW) Project**

**RESETTLEMENT POLICY FRAMEWORK
(RPF)**

FINAL REPORT

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ABBREVIATIONS

ADP	Agricultural Development Project
AEZ	Agro-Ecological Zones
AGROW	Agriculture Value Chains for Growth
ARAP	Abbreviated Resettlement Action Plan
ACHPR	ACHPR African Charter on Human and Peoples' Rights
ACRWC	ACRWC African Charter on the Rights and Welfare of the Child
APP	Agriculture Promotion Policy
CBO	Community Based organization
CDC	Community Development Council
CEDAW	Convention on the Elimination of All Forms of Discrimination against Women
CERC	Contingent Emergency Response Component
CGIAR	Consultative Group for International Agricultural Research
CRPD	Convention on the Rights of Persons with Disabilities
CSA	Climate Smart Agriculture
CSO	Civil Society Organizations
DP	Displaced Person
EIA	Environmental Impact Assessment
ESIA	Environmental and Social Impact Assessment
ESF	Environmental and Social Framework
ESMF	Environmental and Social Management Framework
ESMP	Environmental and Social Management Plan
ESS	Environmental and Social Standards
FAO	Food and Agricultural Organization
FGD	Focus Group Discussion
FGN	Federal Government of Nigeria
FMAFS	Federal Ministry of Agriculture and Food Security
FMBNP	Federal Ministry of Budget & National Planning
FMEnv	Federal Ministry of Environment
FMoF	Federal Ministry of Finance
FISS	Farm Inputs Support Services
FO	Farmer Organisations
FOMWAN	Federation of Muslim Women's Associations in Nigeria
FPCU	Federal Project Coordinating Unit
GBV	Gender Based Violence
GEF	Global Environmental Facility
GRC	Grievance Redress Committee
GM	Grievance Mechanism
GPWN	Global Peace Woen Nigeria
HQCF	High Quality Cassava Flour
HQCF	High Quality Cassava Flour
IAR	Institute for Agricultural Research (Ahmadu Bello University, Zaria)
ICCPR	The International Covenant on Civil and Political Rights
ICESCR	The International Covenant on Economic, Social and Cultural Rights

IDA	International Development Association
IDPs	Internally Displaced Persons
IITA	International Institute of Tropical Agriculture
IPF	Investment Project Financing
LAP	Land Acquisition Plan
LGA	Local Government Area
LUA	Land Use Act
MAAN	Maize Association of Nigeria
MDA	Ministries, Departments & Agencies
MIS	Management Information System
M&E	Monitoring and Evaluation
NCRI	National Cereals Research Institute
NASC	National Agricultural Seed Council
NATIP	National Agricultural Technology and Innovation Policy
NEWMAP	Nigerian Erosion Control and Watershed Management Project
NGO	Non-Governmental Organization
PAD	Project Appraisal Document
PAP	Project-Affected Person
PDO	Project Development Objective
PRA	Participatory Rural Appraisal
PIM	Project Implementation Manual
PCU	Project Coordination Unit
PCO	Project Coordination Office
PWD	Persons With Disability
PPP	Public-Private Partnership
RAP	Resettlement Action Plan
RIFAN	Rice Farmers Association of Nigeria
RIC	Resettlement Implementation Committee
RBDAs	River Basin Development Authorities
RPF	Resettlement Policy Framework
SEP	Stakeholder Engagement Plan
SH	Sexual Harassment
SEA	Sexual Exploitation and Abuse
SERVICOM	Service Compact with All Nigerians
SME	Small and Medium Enterprises
SMoA	State Ministry of Agriculture
SPIU	State Project Implementation Unit
SWOFON	Small Scale Women Farmers Association of Nigeria
ToR	Terms of Reference
UNESCO	United Nations Educational, Scientific and Cultural Organization
RAP	Resettlement Action Plan
ROW	Right of Way
RPF	Resettlement Policy Framework
SPCU	State Project Coordinating Unit
VLD	Voluntary Land Donation
WB	World Bank

DEFINITION OF TERMS

Words	Definitions
Adoption	A change of practice or a change in the use of a technology promoted or introduced by the project. These technologies, practices and systemic approaches are envisaged to strengthen the absorptive, adaptive and transformative capacity of people, assets and systems with interlinked actions at farm level, along food value chains and at landscape level.
Asset Inventory	A complete count and description of all assets that will be affected by the activities of the project.
Census	This is 100% enumeration and registration of all people and assets that are affected by the project. The census provides vital information for accurate delivery of resettlement measures provided in the RAP.
Compensation	Payment in cash or in kind for an asset or a resource that is acquired or affected by a project at the time the asset needs to be replaced.
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.
Cut-off-date	<p>A day on and 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. Operationally, three variants can be considered. These include;</p> <ol style="list-style-type: none"> 1. The day census commenced 2. The day census was completed or 3. The day the project area was delineated <p>During project implementation, specifically when a site-specific Resettlement Plan is being prepared, the team will decide on which of the three (3) approaches best suits project location conditions.</p>
Development Assistance	The provision of development assistance in addition to compensation such as training or job opportunities, needed to enable Project-Affected Persons to improve their living standards, income earning capacity and production levels; or at least maintain them at pre-Project levels
Displacement	Removal of people from their land, homes, livelihoods, farms, etc. as a result of a project's activities. Displacement occurs during taking of lands and from restriction of access to legally designated areas, parks and protected areas resulting in adverse impacts on the livelihoods of PAPs. Displacement could either be physical and/or economic in nature. Physical displacement occurs when individuals or communities are fully or partially no longer able to occupy an area due to project-related activities and must relocate to a new location. Economic displacement occurs when individuals or communities are fully or partially restricted in their access to land or resources that are important to their livelihoods.
Displaced Persons	<p>Affected persons by a project through land acquisition, relocation, or loss of incomes which includes any person, household, firms, or public or private institutions who as a result of a project would have their;</p> <ol style="list-style-type: none"> (i) Standard of living adversely affected; Right, title or interest in all or any part of a house, land (including residential, commercial, agricultural, plantations, forest and grazing land) or any other moveable or fixed assets acquired or possessed, in full or in part, permanently or temporarily adversely affected; or (ii) Business, occupation, place of work, residence, habitat or access to forest or community resources adversely affected, with or without physical displacement.
Eligibility	Definition of displaced persons and criteria for determining right for compensation and other resettlement assistance, including relevant cut-off dates.
Entitlement	The measures (including but not limited to compensation) provided to displaced persons based on legal and policy requirement governing the project, (including: financial compensation and other forms of assistance to PAPs; the right to participate in livelihood enhancement) in the respective categories.
Encroacher	Someone who has illegally expanded or extended the outer limit of his/her private premises beyond the approved building line or agricultural land and has occupied public

	space beyond his/her plot or agricultural land.
Grievance Procedure	The processes established (a) under law, local regulations, or administrative decision to enable property owners and other displaced persons to redress issues related to acquisition, compensation, or other aspects of resettlement, as well as (b) specific grievance processes put in place as part of the design of a project.
Head of the Household	A person in a household, who is running the household and looking after the qualified dependents"
Household	Is the unit which includes all members living under the authority of a household head, they are both family members and other dependents., A household would be members of the family whose consent would be required in case of alienation or undertaking any transaction on the family residential land. These members will ordinarily reside on the land. These members typically include the household head, one or several spouses, children and other members of the larger family, tenants, and employee.
Implementation Schedule	The implementation schedule that outlines the time frame for planning, implementation, and monitoring and evaluation of the RAPs for sub- projects, if applicable.
Involuntary Resettlement	Resettlement is involuntary when affected people or communities are displaced without a genuine opportunity to refuse project-related land acquisition or restrictions on land use, which results in the loss of their assets, shelter, or income-earning capacity. There is absolutely no means through which affected people can decline the incoming investment, and this typically occurs in "overriding public interest".
Land Acquisition	Land acquisition is the process of obtaining or taking ownership of land for a specific purpose, which can be done through purchase, lease, or even compulsory means by a government for public interest. It involves identifying suitable land, securing legal rights, and obtaining the necessary permits for projects such as construction, development, or other economic activities.
Lost Income opportunities	Lost income opportunities refer to compensation to project-affected persons for loss of business income, business hours/time due to project
Market Rate	This is the economic price for which a good or service is offered in the marketplace. The term market rate is a more general concept referring to the prevailing price or cost for something in the market.
Market Value	According to International Valuation Standards (IVS), market value is the estimated amount for which an asset should exchange on the valuation date between a willing buyer and seller in an arm's length transaction, after proper marketing based on an opinion of value made by a qualified person.
Private property owners	Persons who have legal title to structures, land or other assets and are accordingly entitled to compensation under the Land Use Act.
Project-Affected Community	A community that is adversely affected by the project.
Project-Affected Area	Is the area where the Project may cause direct or indirect impacts to the environment and the resident.
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 (residential, agricultural, or pasture), annual or perennial crops and trees, or any other fixed or moveable asset, either in full or in part, or lose their source of income/livelihood as a result of project activities permanently or temporarily.
Replacement Cost	This is the method of asset valuation that helps determine the amount sufficient to replace lost assets and cover transaction costs. For losses that cannot easily be valued or compensated for in monetary terms (e.g., access to public services, customers, and suppliers; or to fishing, grazing, or forest areas), attempts are made to establish access to equivalent and culturally acceptable resources and earning opportunities.
Resettlement	The measures taken to mitigate all adverse impacts of the Project-induced displacement on PAP's property and/or livelihoods, including compensation, relocation (where relevant), and rehabilitation
Resettlement Action Plan	It is a resettlement instrument to be prepared when project activities are identified, that require land acquisition that leads to physical displacement of persons, and/or

	loss of shelter, and /or loss of livelihoods and/or loss, denial or restriction of access to economic resources.
Resettlement Assistance	Resettlement assistance is any amount of money or support deemed necessary to assist affected persons who do not have any form of rights. Typically, this would be PAPs covered under Category C in the eligible persons category as defined in ESS5.
Resettlement Impacts	The direct physical and socio-economic impacts of resettlement activities in the project and host areas. Refers not just to the physical displacement of people but also covers taking land that results in the relocation or loss of shelter, loss of assets or access to assets, and/or Loss of sources of income or means of livelihood.
Resettlement Policy Framework	A resettlement policy framework is the overall Policy Framework for management of resettlement impacts. Resettlement is required for projects with subprojects or multiple components that cannot be identified before project approval. The Policy Framework describes the process and methods for carrying out resettlement under the Project, including compensation, relocation, rehabilitation of project-affected persons amongst others
Restrictions on Land Use	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, restrictions on land use within utility easements or safety zones.
Right of Way	Right to make a way over a piece of land, usually to and from another piece of land.
Security of Tenure	Means that resettled individuals or communities are resettled to a site that they can legally occupy, where they are protected from the risk of eviction and where the tenure rights provided to them are socially and culturally appropriate. In no event will resettled persons be provided tenure rights that are in effect weaker than the rights they had to the land or assets from which they have been displaced.
Special Assistance to vulnerable people	This refers to special efforts provided to the vulnerable physically challenged persons such as those with blindness, paralysis, difficulties with locomotion, incapacity to work, etc., who are ill-prepared but displaced by the project and would be more severely affected or unable to participate in arrangements to offset these impacts due to certain socioeconomic or physical conditions. . The special assistance must be given by qualified persons/relatives/agencies, who can help care for an invalid, providing transitional support (e.g. moving expenses, temporary food supply, etc.).
Squatters	Squatters are landless household squatting within the public / private land for residential and business purposes.
Stakeholders	Stakeholders are people, groups, or institutions, which are likely to be impacted (either negatively or positively) by the proposed Project interventions or those who can influence the outcome of the Project.
Voluntary Donation	Communities or individuals may agree to voluntarily provide land for sub-projects for desired community benefits with “informed consent and power of choice
Vulnerable Persons	People who may by virtue of gender, ethnicity, age, physical or mental disability, economic disadvantage or social status are more adversely affected by resettlement than others; and who may have limited ability to claim or take advantage of resettlement assistance and related development benefits

EXECUTIVE SUMMARY

ES1 Project Description

The World Bank is supporting the Federal Government of Nigeria through the Nigeria Sustainable Agriculture Value Chains for Growth (AGROW) Project. The AGROW project aims to foster sustainable growth and job creation across selected agricultural value chains in Nigeria. It is financed through Investment Project Financing (IPF) and implemented by the Federal Ministry of Agriculture and Food Security (FMAFS) in collaboration with selected states. The project includes interventions in infrastructure, regulatory reform, institutional capacity building, and value chain-specific support. **The Project Development Objective (PDO)** is to increase smallholder productivity and private sector investment in agriculture for greater food and nutrition security and job creation in participating states in Nigeria.

The Project comprises four components and is expected to be implemented over a period of six years. These include: (i) De-risking Private Sector Investments in Aggregation and Offtake of Smallholder Commodities; (ii) Public investments for modernizing smallholder production; (iii) Policy and Enabling Environment for Private Investment in Inputs Markets; and (iv) Project coordination, monitoring and evaluation.

The direct beneficiaries of the Project are farmers (including women and youth), producer organizations and agribusiness firms (involved in commodity aggregation and/or processing), small and medium-sized enterprises (SMEs) involved in providing various services along commodity value-chains (i.e., agro-dealers, Ag Techs, etc.). **Other direct beneficiaries** include the states and federal ministries, departments and agencies (MDAs), private sector actors, and research institutions involved in the development and transfer of improved agriculture technologies and practices. Indirect project beneficiaries include rural households and communities in the project areas, farm workers, consumers, non-participating farmers and firms, financial institutions, and service providers who benefit from spillover effects, job creation, improved market functioning, and system-wide productivity and investment gains generated by project interventions.

ES2 Need for the Preparation of the Resettlement Policy Framework (RPF)

At this stage of AGROW project preparation, the specific location(s) and details (volume, scope, scale and/or actual nature of activities, etc.) of subproject(s) to be financed are not yet known, it is therefore not possible in this situation to prepare a Resettlement Action Plan (RAP) or an Abbreviated Resettlement Plan (ARAP). However, activities under component 1 and component 3 could involve land acquisition, potential economic displacement, losses of crops and agricultural products, disruptions and loss of harvest, impact on livelihood of smallholder farmers from transition to more modern agricultural practices thereby displacing traditional farming methods, restriction of access to land including agricultural activities. Hence, a Resettlement Policy Framework (RPF) needs to be prepared.

The RPF is prepared in line with the requirements of ESS5: Land acquisition, Restriction of land use and Involuntary Resettlement; and ESS10: Stakeholder Engagement and Information Disclosure and Nigeria's legal and institutional requirements.

The RPF serves as a practical tool to guide the preparation of Resettlement Action Plans (RAPs) for sub-projects when specific impact locations are identified and during the implementation phase of the AGROW. It is vital to note that for each subproject supported under the Project that involves land acquisition or impact on asset, a standalone and site-specific Resettlement Action Plan (RAP) satisfactory to the Bank is required prior to signing a work order.

ES3 Objective and justification for the RPF

The RPF provides policies and procedures to satisfy the requirements of the World Bank's ESS5 on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement, to assess potential risks and impacts, and to identify detailed steps to develop appropriate mitigation measures, including assistance and compensation for the impact caused under the project.

ES4 Legal Framework for Land Acquisition

Land ownership in Nigeria is shaped by diverse cultural and traditional practices and may take the form of community, communal, clan or family, institutional, or individual holdings. The legal framework governing land acquisition and resettlement is the **Land Use Act (LUA) of 1978**, consolidated under Cap 202 of 1990. 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. Section 28 empowers the Governor to revoke a Statutory Right of Occupancy (SRO) in the public interest. However, this must be accompanied by compensation for the holder and occupier of the land for the value of their unexhausted improvements at the date of revocation. This excludes the land itself, as ownership vests with the state under the Act. Section 29 empowers the Governor to acquire land for public purposes by publishing an official notice in the government gazette. Similarly to section 28, affected persons are entitled to compensation for the value of their unexhausted improvements on the land, not the land itself. This includes the provision that compensation should be fair and prompt for any improvements made on the land taken for public purposes. Section 33 addresses resettlement when land is acquired. At the discretion of the government or the local government (whichever is appropriate), wherever the revocation involves displacement, the resettlement plan would ensure the affected people are relocated to suitable alternative housing and receive assistance to rebuild their livelihood.

In contrast, the **World Bank's Environmental and Social Standard 5 (ESS5)**, adopted in 2018, sets out international best practices for land acquisition, resettlement, and livelihood restoration. The Resettlement Policy Framework (RPF) for the AGROW Project will therefore be aligned with ESS5 and the relevant national provision on land acquisition to ensure compensations for affected properties are paid in full replacement cost and the livelihoods of Project-Affected Persons (PAPs) are restored to pre-project level or improved.

Where gaps exist between the provisions of the LUA and ESS5, particularly regarding rehabilitation measures not addressed under the Act the World Bank's policy will take precedence. Accordingly, this RPF affirms that in cases of divergence, ESS5 shall override the Land Use Act to ensure fair, equitable, and sustainable resettlement outcomes.

ES5 Potential Impacts and Mitigation

The AGROW project activities will entail land acquisition and impacts on different categories of Project-Affected Persons (PAPs), including landowners, tenants/users, squatters, and other land-based livelihoods. This RPF in line with the principles of ESS 5 provides guidance to impact avoidance and minimization. Potential impacts associated with the project include:

- Acquisition of land for the project will affect agricultural land, fallow land and all land owned and/or used for varying livelihood purposes
- Land acquisition will deplete a reasonable amount of the available land for different land uses and will trigger a high cost of land and conflict over land use
- Possible cases of involuntary resettlement could alienate the people from their associations, cultures and kinsmen
- Land clearing /use can deny herdsmen the pastoral grounds and pastures for their Agricultural Value chain and livelihoods
- The project will construction of infrastructure, climate-resilient civil works, which could lead to loss of buildings and structures
- Use of farmland to rebuild and strengthen basic community infrastructure will lead to loss and/or depletion of land for land based agricultural livelihood
- Loss of sensitive cultural heritage which may range from artefacts to shrines and graveyards
- Issues of compensation benefits may result to conflicts among kinsmen and neighbors
- Grievances, court cases and social unrest may result from poor implementation of involuntary resettlement or due to dissatisfaction by the PAPs
- Residual loss of livelihood and assets due to vulnerability

Impacts avoidance measures will be prioritised through timely stakeholder consultations and change of design/location as appropriate. However, impacts that cannot be avoided will be addressed via adequate resettlement, compensation, assistance or livelihood enhancement as may apply and will be determined through field studies and data collection to be conducted during the ARAP/RAP preparation stage.

ES6 Resettlement Principles

The project will adhere to the Environmental and Social Standard (ESS) 5 of the World Bank, and the following resettlement principles will be adopted for this project as detailed in chapter two of this report:

- Minimize resettlement
- Enhance or restore livelihoods
- Consultation and participation
- Compensation at full replacement cost
- Protect vulnerable groups
- Accessible grievance redress
- Disclosure of information
- Link resettlement to civil works

ES7 Processes for Preparing and Approving Resettlement Plans

- i. **Screening** - Upon availability of preliminary designs, each sub-project proposed for inclusion in the AGROW in each of the states would be screened and classified according to its potential social risks and impact. If the screening of the sub-project indicates that ESS5 is relevant to the subproject activity, a resettlement action plan shall be prepared based on a census of the Project-Affected Persons (PAPs) and inventory of affected assets.
- ii. **Census** - The census of affected persons and inventory of affected assets shall be carried out using a structured questionnaire to record the details of the present occupants of land being acquired, their tenure status (primary land user or secondary land user) and the extent of land required for the proposed project, in order to: (i) assess the magnitude of impact to private, public and community assets; and (ii) to assess the extent of physical and/or economic displacement. The census survey will be 100% of affected properties and affected persons. The instruments for data collection will contain an inventory of losses of each affected household, which will include details of potentially affected structures (i.e. houses), agricultural land, trees and other assets belonging to each household. The survey will also include inventory of businesses/ commercial structures as well as public and community structures.
- iii. **Socio-economic survey** – to capture the socio-economic characteristics of the PAPs and to establish monitoring and evaluation parameters, the survey shall cover all PAPs and shall also collect gender-disaggregated data to address gender issues in resettlement. This will be carried out using a structured questionnaire that would capture details of the standard of living, inventory of assets, sources of income, level of indebtedness, profile of household members, health and sanitation, education, access to services and facilities, perceived benefits and impacts of the sub-project and resettlement preferences of those who require to relocate.
- iv. **RAP Report Preparation** - The resettlement action plan will be prepared based on this RPF and the findings of the census and socio-economic survey and consultations. It will include the findings of the census of PAPs, and their entitlements to restore losses, socio economic characteristics of the PAPs, institutional mechanisms and implementation schedules, budgets, assessment of feasible income restoration mechanisms, development of resettlement sites and relocation, grievance mechanism, stakeholders' consultations. The RAP for sub-projects will be reviewed and approved by the World Bank prior to invitation of bids for civil works.
- v. **RAP Approval and Clearance-** For each subcomponent activity (including any associated facilities, if any) a subproject or component-specific RAP needs to be submitted to the Bank for approval as a condition of its financing of the respective subproject or component. The RAP must contain or cover all minimum elements of RAP stated in ESS5. The RAP shall be approved by the World Bank, prior to disclosure and implementation.
- vi. **Disclosure Requirements-** This RPF and subsequent RAPs will be released for disclosure to the public in accordance with the Nigerian EIA Act and the World Bank disclosure policy under ESS10 at designated centres such as the Ministry of Agriculture, Ministry of Environment, and Ministry of Lands. It will also be disclosed in two national daily newspapers for 21 days as required by the Nigerian extant laws. In addition, RAP will also be disclosed publicly in affected local communities using channels that are

popular and accessible within the local population. Electronic copies of the Resettlement Plan will be placed on the project website and also on the World Bank external website.

ES8 Eligibility Criteria for Compensation

The primary eligibility requirement stipulates that PAPs must be duly enumerated during the RAP census at their place of residence or economic activity within the AGROW Project or sub-project area. In circumstances where PAPs are not enumerated during the census, or where their eligibility is contested, such individuals shall be required to provide credible evidence demonstrating their presence in the project area at the time of the census to qualify for compensation and related entitlements.

The census exercise will serve as the authoritative basis for identifying affected persons, establishing eligibility for resettlement assistance and project benefits, and the census cut-off date will serve in preventing opportunistic influx of non-eligible individuals into the project area.

ES9 Categories of PAPs

In accordance with the World Bank's Environmental and Social Standard 5 (ESS5), three categories of affected persons are recognized as eligible for resettlement and livelihood restoration assistance:

- **Category (a):** Persons who hold formal legal rights to land or assets.
- **Category (b):** Persons without formal legal rights, but who have a recognized or recognizable claim under national law or customary practices.
- **Category (c):** Persons who have no recognizable legal right or claim to the land or assets they occupy or use.

ES10 Valuation and Arrangement for Compensation

Asset valuation under the AGROW Project will be carried out by a qualified and accredited surveyor, consistent with national legislation and international standards. All affected properties and loss of income sources will be valued at full replacement costs. Once sub-project impacts are fully identified and the valuation of affected assets and structures is completed, the information will be used to calculate the budget for resettlement and compensation assistance. These rates will be documented in the Resettlement Action Plan (RAP) and submitted to the World Bank for review and clearance.

ES11 Grievance Mechanism (GM)

The AGROW Project will implement a consultative and participatory grievance mechanism that offers affected persons and stakeholders multiple avenues to make complaints and seek timely resolution. The project level GM will leverage the SERVICOM system as the apex system for grievance redress under the project.

The proposed GM for the AGROW Project has a multi-layered institutional framework and will follow a structured process comprising the following key steps: receipt and registration of complaints, assessment and resolution, appeals, and monitoring and reporting. This approach is designed to ensure transparency, fairness, inclusivity and timely resolution of concerns raised by PAPs and other stakeholders. The project will provide various opportunities for stakeholders to freely lodge their complaints, as closest to their locations in a manner that will not incur costs to

the complainants. This will also ensure accessibility and comprehension for vulnerable groups such as use of local language for sensitisation and awareness materials, establish grievance uptake locations as close as possible to where poor and marginalized people live, consideration for the locations and height of placement of complaint boxes to enable all persons access them, ensure that there is no formal or informal charge for making grievances, phone lines should be toll-free, periodic focus group discussion should be held with such groups and they should be included in the monitoring and evaluation surveys.

Grievance uptake channels will include complaints boxes, toll-free phone lines, emails, Grievance Redress Committees at various levels and SERVICOM. Details on the GM are provided in Chapter nine of this report. Grievances unresolved at one level may be escalated to a higher level GRC, Complainants also reserve the right to seek judicial redress; however, this may be time consuming and costly, hence the SPIU should make all efforts to sensitise stakeholders about the project GM and ensure the system is effective.

Cases related to GBV shall be treated in a private and confidential manner. Such cases will be received by a GBV-GM focal person at the project level, who will be experienced and adequately trained on survivor centred approach and confidentiality. Such complaints will then be referred to the appropriate service provider as mapped by the SPIU (this will be in line with the GBV framework to be stipulated in the AGROW ESMF).

ES12 Stakeholders Consultation

Relevant stakeholder groups at the Federal level and in selected states were identified and engaged through a series of focus group discussions and stakeholder workshops held between 20 August and 10 September 2025. The stakeholders consulted include: Federal and States Ministry of Agriculture and food Security, Federal Ministry of Housing and Urban Development, State Ministries of Lands, Federal and State Ministry of Women Affairs, Ministry of Environment, Farmers Association, Women Farmers, Youth amongst others. States visited for consultations include Adamawa, Ebonyi, Enugu, Niger, Kogi, Nasarawa, Kaduna, Kano, Kwara, Kebbi and Akwalbom and were selected based on information on the value chains from the FMAFs and to ensure representation of the six geo-political zones. The primary purpose of the consultations was to:

- Discuss with the MDAs in charge of land administration to obtain policies and documents on land acquisition and compensation matters
- Understand land tenure and administration across the various zones
- Identify potential areas and persons that may be impacted in respect of land acquisition, economic and physical involuntary resettlement, restriction of land use, land donation etc.
- Sensitise stakeholders on the preparation of this RPF that will guide the implementation with respect to concerns of land acquisition, economic and physical involuntary resettlement, which will be duly validated and disclosed to the public.

A summary of concerns raised, and responses provided are highlighted below, while details are provided in chapter eleven of this report:

- The Director, Environmental Assessment Department of the Federal Ministry of Environment (FMEnv) stated that though RAP is a state specific instrument, if there are

land issues and it is brought to the notice of FMEnv, they can stop the entire project until it is resolved. The RPF consultant stated that the Ministry will continue to be carried along through the process of the project lifecycle considering the environmental and social risks as the apex regulatory body on environmental matters.

- The Director of Lands at the Federal Ministry of Lands, Housing and Urban Development stated that there is a mutual interface between the ministry of lands and Agric when it comes to the issue of land allocations for agricultural purposes. However, the ministry of land can allocate lands only via proposal from the ministry of Agriculture. Moreover, the power to allocate agricultural lands is vested in the state Governors. A document on Revised Crops and Economic Trees Compensation Rates by the National Technical Development Forum (NTDF) on Land Administration has been prepared by the Ministry with support from the World Bank and it is it fully operational and can be referenced in the RPF and guide the preparation of RAPs as well. The consultant informed the stakeholders that information provided will be duly documented in the RPF.
- In Akwalbom state, a representative of the All-Farmers Association of Nigeria (RIFAN) described land tenure systems in their communities as diverse: they noted that while inheritance and purchase provided more secure access to land, hired and communal systems often came with restrictions that limited long-term investment in the land. The Farmers engaged uniformly stated that they prefer direct financial compensation for land acquisition as they value the flexibility it provides, allowing households to strategically invest in new livelihoods or secure land elsewhere, according to their specific needs and opportunities. The RPF consultant explained this RPF is being prepared to provide guidelines for how such impacts will be addressed to ensure PAPs are adequately identified and compensated in accordance with the RAPs that will be prepared.
- The Director, Department of Lands at the Ebonyi State Ministry of Lands and Survey stated that Smallholder farmers should be fully carried along throughout the project lifecycle as they may be vulnerable and they can also be given livelihood support. The ministry attends to all complaints coming from both women and men and resolves the grievances to the satisfaction of all parties involved. The consultant stated that information provided will be duly documented, in addition, vulnerable groups will be categorised in the RPF and recommendations on consideration and additional support such as livelihood assistance will be included.
- The Ogun State Bureau of Lands and Survey stated that the Ministry through policies of the Framework Work for Responsible and Inclusive Land Investment in Agriculture (FRILIA) encourages gender balance and women participation in agriculture. The consultant stated that the AGROW project through this RPF provides a framework for land related matters and issues around crops, trees, livelihoods etc. that will be impacted by the project which will guide the preparation of site-specific RAPs.
- Maize farmers group in Nasarawa State highlighted that when their land is revoked or impacted by development, they are typically offered alternative land, though monetary compensation is sometimes provided. However, they pointed out that the compensation is often insufficient and does not match the value of their original land. The RPF consultant stated that with respect to land acquisition and resettlement issues, PAPs will be duly consulted and communicated with prior to, during the preparation and implementation of RAPs. This RPF provides a framework for such risks to be addressed.

- In Kaduna state, the Director of Lands in the Kaduna Geographic Information System (KADGIS) stated that all land-related issues must first be addressed through the state government's office, which, upon approval, directs them to KADGIS for processing before coordinating with the Ministry of Agriculture. The Kaduna Land Use Regulation is reviewed every two years and includes an integration plan to minimize resettlement issues. Additionally, there is a Department of Land Use and Compliance, which houses a Resettlement Unit. The consultant affirmed that the information will be duly documented in the RPF.
- The representative of the All-Green Agro Farmers in Niger stated that there may be an impact on livelihood based on difficulty in adoption of the new technologies though this is expected to be temporary and can be enhanced through practical approach and training. Recommendations provided will be duly documented in the RPF.

An enlarged hybrid (physical and virtual) stakeholders' workshop was conducted on 9th October 2025 to discuss the Draft RPF, provide inputs and validate the RPF. This was attended by representatives of all the stakeholder groups listed above. A summary of comments and recommendations made are as follows:

- The representative of EA Department, FMEnv raised concerns about the safety of the type of fertilisers the project will promote and advised that improved seed variety suitable for each geo-political zone may differ due to climate and soil differences. The consultant responded that the project would support biodigesters and organic fertiliser to improve soil fertility and safety. The project will liaise with research institutions such as the International Institute of Tropical Agriculture (IITA), National Cereals Research Institute (NCRI) amongst others to ensure appropriate research suitable for each zone.
- The representative of FMAFs stated that training will be very important for the farmers on adopting modern and improved techniques. She also expressed concerns that women should be included as vulnerable groups due to discrimination they face in accessing land and farm inputs. The consultant stated that training is a key component of the project and has been taken into due consideration. The RPF have identified categories of vulnerable groups which includes smallholder women farmers, female headed households amongst others, and the project will lay emphasis on women inclusion.

ES13 Disclosure Requirements

This RPF and subsequent RAPs will be released for disclosure to the public in accordance with the Nigerian EIA Act and the World Bank disclosure policy under ESS10 and Federal Ministry of Environment (FMEnv) regulations on disclosure. However, sensitive information such as personal details of PAPs will be removed from the RAP before disclosure to protect the PAPs.

The RPF and RAPs will be disclosed in-country at designated centres such Ministry of Agriculture, Ministry of Environment, Ministry of Lands, it will also be disclosed in two national daily newspapers for 21 days as required by the Nigerian extant laws. Electronic copies of the RAP/ARAPs will be placed on the project website and also, the World Bank external website.

ES14 Implementation Arrangement

The RAPs will be prepared by the respective State Project Management Units and will be implemented by a Resettlement Implementation Committee (RIC). The Federal PMU shall have an

oversight role. The PMUs shall ensure that RAP Completion Reports are submitted to the Bank prior to commencement of civil works.

ES15 Monitoring and evaluation

For the effective and timely completion of resettlement activities in accordance with the implementation schedule, as well as adherence to the established policy and entitlement framework, a robust system of monitoring and evaluation of the RPF and RAP implementation shall be instituted. This process will be continuous in nature, encompassing both internal and external monitoring mechanisms. The Social Officers of the PMU shall hold primary responsibility for overseeing implementation progress, ensuring compliance, and furnishing comprehensive reports to the PMU and the World Bank.

CHAPTER ONE INTRODUCTION AND PROJECT DESCRIPTION

1.0 Background

The World Bank is supporting the Federal Government of Nigeria through the Nigeria Sustainable Agriculture Value Chains for Growth (AGROW) Project through the International Development Association (IDA), under an Investment Project Financing (IPF) arrangement. The AGROW project aims to foster sustainable growth and job creation across selected agricultural value chains in Nigeria. It is financed through Investment Project Financing (IPF) and implemented by the Federal Ministry of Agriculture and Food Security (FMAFS) in collaboration with selected states. The project includes interventions in infrastructure, regulatory reform, institutional capacity building, and value chain-specific support for maize, rice, soyabeans and cassava. The project will be implemented across the country in participating states that will meet the criteria to be set for intending states¹.

The Nigerian agricultural sector faces multiple interconnected challenges that constrain its development potential. Commodities such as rice, estimated at about 2 tons/ha in 2023, compared to Senegal and Ghana, where yield was estimated at 4 tons/ha for the same period; for cocoa and cashew, Nigeria's average yield is less than 20-30% that of Cameroun, Ghana and Cote d'Ivoire. For cassava, although Nigeria is the world's largest producer, at an estimated wet volume of 59 million tons (representing over 20% of global output), this is achieved mostly due to an increase in the land under cassava cultivation rather than the growth in cassava yield. The low crop yields are mainly due to the low use of modern inputs by Nigerian farmers, constrained market access to quality and affordable inputs (seed, fertilizer and machinery. For instance, approximately 6% of farmers use improved seeds, 34% apply inorganic fertilizer, and less than 9% utilize tractors on their plots, and only 7% of cultivated land is under irrigation (World Bank AGROW Project Appraisal Document (PAD).

Similarly, lower levels of productivity are present along the rest of the agricultural value chain. Infrastructure deficiencies, particularly inadequate storage and poor rural road networks, contribute to post-harvest losses of 30–50 percent of total crop output. The AGROW project intends to contribute towards addressing these challenges by adopting an inclusive agricultural value-chain development approach combining cross-cutting and value chain-specific interventions.

The Project Development Objective (PDO) is to increase smallholder productivity and private sector investment in agriculture for greater food and nutrition security and job creation in participating states in Nigeria.

The direct beneficiaries of the Project are farmers (including women and youth), producer organizations and agribusiness firms (involved in commodity aggregation and/or processing), small and medium-sized enterprises (SMEs) involved in providing various services along commodity value-chains (i.e., agro-dealers, Ag Techs, etc.). **Other direct beneficiaries** include the state and federal ministries, departments and agencies (MDAs), private sector actors, and

¹ At the time of preparing the RPF the criteria for states participation have not yet been clearly defined

research institutions involved in the development and transfer of improved agriculture technologies and practices. Indirect project beneficiaries include rural households and communities in the project areas, farm workers, consumers, non-participating farmers and firms, financial institutions, and service providers who benefit from spillover effects, job creation, improved market functioning, and system-wide productivity and investment gains generated by project interventions.

1.1 Project Components

The Project comprises four components and is expected to be implemented over a period of six years. These include: (i) De-risking Private Sector Investments in Aggregation and Offtake of Smallholder Commodities; (ii) Public investments for modernizing smallholder production; (iii) Policy and Enabling Environment for Private Investment in Inputs Markets; and (iv) Project coordination, monitoring and evaluation.

Component 1: De-risking Private Sector Investments in Aggregation and Offtake of Smallholder Commodities

This Component aims to reduce the risks and transaction costs that hinder offtakers - such as aggregators, and processors - from sourcing reliably, and at scale, from Nigeria's fragmented smallholder farmer base across the rice, maize, cassava, and soy value chains. Based on consultations with offtakers, these risks include: (i) low and inconsistent volumes; (ii) variable quality arising from differences in production practices and inputs; (iii) high aggregation costs due to dispersed farmers, exacerbated by the lack of reliable data on who farmers are, what they produce, and where they are located; and (iv) lack of aggregation and postharvest handling infrastructure, *inter alia*. These risks undermine the ability of offtakers to expand their capacity and the development of commercially viable value chains. The resulting thin market suppresses smallholder incentives to invest in productivity-enhancement, regardless of the technical potential for higher yields. Ultimately, these compounding issues collectively stifle job creation and food security.

In this context, under this Component, AGROW will finance investments needed to: (i) improve the volume, consistency and quality of smallholder commodity supply; (ii) lower aggregation costs for offtakers; and (iii) increase the share of farmers participating in structured predictable and transparent markets. The component will support the scaling of commercially viable smallholder aggregation models that bring together offtakers and smallholder farmer collectives into mutually beneficial arrangements. To be eligible for support, offtakers in these partnerships must be private, commercially viable, and demonstrate the capacity to provide essential bundled services (e.g., business development services, input and technology support, aggregation and storage, value addition) to the smallholders, while the smallholder collectives would have to maintain a market-oriented focus.

Support will be provided through demand-driven and competitive performance-based² matching grants to be delivered via the Agribusiness De-risking and Market Linkage Facility (ADMLF) - a catalytic mechanism to be set up under AGROW with the primary objective of strengthening and scaling of "productive linkages" between smallholder farmers and offtakers. The ADMLF is designed to support private, commercially viable off-takers as the primary grant recipients, while making demonstrable benefits to smallholder farmers a binding condition for eligibility and disbursement. Grant disbursements will be linked to the achievement of clearly defined and independently verified results, rather than reimbursing inputs or expenditures. Grant support will be based on joint business plans between smallholder collectives and the off-taker. By combining targeted public co-financing with private investment, the ADMLF will reduce off-taker sourcing risks, crowd in private capital, and scale inclusive business models that improve aggregation, post-harvest management and processing, and smallholder market access in the targeted value chains. The ADMLF will adopt a flexible approach to grant sizes, matching levels and performance targets to accommodate varying off-taker scale, value chain specificities, operational capacity, and the ability to achieve project outcomes.

Consistent with good international practice for competitive grant facilities, the ADMLF will be managed by a dedicated Fund Manager. The Fund Manager will maintain a permanent presence in participating states, engage regularly with state-level counterparts, and report to the Project Steering Committee. Responsibilities include: (i) promotion and outreach to agribusinesses, cooperatives, and relevant public institutions; (ii) technical, financial, and economic appraisal of applications; (iii) identification and mitigation of fiduciary risks and conflicts of interest; (iv) verification and control of fund use; (v) monitoring, evaluation, and documentation of lessons learned; (vi) fiduciary oversight; and (vi) ESF compliance of sub-projects in line with the Matching Grants Operations Manual.

In designing and implementing the ADMLF, the WBG will aim to mobilize upstream advisory and structured support to help establish a commercially sound, sustainable and market-oriented model, drawing on its experience in agribusiness finance, blended-finance mechanisms, and value-chain development. To avoid overlapping mandates, the design of ADMLF will seek to explore synergies with existing institutions such as National Agricultural Development Fund (NADF)³, Nigeria Incentive-Based Risk Sharing System for Agricultural Lending (NIRSAL)⁴ and the Small and Medium Enterprises Development Agency of Nigeria (SMEDAN).⁵ At appraisal, the

² Performance metrics, to be detailed in the ADMLF manual will be objective, auditable, and tied to behaviors that reduce transaction costs and crowd-in sustainable private investment. Among others, these could include: number of farmers receiving bundled services, number of farmer under signed supply agreements, number of functioning collectives supplying the offtaker, volume of produce aggregated from smallholders, percentage of contracted volume delivered by smallholders, reduction in side-selling rates, percentage of deliveries meeting agreed quality grades, private capital leveraged per unit of grant funding, new sourcing zones opened, etc.

³ A federal-level fund created recently (Act 2022) to support the entire agricultural ecosystem — crops, aquaculture, value chains. Its mandate includes facilitating access to finance, promoting long-term stability in agriculture and supporting value chains across crops, aquaculture, and other sectors. NADF launched the "AgGrow Support Program", targeting smallholder farmers across Nigeria.

⁴ A non-bank financial institution, owned by the Central Bank of Nigeria (CBN), in collaboration with the Federal Ministry of Agriculture and Food Security. Its purpose is to "re-define, dimension, measure, re-price and share agribusiness-related credit risks in Nigeria," focusing on enabling banks and other financiers to lend to agriculture and agribusiness value chains. It operates through a multi-pillar model that combines risk-sharing, insurance, technical assistance, and incentives to encourage agricultural lending. Through its Credit Risk Guarantee, it can cover a significant share of lender risk, in some cases up to 75 percent of principal and interest. Its support spans the full agribusiness value chain, from production and aggregation to processing, storage, logistics, input supply, and export, with the aim of making agriculture more bankable for private financiers.

⁵ Through its Agri-business Development and Empowerment Program (ADEP), supports farmers, cooperatives, and agro-based MSMEs across agricultural value chains. SMEDAN's agri-business support is focused on upstream enterprise development and livelihoods, helping smallholders and agri-MSMEs through formalization, basic training, limited equipment support, and facilitation of access to existing public

Project will present an advanced draft of the ADMLF Grant Procedures and Operations Manual, which will specify eligibility criteria, governance arrangements, appraisal and selection processes, cost-sharing parameters, fiduciary controls, and verification protocols. Appraisal will confirm agreement with the Borrower on the final design parameters and a time-bound plan for the finalization of the ADMLF Operations Manual.

In implementing Component 1, AGROW will aim to leverage WBG collaboration to complement IDA financing and enhance the commercial sustainability of supported value chains. In particular, the Project will seek to draw on IFC's advisory, investment, and platform capabilities to strengthen the market readiness of farmer organizations and agribusinesses participating in ADMLF-supported partnerships, as well as to facilitate linkages to finance, technology, and off-takers. Where appropriate, AGROW will also seek to leverage MIGA's political risk insurance and credit enhancement instruments to help mitigate risks that may deter private investment in aggregation, processing, logistics, and related infrastructure aligned with priority value chains.

Component 2: Public Investments for Modernization of Smallholder Production

Modernization of smallholder production is a pre-condition for sustainable offtake relationships and functioning of agricultural markets. While offtake arrangements as supported in Component 1 can connect farmers to markets, without on-farm modernization, they cannot deliver reliability, quality or scale. Without modernization for example, smallholder farmers, cannot reliably produce the volumes required under offtake agreements, they produce inconsistent and unacceptable quality, and offtake models cannot reach the scale needed to transform value chains or justify continued private investment. Component 2 finances investments necessary to raise productivity, strengthen resilience of farmers, and leverage private sector participation along selected value chains. The component is structured around two sub-components: (i) strengthening research, extension, and skills for technology development and transfer; (ii) strengthening the digital agricultural ecosystem.

Sub-Component 2.1: Strengthening Research, Extension, Technology Transfer Systems

This sub-component will support the generation - including development and adaptation - and transfer of technologies and practices required by smallholders targeted by the Project to increase productivity, and meet offtaker quality specifications, while adapting to climate change. Among others, the technologies to be financed include: (i) improved seed/germplasm (e.g., drought-tolerant varieties for rice, maize, cassava, and soy, flood tolerant rice varieties); (ii) improved management practices (fertilizer recommendations, Urea Deep Placement in rice to reduce greenhouse gas – GHG - emissions from rice production, efficient irrigation practices, etc.); and improved postharvest handling technologies and practices, including bio-fortified products for maize and soy (for better nutrition).⁶

The Project will strengthen partnerships between the National Cereals Research Institute (NCRI), international research institutes (e.g., the International Institute of Tropical Agriculture – IITA, in the case of cassava, maize, and AfricaRice in the case of rice), AgTech firms, agro-dealers, and seed

schemes. This role helps prepare producers and enterprises to engage more effectively in markets. ADMLF builds on this foundation by addressing downstream constraints, focusing on aggregation, structured off-take arrangements, value addition, and de-risking private investment through performance-based co-financing.

⁶ Using models developed under the HarvestPlus <https://www.harvestplus.org/>

producers to align capabilities and incentives, and ensure that research outputs are translated into market-ready products and scaled. In the specific case of seed technology, the project will strengthen coordination mechanisms, between research, National Agriculture Seed Council (NASC), private seed multipliers and seed-grower associations, to ensure that varietal development, and Early-Generation Seed (EGS) supplies, are consistent with market demand.

Technology transfer under this sub-component will be delivered through a public dissemination pathway designed to expand awareness and uptake of validated technologies beyond the immediate commercial networks supported under Component 1. The project will strengthen federal and state extension delivery systems, including farmer field schools, lead farmers, and demonstration plots, to showcase technologies validated through the research pipeline. Recognizing that sustained adoption is most effectively driven through market linkages, public dissemination will focus on broad outreach, awareness, and demonstration. Performance under this pathway will be tracked through an output level Performance-Based Condition (PBC1) - “reach of public sector extension services” designed to measure the absolute number of unique smallholder farmers participating in offtake arrangements as defined in Component 1, who are directly reached with improved technologies/practices by the public extension system. Use of this PBC is justified on the basis that limited extension agent outreach is the primary constraint of Nigeria’s extension system and that prioritizing this metric incentivizes system expansion, discourages inefficient practices - such as repeated visits to the same farmer, and encourages efficient use of scarce extension resources. Expenditures associated with this PBC include extension agent mobility, demonstration costs, and costs of digital platforms, etc.

Sub-Component 2.2: Strengthening the Digital Agricultural Ecosystem

Support under this subcomponent will go towards strengthening Nigeria’s digital agricultural ecosystem. A strong digital ecosystem will support modernization of smallholder production by reducing transaction costs system-wide, multiplying the reach of advisory services by enabling data-driven advisory, enabling adoption of improved inputs and practices, crowding-in of private innovation, facilitating access to mechanization and shared services, improving access to finance, and enabling climate-smart production by improving access to climate intelligence/weather advisories, among others.

First, support will be provided to establish the foundational digital stack, consisting of a national digital farm and farmer registry and updated digital soil and weather information systems. Project support will finance: (i) digital infrastructure required to host this foundational data, including the design of standardized data-collection tools, alignment with Nigeria’s digital ID architecture, and technical assistance for registry governance, quality control, and initial data population - targeting about 200,000 farmers/farms (i.e., about 20 percent of project-supported beneficiaries; (ii) an update of the digital soil map using modern sampling, crop response trials, and analytics, informed by technical inputs from IITA’s Regional Hub for Fertilizers and Soil Health; and (iii) strengthening of AI-powered weather forecasting capabilities at NiMet to ensure the availability of accurate, localized weather forecasts for farmer advisory services. Together, the registry, soil map, and weather forecasts will provide the base layer needed for other digitally-enabled services.

Building on the foundational data, the Project will support the development of data-sharing protocols and interoperability mechanisms that allow secure, permission-based access by private

offtakers, Ag-tech firms, processors, input suppliers, and state-level systems. The project will provide technical assistance to the government to define interoperability standards, establish Application Programming Interfaces (APIs), develop data-governance frameworks, and ensure that the farmer registry and soil and weather information systems can interface with third-party digital solutions. These protocols will expand the utility of the foundational datasets and catalyze private-sector innovation by ensuring that credible, updated farmer and soil data can be integrated into bundled input credit systems, crop insurance products, traceability tools, and digital extension platforms.

Finally, the Project will support the development of user-facing applications and service delivery interfaces that translate the foundational digital stack into real accessible services for value chain actors. The project will develop a unified national digital advisory platform capable of high-volume dissemination through SMS, IVR, WhatsApp, and radio, beginning with weather advisories as a scalable entry point, given strong farmer demand, clear evidence of high returns, and NiMet's growing AI capabilities. The platform will be extended to serve as a unified agribusiness platform through which farmers will be able to access advisories on weather, agronomy, and markets, receive weather-based alerts, and obtain tailored extension messages. The platform will also support traceability requirements for commodities such as soybean. Off-takers, processors, cooperatives, and ag-tech firms will benefit from the ability to integrate with the platform to deliver advisory services, input bundles, and market-linkage tools directly to registered producers. The project will also use the digital platform to pilot a simple parametric weather insurance, including time-bound premium support, by partnering with existing insurers and fintech providers. The weather risk insurance scheme will target smallholder farmers in cooperatives. If successful, the risk instrument will be rolled out with support of the ADMLF under Component 1. The delivery of digital user-interface will largely be driven by private-sector providers integrated through the platform. Off-takers, processors, cooperatives, and ag-techs will benefit from the ability to integrate with the platform to deliver advisory services, input bundles, off-take contracts, and market-linkage tools directly to registered producers anchoring digital services in commercial demand.

Activities under this subcomponent will be implemented through a federal-state model. States will lead farmer enumeration, verification, and routine registry updates, starting by consolidating existing datasets to create a baseline registry that can be used immediately for low-cost digital advisories. Expansion and coverage of the state-level farmer and farm registry will be incentivized through PBC2 on "registration of farmers in national farm and farmer registry" linking financing to verified increases in the number of farms registered in the registry as this measures the core purpose of the registry and focuses incentives on actual system use and coverage. Expenditure of US\$12 million under this PBC will, among others, cover costs related to farmer enumeration and onboarding, mapping of farmer's fields, farmer verification, connectivity, etc. The federal level will host the core advisory engine under the National Electronic Extension Platform (NEEP), curate national content including NiMet forecasts and agronomic guidance, and maintain shared APIs, while states will manage localized content and last-mile delivery through extension systems, and radio.

Successful delivery of this digital ecosystem will rely on strong partnerships with global technology, development, and private-sector actors as technical assistance and co-creation partners. The project will leverage Google/Co-Develop, under an existing global MoU with the World Bank, to co-develop elements of the platform and provide technical assistance on data

architecture and user-interface design. Through AIM for Scale, the project will expand access to high-quality digital climate advisory services tailored to Nigerian farming systems. In addition, the Gates Foundation, which has already contracted Boston Consulting Group to prepare a 10-year digital agriculture roadmap for Nigeria, will serve as a strategic partner to ensure alignment with long-term digital transformation priorities. The project will also actively engage domestic and international private ag-tech firms, financial institutions, insurers, and agribusinesses to pilot, scale, and commercialize digital solutions using the platform.

The national farmer registry, digital soil map, and interoperability frameworks will enable participating agribusinesses, financial institutions, insurers, and off-takers to integrate verified farmer data into credit assessment, insurance, traceability, and off-take arrangements, reducing transaction costs and investment risk. IFC will support the use of these digital assets to strengthen commercial due diligence, structure bankable aggregation and off-take models, and link ADMLF-supported partnerships to private financing solutions. Coordination with other WBG/Development Partner supported projects in irrigation, mechanization, processing, energy, and post-harvest handling will improve supply reliability and quality, ensuring that ADMLF operates within a digitally enabled, market-oriented ecosystem capable of sustaining private investment beyond the life of the project.

Component 3: Policy and Enabling Environment for Private Investment in Inputs Markets and Land Tenure Security

Component 3 will strengthen the enabling environment for private investment in Nigeria's input markets, with a focus on addressing the systemic constraints that limit the production, quality, and adoption of improved seed and fertilizer inputs. This subcomponent therefore targets the upstream regulatory and institutional bottlenecks that determine whether private firms can deliver high-quality, productivity-enhancing inputs at scale.

Early-Generation Seed: Limited availability of EGS is a systemic bottleneck that raises risk, increases costs, constrains scale, slows varietal turnover and market development, discourages entry and competition, and weakens confidence in Nigeria's seed systems. Without reliable, timely, and competitive EGS supply, private investment in certified seed production remains cautious, small-scale, and under-diversified, regardless of downstream demand. To expand the availability of high-quality, and climate resilient EGS and enable private seed companies to scale certified seed production, the project will promote a more commercial and coordinated EGS production system. Support will focus on establishing structured collaboration between research institutions and private seed companies to jointly plan, produce, and supply foundation seed for priority value chains. This will include developing clear licensing arrangements, transparent production and pricing frameworks, and annual EGS production schedules aligned with market demand. Expected expenditures include infrastructure for seed multiplication (including rapid multiplication technologies for cassava), irrigation, storage facilities, training, quality assurance, logistics and distribution, etc. By building a stronger, more predictable EGS pipeline, the project will crowd in private investment and enable seed companies to produce and market certified seeds at scale. The Project will focus on EGS for rice and cassava where the widest gaps exist, with priority accorded to drought and flood-tolerant varieties to build farmers' resilience to climate change.

Seed regulatory systems. Seed is a credence good⁷ – farmers cannot verify quality at purchase – and therefore, credible certification is essential for private firms to invest in the sector with confidence. Where quality certification is weak, private sector investment in seed production becomes high-risk and low-return, leading to underinvestment and stagnation. Indeed, due to inadequate capacity to inspect and certify seed produced by the private sector, Nigeria has often relied on production quotas that effectively limit the volume of seed private producers are permitted to produce. These quotas reflect the constraints of the public certification system rather than market demand as they are set at levels commensurate with what government agencies can realistically certify given existing capacity limitation. Additionally, even when Nigeria adopted ECOWAS Regulation C/REG.4/05/2008 which facilitates the cross-border movement of certified seeds in West Africa, without requiring re-certification or additional testing, current variety release procedures still undermine the import of seeds from within the ECOWAS region. This constrains private investment as it slows market development and limits access to innovation.

To improve seed quality and strengthen the overall seed regulatory system, the project will support the NASC to implement a modern, risk-based certification and quality assurance framework. Interventions will include: (i) operationalizing guidelines for third-party seed quality certification; (ii) expanding the use of SEEDCODEX, a barcode-based seed authentication system that allows farmers, dealers, and regulators to verify seed quality in real time; and (iii) developing regulations to decentralize seed inspection and certification to accredited entities to increase coverage and reduce bottlenecks. Additionally, the project will support the simplification of ECOWAS-aligned variety release procedures to accelerate the introduction of regionally certified improved varieties into the country. PBC4 “adoption and implementation of seed sector regulations to boost private investment in seed production” will incentivize NASC to adopt and implement the seed sector regulations to boost private sector investment in the seed supply chain. The project will cover costs related to drafting the necessary regulations, stakeholder consultations, legal vetting, issuance of implementation instrument, etc. Up to US\$2.0 million is allocated to this PBC. The project will also finance technical assistance, institutional capacity building, and rationalized upgrades to NASC’s laboratories, including a center of excellence for seed technology and a seed bank and necessary laboratory equipment, related infrastructure to ensure that certified seed reaching farmers is reliable, traceable, and compliant with national and regional standards.

Fertilizer quality regulation: To strengthen fertilizer quality assurance, the project will support the Farm Inputs Support Services (FISS) Department within the Federal Ministry of Agriculture and Food Security (FMAFS) to modernize Nigeria’s fertilizer regulatory system and improve enforcement capacity. Support will include the development and piloting of fertilizer labeling technologies, formulation of guidelines for third-party fertilizer inspection, and technical assistance to operationalize these systems across key fertilizer-producing and distribution hubs. The project will also finance upgrades and/or construction of a reference laboratory, and up to 5 laboratories for fertilizer quality testing to enhance the accuracy and reach of regulatory oversight. Together, these investments will reduce adulteration, enhance farmer confidence in fertilizer products, and create a more predictable and trustworthy environment for private investment in blending, manufacturing, and distribution. PBC5 “fertilizer quality compliance” will

⁷ Goods whose quality cannot be assessed objectively and reliably, necessitating the development of tools such as tests and quality standards to foster transparency and trust among consumers.

incentivize and measure the effectiveness of official fertilizer quality labels in assuring quality of fertilizer. The PBC measures the percentage of fertilizer bags sampled in the market that carry the official quality compliance label and are verified to meet declared nutrient specifications.

Strengthening land tenure security. Land tenure security is foundational to the success of smallholder offtake arrangements because it underpins farmers' incentives, offtakers' risk management, and the durability of supply relationships. Where land rights are insecure or unclear, offtake models become short-term, high-risk, and difficult to scale. The project will incentivize the public sector to issue certificates of occupancy, to farmers and offtakers supported under Component 1, including women and youth.

Component 4: Project Coordination, Monitoring and Evaluation

This component will focus on all aspects of project management, including fiduciary and ESF compliance, Monitoring and Evaluation (M&E), knowledge management, gender, and communications. The support will include, among others: (i) the operational costs for project management both at federal and state level; (ii) Environmental and Social activities designed to monitor and comply with the requirements of the Bank's Environmental and Social Framework (ESF); (iii) Monitoring and Evaluation (M&E) including impact evaluation to be designed and implemented by the Gender Innovation Lab (GIL) – using its own trust-fund resources, among others; (iv) communication and knowledge management of project activities; and (v) citizen engagement activities and the Project's Grievance Mechanism (GM). This component will also cover costs related to independent verification of PBCs.

1.2 Environmental and Social Management

The Project will be implemented under the World Bank's Environmental and Social Framework; its environmental and social (E&S) risks are rated Substantial. The AGROW project activities are not expected to have major adverse environmental or adverse social effects. Nine of the 10 environmental and social standards (ESSs) are relevant to the AGROW: ESS1 (Assessment and Management of Environmental and Social Risks and Impacts); ESS2 (Labor and Working Conditions); ESS3 (Resource Efficiency and Pollution Prevention and Management); ESS4 (Community Health and Safety); ESS5 (Land Acquisition, Restrictions on Land Use and Involuntary Resettlement); ESS6 (Biodiversity Conservation and Sustainable Management of Living Natural Resources), ESS8 (Cultural Heritage), ESS9 (Financial Intermediaries) and ESS10 (Stakeholder Engagement and Information Disclosure).

This Resettlement Policy Framework is prepared as guidance to address the concerns of ESS5. In Nigeria, uncertainties around land ownership hinder economic growth, sustainable land management, and poverty reduction efforts. In Nigeria, it is estimated that formal title exists for only 3 percent of land, preventing the poor and most businesses from accessing the benefits of formally documented land rights, such as increased tenure security and access to finance. Addressing hitch-free land acquisition that protects affected and vulnerable persons is critical to enhance the business-enabling environment, including land-based investment such as agribusiness.

1.3 Rationale for the Resettlement Policy Framework

At this stage of AGROW Project preparation, the specific locations, footprints, scale, and detailed design of subprojects to be implemented under Component 3 are not yet known. As a result, it is not feasible to prepare site-specific Resettlement Action Plans (RAPs) or Abbreviated Resettlement Action Plans (ARAPs) at this stage.

Activities under component 3 including targeted upgrades to NASC's laboratories, a center of excellence for seed technology and a seed bank and necessary laboratory equipment, that is reliable, traceable, and compliant with national and regional standards and upgrades and/or construction of a reference laboratory, and up to 5 laboratories for fertilizer quality testing to enhance the accuracy and reach of regulatory oversight might result in potential land acquisition, displacement, impact on livelihood, and restriction of access to land.

Given the specific locations for upgrade of NASCs laboratories and construction of a reference laboratory for fertilizer quality testing in participating states, construction of center of excellence for seed technology and seed bank and related infrastructure are not yet known, the project has prepared a Resettlement Policy Framework (RPF) to establish the principles, eligibility criteria, institutional arrangements, and procedures to guide the preparation and implementation of site-specific RAPs or ARAPs, should land acquisition or involuntary resettlement impacts arise during project implementation.

The ESS5 of the World Bank is relevant to the project to ensure that PAPs suffer no 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 the absence of sufficient information to determine the project's adverse social and economic impacts that are likely to result from land acquisition, restriction of land use, and involuntary resettlement, the preparation of this RFP 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, and where land acquisition or restrictions on land use are determined unavoidable, the project, through the SPIUs, will conduct a census to identify the PAPs who will be affected by the subproject and establish an inventory of land and assets to be affected. Based on the census result, a site-specific Resettlement Action Plan (RAP) will be developed proportionate to the subproject's social risks and impacts.

This RPF will be prepared in line with the requirements of the ESS5: Land acquisition, Restriction of land use and Involuntary Resettlement; and ESS10: Stakeholder Engagement and Information Disclosure; and ESS1: Assessment and Management of Environmental and Social Risks and Impacts. The RPF also refers to Government of Nigeria's legal and institutional requirements. Any identified gaps between these two requirements will be clearly captured, explained how these gaps will be filled. It serves as a practical tool to guide the preparation of Resettlement Action Plans (RAPs) for sub-projects during the implementation of the AGROW Project.

1.4 Objective and Justification for the Resettlement Policy Framework

The RPF provides policies and procedures to determine requirements of the World Bank's ESS5 on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement, to assess potential risks and impacts, to identify detailed steps to develop appropriate mitigation measures, including mitigation and compensation for the impact caused under the project.

Additionally, the RPF is to set out the policies, principles, institutional arrangements, schedules and indicative budgets that will take care of anticipated land acquisition, economic and physical involuntary resettlement. These arrangements are also to ensure that there is a systematic process for the various stages of the implementation of a framework that assures participation of affected persons, involvement of relevant institutions and stakeholders, adherence to both World Bank and Government procedures and requirements, and outlines compensation for affected persons. This RPF will serve as the framework within which resettlement action plans will be developed and implemented when the project specific location and exact impacts are known.

1.5 Envisaged Benefits of the Resettlement Policy Framework

The envisaged benefits of this RPF include:

- Provision of opportunities to forecast and/or resolve potential social concerns which could involve land acquisition, potential economic displacement, losses of crops and agricultural products, disruptions and loss of harvest, impact on livelihood of smallholder farmers from transition to more modern agricultural practices thereby displacing traditional farming methods, restriction of access to land including agricultural activities among others.
- Means to identify and address potentially negative project-induced social and environmental impacts as envisaged by stakeholders
- Opportunities to generate social learning and innovations based on local field experiences
- Means of ensuring that project benefits are distributed equitably
- Strengthened working relations between stakeholders, Federal and State Governments, etc., and the donor agencies.

Resettlement Policy Framework is a horizontal issue in the AGROW implementation as stakeholders will be engaged in a number of activities through the project cycle. The participating states in AGROW will use a collaborative approach, engaging with various stakeholders from all participating communities, including project representatives, government agencies, NGOs, and the private sector through ongoing communication and cooperation.

1.6 Methodology and Approach for Preparing the RPF

The following approach was adopted in the preparation of the RPF:

- i. **Desktop Review:** This consisted of the review of relevant documentation including the Project Appraisal Document (PAD), RPFs prepared for other World Bank Projects under the Environmental and Social Framework (ESF) reports such as Agro-Climatic Resilience in Semi-Arid Landscapes (ACReSAL), Livestock Productivity and Resilience Support Project (LPRES), Rural Access and Agricultural Marketing Project (RAAMP) amongst others, relevant national legislations such as The Nigeria Land use Act, as well as World Bank's ESS 5. These reviews provided information on the national legislations that regulate land-related issues in the country, with reference to compulsory land acquisition, and highlighted the Bank policy on involuntary resettlement.

- ii. **Consultations with stakeholders and project beneficiaries:** Consultations were held with identified Ministries, Departments, and Agencies (MDAs), which include the Federal and State Ministries of Land, and project beneficiaries/potential persons likely to be affected by the project, such as Value Chain Associations, Agribusiness developers, farmers, including women and youth, etc.

Some states were selected from each of the six geopolitical zones with respect to the four identified value chains (rice, maize, cassava, and soyabeans) to represent a holistic country coverage since the participating states are not yet known at this stage of the project preparation. States visited include Adamawa, Ebonyi, Enugu, Niger, Kogi, Nasarawa, Kaduna, Kano, Kwara, Kebbi, and Akwa-Ibom. Attendance sheets and consultation pictures are presented in annex 3.

The visits and the consultations provided the opportunity to:

- Help in scoping and defining the content of the RPF
- Discuss with the MDAs in charge of land administration to obtain policies and documents on land acquisition and compensation matters
- Identify potential areas and persons that may be impacted in respect of land acquisition, economic and physical involuntary resettlement, restriction of land use, land donation etc.
- Sensitise stakeholders that the project will prepare an RPF that will guide the implementation with respect to concerns of land acquisition, economic and physical involuntary resettlement, which will be duly validated and disclosed to the public.

The consultations took the form of interviews with representatives of relevant government agencies and focus group discussions with potential project beneficiaries at the community level. The list of persons interviewed (Attendance list) and the summary of community consultations are attached as Annex 3.

- iii. **Stakeholder Workshop:** A general Stakeholder Workshop was conducted on 9th October 2025 to discuss, make inputs and validate the RPF. A summary of findings from the workshop is contained in the Executive Summary (ES12) while the highlights are presented in Chapter 11 of this RPF.

1.7 Description of the Project Area

Nigeria, which is a country located in West Africa, occupies an area of approximately 924,000 square kilometers and shares borders with Niger, Chad, Cameroon, and Benin. The topography ranges from mangrove swampland along the coast to tropical rain forests 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 land in the south. Natural resources include minerals, forests, 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 a wide range of species of fish, while aquaculture has been gaining much prominence in the supply of fresh fish.

Nigeria has 36 States and the FCT, which are arranged into 6 geopolitical zones, namely: North Central, North East, North West, South East, South-South, and South West.

1.7.1 Demographic profile

Population: At nearly 238 million people in 2025, Nigeria is the sixth most populous country in the world (World meter, 2025).

Youthful population: The median age is just 18.1 years, and about 70% of the population is under 30. This "youth bulge" can be an economic asset, but it also places immense pressure on social services and the job market.

Urbanization: More than half of the population (54.9%) lives in urban areas as of 2025, with large cities like Lagos, Kano, and Ibadan experiencing major population growth.

Fertility rate: The total fertility rate is 4.3 children per woman, which is significantly higher than the global average and contributes to the rapid population growth.

1.7.2 Socioeconomics Profile

Nigeria's socioeconomics are characterized by a large, young, and rapidly growing population alongside significant development challenges. While the country is Africa's largest economy and is projected to experience moderate GDP growth in 2025, poverty and inequality remain widespread, driven by factors like high inflation, economic reforms, and over-reliance on oil.

Economic overview

Oil dependency: For decades, Nigeria's economy has been heavily dependent on its oil and gas sector, with fossil fuels accounting for 90% of exports in 2020. This leaves the economy vulnerable to external shocks from volatile international oil prices.

Diversification efforts: The government is working to diversify the economy into non-oil sectors like agriculture, manufacturing, services, and technology. The non-oil sector contributed 96.03% to the country's GDP in the first quarter of 2025.

Growth forecast: The IMF and other experts project a moderate economic growth rate of around 3.5% in 2025, an increase from previous years. This is driven by positive trends in agriculture and financial services.

Economic reforms: Recent reforms, including the removal of fuel subsidies and the floating of the Naira, have stabilized the economy but initially caused a massive rise in living costs that negatively impacted households.

1.7.3 Agriculture Sector

Agriculture is a vital component of Nigeria's economy, employing a large portion of the workforce and contributing significantly to the nation's GDP. Though the oil sector often gets more attention, agriculture provides livelihoods for millions and is foundational to the country's development. However, the sector faces numerous challenges that hinder its full potential, including insecurity, climate change, and inadequate infrastructure.

Nigeria's agro-ecological zones (AEZs) include the Sudan and Sahel Savannah, Guinea Savannah, Derived Savannah, Rainforest, and Mangrove Swamp/Coastal Forest, with each supporting distinct agriculture based on their climate and soils. The northern savannahs favor drought-resistant crops like millet and cowpea, and livestock grazing due to low rainfall. Guinea Savannah supports diverse crops, livestock, and aquaculture, while the Derived Savannah emphasizes cereals, tubers, and cotton. The Rainforest zone is known for economic trees, food crops, and fisheries, and the Mangrove Swamps in the Niger Delta focus mainly on fishing. Together, these

AEZs provide opportunities for growth, job creation, and economic diversification, highlighting the need for investment in value chains and agribusiness.

Economic contributions of the Agriculture Sector

GDP and employment: The agricultural sector contribute over 20% of Nigeria's GDP and employs over a third of its workforce, making it the largest employer.

Economic diversification: Beyond oil, agriculture is crucial for diversifying Nigeria's economy by providing raw materials for agro-allied industries and generating export revenues.

Source of livelihood: Agriculture provides sustenance for millions, especially in rural areas, with over 70% of households participating in some form of farming.

Major challenges

Despite its vast potential, the Nigerian agricultural sector is constrained by several systemic problems:

Inadequate infrastructure: Poor Road networks, insufficient storage facilities, and unreliable power cause high post-harvest losses and increased transportation costs for farmers.

Limited access to finance: Smallholder farmers often struggle to secure loans from banks due to high interest rates and collateral requirements, which limit their ability to invest in modern equipment and practices.

High cost of inputs: The rising cost of fertilizers, seeds, and pesticides makes farming more expensive and contributes to low yields. Input distribution is also often inconsistent.

Low mechanization: Farming is still largely manual, which reduces productivity and limits output.

Climate change: Erratic rainfall, severe floods, and droughts disrupt rain-fed agriculture, leading to crop losses and food insecurity.

Insecurity: Conflicts, including farmer-herder clashes and banditry, have led to the displacement of farmers, abandoned farmlands, and a decline in food production.

1.7.4 The AGROW Project Value Chains in Nigeria

1.7.4.1 Rice Production and Value Chain

Nigeria is Africa's largest rice producer, yet it is also a major importer due to a significant gap between domestic production and high national demand. The country's rice production is widespread across various ecological zones and is dominated by small-scale farmers who produce for local consumption.

Production: In 2024, Nigeria's milled rice production was estimated at 5.2 million metric tons. However, recent reports indicate a production decline to its lowest level in four years due to high production costs and other challenges (Statista, 2025). Rice is cultivated across Nigeria's diverse agro-ecological zones, which are suited for different varieties and farming systems. According to

information from the Department of Agriculture, FMAFS, rice is grown across the country in almost all states, with about 3.7 million hectares cultivated in 2023.

Consumption: Rice consumption in Nigeria reached 7 million metric tons in 2022, creating a persistent gap that is met through imports and smuggled rice (Central Bank of Nigeria).

Milling capacity: Nigeria's rice milling industry has a significant processing capacity, estimated at 7.5 million metric tons of paddy per year. However, much of this capacity is underutilized due to a shortage of paddy and high operational costs.

Largest mill: Africa's largest rice mill, the Imota Rice Mill, is located in Lagos State. Opened in 2023, it has an annual capacity of 2.8 million 50kg bags of rice and aims to reduce import dependence.

1.7.4.2 Maize Production and Value Chain

Maize is a vital staple food and commercial crop in Nigeria, serving as a primary source of food, animal feed, and raw material for industries. Despite being a leading producer in Africa, Nigeria faces a persistent supply gap due to low yields and various challenges.

Production volume and demand: In 2023, Nigeria's maize production was approximately 18 million metric tons, while the demand was significantly higher at 23.3 million metric tons. For the 2024 wet season, production is projected to decline by 5.6% to 11 million metric tons due to land reduction and high input costs. Maize is cultivated across the country in all states, with a high concentration in the northern states.

Yields: Average yields are low, historically around 1.68 tons per hectare, significantly less than in developed countries. Higher yields are possible with improved practices and hybrid seeds, with some farmers achieving 5–7 tons per hectare.

1.7.4.3 Soyabeans Production and Value Chain

As one of Africa's largest producers, Nigeria has significantly increased its soybean output in recent years, though production still lags behind the country's rising demand. The primary production areas are the savanna regions in the north and the Middle Belt.

Production increase: Nigeria's soybean output was estimated to reach 1.33 million metric tons in the 2024–2025 season, a 14% increase over the previous year (USDA,2024).

Growing demand: National demand, particularly from the poultry feed and food processing industries, is estimated at around 1.5 million metric tons annually.

Production shortfall: Despite the increased output, Nigeria faces a persistent gap between supply and demand, estimated at over 200,000 metric tons. This makes it a high-opportunity crop for local farmers.

Production driver: The expansion of cultivated land, driven by lower fertilizer requirements and favorable profit margins compared to other crops like maize, is a major factor behind increased output.

1.7.4.4 Cassava Production and Value Chain

Nigeria is the world's largest producer of cassava, with an annual output estimated at over 60 million metric tons. Despite this high volume, the country's average yield per hectare is low compared to other top producers, and domestic demand for cassava derivatives often exceeds local supply.

Production Scale: The vast majority of cassava farming in Nigeria is done by small-scale farmers, who account for over 90% of agricultural production.

Geographic distribution: Though grown in 24 of Nigeria's 36 states, cassava production is concentrated in the southern and north-central regions, where the climate is most suitable.

Growth trends: Cassava production has shown an upward trajectory over the last several decades, largely driven by an expansion of the harvested area. However, yield per hectare has not increased proportionally, limiting total output.

1.7.3 Land Use Pattern and Land Tenure Arrangements

The estimated land area of Nigeria is 924,000 km², and between 50% and 60% of the land area of Nigeria is under various forms of intensive rainfed smallholder agriculture (crop and animal) production and forest plantation. Consistent with the profile of smallholder farmers in Nigeria, available land to most farmers is typically below 4 hectares. Across the country, farmers get access to land for agriculture through inheritance, ownership, outright purchase, hiring, leasing, and Government allocations.

Land holdings are broadly classified into public/government, private, and communal. Public/government lands are lands owned by government comprising federal, state, and local governments and their agencies. Private lands are defined as those whose ownership is vested in private individuals, families, and lands under customary tenancies.

Communal lands are lands that have their ownership vested in communities. These lands are usually administered by community leaders, mainly chiefs, with the assistance of their councils of elders.

While the different categories of land tenure exist across the project states, the most common practices in the regions are identified as follows:

Northern region: In the northern part of the country, private (largely by inheritance) and community land ownership dominate the land tenure system in the sub-region. Other land holding rights now prevalent in northern Nigeria include hire, lease, pledge, gifts, and rent. Individual landowners also donate land to acquaintances for farming and development purposes. On average, land size per household is about 2 hectares for small-scale farmers, while for medium-scale farmers, it ranges between 10 and 50 hectares.

Southern region: Land in most part of the southern states is scarce and competition for land use between urbanization and agricultural purposes appear to be skewed more in the direction of urbanization. Land is acquired through inheritance, outright purchase, communal agreements, seasonal hiring, leasing and government allocations. On an average land size per household is about 1-2 hectares for small scale farmers, while for medium scale farmers, it ranges between 10 – 25 hectares.

Based on lessons learnt from other World Bank assisted projects in Nigeria such as the Growth and Employment (GEMS), RAAMP, Nigerian Erosion Control and Watershed Management Project (NEWMAP), ACREsAL etc. have revealed that land remains a problem in almost all areas of the country and the land tenure system in Nigeria is complex; essentially because of an intricate mix of traditional customary land ownership and the national legislation known as the Land Use Act (LUA) 1978.

CHAPTER TWO: PRINCIPLES AND OBJECTIVES GOVERNING RESETTLEMENT POLICY FRAMEWORK

2.1 Introduction

A Resettlement Policy Framework (RPF) is a planning and management tool used for projects that may involve involuntary resettlement, but for which the exact location and scope of impacts are not known at the time of project appraisal. Its principles are designed to ensure that affected persons are treated equitably and are not made worse off by the project.

Involuntary land acquisition, restrictions on land use and involuntary resettlement caused by infrastructure projects, if unmitigated, could give rise to severe economic, social, and environmental risks and impacts such as adverse impacts on production systems, loss of productive assets or income sources, access to land, the performance of community institutions and social networks, kin groups ability to live and work together, and cultural identity and traditional authority. In anticipation of these social risks and impacts, ESS5 provides risk mitigation measures to address and mitigate these impoverishment risks and impacts.

Activities envisaged under Component 3 may give rise to land acquisition and land-use related impacts. These may include physical and/or economic displacement, loss of crops and other productive assets, temporary or permanent disruption of farming activities, restrictions on access to agricultural land, and associated livelihood impacts affecting smallholder farmers.

Accordingly, the preparation of this Resettlement Policy Framework (RPF) is necessary to establish the principles, procedures, and institutional arrangements that will guide the management of such impacts and ensure that any land acquisition or resettlement-related effects arising during project implementation are addressed in a fair, transparent, and compliant manner.

2.2 Resettlement Principles

The project will adhere to the Environmental and Social Standard (ESS) 5 of the World Bank, and the following resettlement principles will be adopted for this project:

Minimize resettlement: Involuntary resettlement and land acquisition will be avoided where possible or at least minimized by exploring all viable alternative project designs. Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a census and socio-economic survey of project-affected persons, including a gender analysis, specifically related to resettlement impacts and risks. Explore measures to avoid and minimize involuntary resettlement impacts by: (i) carrying out all improvements within the available land; and (ii) ensuring that appropriate technology is used to reduce land requirements and thereby avoid or minimize involuntary resettlement.

Enhance or restore livelihoods: If resettlement is unavoidable, activities will be designed as sustainable development programs. This means providing enough resources to enable displaced persons to improve or at least restore their livelihoods and living standards to pre-project levels. Where displacement is unavoidable, improve, or at least restore, the livelihoods of all PAPs through; (i) land-based resettlement strategies, where possible, when affected livelihoods are land based, and when loss of land is significant, or cash compensation at replacement cost for land

when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, and (iii) prompt compensation at full replacement cost for assets that cannot be restored. Ensure that project-affected persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets at replacement value.

Consultation and participation: Displaced persons must be meaningfully consulted and have opportunities to participate in the planning and implementation of resettlement programs. This includes informing them of their rights and options related to the resettlement. Carry out meaningful consultations with PAPs, host communities, and concerned nongovernment organizations. Inform all PAPs of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and those without legal title to land, and ensure their participation in consultations.

Compensation at full replacement cost: All displaced persons, regardless of their formal legal title to the land, are entitled to compensation and/or resettlement assistance. While persons without legal rights to use land may not be entitled to compensation, it is necessary that they are not worse off as a result of project activities, therefore arrangements will be made to provide cash and non-cash forms of resettlement assistance. Compensation for lost assets must be at full replacement cost and paid before displacement or the commencement of civil works. Pay compensation and provide all resettlement entitlements before physical or economic displacement and before commencement of civil works. Implement the resettlement action plan under close supervision throughout project implementation.

Protect vulnerable groups: Specific attention must be given to the needs of vulnerable groups, such as the poor, landless, women, children, and disabled persons, to ensure they receive special assistance. Prepare a Resettlement Action Plan (RAP) elaborating on the entitlements of PAPs, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.

Accessible grievance redress: An effective and accessible grievance redress mechanism must be established for affected people to voice concerns and seek solutions.

Disclosure of information: The RPF and other resettlement documents must be disclosed in a timely manner, in an accessible location, and in a language that is understandable to all key stakeholders. Disclose a draft resettlement action plan, including documentation of the consultation process in a timely manner, in an accessible place and a form and language(s) understandable to PAPs and other stakeholders. Disclose the final resettlement action plan and its updates to PAPs and other stakeholders.

Link resettlement to civil works: Resettlement implementation, including compensation payments and relocation, must be completed before any civil works can begin.

2.3 Key objectives of the Resettlement Policy Framework

The key objectives of this Resettlement Policy Framework are as follows:

Provide a clear policy framework: Establish transparent procedures, principles, and organizational responsibilities that will guide all land acquisition and resettlement activities

when actual locations with planned interventions leading to the displacement of people are identified during project implementation.

Guide the preparation of action plans: Provide a clear roadmap for preparing specific, site-specific Resettlement Action Plans (RAPs) once a sub-project's location and impacts are known.

Ensure sustainable livelihoods: Ensure that resettlement activities are planned and implemented to support displaced persons in their efforts to regain self-sufficiency and become socially and economically integrated into their host communities.

Define eligibility and entitlements: Clearly identify the categories of people affected by the project and establish fair and consistent eligibility criteria for compensation and assistance.

Establish transparent valuation methods: Outline the process and methodology for valuing lost assets, ensuring all compensation is based on full replacement cost and market rates.

Set up institutional arrangements: Define the roles, responsibilities, and capacity-building needs of the various agencies and partners involved in implementing the resettlement plan.

Budget and scheduling: Include a clear budget and implementation schedule to ensure that financial resources are allocated and that resettlement activities are coordinated effectively with the overall project timeline.

Establish monitoring and evaluation: Define procedures for monitoring and evaluating the resettlement process to assess its outcomes, its impact on the livelihoods of affected people, and to confirm that the RPF's objectives have been achieved. Monitor and assess resettlement outcomes, their impacts on the standard of living of PAPs, and whether the objectives of the resettlement action plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

It will be noted that according to the World Bank's Policy ESS5, the term resettlement encompasses more than the physical relocation or resettlement of affected people. It is defined as the 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.

It will be further noted that no changes to the RPF entitlement matrix, eligibility criteria, compensation rates or other entitlements to assistance can be made without prior approval of the World Bank. Any RAPs prepared based on the RPF will also be subject to No Objection of the World Bank, alongside any other required approvals of Nigerian authorities.

2.4 Scope of Application of ESS5

Before project appraisal, it is not possible to access and determine possible resettlement/displacement issues of the project at a broader level since specific locations of impacts for sub project(s) implementation are not known at this stage.

The applicability of ESS5 is established during the environmental and social assessment described in Environment and Social Standards 1 (ESS1). This ESS applies to permanent or temporary physical and economic displacement resulting from the following types of land

acquisition or restrictions on land use undertaken or imposed in connection with project implementation:

- a. Land rights or land use rights acquired or restricted through expropriation or other compulsory procedures in accordance with national law,
- b. Land rights or land use rights acquired or restricted through negotiated settlements with property owners or those with legal rights to the land, if failure to settle would have resulted in expropriation or other compulsory procedures
- c. Restrictions on land use and access to natural resources that cause a community or groups within a community to lose access to resource usage where they have traditional or customary tenure, or recognizable usage rights.
- d. Relocation of people without formal, traditional, or recognizable usage rights, who are occupying or utilizing land before a project-specific cut-off date,
- e. Displacement of people as a result of project impacts that render their land unusable or inaccessible.
- f. Restriction on access to land or use of other resources including communal property and natural resources such as marine and aquatic resources, timber and non-timber forest products, fresh water, medicinal plants, hunting and gathering grounds and grazing and cropping areas,
- g. Land rights or claims to land, or resources relinquished by individuals or communities without full payment of compensation,
- h. Land acquisition or land use restrictions occurring before the project, but which were undertaken or initiated in anticipation of, or in preparation for, the project

2.5 Process for Preparing and Approving Subsequent Resettlement Plans

2.5.1 Screening of Sub-Projects

Upon availability of preliminary designs, each sub-project proposed for inclusion in the AGROW in each of the states would be screened and classified according to its resettlement impact, as part of broader E&S impact identification under ESS1 (see annex 5 for Checklist for Resettlement Screening). If the screening of the sub-project indicates involuntary resettlement impacts, a resettlement action plan will be commissioned by the SPIU. The extent of land being acquired and the impact on private and public structures will be identified during screening and accordingly, suitable modifications/changes in design will be explored to minimize social impacts. Based on the screening, if it is evident that the sub-project will involve the acquisition of land and cause impact to private structures, a census and socio-economic survey will have to be carried out.

The screening will establish the following questions, amongst others:

- How much land area is required for advancing the components, including their activities and their associated facilities
- Are inhabited dwellings involved
- Who owns the land
- If the Project requires publicly owned land, is this land subject to customary claim, squatters, or encroachers
- How is the land, including publicly owned land, currently used
- What is the rough estimate of resettlement impacts to result from the subprojects' land requirements

- If activities of subcomponents of the Project are in a legally designated park or protected area. Also, will the access of the people living inside or around the park be impacted

2.5.3 Census Survey

The census survey shall be carried out using a structured questionnaire to record the details of the present occupants of land being acquired, their tenure status (primary land user or secondary land user) and the extent of land required for the proposed improvements, in order to: (i) assess the magnitude of impact to private assets; and (ii) to assess the extent of physical and/or economic displacement. The census survey will be a 100% inventory of all affected persons.

The exercise will establish an inventory of land and assets to be affected, to determine who will be eligible for compensation and assistance, and to discourage ineligible persons, such as opportunistic settlers, from claiming benefits. In conjunction with the census, the AGROW Project will establish a cutoff date for eligibility. Information regarding the cut-off date will be well documented and will be disseminated throughout the project area at regular intervals in written and (as appropriate) non-written forms. This will include posted warnings that persons settling in the project area after the cutoff date may be subject to removal.

2.5.4 Socio-Economic Survey

The purpose of the baseline socio-economic survey of affected persons is to capture the socio-economic characteristics of the affected persons and to establish monitoring and evaluation parameters. The key socio-economic indicators will be used as a benchmark for monitoring the socio-economic status of project-affected persons. The survey shall cover all PAPs and the survey shall also collect gender-disaggregated data to address gender issues in resettlement.

The socio-economic survey shall be carried out using a structured questionnaire that would capture details of standard of living, inventory of assets, sources of income, level of indebtedness, profile of household members, health and sanitation, access to services and facilities, perceived benefits and impacts of the sub-project and resettlement preferences of those who require to relocate. Where necessary, the socioeconomic surveys will also employ qualitative data collection methods such as Key Informant Interviews and Focus Group Discussions (FGDs) to understand nuances and perspectives related to the socioeconomic attributes of the project area. This information, along with the census survey data, would facilitate the preparation of a resettlement action plan to mitigate adverse impact. Wide range of consultations with different impacted groups as well as other stakeholders will be conducted to ascertain their views and preferences.

Based on the outcome of the surveys and consultations, the design changes, if required, and mitigation measures will be incorporated. Consultations will include women and their concerns and reactions, in particular to land tenure, will be addressed through an appropriate mitigation plan.

2.5.5 Instruments for Data Collection

The instruments for data collection will contain an inventory of losses of each affected household, which will include details of potentially affected structures (i.e. houses), agricultural land, trees and other assets belonging to each household. The survey will also include inventory of businesses/ commercial structures as well as public and community structures. Table 2.1 below presents the methodology that will be adopted in the surveys/census for data collection for impact assessment and preparation of the Resettlement Action Plan.

Table 2.1: Project Impact and Baseline Assessment Methodology

Unit Level	Data Collection Tools and Techniques
Household Level	<ul style="list-style-type: none"> • Household's census/interviews • Inventory of losses survey (structures, trees and other assets) • Inventory of businesses/commercial units • Affected agricultural plots survey • Livelihood assessment survey • Gender assessment survey • Communication needs assessment survey • Impacts of road intersections survey • Vulnerable persons • Vulnerability Conditions
Community Level	<ul style="list-style-type: none"> • Inventory of community structures • Village profiles for livelihood impact assessment survey • Stakeholders and community consultation meetings • Focus group discussion • Stakeholder meetings with SPIU

2.5.6 Resettlement Action Plan

The resettlement action plan will be prepared based on this RPF, the findings of the census and socio-economic survey, and consultations. The elements of preparing a resettlement action plan are presented in annex 4. It will include the findings of the census of PAPs, and their entitlements to restore losses, socio economic characteristics of the PAPs, institutional mechanisms and implementation schedules, budgets, assessment of feasible income restoration mechanisms, allotment of land from land reserve and issue of land users' certificate, development of resettlement sites and relocation, grievance redress mechanism, coordination of implementation in conjunction with civil works procurement and construction schedules and monitoring mechanism. Indicators for RAP impacts are presented in Annex 1. The resettlement action plan will be structured as per the outline in Annex 1 and will be detailed as needed depending upon the magnitude and nature of impacts.

The RAP for sub-projects will be reviewed and cleared by the World Bank prior to the invitation of bids for civil works. Allotment of land, disbursement of compensation payments, and entitlements will be made prior to displacement and prior to handing over of the land parcels to contractors. 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 for 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. Table 1.1 below illustrates the process of implementation for a Resettlement Action Plan.

2.5.7 RAP Approval and Clearance

Once the magnitude of impacts of subproject activities is determined, the proportionality of impacts mitigation measures is agreed upon and the required planning instruments are prepared, the following approval and clearance steps/procedures should be followed:

- i. For each subcomponent activity (including any associated facilities, if any) a subproject or component-specific RAP needs to be submitted to the Bank for approval as a condition of

- its financing of the respective subproject or component. The RAP must contain or cover all minimum elements of RAP stated in ESS5.
- ii. For each subproject, evidence of a satisfactory RAP implementation report, including payment/delivery of all compensations, must be provided to and for the Bank clearance before the site can be cleared and construction can start.
 - iii. If subcomponents' activities impose restrictions of access to legally designated parks or protected areas, the Project will submit a Process Framework (PF) as a condition for subproject approval. The PF must contain or cover all minimum elements of the PF stated in. If subcomponents' activities (including any associated facilities, if any) impose restrictions of access to legally designated parks or protected areas, the specific plans of action describing the mitigation measures agreed to by the affected communities need to be submitted by PMU for World Bank approval before the restrictions can be imposed.
 - iv. The RAP shall be approved by the World Bank, prior to disclosure and implementation.

2.5.8 Disclosure Requirements

This RPF and subsequent RAPs will be released for disclosure to the public in accordance with the Nigerian EIA Act and the World Bank disclosure policy under ESS10. Comments and suggestions from the public will be documented by the PMU. However, sensitive information such as personal details of PAPs will be removed from the RAP before disclosure to protect the PAPs.

The RPF and RAPs will be disclosed in-country at designated centres such as the Ministry of Agriculture, Ministry of Environment, and Ministry of Lands. It will also be disclosed in two national daily newspapers for 21 days as required by the Nigerian extant laws. In addition, RAP will also be disclosed publicly in affected local communities using channels that are popular and accessible within the local population. Electronic copies of the Resettlement Plan will be placed on the project website and on the World Bank external website. The website will be equipped with an on-line feedback feature that will enable readers to leave their comments in relation to the disclosed materials.

CHAPTER THREE: ASSESSMENT OF ESTIMATED POPULATION OF PROJECT AFFECTED PERSONS

3.1 Introduction

The number of estimated people likely to be affected or displaced by the project activities, as noted in the project component, has not been ascertained yet, considering the project locations and land required are not yet known; however, the process by which project-affected persons (PAPs) would be identified has been outlined in this chapter.

3.2 Generic Category of Losses/Disturbance/Disruptions which could arise from the Project

The AGROW project activities will entail land acquisition and impacts on different categories of PAPs, including landowners, squatters, tenants/users, and other land-based livelihoods. This RPF in line with the principles of ESS 5 provides guidance to impact avoidance and minimization. The potential impacts and the potential affected groups are described in Table 3.1 below.

Table 3.1 Categories of Potential Impacts and Potentially Affected Persons

No	Type of Impact	Description of Potential Impact	Affected Group
1	Loss of fallow and agricultural Land	Acquisition of land for the project will affect agricultural land, fallow land, and all land owned and/or used for varying livelihood purposes	Landowners, tenants, squatters, farmers (livestock & crop), pastoralists, hunters
2	Land use alteration, depletion, and high cost for land	It is not inconceivable that land acquisition will deplete a reasonable portion of the available land for different land uses and will trigger a high cost of land and conflict over land use	Farmer groups, the community, and land users
3	Relocation	Possible cases of physical displacement will likely result involuntary resettlement . This could alienate the people from their associations, cultures, and kinsmen	Communities and settlers
4	Loss of grazing ground	Land clearing /use can lead to social conflict by denying herdsmen the pastoral grounds and pastures for their grazing.	Settled cattle herders and transit pastoralists
5	Loss of common natural property	Land acquisition and restriction are expected to result in loss or disturbance to common natural resources such as water bodies, forest materials, fisheries, and wildlife	Community members, Community leaders
6	Loss of buildings and Structures	This impact may occur because the project will largely involve the construction of infrastructure, climate-resilient civil works	Households and community members who have legal rights to the land they occupy, illegal occupants and squatters.
7	Loss of employment	Use of farmland to rebuild and strengthen basic community infrastructure, including water point improvement, small-scale solar installations, bioenergy, post-harvest	Women, youth, crop farmers

		Management and shared storage will lead to loss and/or depletion of land based agricultural livelihood	
8	Loss of sensitive cultural heritage	This may range from artefacts to shrines and graveyards	Community, custodians of sacred sites
9	Local conflicts	Issues of compensation benefits may result to conflicts among kinsmen and neighbors. The migration of strangers induced by the project development may also result to conflict between the host communities and migrants	Host communities, migrant workers, investors
10	Grievances, court cases and social unrest	These impacts are envisaged as a fallout of poor implementation of involuntary resettlement or due to dissatisfaction by the PAPs. It may not only affect the community but may stall project implementation and sustainability	Affected persons and parties
11	Residual loss of livelihood and assets	Some groups of people may suffer adverse impacts more than others due to their physical incapacitation, age and gender. Also, certain people in crisis affected areas may have relocated and may not return to participate in the RAP process until cut-off date.	Economically displaced persons

3.3 Framework to Avoid or Minimize Impacts and Risks to the Success of AGROW

The principles of ESS 5 require that, as much as reasonably practicable, involuntary resettlement will be avoided or minimized. In line with this, the PMU's will control these risks by avoiding/minimizing some of the impacts through the following considerations:

- i. Early consultation with potential PAPs and project communities, where their suggestions could help to avoid adverse impacts.
- ii. Design changes that avoid encumbrances or impacts;
- iii. Use of existing land acquired prior to AGROW implementation that minimizes encumbrances for infrastructure facility routing such as road rehabilitation.
- iv. Offering host communities, the opportunity to participate in the planning process of the sub projects including issues on land acquisition.

3.4 Mitigation Measures

Impacts that cannot be avoided will be addressed via adequate compensation and will be determined through field studies and data collection conducted during the ARAP/RAP preparation stage. The framework for the compensation/resettlement will then be applied incorporating the following:

- i. Institutional arrangements,
- ii. Resettlement/ compensation eligibility criteria,
- iii. Valuation procedures
- iv. Implementation procedures,
- v. Financial responsibilities, and
- vi. Monitoring and evaluation plan.

Livelihood restoration measures will consider issues such as: (1) income, (2) other non-monetary sources of livelihood, (3) constraints and opportunities for income generation, (4) number of persons notable to revert to previous occupation, and (5) existing skills of affected persons.

PAPs will be deliberately consulted and engaged to continuously participate in all involuntary resettlement planning issues that would lead to the preparation of Resettlement Plans.

Vulnerable persons among the PAPs will be identified and special assistance offered during the compensation implementation process. Criteria include age-above 65years, physical/mental disability, smallholder women farmers, female headed households, migrant farmers and herdsmen, widows, orphaned children, and bedridden or seriously sick persons. The cut-off date will be announced using existing local media to ensure that no one will enter as a newly affected person into the project land after the cut-off date.

3.5 Identification of Project-Affected Persons

PAPs are defined as “persons affected by land acquisition, relocation, or loss of incomes associated with (a) acquisition of land or other assets, and (b) restriction of access to legally designated parks and protected areas.” Likely displaced persons can be categorized into three groups, namely:

Affected Individual – an individual who suffers loss of assets of investments, land and property and/or access to natural and/or economic resources as a result of the subprojects and to whom compensation is due. For example, an individual/ person that may have used a facility as storage areas for agricultural produce, shops, or a person who farms on a land, or has built a structure (irrigation structure) that is now required by subproject, etc.

Affected Household – a household is affected if one or more of its members is affected by project activities, either by loss of property shop or kiosk or farm, land, loss of access or otherwise affected in any way by project activities. This provides for: a) members in the households, men, women, children, dependant relatives and friends, tenants; b) vulnerable individuals such as girls with disabilities (varied types of disability – beyond the physical), Single-mother headed households, Widowed mothers amongst others.

Affected local communities – A community will be affected if project activities affect its socio-economic and/or social-cultural relationships or cohesion. For example, project activities could lead to loss of welfare or cultural cohesion etc.

3.5.1 Process for Identifying PAPs

A census should be carried out to identify the persons who will be affected by the project to determine who is eligible for assistance and benefits, and to discourage the inflow of ineligible people. It will be necessary to assess the level of asset loss as either temporary or permanent and assign economic values to them. To effectively do this, the survey will undertake asset inventory for PAPs. This will be done through interviews, group discussions and review of existing documentary evidence (such as permits and licenses) for assets to be lost in the Project. There will be a review of whether the asset is individually owned or belongs to a group. The involuntary taking of land results in relocation or loss of shelter, loss of assets or access to assets of loss of income sources or means of livelihood, whether or not the PAPs must move to another location or not. Therefore, meaningful consultations with affected persons (directly or through representatives), women, girls & youth groups, vulnerable groups, local authorities and

appropriate NGOs allows for establishing the criteria by which displaced persons will be deemed eligible for compensation and other resettlement assistance. Where affected persons are not available during the census window, and personal information cannot be obtained, the RAP team will obtain information about the affected asset from neighbours and community member and document what is available to the extent possible. The RAP will also document procedures to be adopted in delivering the entitlements of such unavailable PAPs during the implementation phase.

3.5.2 Identification of Vulnerable Groups

The principles adopted under the resettlement process entail special measures and assistance for vulnerable affected persons, such as female-headed households, disabled persons, aged people, migrants, and the poor. Vulnerable persons among the PAPs will be identified and special assistance offered during the compensation implementation process.

For such groups, the negative impacts of the project interventions may worsen their conditions due to the displacement, compensation, and resettlement process. AGROW will identify and assess vulnerable persons through census and the RAP process when subcomponents scope and activities are properly identified and confirmed. Vulnerable people to be considered under the Project include:

- i. The elderly, age-above 65 years
- ii. Widows
- iii. Dependent persons,
- iv. Small-scale female farmers/women migrant farmers and herdsmen,
- v. Unmarried aged women and/or widow-female-headed households
- vi. Orphaned children
- vii. Physically/mentally challenged/ highly depressed persons
- viii. Affected Persons who are too ill, bedridden, or hospitalised
- ix. Unemployed youth
- x. Migrant without proper land documents.

3.5.3 Assistance to Vulnerable Persons

RAPs for various subprojects will include specialized assistance and support for vulnerable persons, depending on the circumstances of vulnerability and needs. Assistance to vulnerable people may include, but not be limited to, the following:

- Relocation assistance suited to the needs of each vulnerable group/persons
- Financial management training to support better and effective utilization of compensation funds; movement assistance, including secured transport and rent subsidy
- Logistical support for vulnerable households to assist them in accessing their compensation benefits, e.g. transport to the bank to cash compensation cheques; and
- Assistance in building: providing materials, workforce, or building houses

3.5.4 Provisions to be made in RAPs

RAPs to be prepared for subprojects will include measures for identifying and assisting vulnerable people at the census stage. Upon identification, further assessment will be conducted to identify the cause and impacts of their vulnerability, either through direct interviews by the RAP consultant or the state project coordinator or the social officer at the project inception stage

of the RAP/ARAP preparation stage. This is to ensure participation and early identification to ensure that their disability/vulnerability is known upfront and appropriate measures put in place to minimize the project's adverse impacts on them.

Female-headed households are also considered a vulnerable group. Any negative impact of a sub-project on female-headed households will be treated on a priority basis. The resettlement plan will formulate measures to ensure that socio-economic conditions, needs, and priorities of women are identified, and the process of land acquisition and resettlement does not disadvantage women. It will ensure that gender impacts are adequately addressed and mitigated. Women's focus group discussions will be conducted to address specific women's issues. During the disbursement of compensation and provision of assistance, priority will be given to female-headed households.

3.5.5 Framework for delivering entitlements of PAPs who are unavailable during census

During implementation, the entitlements of PAPs who were not available during the survey for enumeration of their personal details in relation to their assets as indicated in the PAPs' register, would be delivered through the following steps/procedures/actions.

1. A list of unavailable PAPs (indicating the picture and location of their assets as well as any other identification feature) will be displayed at a designated secure place within the project community for a period of 15 days maximum. This list will be different from the list of available PAPs.
2. Announcement through the RICs and community channels shall be made to allow those who were not on ground during the census survey to come up with evidence that they own or are in use of the assets identified.
3. A timeline shall be announced for affected persons to present themselves at a designated venue (prior to and during the PAP verification exercise for other available PAPs) for the purpose of capturing missing details in the census register. This exercise will lead to the update of the census register.
4. The community RIC members shall witness the census register update process.
5. This census update exercise can be done by SPIU Social Safeguard Specialist.
6. On completion of the exercise, the process for obtaining their entitlements (cash compensation through the bank process or other in-kind measures through the SPIU and other government agencies) as was carried out for other PAPs with full details will be initiated.
7. On completion of the implementation processes within the allocated time for these category of PAPs, the calculated monetary value of the compensation and assistance measures provided for any affected person who does not show up after steps 1-6 have been completed, will be deposited in an interest-yielding escrow account after the closure of AGROW for at least 2 years and evidence of such account should be shared with the World Bank.

3.6 Public services and facilities

Public services and facilities interrupted and/ or relocated due to relocation will be fully restored and re-established at their original location or a relocation site prior to commencement of work by the SPIU in collaboration with the relevant public service provider. All compensation, relocation, restoration and rehabilitation provisions of this RPF are applicable to public services and facilities and the SPIU shall bear the financial cost of relocating all public facilities affected by

the AGROW Project. These may include but are not limited to schools, religious centres, markets, health centres, parks, electric poles, community centres, local government administration, water supply, shrine and graveyards. However, for graveyards, the consent of the religious persons, local persons as well and local administration will be sought to mitigate the impact. Impacts on religious sites will be avoided as much as possible.

CHAPTER FOUR: LEGAL/INSTITUTIONAL GUIDELINES, REQUIREMENTS AND PRINCIPLES GOVERNING RESETTLEMENT

4.1 Introduction

This Resettlement Policy Framework (RPF) is prepared in consonance with relevant State and Federal Government policies, laws, regulations, guidelines, and applicable World Bank Environmental and Social Standards, and highlights all specific relevant policies, legal and regulatory frameworks including the administrative structures for management and implementation of the stakeholder engagement requirements of the Project in Nigeria.

4.2 Nigerian Legal and Regulatory Frameworks

4.2.1 Constitution of the Federal Republic of Nigeria (1999) as amended

Chapter Two of the Nigerian Constitution takes socio-economic rights of Nigerians into account. This Chapter includes the following sentence: “No citizen will be denied the right to environment, the right to secure and adequate means of livelihood, the right to suitable and adequate shelter, the right to suitable and adequate food, etc. ’Section 20 of the Constitution also considers the use of resources and provides that the environment must be protected and natural resources such as water, air and land, forest, and wildlife be safeguarded for the benefit of all stakeholders.

The Constitution of the Federal Republic of Nigeria 1999 (as amended) also explicitly states in Section 44 that no immovable property or any interest or rights related to it shall be compulsorily acquired for significant public purposes without prompt compensation. The fundamental right of individuals to acquire, utilize, and dispose of property underpins both prosperity and freedom. This right to own and acquire immovable property anywhere in Nigeria is an inalienable right of every citizen. Consequently, the obligation to provide compensation when land is publicly acquired or revoked is a constitutional entitlement.

4.2.2 Land Use Act of 1978 and Resettlement Procedures

The Land Use Act, Cap 202, 1990 Laws of the Federation of Nigeria is the applicable law regarding ownership, transfer, acquisition and all such dealings on Land. The provisions of the Act vest every Parcel of Land in every State of the Federation in the Executive Governor of the State. He holds such parcel of land in trust for the people and government of the State. The Act categorizes the land in a state to urban and non-urban or local areas. The administration of the urban land is vested in the Governor, while the latter is vested in the Local Government Councils. At any rate, all lands 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 concept of ownership of land as known in the western context is varied by the Act. 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. The agricultural (including grazing and ancillary activities), residential and other purposes. 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.

4.2.1.1 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 generous manner 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.

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.

Section 29n of LUA provides that 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:

- For land, an amount equal to the rent, if any, paid by the occupier during the year in which the right of occupancy was revoked.
- For 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.
- For 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.

4.2.1.2 Land Acquisition Procedures in Nigeria

Land acquisition procedure in all the states of Nigeria is similar and derives from the national legislation- the Land Use Act 1978. According to sections 28 and 29 of the legislation, the compulsory land acquisition needs to follow these steps:

- a. Individuals/organizations request land from the State Governor, who in turn instructs the Commissioner of Land to obtain the land through compulsory land acquisition.
- b. The Commissioner of Land instructs the Surveyor General to demarcate the land and conduct a land survey i.e. identifies the owner and establishes the compensation entitled under the national legislation. After the Commissioner of Land has reviewed and approved the survey results, the Director of Land issues a public announcement/notice to the concerned communities that invites all right holders to identify themselves to the authorities.
- c. After the end of the public disclosure period a final survey is conducted to confirm the findings of the land survey and/or register any changes.
- d. After the survey results have been either accepted by the right holders or confirmed by the Director of Lands, compensation is paid, and the land becomes the possession of the State government, which then in turn can issue a certificate of occupancy to the investor.

To conduct this process the State Government is required to establish a Land Use and Allocation Committee that reviews and solves disputes related to the compensation amounts. In addition,

the State Government is required to set up a Land Allocation Advisory Committee, to advise the Local Governments on how to identify and allocate replacement land, when customary rights of occupancy on agriculture land are expropriated. The State Government has further the right to take over the process if the Local Government does not solve this issue in a reasonable time.

As the land is held in trust by the State Government, there is no compensation foreseen for the land as such, but for the “unexhausted improvement”, which is defined 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.”

Consequently, developed land is defined in section 50(1) as “land where there exist any physical improvement 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”.

In sum, the provisions of the Land Use Act with a view on compensation are:

- a. Compensation is not paid for fallow or undeveloped land i.e. with no physical improvements resulting from expenditure, capital or labour.
- b. Compensation for eligible items (unexhausted improvements on land, crops, economic trees) are estimated based on the value of improvements.
- c. The provision of Section 6(5) of the Act, which defines that the “holder” and the “occupier” of customary right of occupancy are entitled for this compensation, is rather confusing and vague as it fails to acknowledge that the holder of the certificate of occupancy might be different from the occupier /user of the land, just as the user of improvement on land (e.g. house) may be a tenant rather than the owner, who is the holder of certificate of occupancy.
- d. When the right of occupancy is revoked 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 to the 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.
- e. When there are buildings, improvement or crops on the portion revoked, the compensation amount shall follow the principle outlined above.

The Act makes no clear description of how the public or the PAPs will be consulted in the process of involuntary resettlement and again remains rather vague by saying “*there shall be a public notice so that those who have interest in the affected land will indicate their interest*”.

Considering that the AGROW Project will be implemented on public and private land, the State PMU will 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 access to these areas. In respect of herders, the SPIU and the state government in consultation with affected herders will allocate alternative grazing area and cash compensation paid in case of temporary

loss of income while other assistance like movement/ rental allowance will be provided to tenants

4.3 Revised Crops and Economic Trees Compensation Rates by the National Technical Development Forum (NTDF) on Land Administration, 2024

This document prepared by the Ministry under the National Technical Development Forum on Land Administration was approved for use by the National Council on Lands & Housing in November, 2024 and is fully operational in the country. It provides revised compensation rates for crops and economic trees. Methodologies for updating the rates to accommodate dynamic market realities were also developed and approved. Both country standards – methodology and 2024 rates - will be used in the determination of compensation rates for Crops and Economic Trees during the preparation of RAPs under the AGROW project.

4.4 Nigerian Environmental Impact Assessment (EIA) Act Cap E12, LFN 2004

This Act provides guidelines for activities for which EIA is compulsory (such as mining operations, road development, coastal reclamation involving 50 or more hectares, etc.). It prescribes the procedure for conducting and reporting EIAs and dictates the general principles of an EIA. The EIA act enshrines that consideration must be given to all stakeholders before the commencement of any public or private project by providing for the involvement and input of all stakeholders affected by a proposed project.

The Nigeria Environmental Impact Assessment (EIA) Act of 1992, as amended in 2017, mandates public consultation in Section 14(2) which states that: "The proponent shall ensure public disclosure and public hearing before the project is implemented, the purpose of which shall be to involve the host community, other stakeholders and the general public in the process of decision-making on the project."

This provision requires that the proponent of a project subject to the EIA process must carry out a public disclosure exercise to inform the public and other stakeholders about the project and its potential environmental, social, and economic impacts. The proponent must also organize a public hearing where the host community, other stakeholders, and the general public are given an opportunity to express their views and opinions on the project before a final decision is made.

The public consultation process is intended to ensure transparency, accountability, and public participation in the EIA process, as well as to help identify potential issues and concerns related to the project, and to ensure that the project is in line with the principles of sustainable development.

4.5 International Guidelines

International Development Partners/Agencies such as World Bank and other financial organizations interested in development projects recognize this especially in development that result in involuntary resettlement. It is against this background that policies and guidelines have been set for managing such issues. These policies shall be complied with by project proponents before these institutions invest in them such as the World Bank's ESS 5. The World Bank's ESS 5 will be applied in any sub-project of the AGROW project that displaces people from land or productive resources due to land take. Where there is conflict between national legislation and World Bank's ESS 5, the latter policies shall prevail.

4.5.1 The World Bank ESS5

The World Bank's Environmental and Social Standards sets out the Bank's commitment to sustainable development, through a set of policies and standards that are designed to support Borrowers' projects, with the aim of ending extreme poverty and promoting shared prosperity. These ESSs set out their requirement for the borrowers relating to the identification and assessment of environmental and social risks and impacts associated with any project.

Out of the ESS, ESS5 on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement recognizes that project-related land acquisition and restrictions on land use can have adverse impacts on communities and persons. This RPF has been prepared in line with ESS5 to guide the project in addressing such impacts and will guide the project as sub-projects to prepare RAPs.

4.5.1.1 Objectives of ESS5

- 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.

4.5.1.2 Applicability of ESS5

The ESS 5 covers direct economic and social impacts caused by the involuntary taking of land resulting in (i) relocation or loss of shelter; (ii) loss of assets or access to assets; or (iii) loss of income sources or means of livelihood, whether the affected persons must move to another location. To address these impacts a RPF and subsequent RAPs are prepared to ensure that the displaced persons are;

- i. informed about their options and rights pertaining to resettlement,
- ii. consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives, and
- iii. provided prompt and effective compensation at full replacement cost for losses of assets attributable directly to the investment.

In addition, ESS5 applies to permanent or temporary physical and economic displacement resulting from the following types of land acquisition or restrictions on land use undertaken or imposed in connection with project implementation:

- i. Land rights or land use rights acquired or restricted through expropriation or other compulsory procedures in accordance with national law;

- ii. Land rights or land use rights acquired or restricted through negotiated settlements with property owners or those with legal rights to the land, if failure to reach settlement would have resulted in expropriation or other compulsory procedures;
- iii. Restrictions on land use and access to natural resources that cause a community or groups within a community to lose access to resource usage where they have traditional or customary tenure, or recognizable usage rights. This may include situations where legally designated protected areas, forests, biodiversity areas or buffer zones are established in connection with the project;
- iv. Relocation of people without formal, traditional, or recognizable usage rights, who are occupying or utilizing land prior to a project specific cut-off date;
- v. Displacement of people as a result of project impacts that render their land unusable or inaccessible.
- vi. Restriction on access to land or use of other resources including communal property and natural resources such as marine and aquatic resources, timber and non-timber forest products, fresh water, medicinal plants, hunting and gathering grounds and grazing and cropping areas;
- vii. Land rights or claims to land or resources relinquished by individuals or communities without full payment of compensation; and
- viii. Land acquisition or land use restrictions occurring prior to the project, but which were undertaken or initiated in anticipation of, or in preparation for, the project.

Physical Relocation

If the impacts include physical relocation, the RPF and RAPs include measures to ensure that the displaced persons are (i) provided assistance (such as moving allowances) during relocation; and (ii) provided with residential housing, or housing sites, or, as required, agricultural sites for which a combination of productive potential, locational advantages, and other factors is at least equivalent to the advantages of the old site. Where necessary, the RPF and RAPs shall also include measures to ensure that displaced persons are (i) offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standards of living and (ii) provided with development assistance in addition to compensation measures as outlined above (iii) such as land preparation, credit facilities, training, or job opportunities. 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, indigenous peoples, ethnic minorities, or other displaced persons who may not be protected through national land compensation legislation.

Implementation of Land Acquisition and Resettlement Activities

The implementation of the land acquisition and resettlement activities shall be linked to the implementation of the investments to ensure that displacement does not occur before necessary measures for resettlement are in place. 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. Taking of land and related assets shall take place only after compensation has been paid and, where applicable, resettlement sites and moving allowances have been provided to the displaced persons.

As indicated for displaced people whose livelihoods are land-based, preference will be given to

land-based resettlement strategies and resettlers provided with land for which a combination of productive potential, location advantages, and other factors is at least equivalent to the advantages of the land taken. If land is not the preferred option of the displaced persons or sufficient land is not available at a reasonable price, non-land-based options built around opportunities for employment or self-employment will be provided in addition to cash compensation for land and other assets lost. The lack of adequate land must be demonstrated and documented to the satisfaction of the Bank.

Displaced persons may be classified in one of the following three groups:

- a. Those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country);
- b. Those who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets, provided that such claims are recognized under the laws of the country or become recognized through a process identified in the RAP; and
- c. Those who have no recognizable legal right or claim to the land they are occupying.

Persons covered under para. (a) and (b) are provided compensation for the land they lose, and other assistance. Persons covered under para. (c) are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in this policy, if they occupy the project area prior to a cut-off. Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. All persons are provided compensation for loss of assets other than land.

Cash Compensation

Payment of cash compensation for lost assets may be appropriate where (a) livelihoods are land-based but the land taken for the project is a small fraction of the affected asset and the residual is economically viable; (b) active markets for land, housing, and labour exist, displaced persons use such markets, and there is sufficient supply of land and housing; or (c) livelihoods are not land-based. Cash compensation levels will be sufficient to replace the lost land and other assets at full replacement cost in local markets.

4.6 Gap analysis between national and international standards and gap filling measures

A comparison between Nigerian Land law and the WB ESS 5 is shown in table 4.1 below. 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 ESS 5 is fundamentally different from this and states that affected persons are entitled to some form of compensation whether or not they have legal title if they occupy the land by an announced cut-off date. The Table provides assessment of key relevant clauses in the Nigerian extant law regarding involuntary resettlement/land acquisition and that of the World Bank ESS 5 and provides solutions to existing gaps.

A major alignment is that the Nigeria Land Use Act and World Bank ESS 5 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 ESS 5.

Table 4.1: Comparison of Nigerian Law and WB Safeguards Policy

Category	Nigerian Law	World Bank ESS5	Measures to Filling 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 will be avoided where feasible, or minimized, exploring all viable alternative project designs	Design of footprints (actual and specific designs) of project-related activities, particularly commercial farmland, will be undertaken to minimize resettlement.
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	PAPs shall be meaningfully consulted and engaged in the resettlement process
Timing of Compensation	The law is silent on timing of payment	Compensation implementation to take precedence before construction or displacement	Compensation and resettlement implementation to take place before construction or displacement
Livelihood restoration	Makes no proscription on livelihood restoration measures	Requires that vulnerable PAPs be rehabilitated	Livelihood restoration measures will be put in place for vulnerable PAPs
Grievance Process	The land use and allocation committee appointed by the Governor is vested with all disputes /grievances and compensation matters	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 grievance redress committee (GRC) shall be established early and existing local redress process shall be considered to address issues of project induced grievances. PAPs or their representatives shall be members of the GRC.
Owners of economic trees and crops	Compensation for an amount equal to the value as prescribed by the appropriate officer of the government	Compensation for the market value of the yield plus the cost of nursery to maturity (for economic tree) and labour	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 community, chief or leader of the community for the benefit of the community	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

Agricultural land	Entitled to alternative agricultural land	Land for land compensation	Land for land compensation where feasible. Where there is an active land market, cash compensation will be used based on consultation with affected persons.
Fallow land	No compensation	Land for land compensation subject to land holding right	Land for land compensation subject to land holding right
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 other form of compensation to achieve full replacement.
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 will be provided compensation to cover their rental commitments which will be lost due to project-induced displacement
Squatters 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	They will be provided resettlement assistance to move to another location 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 depreciation is allowed)	Entitled to in-kind compensation or cash compensation at full replacement cost including labour and relocation expenses, prior to displacement.	Owners of moveable buildings and structures will be provided in-kind compensation or cash compensation at full replacement cost including labour and relocation expenses, prior to displacement.
Owners of "Permanent" buildings and 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.	Owners of permanent structures will be provided with in-kind compensation or cash compensation at full replacement cost including labour and relocation expenses, prior to displacement.
Refusal to accept compensation or when PAP cannot be found	Provides that the affected person may complain to the Land Use Allocation Committee (LUAC).	The taking of land and related assets may only proceed if the project has deposited funds equal to the amount offered as compensation plus 10 percent in a secure form of escrow or other interest-bearing deposit	The project must provide a means satisfactory for resolving the dispute concerning the offer of compensation in a timely and equitable manner.
Consultation	EIA Act requires that persons	Requires that affected persons must be meaningfully consulted about all	An elaborate program to consult with affected people

	affected by a project should be consulted with during project preparation	aspects of the resettlement program.	on the impacts of sub-projects and the options available to achieve restoration of losses will be carried out.
V Attention to vulnerable groups	Silent	Requires that the resettlement program will pay particular attention to the needs of vulnerable groups	Additional support would be provided to persons who are vulnerable because of poverty, age, gender, income etc.

4.7 Key Ingredients of the Review of Nigeria Legislation (LUA) and the International Policy on Involuntary Resettlement

Following the review and gap analysis contained in table 4.1 above, the following conclusions can be made:

- i. Where gaps exist between the LUA and the WB ESS5, the ESS5 is to be followed in the implementation of this project.
- ii. That entitlement value for affected land and assets varies with the type of asset which are identified

CHAPTER FIVE: ELIGIBILITY CRITERIA FOR DEFINING VARIOUS CATEGORIES OF DISPLACED PERSONS

5.1 Principles of Eligibility of Project-Affected Persons (PAPs)

The involuntary taking of land results in relocation or loss of shelter and loss of assets or access to assets or loss of income sources or means of livelihood, whether or not the PAPs must move to another location, in kind and cash. Meaningful consultations with the affected persons, local authorities, and community leaders will therefore allow for the establishment of criteria by which PAPs will be deemed eligible for compensation and other resettlement assistance. All PAPs residing in or whose assets (s) is/are in the impact location or impact corridor at the cut-off date, which is the last day of inventory of loss will be entitled to compensation and resettlement assistance. To determine their eligibility, PAPs are classified as follows:

- a. Persons who have formal legal rights to land or assets;
- b. Persons 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 law⁸ or
- c. Persons 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 paragraph 10 of the ESS5. 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. All persons included in (a), (b) or (c) above, 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.

The principles adopted entail special measures and assistance for vulnerable affected persons, such as female-headed households, disabled persons, migrants and the poor. PAPs affected through land acquisition, relocation loss of residence and structures, and business enterprises 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.

5.2 Eligibility Criteria and Proof for Individual and Household Compensation

This RPF stipulates eligibility and provisions for compensating all types of losses (land, crops/trees, structures, business/employment, and workdays/wages), as shown in table 5.1 below. All PAPs including non-titled or informal dwellers will be compensated for lost assets (crops, structures, trees and/or business losses) and will receive (i) compensation (as required, to match replacement value), and/or (ii) replacement land, structures, seedlings, other

⁸ Such claims could be derived from adverse possession or from customary or traditional tenure arrangements

resettlement assistance such as shifting allowance, assistance with rebuilding structures and compensation for loss of workdays/income. Assets built after the cut-off date are not eligible for compensation.

Table 5.1: Eligibility Criteria for Compensation

PAP Eligibility Category (based on ESS5 criteria)	PAP Classification	Eligible for		
		Compensation	No Compensation	Assistance
Category 1: Those with full legal rights to land or property	Those with legal ownership right (individual, clan or community)	Land or asset at full replacement cost	For land, assets, and structure on the land after the cut-off-date	Assistance as needed
	Those with temporary or leased rights at cut-off date	Land and assets at full replacement cost	For land, assets, and structures on the land after the cut-off date	Assistance as needed
	Those with business located within the Community	Assets and lost income as a result of lost business during project duration. Based on the average monthly net profit	For businesses located in the community after the cutoff date and outside the affected area.	Assistance as needed
Category 2: Those without legal rights to land or property	Those with no legally recognized right but arrived before cut-off date.	Only for structures built / improvement on the land at full replacement cost	Not qualified if moved into the location after the cut-off date.	Assistance as needed
	Those who arrived after Cut-off-date	None	None	None
	Those with business located within the Community	Assets and lost income as a result of lost business during project duration. Based on the average monthly net profit	For businesses located in the community after the cutoff date and outside the affected area.	Assistance as needed
Category 3: Those without any form of rights	Persons who do not have formal or customarily recognised rights e.g squatters, encroachers	Resettlement Assistance proportional to the magnitude of losses	Resettlement Assistance proportional to the magnitude of losses	Resettlement Assistance proportional to the magnitude of losses

Eligibility will also be assessed using the following information:

Loss of structures: This includes loss of: crops and trees, structures, fixed improvements, small businesses which should be compensated at market valuation, negotiated settlements, productivity valuation, material and labour valuation. In cases where the loss is partial then the disposition of salvage material will be exercised. Cash payments may also be made if a small fraction of structure is lost instead of replacing the whole structure, but if the partial loss results in PAPs not being economically viable then the structure is replaced. Those who lose shelter as IDPs will also be assisted with temporary residence as necessary.

Loss of wages and income: These are persons who lose their income due to the Project. Losing employment in the process of relocation should be entitled to transitional income support. Compensation equivalent to lost income required for the duration of the impact should be paid to the latter.

In addition, PAPs will be entitled to transitional assistance, which include moving expenses, temporary residence if necessary, and employment in the Project while waiting employment. In

difficult cases, local authorities may be used to judge eligibility as well as community committees. It is also important to note the eligibility may be claimed collectively, not necessarily just by individuals or families.

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

- a. 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.
- b. 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:
 - Affidavit signed by landlords and tenants; and
 - 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 capture will be taken, 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 will not constitute a barrier to resettlement assistance and rehabilitation.

Where legally permissible, the resettlement plan will 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 to ensure that access of women to security of tenure is equivalent to that of men and does not further disadvantage women.

5.3 Eligibility for Community/Village/Clan Compensation

Community compensation will be in cash or in-kind 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. In the case of individuals using community land, they will only be compensated for the assets invested on the land, while the community will provide them with alternative land for their farming. Where there are no available land, a lump sum for livelihood support will be provided to affected persons. Communities (districts, villages and clans) permanently losing land and/or access to assets and or resources under customary rights will be eligible for compensation. 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 with full consultation and participation of community members.

Where an affected asset/land belongs to a family group or an association, it will be advised that as much as possible, the asset will 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 includes public toilets, marketplaces, taxi parks, schools and health centres. The rationale for this is to ensure that the pre-project socio-economic status of communities adversely impacted is also restored. The local community leaders will play a crucial role in identifying users of land.

5.4 Methods to Determine Cut-Off Date

The cut-off date is the date after which eligibility for compensation or resettlement assistance will not be considered. To avoid an influx of outsiders to subproject areas and misuse of the compensation policy, the day when the assessment of persons and their property in the project area is completed will serve as the cut-off date for eligibility, and no new arrivals in the project area or assets created after the cut-off date will be eligible for compensation after this date. Given its importance, therefore, this cut-off date must be effectively communicated to the project-affected persons through the community leaders and using prevailing and effective medium of public communication in the community and in local languages as well as other appropriate means of outreach such as radio advertisements during the community awareness campaigns.

The detailed census of PAPs will be appended to the Resettlement Plan. Subprojects will only be approved if they include at least a preliminary RAP and budget. Special attention shall be taken to secure the sites from opportunistic invasion. These measures will include close consultation with the recognized PAPs, signs that inform the general public of the intended use of the site and security patrols to identify opportunistic invaders.

To enforce the applicability of the cut-off date principle, the SPIU will ensure the following

- Acquisition of high resolution and georeferenced aerial images of the project area showing the location and conditions of all affected man-made structures identified during the inventory of affected assets done as part of RAP preparation.
- Wide dissemination of the cut-off date using a bouquet of methods that are culturally appropriate and accessible to affected persons in affected locations.

5.5 Common Complications in the Application of the Cut-off Date

The application of a cut-off date sometimes becomes controversial, especially if there is a delay between the time the census is carried out and the start and completion of the project. However, the World Bank's ESS5 recognizes that individuals and households who occupy project-affected areas after the cut-off date are not eligible for compensation.

A common complication encountered with respect to cut-off dates involves historic cut-off dates, which were established when a project was ready for development but which, due to project delays, has become outdated. In such situations, natural population growth (for example, grown children from previously eligible households) may result in new households eligible for

resettlement benefits and assistance that were not listed in the original survey. It is good practice for planners to make provision for population movements as well as natural population increase. If there is a significant time lag between the completion of the census and implementation of the resettlement or livelihood restoration plan (such as more than three years), a repeat census and inventory and evaluation of assets are undertaken, and the resettlement plan updated accordingly.

There is also the complication of unfinished structures which were later finished at or after the time of census / cut-off date. Unfinished structures will be identified during mapping prior to setting of cut-off date. Thus, unfinished sites will be secured, and unused materials piled at the site will be noted and the cut -off survey can estimate investment which will be compensated for in lieu of expenses (including labour) incurred until the cut - off date.

Diligent efforts will be made to ensure that the claims of individuals or groups who, for valid reasons, are not present at the time of the census but who have a claim to land or assets, are addressed. Nevertheless, if works are not initiated two years or more after declaration of a cut-off date, a new census and evaluation of properties must be carried out.

5.6 Defining 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 compensation and resettlement assistance will be selected in accordance with Bank ESS5.

The RAP planner will prepare an entitlement matrix with respect to both temporary and permanent displacement. This matrix will set the measure for the payment for all losses or impacts. It will also list the type of loss, criteria for entitlement and define entitlements as presented in table 5.2 below.

Table 5.2: Entitlement Matrix

Type of Loss	Entitled Person	Description of Entitlement
Permanent loss of land 1.1 Cultivable/ residential /commercial land	1.1 (a) Legal owners of land (b) Occupancy/ Hereditary tenant (c) Land Owners: customary rights	1.1 (a) Cash compensation at full replacement value based on market rate plus 10% compulsory acquisition surcharge or provision of alternative land (where feasible and agreeable) (b) & (c) Compensation will be paid plus a one- time lump sum for restoration of livelihood and assistance for relocation calculated at replacement cost.
2. Damage to land (such as the abutting sub-project site) 2.1. By excavation etc. from borrows for earth for construction. 2.2 By severance of agricultural holding	2.1. (a) Legal owner/s (b) Village/s or clan/s with Customary ownership 2.2. (a) Legal owner/s (b) Village/s or clan/s with Customary ownership	2. 1 (a) & (b) Restoration of land to pre-construction condition or cash compensation at prevailing rates for necessary bulldozer/ tractor hours to restore level and/or truckloads of earth for fill 2.2 Provision of a water course to connect the severed segment with the source of water
3. Loss of income and livelihood	3.1. Cultivator occupying land	3.1. Estimated net income for each lost cropping season, based on land record averages of crops

3.1. Temporary loss of access to land for cultivation		and area planted in the previous four years
3.2. Loss of agricultural crops, and fruit and wood trees. 3.3 Loss of income by agricultural tenants because of loss of land they were cultivating	3.2. (a) Owner/s of crops or trees. Includes crops trees owned by encroachers/squatters (b) /tenant 3.3 Persons (Tenant/User) working on the affected lands	3.2. (a) Cash compensation for loss of agricultural crops at the current market value of mature crops, based on average production. Compensation for loss of fruit trees for average fruit production for the next 15 years to be computed at the current market value. Compensation for loss of wood-trees at the current market value of wood (timber or firewood, as the case may be). 3.2. (b) Full compensation to tenants for loss of their crops/trees as per due share or agreement (verbal or written) (c) provide alternative land for farming. 3.3 One-time lump sum grant to agricultural tenants (permanent, short- term or long-term agricultural labour (this will be in addition to their entitlements for crop/tree compensation)
4. Permanent loss of Structures Residential and commercial structures	4.1. (a) Owners of the structures whether or not the land on which the structure stands is legally occupied (b) Renters	4.1. (a) Cash compensation for loss of built-up structures at full replacement costs Owners of affected structures will be allowed to take/reuse their salvageable materials for rebuilding/rehabilitation of structure. In case of relocation, transfer allowance to cover cost of Shifting (transport plus loading/unloading, administrative tax) the effects and materials will be paid on actual cost basis or on current market rates. (b) Onetime cash assistance equivalent to 6 months' rent moving to alternate premise. Transfer allowance to cover cost of shifting (transport plus loading/unloading) personal effects paid on actual cost basis or on current market rates.
4.2. Cultural, Religious, and Community structures /facilities	4.2. School, church, water channels, pathways, traditional shrines, graves and other community structures/ installations	4.2. Complete rehabilitation/restoration by the SPIU; or, Cash compensation for restoring affected cultural/community structures and installations, to the recognized patron/custodian.
5. Special provision for vulnerable PAPs 5.1. Re-establishing and/or enhancing livelihood	5.1 Women Headed households, disabled or elderly persons and the landless	5. Needs based special assistance to be provided either in cash or in kind.
5.2 Change in PAPs that need to substitute their income because of adverse impact	5.2. (a) All economically displaced PAPs losing their livelihoods	5.2 Change in Livelihood for PAPs that need to substitute their income because of adverse impact
6. Loss of grazing area	Cattle Rearers	Relocation to new grazing area and where possible assist the cattle herdsmen to locate new

		grazing fields. Consider possible compensation for loss income for the period of locating new grazing
Loss of access to rivers or lakes/ access to fishing livelihood	Recognized fishermen/women who substantially rely on fishing for their livelihood	Compensation and assistance 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
Unanticipated adverse impact due to project intervention or associated activity	The Project team will deal with any unanticipated consequences of the Project during and after project implementation in the light and spirit of the principle of the entitlement matrix.	

5.7 Non-Eligible PAPs

Anyone who occupies the project area after the cut-off date will not be eligible for compensation or resettlement assistance. Persons who occupy the area after the socio-economic study (census and valuation) are not eligible for compensation or any form of resettlement assistance. Similarly, assets built after the cut-off date is not eligible for compensation. However, it may be possible that some PAPs may have been missed in the Census. A corridor Video that captured assets even in absentia along the corridor shall be included during implementation for verification of absentee PAPs assets.

CHAPTER SIX: METHODS OF VALUING AFFECTED ASSETS

6.1 Methods of Valuation for Different Categories of Assets/Entitlements

The scope of valuation under this Resettlement Policy Framework (RPF) encompasses all categories of impacts and assets identified during the social assessment and outlined in the entitlement matrix. Its primary objective is to ensure the application of due process and the provision of fair compensation to project-affected persons, consistent with established international best practices as supported by Environmental and Social Standard 5 (ESS5). Accordingly, the valuation is anchored on the provisions of ESS5 of the World Bank and the Land Use Act of 1978 of the Federal Republic of Nigeria. Compensation rates for affected assets shall be determined on the basis of full replacement cost, without any deductions for depreciation.

6.2 Description of Key Valuation Approaches and Compensation Terms

(a) Replacement cost approach (RCA): Replacement cost is the market value of the affected asset plus transaction cost. The RCA is based on the assumption 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 immediately and surrounding properties that sold recently. This method simply arrives at the value of an asset by taking an estimate of a similar asset (in size, frame and location) sold in recent times 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.

6.3 Valuation Methods for Categories of Impacted Assets

1. Land

The following land asset types are identified under Nigerian law in this policy framework include:

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

State-owned land will be allocated for free by the Governor or Local Government (perhaps except for processing and registration fees). The State Agency will be expected to have paid 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. The SPIU will ascertain that such payments have been made to the original owners of the land prior to the commencement of AGROW

b) Assets held under Customary Law

According to Nigerian 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. The surveys will ascertain if the value of recent transactions are sufficient to replace lost assets. Under customary law, land belongs to chiefdoms, towns and villages. 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 with 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 will be provided using the MCA method. This will 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, registration fees will need to be included in the compensation. In using the MCA, RAP team will ensure that prevailing market costs are sufficient to replace the assets. A situation where market values have gone below replacement cost due to demand-and-supply fluctuations will be avoided.

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 labour, 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 will be calculated based on the total land affected (i.e., the actual land lost plus the remaining unusable land). If land is required temporarily, standing crop will be compensated at 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.

2. Structure/Building

The replacement cost approach will be adopted for the valuation of dwellings and structures. To use the 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 constructional 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.

3. Intangible Assets (loss/impact arising from disturbance)

Obtain relevant data on households affected (tenants, owners, relatives), apprentices/trainees and determine intangible loss on households, business, and livelihoods.

4. Cultural property and community-owned facilities

Photograph all affected facilities. Obtain relevant data on use. In-kind replacement or compensation at replacement cost for land and structures (e.g. religious churches, mosques, private or community-operated schools, village meeting houses, local libraries).

5. Fruit trees/Farm crops/Woodlots

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

- a. Compensation for a fruit tree** is cash compensation for average fruit production for 3 years at the current market value. The approved NTDF rates, adjusted based on the estimation methodology where necessary, will be used. Where this rate is different from the current market rate, the latter will be used to fulfil the condition “current market rate” of ESS5.
- b. Compensation for farm crops** is at the full market value of crop yield per hectare. This entails conducting an inventory of the size 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 end result will be reminiscent of the prevailing market price at the time of RAP compensation.
- c. Compensation for woodlots** is Cash compensation at the current market value. All woodlot attracts a flat rate using market rate.

The current prices for the crops will be determined considering the Government recommended rate and the highest market price, whichever is higher. Where land is rented, two seasons or annual crop estimates, depending on the crop, will be compensated. Where land is owned, aside from the replacement land or cash compensation for land, the owner will also get compensation for two seasons or annual crop estimates depending on the crop. The crops used will be the ones that are currently or have most recently been cultivated on that land. In addition, PAPs will be encouraged to harvest their produce before loss of land. In order to ensure that this is possible, and that appropriate market prices are received for yields, there needs to be enough consultation beforehand so that harvesting can be properly planned.

The value of the labour invested in preparing agricultural land will be compensated at the average wage in the community for the same period. The rate used for land compensation should be updated to reflect values at the time compensation is paid.

Fruit trees will be compensated to the owner based on the price of a replacement sapling along with the annual value of the fruit produced by that tree for the number of years it will take the sapling to reach full maturity, using Government or highest market price, whichever is higher.

6. Other assets

Tube wells, graves, fishponds, poultry houses, fences and other tangible assets should be replaced in kind (or with functional equivalents), relocated or be compensated at replacement cost.

The valuation methods for categories of impacted assets are shown in table 6.1 below

Table 6.1: Method of Valuation

S/N	Type of Loss	Comparative Sales Method ⁹	Based on the open market value of Comparable recent transaction
1	Loss of Buildings, structures and other civil works	Full replacement Cost Method or Comparative sales Method (which ever gives a commensurate value)	Full replacement cost value as if new – recent construction cost rates
2	Loss of Business Income and Loss of Business Goodwill	Comparative method	Based on the average monthly net profit
3	Loss of income from rent and expenditure incurred for alternative accommodation during reinstatement period	Comparative Sales method	Based on the comparable rent payment, rent advance paid
4	Expenditure incurred for transfer of moveable properties and temporary Structures	Comparative Method	Based on truck/transport hiring charges
5	Loss of Wages, -Loss of Fees from Apprentice, - Loss of Job Training	Comparative Method	Based on Current Fees and Wages
6	Loss of access to land used for Agriculture	Comparative Method	Based on Crop compensation Resettlement assistance; Economic Rehabilitation assistance

6.4 Arrangements for Compensation

A Compensation and Relocation Committee will be established to oversee the planning, coordination, and monitoring of all compensation and relocation activities. The compensation process for the subproject will follow a series of steps aligned with the provisions of the Resettlement Action Plan (RAP) and the overall resettlement and compensation framework. These procedures will be implemented in accordance with the specific project resettlement and compensation plans, as outlined below:

1. Public Participation

This process emphasizes the active participation of PAPs and their communities through a participatory approach that spans from project initiation to implementation. Community

⁹ Comparative sales method estimates a property's sales value by comparing it to similar recently sold properties in the same area.

engagement is continuous throughout the resettlement planning process, beginning at the screening stage. PAPs will be informed during the identification of subprojects and consulted as part of the screening exercise. A subsequent socio-economic survey will capture all necessary information about the PAPs to ensure accurate inclusion in the RAP and to guide the allocation of fair compensation. Furthermore, periodic monitoring will be conducted to confirm that PAPs have been adequately consulted and that compensation and relocation activities are implemented satisfactorily.

This will ensure that no affected individual household is simply “notified” one day that they are affected in this way.

2. Notification

Landowners will be notified by the State Agency that their property is required for development of the subproject. The user will be informed through both a formal notification, both written and verbal, to be delivered in the presence of the community heads and the Coordination Committee. To ensure that any sensitive areas are accurately identified during this procedure, all necessary community heads, religious leaders, other elders and individuals will accompany the project team to the site.

3. Documentation of Holdings and Assets

Officials from the SPIU, together with representatives of the local community, will hold meetings with PAPs to explain and discuss the compensation process. For every affected individual or household, project officials will prepare a detailed compensation dossier. This dossier will include essential personal details of the affected party and household members, total land holdings, an inventory of affected assets, and information needed for monitoring future arrangements. The dossier will be verified and endorsed by village or community officials and kept regularly updated to enable effective long-term monitoring of each individual. All claims and assets must be properly recorded in writing.

4. Agreement on Compensation and Preparation of Contracts

The types of compensation shall be clearly explained to the individual or household involved. The SPIU will draw up a contract, listing all property and/or land being surrendered, and the types of compensation (cheque and/or in-kind). A person selecting in-kind compensation has an order form, which is signed and witnessed. The compensation contract and the grievance redress mechanisms are to be read aloud in the presence of the affected party and the representative of the local government chairman (or his/her representative), the project officials, and other community leaders prior to signing.

5. Compensation Payments

All transfers of property, including land and buildings, together with the disbursement of compensation payments, shall be conducted in the presence of the affected party and duly recognized representatives of the State Agency, the State Project Implementation Unit, accredited Non-Governmental Organizations (NGOs), and designated community officials.

6.5 Procedures for Delivery of Compensation

The procedure for delivery of compensation will be detailed in each RAP/ARAP. The SPIUs will follow approved procedures ensuring that:

- a. Full payment of compensation is carried out before possession of acquired sites and before civil works begin.
- b. SPIUs formally make offers to PAPs and allow them to accept or reject compensation for transparency's sake, offer a counter claim and seek redress under the grievance procedures established
- c. Land/Asset valuation committee communicates the amount to be paid to the acquiring agency and the Ministry of lands will ensure that the amounts are fair and adequate.
- d. Cheques in the name of the beneficiary or deposits to the beneficiary's bank account shall be the preferred and first mode of payment; however, payment may be by banker's draft where the amounts involved are "minimal". SPIUs shall make arrangements with nearest bank to effect payments by banker's draft;
- e. Payments are made to the affected person personally by the State Agency in the presence of Land/Asset Valuation Committee and an independent witness of the affected person/opinion leader
- f. Proper receipts are issued and copies given to the affected person, the Finance Department of the State Agency and the Land/Asset Valuation committee;
- g. Comprehensive reports on payment made are submitted for review by Management of the SPIUs and the Land/Asset Valuation committee.

6.6 Mechanism for Voluntary Donation of Land (VLD): Procedure and Records

Experience from other projects suggest that Voluntary Land Donation (VLD) is open to abuse and coercion, as such, it would not be encouraged on this project except in instances where the donation meets the requirements set out in the VLD guidelines below.

Accordingly, Voluntary Land Donation (VLD) shall only be permitted under this project where it follows the following criteria:

1. **Fully Informed Consent:**
 - The donor must have full knowledge of the project and its impacts.
 - They must understand that refusal will not result in any adverse consequences.
2. **No Significant Impact on Livelihood:**
 - The land must be **minor in size** and **not essential to the donor's livelihood or shelter**.
3. **No Coercion or Pressure:**
 - There must be no coercion, pressure, or undue influence involved.
 - This includes avoiding indirect pressure from community leaders or officials.
4. **Documentation:**
 - The process must be well-documented, including:
 - Statement of voluntary donation
 - Confirmation of understanding of consequences

- Details of the land (size, use, location)
- Signatures of donor, witnesses, and an independent third party

5. **Grievance Redress Mechanism:**

- The donor must have access to a **grievance redress mechanism** in case of future disputes.

6. **No Displacement**

These requirements are established to guarantee that all donations are genuinely voluntary, that the donor holds legitimate ownership rights to the land, and that the donor is fully informed of both the purpose and the implications of the donation.

Where land is donated on a conditional basis, the specific terms and conditions governing its temporary use shall be clearly documented. Each case of Voluntary Land Donation (VLD) within a subproject area must be formally recorded. This entails a written notification specifying the location, size of the land donated, and its intended purpose, accompanied by a formal statement of donation duly signed by each owner or user to establish informed consent. Any taxes or fees applicable to the registration of the land transfer shall be fully borne by the project proponent, rather than the land donor.

In all instances of Voluntary Land Donation (VLD), the project proponent shall prepare a comprehensive report detailing the process, together with all supporting records and documentation, and submit a copy to the World Bank for review and clearance prior to the commencement of any civil works.

6.6.1 **Voluntary Land Donation principles**

- a. The infrastructure must not be site specific.
- b. The impacts must be minor, that is, involve no more than 10 percent of the area of any holding and require no physical relocation.
- c. The land required to meet technical project criteria must be identified by the affected community, not by the project implementers (nonetheless, project implementers can help ensure that the land is appropriate for project purposes and that the project will produce no health or environmental safety hazards)
- d. The land in question must be free of squatters, encroachers, or other claims or encumbrances.
- e. Verification (for example, notarized or witnessed statements) of the voluntary nature of land donations must be obtained from each person donating land.
- f. If any loss of income or physical displacement is envisaged, verification of voluntary acceptance of community-devised mitigation measures must be obtained from those expected to be adversely affected.

If community services are to be provided under the project, land title must be vested in the community, or appropriate guarantees of public access to services must be given by the private titleholder.

CHAPTER SEVEN: ORGANIZATIONAL PROCEDURES FOR DELIVERY OF ENTITLEMENTS

7.1 Project Coordination and Management

Disbursement related to compensation and relocation of displaced persons shall be made in accordance with the Project's established administrative and financial procedures, similar to any other eligible activity, and will be further elaborated in the AGROW Project Procurement Manual.

Each participating SPIU, in collaboration with the FPCU under the AGROW Project, shall bear primary responsibility for the implementation of the Resettlement Policy Framework while preparing their respective RAP(s). The SPIUs are further mandated to ensure that all compensation and resettlement measures are fully and satisfactorily completed, whether through a Resettlement Action Plan (RAP) or an Abbreviated RAP, prior to approving the disbursement of funds for subprojects within their respective states.

Project funding shall be channelled through the SPIU, which will be established and staffed with key personnel, including a Project Coordinator and a Financial Specialist, both of whom shall be appointed prior to project negotiations and credit effectiveness. The SPIUs will be responsible for managing day-to-day operations and project activities, including, among other duties, ensuring the timely availability of funds and the provision of technical assistance at the state level.

The key roles of the SPIU in terms of resettlement planning are to:

- a. Facilitate the discussion between the villages and the communes regarding compensation for land acquired for the subprojects where there is justification for land acquisition or voluntary donation;
- b. Monitor each of the Project Units' work to ensure that the activities are carried out in a satisfactory manner;
- c. Organize the necessary orientation and training for the state, departmental and project 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; and
- d. Ensure that progress reported are submitted to the World Bank office on a regular basis.

In addition to the SPIUs, the following Ministries in the participating states will be involved in resettlement actions: Ministry of Lands (Physical Planning Department); Ministry of Finance; Ministry of Environment and Natural Resources; Ministry of Works and Housing; Ministry of Agriculture; and Ministry of Local Government/Local Authorities in the respective participating states, including wards and councils.

7.2 Compensation Process

The compensation process for subprojects will follow a series of steps outlined in the respective subproject RAPs, which will be implemented as follows:

a) Public Participation

Community participation will remain a continuous process throughout resettlement planning. PAPs will be informed during subproject identification and engaged during the screening stage. A socio-economic survey will then be conducted to capture all relevant information about the PAPs, ensuring it is accurately documented in the RAP to guide appropriate compensation. Regular monitoring will be undertaken to confirm that PAPs have been adequately consulted and that compensation and resettlement activities are properly implemented.

b) Notification

Landowners, whether through acquisition or voluntary contribution, will be formally informed that their property is required for the development of the subproject. In rural areas, notification will be provided both in writing and verbally, delivered in the presence of the village chief and the Village Coordination Committee. To ensure that sensitive areas are properly identified, the survey team will be accompanied to the site by relevant authorities and community representatives, including village chiefs, religious leaders, elders, and, where applicable, individuals responsible for fishing areas, wild trees, and beehives.

c) Documentation of Holdings and Assets

Village officials, urban authorities, and the local community will arrange meetings with PAPs, and project-affected families (PAFs) to discuss the compensation process. For each individual or household affected, the local community completes a compensation dossier containing necessary personal information on the affected party and those individuals considered as household members, total land holdings, inventory of assets affected, and information for monitoring future arrangements. The dossier must be confirmed and witnessed by village officials and will be kept up to date. This is necessary as it is possible for an individual to surrender parcels of land over time and can eventually become eligible for resettlement. All claims and assets will be documented in writing.

d) Agreement on Compensation and Preparation of Contracts

The forms of compensation to be provided will be clearly communicated to the PAPs. In cases involving the local community, a formal contract will be prepared, detailing all property and land to be relinquished, along with the agreed type of compensation (cash and/or in-kind). This contract will be approved by the SPIU under the AGROW Project. For those opting for in-kind compensation, an order form will be completed, signed, and duly witnessed. Before signing, the contract will be read aloud in the presence of the affected person, the village chief, and other local leaders.

e) Compensation Payments

Any and all handling of property, such as land and buildings, and compensation payments will be made in the presence of the affected party, village chief, and leaders.

7.3 Procedures for Delivery of Entitlements

The procedure for delivery of entitlements will be detailed in each RAP. Each Project Implementation Unit of the participating states will follow approved procedures, ensuring that:

- a. Full payment of compensation is carried out before possession of acquired sites;

- b. Land/Asset Valuation Committee communicates the amount to be paid to the acquiring agency and the Lands Bureau will ensure that the amounts are fair and adequate.
- c. The AGROW Project formally makes an offer to affected persons and allow persons to accept or reject offer, offer a counter claim and seek redress under the grievance procedures established;
- d. Payments are made to the affected person personally by the PIU of the State Ministry of Agriculture in the presence of Land/Asset Valuation Committee and an independent witness of the affected person/opinion leader. It is advisable that in the case of Households, the identified Breadwinner will receive the compensation. This will ensure that Women, who are the Breadwinners in majority of Households due to their vocation as Traders, are not marginalized and / or discriminated against based on their gender.
- e. Cheques shall be the preferred as first mode of payment; however, payment may be by banker's draft where the amounts involved are "minimal". The SPIU shall decide with nearest bank to effect payments by banker's draft;
- f. Proper receipts are issued, and copies given to the affected person, the Accounts Department of the SPIU and the Land/Asset Valuation committee
- g. Comprehensive Reports on payment made are submitted for review by Management of the AGROW Project and the Land/Asset Valuation committee.
- h. In-kind compensation will be provided in the form of materials required to re-erect affected structures at no less than the existing standard of the asset being displaced by the project. Such in-kind compensation will be made prior to the destruction of the pre-project assets, such that no loss of shelter and/or income-generating activities occurs as a result of the project.

7.4 Relationship with the World Bank's Gender Strategy

The World Bank's new Gender Strategy, which prioritizes gender equality and poverty reduction, will guide the project's gender analysis to ensure that the benefits of a strong agricultural sector are equally accessible to all, regardless of gender. In line with this strategy, the RPF guarantees gender equity in both entitlements and project benefits throughout the resettlement process. Accordingly, the Resettlement Action Plans will ensure equal benefit sharing from the project, incorporate measures to ensure that women and men receive fair compensation for affected assets and have equal access to livelihood support programs.

7.5 Source of Funds

Any compensation for resettlement or loss of assets from the AGROW project will be funded by the State Government of the participating states and will comply with the financial arrangements agreed upon at project appraisal. Responsibility for establishing and maintaining acceptable Financial Management arrangements for the project will be handled by the Federal Ministry of Agriculture and Food Security to be incorporated into the Memorandum of Understanding to be signed with the participating States.

CHAPTER EIGHT: LIVELIHOOD ENHANCEMENT AND RESTORATION

8.1 Introduction

The AGROW Project is prepared to implement livelihood enhancement and restoration as necessary in line with applicable international best practices. The goal of the Livelihoods Restoration Program is to sustainably improve the livelihood of economically displaced PAPs and households. This livelihood restoration package is not an alternative to compensation entitlement to PAPs but seeks to ensure that economically displaced PAPs are provided with sustainable livelihood measures/alternatives.

The Objectives of the Program are:

- Provision of a menu of rural (access to replacement land and diversification) and urban (food processing and selling, retail businesses, services etc.) livelihood restoration activities for land, wage and enterprise-based activities to PAPs
- Provide English literacy, financial literacy and business plan training to the PAPs regardless of livelihoods training
- Ensure technical skills training for identified needs within long-term operations work
- Ensure access to inputs and market to the PAPs and also improve their standard of living.

8.2 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:

- a. Current livelihood(s) used for income/payment in kind/ sustenance of household
- b. Existing skills that are currently not employed for lack of start-up funds or knowledge of the market
- c. Access to affordable credit, either from commercial enterprises or relatives
- d. 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 and sensitization for local households
- Providing management and oversight for local economic development activities; and
- Ensuring implementation of monitoring and evaluation programme

8.3 Criteria to Assess Economic Displacement

Criteria used to assess economic displacement include pre-Project poverty, household composition, income, food supply, housing; social support, health, disability and level of food insecurity Table 8.1 can be used as a basis for identification and assessment of eligible households and individuals.

Table 8.1: Vulnerability Assessment Tool

Household Vulnerability			
Category	Indicators	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/Neighbourhood support		
7. Health	HH has ->1 Disabled, diseased, drug addict or prostitute.		

8.4 Assessment of Economically Displaced Persons

The primary objective of the economically displaced 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.

8.6 Monitoring

Economically displaced persons household monitoring is integral to the general resettlement monitoring framework. All 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.

CHAPTER NINE: DESCRIPTION OF GRIEVANCE REDRESS MECHANISMS

9.1 Introduction

Grievance Mechanism (GM) is a proactive alternative dispute resolution arrangement. GM is a critical component of projects involving land acquisition or displacement. It helps prevent unnecessary legal delays and cost overruns, while also providing a platform for affected persons to voice concerns or dissatisfaction regarding compensation.

Grievance mechanisms play a vital role in development projects, particularly where potential risks or adverse impacts are expected. In the case of AGROW, with respect to ESS5, grievances may arise from the following, but are not limited to:

- i. Failure to register PAP or the identity of the individual is disputed
- ii. Losses not identified correctly
- iii. Inadequate assistance or not as per the entitlement matrix
- iv. Dispute about ownership
- v. Incomplete census as well as inadequate valuation of affected assets
- vi. Delay in disbursement of assistance; and
- vii. Improper distribution of assistance
- viii. Disagreement on the resettlement package

To address these social risks, as well as unforeseen challenges, and to ensure successful project development and implementation, experience has shown that open dialogue and collaborative grievance resolution constitute best practice. In view of this, the SPIU (championed by the Social Officer) will establish a procedure to deal with and resolve any queries, as well as address complaints and grievances about any irregularities in the application of the guidelines adopted in this RPF for assessment and mitigation of social and environmental impacts through the GM. The GM will deal with complaints and grievances related to both resettlement and other social and environmental issues beyond resettlement in this Project.

9.2 Objectives of the GM

The objectives of the GM include the following:

- To address grievances promptly and effectively, in a transparent manner resulting in outcomes that are seen as fair, effective and lasting
- To provide a forum for resolving grievances and disputes timely and at the lowest level
- To provide a grievance management process that takes into consideration culture and tradition practiced in the area (this will include female members of Grievance Redress Committee (GRC), handling complaints involving women in areas where female seclusion is practiced, and which is inclusive and readily accessible to all PAPs)
- To resolve disputes relatively and quickly before they become unmanageable
- To win the trust and confidence of project beneficiaries and stakeholders to create productive relationships between parties
- To enable a systematic identification of emerging issues, facilitating correcting actions and pre-emptive engagement; and
- To allow communities to express views on negative impacts from the project activities on contract workers, work quality, malpractice, etc.

9.3 Expectation When Grievances Arise

When people present a grievance, they generally expect to receive one or more of the following: acknowledgement of their problem, an honest response to 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 Federal PMU, SPIUs, potential contractors and other responsible organisations and individuals must convince PAPs and other stakeholders that they can voice grievances and work to resolve them without retribution. To address these challenges, SPIUs 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.

9.4 Setting up a Grievance Redress Mechanism

During the time of development of sub-projects ARAP/RAP, the participating states' PMU shall establish a Grievance Redress Mechanism that incorporates the use of existing local grievance redress mechanisms available in the community. It will be effective and result-oriented to work with existing and functional local structures of dispute resolution rather than to design an entirely new one, which may be alien to the people.

Cases related to GBV shall be treated in a private and confidential manner, limiting information to what the survivor or complainant is freely willing to provide. Such cases will be received by a GBV-GM focal person at the project level, who will be experienced and adequately trained on survivor centred approach and confidentiality. Such complaints will then be referred to the appropriate service provider as mapped by the SPIU (this will be in line with the GBV framework to be stipulated in the AGROW ESMF). The Project will keep the information confidential to protect the privacy of GBV and SEA/SH complainants. In cases, where the perpetrator(s) is linked to project activities then the contractor will take appropriate actions as per the provision of the contractor's contract agreement and under the effective law in Nigeria. The AGROW project through the GBV (or social officers) will report activities and outcomes of GBV and SEA surveillance and management to the World Bank on a regular basis.

9.5 Grievance Uptake Channels

The project will provide various opportunities for stakeholders to freely lodge their complaints, as close to their locations in a manner that will not incur costs to the complainants. This will also ensure accessibility and comprehension for vulnerable groups such as use of local language and added additional steps to make sure they are aware and part of the design of the GM including where complaint boxes are situated (see section 9.10).

The SPIUs will provide complaint boxes, phone number (toll-free line), email and Grievance Redress Committees (GRCs) at the project communities. GRCs will also be established at the SPIU level and FPCU level. All participating states GM systems will be designed through and along the SERVICOM Electronic Grievance Mechanism (E-GM) system. SERVICOM will provide the design protocol using the GM service standard. Complaints can be lodged directly at any level that is most convenient to the complainant and will be duly treated as a project grievance.

Complainants also reserve the right to seek judicial redress; however, this may be time consuming and costly, hence the SPIU should make all efforts to sensitise stakeholders about the project GM and ensure the system is effective.

9.6 Grievance Redress Committee

The formation and membership of GRCs will be provided in detail in the AGROW ESMF, however, the following basic principles will apply:

1st Level GRC

The SPIUs in conjunction with the project impacted communities will establish GRCs at the community levels which will be closer to the people. This will consist of people nominated/selected by the community members and not imposed by the SPIU. The composition will include community leader (District Head and Village Head), women representative, farmer representative, 2 Representatives of PAPs including at least a woman etc. There will also be a dedicated GBV-GM focal person in the committee. This committee will be responsible for receiving and addressing complaints at the project level, and can escalate unresolved complaints to higher level GRCs. The GM Focal person (Secretary) will ensure proper documentation of complaints received and addressed using grievance logs, and/or electronic channels. Details on the log book is provided in section 9.7 below while the GM process is provided in table 9.1 below

The SPIU will ensure that the GRCs are adequately trained on the GM and grievance handling process. The activities of the GRCs will be duly financed by the SPIU.

2nd Level GRC

This will be established at the SPIU level and the composition will be described in the ESMF, however, the Social Officer will be the Secretary and the State Project Coordinator will be the chairperson. Other members will include the Environmental Officer, GBV Officer (if applicable) Communication Officer, Project Engineer and Monitoring & Evaluation officer. This committee will be responsible for receiving and addressing complaints that are escalated from the 1st level or directly from complainants, and can also escalate unresolved complaints to higher level GRCs. This committee will also be trained by GM specialists on effective grievance handling process. The Social Officer will ensure all GM activities are designed through and along the SERVICOM E-GM system.

3rd Level GRC

Service Compact with All Nigerians (SERVICOM) will support the project by providing a design protocol using the GM service standard. All participating states GM systems will be designed through and along the SERVICOM E-GM system. This will include to design an electronic platform to enable the bank and the SPIU see all grievances and resolution status once logged in.

4th Level GRC

This GRC will be established at the Federal level with the National Coordinator as the Chairperson and the Social Officer as the Secretary. Other members will include the Environmental Officer, GBV Officer (if applicable), Communication Officer Project Engineer and Monitoring & Evaluation officer. This committee will be responsible for receiving and addressing complaints that are escalated from the 2nd level or directly from complainants.

9.7 Grievance Log

The GM Focal person will ensure that each complaint has an individual reference number and is appropriately tracked and recorded, and that actions are completed. The log also contains a

record of the person responsible for an individual complaint, and records dates for the following events (a sample grievance log is provided in annex 6A):

- Date the complaint was reported.
- Date the Grievance Log was uploaded onto the project database.
- Date the information on the proposed corrective action sent to the complainant.
- The date the complaint was closed out.
- Date response was sent to complainant.
- Monitoring Complaints

The SPIU Social Officer will be responsible for:

Providing the sub-project Resettlement Implementation Committee (RIC) with a weekly report detailing the number and status of complaints, any outstanding issues to be addressed, and monthly reports including analysis of the type of complaints, levels of complaints, actions to reduce complaints, and initiator of such actions.

9.8 Grievance Redress Process

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. At the time of approval of individual resettlement plans and execution of compensation contracts, affected persons and communities shall be notified of the procedures for lodging grievances and seeking redress. The grievance mechanism shall be simple, locally administered to the extent practicable, and structured to ensure accessibility, flexibility, and transparency. All grievances shall be submitted to the RIC.

There is no universal model or one-size-fits-all approach to grievance resolution. Effective conflict management is best achieved through localized mechanisms that reflect the specific issues, cultural context, local customs, and the scale and conditions of the project. At its most basic level, a grievance mechanism comprises the following key components:

- i. Receive and register a complaint
- ii. Screen and assess the complaint
- iii. Formulate a response (within a specified time frame)
- iv. Select a resolution approach
- v. Implement the approach
- vi. Settle the issues
- vii. Track and evaluate results
- viii. Appeals process
- ix. Monitoring and reporting to project management to detect systemic problems;
- x. Learn from the experience and communicate back to all parties involved.

The grievance 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 will otherwise take a considerably longer time. Table 9.1 provides a framework for grievance redress process, however more specific timelines will be documented in the site-specific RAPs that will be prepared for sub-projects. Annex 2 provides a Sample Grievance Complaint Form, while Annex 6B provides a Sample Grievance Documentation and Resolution Format.

Table 9.1: Framework for Grievance Redress Process

Step	Process	Timeline	Responsible Party
Step 1: Receipt & Registration	Complaint is received through any channel, logged into a grievance register with unique ID assigned per complainant.	Within 1–2 working days	GM Focal Person at the project level
Step 2: Acknowledgement of Complaint	Complainant receives confirmation of receipt (verbal, SMS, or written).	Within 2 working days	GM Focal Person at the project level
Step 3: Screening & Categorisation	Complaint reviewed, classified under relevant category	Within 1–2 working days	1 st Level GRC
Step 4: Investigation & Resolution	Fact-finding with complainant, relevant MDAs, farmer groups, contractors etc. Resolution options explored. <i>(please note that this excludes GBV/SEA/SH related cases which should be handled as described in section 9.9 below)</i>	Within 5–10 working days (depending on complexity)	1 st Level GRC
Step 5: Communication of Outcome	Complainant informed of resolution decision and next steps. Agreement documented.	Within 2 working days after resolution	GM Focal Person
Step 6: Appeal/ Escalation	If complainant is unsatisfied, the case can be escalated to the 2 nd level (SPIU GRC)	Within 3 days of decision	GM Focal Person/ Complainant
Step 7: Investigation & Resolution at the 2 nd GRC Level	Fact-finding including review of resolution reached at the 1 st GRC level. Resolution options explored. Communicate resolution to Complainant. If unsatisfied at the 2 nd GRC level, the case can be escalated to SERVICOM.	Within 5–15 working days (depending on complexity)	Social Officer (SPIU GRC)
Step 8: Further Appeal/ Escalation	If complainant remains unsatisfied the case can be escalated to the FPCU GRC. Complainants may wish to seek judicial redress	Within 5 days of decision	SPIU Social Officer (SPIU GRC)/ Complainant
Step 9: Closure & Feedback	Case closed when complainant accepts outcome, or appeal resolved. Record updated in GM database.	Rolling basis	GM Focal Person/ SPIU Social Officer/ FPCU Social Officer

9.9 Inclusivity of the GM

Vulnerable groups as defined in section 3.5.2, women, poor and marginalised communities may face numerous barriers in lodging complaints such as: illiteracy, lack of knowledge about their

rights, local culture and traditions, fear, discrimination, lack of access to technology, financial challenges, perceived hassle in complaining amongst others.

Some strategies to reduce these barriers are:

- Establish grievance uptake locations in areas where poor and marginalized people live
- Awareness materials, trainings and sensitisation on the GM should also be in local languages and should be brought as close as possible to different groups/areas as opposed to just a central location which may disenfranchise some persons
- There should be consideration for the locations and height of placement of complaint boxes to enable all persons access them
- Engage local intermediaries (liaison officers, community-based organizations, the leaders of such groups) to facilitate submission of grievances
- Deploy community-specific communication strategies to allay fears about, and increase comfort levels for submitting grievances;
- Ensure that there is no formal or informal charge for making grievances
- Phone lines should be toll-free
- Periodic focus group discussion should be held with such groups and they should be included in the monitoring and evaluation surveys
- Treat grievances confidentially, fairly and without prejudice

9.10 Monitoring and Evaluation

Grievance resolution will be a continuous process in subproject level activities and implementation. Each RAP to be prepared will have a dedicated GM section based on the peculiarity of the subproject. The SPIU will keep records of all resolved and unresolved complaints and grievances. The SPIU will ensure periodic monitoring and evaluation of the SERVICOM delivery and the project GM, this will be done through half yearly satisfaction surveys, interview of PAPs and review of the ration of resolved cases/unresolved cases amongst other methods.

Monitoring indicators include:

- Number of grievances received/resolved
- Average resolution time in line with the stipulated timelines
- % resolved at community level
- Complainant satisfaction rate
- Access to the GM
- Inclusivity for vulnerable/marginalised groups
- Analysis of recurring grievances
- Consistency and fairness
- Number of awareness programs and trainings on the GM

9.11 Financing of the Grievance Redress Mechanism and Cost of Remediation

The AGROW Project shall be responsible for the funding of logistics for the GRC by allocating 10 - 15% of the total cost of RAP compensation and resettlement assistance for GM-related cost as well as the eventual compensation or resettlement remediation that the aggrieved party may be

entitled to. Where grievance relates to issues between the contractors, their workers and employees and the community, the contractor shall fund the GM.

The aggrieved party has the choice to take his/her case to the court, but he/she will be responsible for legal costs associated with the case if he/she loses the case in the court, while the project will be responsible for the cost of the judicial process if the aggrieved individual wins the case. Table 9.1 below show the implementation plan for the GM.

CHAPTER TEN: ARRANGEMENT FOR FUNDING RESETTLEMENT AND IMPLEMENTATION PROCESS

10.1 Budget and Financing

Pursuant to the legal framework of the RPF, compensation and resettlement assistance shall be provided by the Ministry of Finance, through the Ministry of Agriculture and the SPIU, to all eligible categories of affected persons. As the specific locations of subprojects are not yet determined, reliable estimates of the number of potential project-affected persons and properties cannot be established at this stage. This RPF shall, however, serve as the guiding instrument for the preparation of either an Abbreviated Resettlement Action Plan (ARAP) or a full Resettlement Action Plan (RAP), as may be required, depending on the scale of adverse impacts associated with each subproject.

Final resettlement cost estimates and budgets shall be determined in accordance with the items set forth in the matrix in table 10.1 below:

Table 10.1: Resettlement Cost Estimation

Resettlement 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 transfer	<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.)
Administration costs	<ul style="list-style-type: none"> • Physical facilities (office space, staff housing, etc.) • Transport/vehicles, materials • Disclosures • Operational staff (managerial, technical) • Support staff • Training and monitoring • Technical assistance • Evaluation by independent agency • Grievance Redress Mechanism • Implementation costs

10.2 RPF and RAP Implementation Budget

The resettlement budget shall be established on the basis of field assessments, prevailing asset values, and empirical data derived from subproject RAPs, to ensure that sufficient funds are allocated for resettlement throughout project implementation.

At this stage, it is not feasible to determine the exact number of persons likely to be affected, as the technical designs and details of specific sites and subprojects have not yet been finalized. Consequently, a detailed budget for RAP implementation cannot presently be produced. Upon identification of these locations and completion of the site-specific socio-economic studies, data on specific impacts, household and individual incomes, the number of affected persons, and other demographic information shall be generated, thereby enabling the preparation of a comprehensive and accurate budget for each RAP and associated compensation.

Each RAP shall contain a detailed budget prepared in accordance with the indicative template. The budget shall cover compensation payments and the implementation of all resettlement activities for the respective subproject, including, but not limited to, costs of surveys, land acquisition, loss of livelihood, loss of crops and other assets, as well as allowances or in-kind assistance for vulnerable groups within the community. This requirement shall facilitate the preparation of a comprehensive and accurate resettlement and compensation budget. The SPIUs shall be responsible for preparing the resettlement budget, which shall be financed in accordance with the project's administrative and financial management rules and manuals, as with any other eligible project expenditure. The budget shall be subject to approval by the World Bank.

Further to the budget funding, 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 shall be paid out of counterpart funds.

It is important that resettlement costs be comprehensively identified early, accurately estimated, consider the level of uncertainty involved, and build in contingencies, as appropriate. and fully internalized within the project and not be transferred to displaced persons either intentionally or unintentionally. Most resettlement-related costs incurred in implementation can be placed in four budgeting categories: compensation, relocation costs, income restoration or costs, and administrative costs.

Compensation: "Compensation" refers primarily to the cost of payment for expropriated land (including trees and crops that cannot be harvested), housing, structures, and other fixed assets, including assets acquired for temporary project use. It includes the costs incurred to help directly acquire substitute properties. Compensation costs also include the cost of acquiring resettlement sites with respect to affect persons. Compensation applies to vendors, enterprises, and other commercial operations, as well as residential units (households where staff quarters are affected).

Community Infrastructure and Services Costs: Expropriated public land, buildings, structures, and other fixed assets are more often replaced than compensated. These costs can include those for replacing or restoring community facilities (for example, religious praying area/facilities) and public infrastructure (roads, bridges, irrigation works, cables line or utility line, etc.) and for providing access to potable water, fuelwood, grazing areas, or other resources needed to restore

living standards. These costs include not only the infrastructure to be replaced, but also the associated services provided.

The best approach is to avoid expropriation or at least minimize the adverse impacts of land taking by using, if feasible, less valuable land and avoiding expropriation of structures and other fixed assets to the extent feasible.

Attention to the timing of land acquisition, for example permitting the harvest of crops will alleviate the need for crop compensation, but such compensation is usually a small cost in any resettlement operation. Timely payment of compensation can help avoid cost escalation resulting from inflation.

Relocation Costs: “Relocation costs” refers to the costs associated with the physical relocation of people, businesses, livestock, and moveable assets. These include the cost of developing agricultural and residential resettlement sites; cost of transporting affected people and their assets to the resettlement sites; any transfer fees, taxes, or other administrative costs; the costs of identifying new housing or land; and other costs between the time of displacement and the time of relocation. Temporary housing can be a major charge to the project, especially when delays in construction create pressure for several relocations in a short period.

Income Restoration or Improvement Costs

Estimates of income restoration or improvement costs are typically based on proxies, such as training costs or the costs of providing credit. Alternatively, projects may typically assign a standard unit cost to income restoration or improvement activities. Although these approaches provide preliminary estimates for probable costs, actual costs are highly variable and can include subsidies and maintenance payments during the transition period. The socioeconomic surveys provide enough information to allow a more accurate estimation of costs. This income restoration cost or improvement cost will be applicable to the AGROW project where applicable.

If surveys are not available for this purpose, budgets should earmark substantial contingency funds for these costs. Sometimes the income restoration strategy falters during implementation. Alternative income-generating strategies need to be developed, and this increases costs. If the failure of the initial strategy was the fault of inadequate planning and not the fault of displaced persons implementation, then the costs of designing and implementing an alternative income restoration strategy should be borne by the project, not the DPs. Because Bank policy promotes provision of assistance to displaced persons to restore their livelihoods as the minimum acceptable outcome, no clear rule can be given for determining the limits of liability. Rather, project agencies must inform displaced persons as fully as possible about feasible income options and counsel them about the possible consequences of deciding on the basis of their short-term issues and concerns about relocation.

Administrative Costs

Administrative costs will vary with the scope and complexity of the project. In addition, administrative costs will vary with the institutional arrangement for project implementation.

10.2 Financial Flows, Arrangements, and Contingencies

A good practice is to budget by the year as well as by the item building in mechanisms for financial flexibility, ensuring that funds flow for anticipated resettlement activities when needed and that

funds are reserved for unanticipated contingencies as they arise for example by linking the flow of financial resources to the resettlement timetable. It may be advisable to establish financial earmarks or escrow accounts in anticipation of weak financial management or scarce financial resources from implementing states, designating funds that can be used for resettlement purposes only.

Thus, projects with multiple subprojects such as the AGROW for which resettlement frameworks are prepared at the time of project appraisal need higher levels of contingency funds, because the scope and scale of resettlement may increase significantly during project implementation, when specific subprojects are identified. If contingency is assigned as a flat percentage of estimated resettlement costs, the percentage will logically be higher for projects requiring income restoration activities on any significant scale. Following standard project practice, both price and physical contingencies will need to be provided for resettlement particularly, if resettlement will be phased over a number of years. Price contingency is essential to counteract inflation so that payment of compensation and other expenses can be maintained in real terms.

Financial responsibility: The project's resettlement issues span across the States of the Federation and thus require action from multiple agencies. Thus, the sources of funds and mechanisms for timely delivery will vary based on the state arrangement. Table 10.2 indicates what is eligible for financing under the bank loan.

Table 10.2 Resettlement Aspects Eligibility for Financing out of the Bank Loan

S	Category	Description	Mode of payment	Eligibility for Financing out of the bank Loan
1	Compensation	Land	Cash or in kind	Not eligible
		Structures	Cash, building material, Built housing	Not eligible*
		Crops Trees	Cash	Not eligible*
2	Allowance	Transition subsistence allowance	Cash or in kind	Not eligible*
		Training cost allowance	Payment to Training Institute	Eligible
			Payment to Affected Persons during the training	Not eligible*
		Allowance for business loss	Cash	Not eligible*
3	Resettlement Site	Civil works	Cash	Eligible. Cash payment is not eligible
		Repair cost	In kind	
		Transport	In Kind	
		Civil works		Eligible
		Consultants fee for surveys, site-planning and technical design during project implementation		Eligible
		Management and Supervision fee to consultants during		Eligible

		project implementation Fee paid to government departments for review and approval of plans and designs		Not eligible
4	Resettlement Plan Preparation	Costs incurred by Executing Agency	Payment by cash	Eligible through project preparation technical assistance
5	Public facilities and infrastructure	Costs of replacement of affected infrastructure	Payment by cash	Eligible
6	Fee and taxes	Fee and taxes paid to different government agencies for review of designs and RPs	Payment by cash	Not eligible
7	Resettlement Plan implementation and supervision	Costs incurred by Executing Agency	Payment by cash	Only the incremental costs incurred for RP implementation are eligible
8	External monitoring	Fee paid to independent monitoring agency or consultants	Payment by cash	Eligible

Table 10.3: Cost Assumptions

S/N	ITEMS	COST	ASSUMPTIONS
1	Compensation for loss of Land	Per hectare	For land acquisition purposes, based on Nigerian average market cost, or from similar projects
2	Compensation for loss of Crops	Per hectare of farm loss	Includes costs of labour invested and average of highest price of staple food crops and Nigerian market Prices
3	Compensation for loss of access to pastoralists	If applicable	Those affected would be provided with shared access, or alternate routes (decision agreed through consultation and participation of all)
4	Compensation for loss of access to fishing resources.	If applicable	Data provided from the revised socio-economic study will determine market values of catch, fish products etc
5	Compensation for Buildings and Structures	If applicable	This compensation may be in-kind or cash. Costs for basic housing needs will include ventilated pit latrines, outside kitchen, and storage.
6	Compensation for Trees	Per Year, Per tree	Includes costs of labour invested and average of highest price of trees (and tree products) and Nigerian market prices
7	Cost of Relocation Assistance/Expenses	Per household	This cost reflects the moving and transportation Allowance
8	Cost of Restoration of Individual Income		Assumed to be higher than the GDP/capita in Nigeria
9	Cost of Restoration of Household Income		These costs reflect the livelihood restoration program of the RAP
10	Cost of Training Farmers, pastoralists and other PAPs		This is a mitigation measure involving capacity building and involves PAPs and affected communities

10.4 Sources and funding arrangements

The respective State Government shall provide the resources required for compensation payments arising from land acquisition and the replacement or resettlement of physical assets. The SPIU shall establish an appropriate Resettlement Budget, informed by subproject impacts, valuation reports, and the mitigation plan. The SPIU shall be responsible for ensuring the timely provision and efficient disbursement of resettlement funds to the various subprojects prior to the commencement of civil works.

Appropriate measures shall be developed, based on gender-disaggregated socio-economic data obtained from the RAP census surveys, to ensure equitable compensation for both men and women. The resettlement budget and financing shall make provision for compensation of private property, replacement and enhancement of community infrastructure, supplemental assistance to top-up compensation, training programs, and the management of resettlement-related expenses, including those incurred by the SPIU and other stakeholders for external monitoring.

10.5 Implementation Process

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.

10.5.1 Important principles in Project Implementation

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

- i. 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;
- ii. 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,
- iii. PAPs will need to be compensated promptly and before start of civil works in accordance with the resettlement policy framework.
- iv. 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.
- v. 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.
- vi. 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.
- vii. 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.
- viii. There will be transition arrangements for displaced families until they get their replacement housing.

- ix. 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.
- x. A completion survey of the delivery of compensation and resettlement entitlements will be undertaken as per the RPF requirement.

10.5.2 Linking RAPs and Civil works

The RAP preparation 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 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.

10.5.3 Implementation Schedule

The schedule for the implementation of activities must be agreed upon 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
- RPF for Rural Access and Agricultural Marketing Project (RAAMP)
- Dates of possession of land that PAPs are using.

The dates must be after the 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 upon between the parties.

The dates must be after the 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 upon between the parties.

10.5.4 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 the 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 the 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.

10.6 Institutional Responsibility

The implementation of this RPF will rest on the Federal Project Coordination Unit within the FMAFs. They will be responsible for the publication of this RPF report as required by law and will translate the principles to the respective participating states (SPIU) as guidelines during the preparation and implementation stage of the sub-project RAPs. While the States SPIU will be responsible for the preparation and implementation of the RAPs.

Specific roles of the various institutions and MDAs in the implementation of the RPF and the subsequent ARAPs/RAPs are as specified in table 10.4 below:

Table 10.4: Institutions and their Social Safeguard Responsibilities

Category Roles & Responsibilities	Category Roles & Responsibilities
Federal Project Management Unit (FPCU)	<ul style="list-style-type: none"> Responsible for setting up a Social Safeguard Unit with well trained personnel in resettlement, who shall ensure and supervise the implementation of this RPF. Ensuring the States adhere to the guidelines in this RPF and support in the implementation of RAPs Collate reports on all resettlement activities – screening, scoping, census, consultations, disclosure – and report periodically to the World Bank.
Federal Government MDAs (Federal Ministry of Environment, Federal Ministry of Housing and Urban Development)	<ul style="list-style-type: none"> Provide Policy Guidance, Ministerial Coordination and Institutional Changes regarding Environmental & Social issues of the project through the steering committee. Ensure that the disclosure policy of the government of Nigeria is adhered to by the project by disclosing the RPF and subsequent RAPs
State Ministry of Lands, Survey and Urban Development	<ul style="list-style-type: none"> Provide project related policy decisions and guidance regarding land acquisition and compensation Ensuring compliance at State Level, on matters of Land Acquisition and compensation and other resettlement issues
State Ministries of Agriculture	Set up State Project Management Units to implement the project with a functional environmental and social Unit in each SPIU to manage environmental and social risk management
SPIU Environmental and Social Unit	<ul style="list-style-type: none"> Screening of all planned subprojects for impacts associated with ESS5 Responsible for preparation of TOR for ARAP/RAP Review all ARAPs/RAPs documents prepared by consultants and ensure adequacy under the World Bank Safeguard policies. Ensure that PAPs are compensated and carried along in line with this RPF Liaise with the Resettlement Implementation Committee and the Grievance Committees to ensure appropriate procedures are followed in implementation Prepare compliance reports with statutory requirements for review of the Federal PCU and the World Bank
World Bank	<ul style="list-style-type: none"> Assess and monitor implementation process of the ARAP/RAP Review and clearance of TOR for ARAP/RAP Responsible for disclosure of ARAP/RAP on the Bank's external website

	<ul style="list-style-type: none"> Responsible for final review and clearance ARAP/RAP.
Resettlement Implementation Committee	<ul style="list-style-type: none"> Responsible for implementation of the RAP Ensure all PAPs are duly compensated in line with the RAP
Grievance Redress Committee	Responsible for receiving, registration, verification and processing of grievances and complaints related to the project, including giving feedback to aggrieved persons and the project management
NGOs/CSOs	<ul style="list-style-type: none"> Assisting in their respective ways to ensure effective response actions, conducting scientific researches alongside government groups to evolve and devise sustainable environmental strategies and livelihood restoration measures. Organizing, coordinating and ensuring safe use of volunteers in a response action, and actually identifying where these volunteers can best render services effectively Providing wide support assistance helpful in management planning, institutional/governance issues and other livelihood related matter, Project impacts and mitigation measure, Awareness campaigns

10.7 Capacity Building

RPF and A/RAP preparation process and implementation are a high skilled area that requires trained and experienced experts. The FMAFS has some level of experience in environmental and social risk management from previous World Bank funded projects such as the Staple Crop Processing Zone (SCPZ), Livestock Productivity and Resilience Support Project (LPRES), Rural Access and Agricultural Marketing Project (RAAMP) FADAMA etc.

However, some form of training will be required for the FPCU and the SPIU because the staff that may be seconded to the project from the Ministries may not have been part of the previous projects.

Detailed capacity enhancement plan for the SPIUs can only be established based on the assessment of the existing capabilities to be performed during RAP development. However, trainings will focus on the following, *inter alia*:

- World Bank ESS5 on resettlement and other ESS applicable to the project
- Land acquisition and resettlement and Compensation Laws and procedures in Nigeria
- Compensation and supplementary assistance
- Provisions of the RPF
- RAP Implementation process
- Vulnerability
- Grievance Redress Procedures

10.8 Annual Performance Audit

An annual performance audit will be carried out once a year in line with the suggested audit format outlined in the Environmental and Social Guidelines Manual, preferably by independent consultants hired by Federal Ministry of Education in order to ensure that RAPs are being prepared in compliance with the Resettlement Policy Framework and the ESS5, and that compensation has been carried out satisfactorily. The audit report will be submitted to Federal Ministry of Education and to the World Bank for clearance.

CHAPTER ELEVEN: STAKEHOLDER CONSULTATIONS

11.1 Introduction

Public consultation and participation are essential, as they provide potential displaced persons with the opportunity to contribute to both the design and implementation of project activities, while also minimizing the risk of conflict among stakeholders.

A major purpose of stakeholder and community consultation in a development project is to inform PAPs and stakeholders about the project set up; inform them of their rights and benefits, create ownership and elicit broader inputs and suggestions that will ensure project sustainability and success. The success and sustainability of the World Bank funded AGROW in Nigeria would not have been possible without good consultation and meaningful engagement of the stakeholders.

Accordingly, the RPF team identified and consulted categories of stakeholders at the Federal level and across selected states representing the geo-political zones, using veritable platforms and instruments such as focus group discussions, in-depth interview and stakeholder workshops. The stakeholders include: Federal and States Ministry of Agriculture and food Security, Federal and State Ministry of Lands, Ministry of Women Affairs and Youth Development; Farmers Association, Women Farmers, Youth amongst others.

The project has and will continue to identify other interested parties' interest and roles in the project's design, implementation and decision-making process. The AGROW Project has undertaken preliminary stakeholder identification exercise and has developed a list of all the actors that may affect the project design and outcome. Details are discussed in the stand-alone Stakeholder Engagement Plan for the project.

Public consultation will take place at the inception of the planning stages of the Resettlement Action Plan. The participation strategy would evolve around the provision of opportunity for involvement. This process would not be a one - off because of the nature of the project, which through its implementation and design ensures consultation, public participation and involvement at the local level. Hence, PAPs will be consulted and involved in all resettlement activities such as planning, implementation and monitoring. Their involvement provides them with greater understanding of the project, potential resettlement issues (risks, impacts, benefits etc), and gives them opportunities to voice out their opinion/concern about the project, to promote successful project implementation.

Mechanism for community entry, consultation and participation of PAPs will be addressed in the RAPs for the sub-projects and will be defined by cultural prescriptions which will be carefully studied and adhered to in each affected community. This mechanism is described in table 11.1 below

Table 11.1: Mechanism for consultation with and participation of displaced person in the AGROW Project Cycle

Project stage	Objective	Consultation Mechanisms	Target Stakeholder	Key activities
Planning phase- Preparatory process for the RPF and subsequent RAPs/ ARAPs On completion of the RPF and RAP	To gain a preliminary understanding of the scope of the Project, appropriate and legislated engagement requirements and relevant stakeholders. To ensure wide publicity to relevant stakeholder	Public meetings One on one interviews Focus group discussion Questionnaire administration Survey/ census Stakeholder workshop Radio, local newspaper relevant to project area, councils / community level display of documents	The relevant State or local government authority (to be determined). Potentially affected individuals,	Provide information about key provisions of this Framework: - Inform on project designs to obtain inputs on design and implementation Inform that they are not obligated to voluntarily contribute land for subproject purposes inform that involuntary acquisition of land without appropriate compensation is not permitted, and that lodging of a valid objection by an affected landowner will be sufficient cause for subproject approval to be delayed or withheld Disclosure of the RPF and RAP documents to ensure stakeholders and PAPs are informed about: the entitlement to replacement in kind or compensation at replacement cost Procedures for pursuing grievances, including contact information Information will be presented in a language and medium accessible to those potentially involved
Implementation & Monitoring of the RAP/ ARAP before civil works During civil work phases Monitoring of project cycle and at project closure		Public meeting, focus group discussions, committee meetings, and workshop at suitable locations such as; Community town halls, the Assembly Hall of the or offices of the local leader Others include information dissemination through project website, social media platforms such as Instagram, WhatsApp, telephone texts, Facebook tool to interface the public and engage	Project-Affected Persons, and Institutional stakeholders such as state and local government authorities on education and land and community development	The information will be made to each household on entitlement eligibility criteria, modes of compensation complaints and grievances resolution procedures. Involvement in site preparation: Participation will also be fostered through use of local know-how and materials; the contractor will be encouraged to use local people to supply materials and goods needed for the sub-project implementation. Group formation: using existing groups or assisting PAPs to form groups provides institutional framework for participatory resettlement. Involvement in resettlement committees and monitoring teams: participation in committees would be

		with its stakeholders.		one of the key mechanisms for involvement of PAPs in the planning, implementation and monitoring of the RAPs.
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11.2 Stakeholder Consultations for the RPF

As part of the preparation of the RPF and SEP instrument for Nigeria Sustainable Agriculture Value Chain for Growth (AGROW) Project, an all-inclusive stakeholders' consultation meeting was organized with relevant MDAs at the Federal level including:

- Federal Ministry of Agriculture and Food Security
- Federal Ministry of Housing and Urban Development
- Federal Ministry of Women Affairs
- Federal Ministry of Environment
- Farm Inputs Support Services (FISS)
- Value Chain Associations

At this stage of the project, participating states are yet to be identified, however, some states were selected for field visits along the four project value chains (rice, maize, cassava and soyabeans), ensuring representation from each of the six geopolitical regions, specifically, the field visits included the following states: Adamawa, Ebonyi, Enugu, Niger, Kogi, Nasarawa, Kaduna, Kano, Kwara, Kebbi and Akwalbom. At the state level, consultations were help with State Ministries of Agriculture, State Ministries of Land, State Ministries of Women Affairs, Farmers Associations, Farmers including women and youth, amongst others.

The visits and the consultations provided the opportunity to:

- Help in scoping and defining the content of the RPF
- Discuss with the MDAs in charge of land administration to obtain policies and documents on land acquisition and compensation matters
- Understand land tenure and administration across the various zones
- Identify potential areas and persons that may be impacted in respect of land acquisition, economic and physical involuntary resettlement, restriction of land use, land donation etc.
- Sensitise stakeholders on the preparation of this RPF that will guide the implementation with respect to concerns of land acquisition, economic and physical involuntary resettlement, which will be duly validated and disclosed to the public.

The list of persons consulted and pictures are attached as Annex 3, while a summary is presented below.

Table 11.2: Summary of consultation with the Federal Ministry of Environment

Venue	Office of the Director, Environmental Assessment Department,
Date	FMEEnv
Time	20/08/2025

Participants	12:30 pm – 1:20 pm Director EA, Consultants	
Remarks by the RPF Consultant	Stakeholders Response	Responses/Closing Remarks by Consultant
<ul style="list-style-type: none"> The consultant appreciated the director for devoting her time to the consultation despite the short notice of invitation. The consultant explained that the Nigeria Sustainable Agriculture Value Chain for Growth (AGROW) Project will be executed through financing from the World Bank and supported funding by the Federal Government of Nigeria. Project activities will center around 4 major selected value chains including rice, maize, cassava, soyabeans The project will be guided by the World Bank ESS which required relevant instruments including this RPF has to be prepared and disclosed to guide the project. Considering the FMEnv will be responsible for the in-country disclosure it is necessary to consult with the ministry early on in this project. 	<ul style="list-style-type: none"> With respect to RPF and RAP, the director stated that the ministry will support with the disclosure as usual at the right time. Though RAP is a state specific and it's a dynamic instrument, the ministry has a guideline or checklist as the case maybe for adequate monitoring of the implementation. If there are land issues and it is brought to their notice, they can stop the entire project process until it is resolved and that is why they request for RAP report in lands related matters and other relevant documents 	The Ministry will continue to be carried along through the process of the project lifecycle considering the environmental and social risks and mitigation associated with the project.

Table 11.3: Summary of consultation with the Federal Ministry of Women Affairs

Venue	Office of the Director, FISS	
Date	22/08/2025	
Time	2:30 PM – 3:50 PM	
Participants	SEP/RFP Consultant	
Remarks by the RPF Consultant	Stakeholders Response	Responses/Closing Remarks by Consultant
<p>The consultant introduced the AGROW project to the ministry including the project components and major value chains</p> <p>Activities under component 1 and component 3 could involve land acquisition, potential economic displacement, losses of crops and agricultural products, disruptions and loss of harvest, impact on livelihood of smallholder farmers from transition to more modern agricultural practices thereby displacing traditional farming methods, restriction of access to land including agricultural activities, hence this RPF has been prepared to guide how these risks can be identified and addressed. Subsequent RAPs will also be prepared when the subproject locations and designs have been identified.</p>	<p>Director, Gender Affairs stated that they have a reporting GBV template sent across the states with designated officers at state levels who register those cases which is signed off by the Hon. Commissioner which is now transmitted to the National office for collation and further action. Although referrers and action are normally taken in the state where the incidence happens but on severe cases, the Minister steps in to handle the cases. He also stated that GBV mapping supported by the world Bank was carried out across the states and referrer centres where also sited across the states and they have all referrers records with them.</p> <p>DGA stated that they don't have a unit/department saddled with the responsibility of addressing land related matters but he knows that the land use Act is there to address any land related issues and the only instrument they have that governs their operation is the National Gender Policy which was revised in 2021 to provide strategic policy guidance for mainstreaming gender at all levels including economic empowerment, and social well-being. In order to effectively carry out this Ministry's mandate, they have designated gender-based officers across all the ministries/institutions to strengthen the national gender policy</p>	The Ministry is a critical stakeholder because of its role in supporting women and vulnerable groups. The project will continue to consult with FMWA both at the Federal and state levels

	He concluded by stating that apart from the production phase across the value chain, women play significant roles in the other phases (processing, packaging, distribution, retailing etc).	
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Table 11.4: Federal Ministry of Lands, Housing and Urban Development

Venue Date Time Participants	Office of the Director, Lands 26/08/2025 12:00 am – 1:00 pm Director Lands, Assistant Directors, Consultants	
Remarks by the RPF Consultant	Stakeholders Response	Responses/Closing Remarks by Consultant
<p>The AGROW project was explained including the objectives and components. Activities under component 1 and component 3 could involve land acquisition, potential economic displacement, losses of crops and agricultural products, disruptions and loss of harvest, impact on livelihood of smallholder farmers from transition to more modern agricultural practices thereby displacing traditional farming methods, restriction of access to land including agricultural activities.</p> <p>Given the exact location and magnitude of these impacts are unknown at stage, this RPF is prepared to guide the project address such risks and the preparation of subsequent RAPs for the sub-projects</p>	<p>The Director responded that there is a mutual interface between the ministry of lands and Agric when it comes to the issue of land allocations for agricultural purposes. However, ministry of land can allocate lands only via proposal from the ministry of Agriculture. Moreover, the power to allocate agricultural lands is vested in the state Governors</p> <p>A document on Revised Crops and Economic Trees Compensation Rates by the National Technical Development Forum (NTDF) on Land Administration has been prepared by the Ministry with support from the World Bank and it is it fully operational and can be referenced in the RPF and guide the preparation of RAPs as well</p> <p>There is no policy or regulation based on the land use act to compensate people for temporary displacement from farmlands or restrictions of access to land use that affect livelihood activities.</p> <p>Complainants on land matters have to write a letter to the director lands registering the complaints which will be processed and addressed by the department. The department also pointed out that there is log book for grievances handling.</p>	<p>The information provided will be duly documented in the RPF and the approved revised rates document for crops and economic trees will also be referenced in the document.</p>

Table 11.5: Summary of consultations from the States MDAs, Farmers Associations, Farmers

	Key Information from Stakeholders relating to the RPF	Consultants Response
<p>Date: 06/09/2025</p> <p>State: Akwalbom</p> <p>Participants: All Farmers Association of Nigeria, Akwalbom State, Rice Farmers Association of Nigeria (RIFAN), Akwa Ibom State, Cassava Farmers Association)</p>	<ul style="list-style-type: none"> The farmers described land tenure systems in their communities as diverse. Land is commonly acquired through inheritance from family holdings, hiring on a seasonal basis, outright purchase, or through communal arrangements. They noted that while inheritance and purchase provided more secure access, hired and communal systems often came with restrictions that limited long-term investment in the land. Small-scale farmers average 1.0-1.5 hectares per household. Medium-scale farmers within the association reported cultivating around 10 hectares on average, with rice averaging about 14 hectares. They highlighted that larger farm sizes enabled greater production, but still faced challenges in accessing mechanization services and affordable financing. Farmers uniformly prefer direct financial compensation for land acquisition. They value the flexibility it provides, allowing households to strategically invest in new livelihoods or secure land elsewhere, according to their specific needs and opportunities. The rice farmers noted that while inheritance and purchase provided more secure access, hired and communal systems often came with restrictions that limited long-term investment in the land. 	<p>The RPF consultant explained that some project components have the potential for land acquisition, affect farmlands, temporary loss of livelihoods amongst other envisaged impacts. Thus, this RPF is being prepared to provide guidelines for how such impacts will be addressed to ensure PAPs are adequately identified and compensated in accordance with the RAPs that will be prepared.</p> <p>All information provided will be duly documented in the report which will be disclosed to stakeholders publicly.</p> <p>In addition, vulnerable groups will be categorised in the RPF and recommendations on consideration and additional support such as livelihood assistance will be included.</p>
<p>Date: 06/09/2025</p> <p>State: Ebonyi</p> <p>Participants: Ministry of Lands and Survey, Farmers association, Women Farmers</p>	<ul style="list-style-type: none"> Ministry of Lands and Survey spearheads all land acquisition for agricultural development, pay necessary compensations and then hand the lands over to ministry of Agriculture for allocation to farmers The Department of Lands of the ministry attends to all complaints coming from both women and men, and resolves the grievances to the satisfaction of all parties involved. Through ministry established Grievance Mechanism (GM) and interface with Ministry of Justice and Ministry of Lands where necessary. The contact phone number is: 08066468052. Smallholder farmers should be fully carried along throughout the project lifecycle as they may be vulnerable and they can also be given livelihood support. Some of the women have access to Land but some do not have access to land. 	
<p>Date: 04/09/2025</p> <p>State: Ogun</p> <p>Participants: Ministry of Agriculture and Food Security, Farmers Association, Women in Agriculture (WOIAG)</p>	<ul style="list-style-type: none"> Bureau of Lands & Survey is the custodian of lands in the State. However agricultural acquisition sites, farm settlements and Model Farm Estate are administered by the Ministry of Agriculture & Food Security. For instances of temporary displacement from farmlands profiling of affected individuals and valuation of their assets are usually done by competent valuers in the Crop Enumeration Unit of the Ministry. Corporate or individuals who got their land through the Ministry is for a period of Forty-five years. The State Bureau of Lands and Survey stated that the Ministry through policies of the Framework Work for Responsible and Inclusive Land Investment in Agriculture (FRILIA) is encouraging gender balance and women participation in agriculture. Eggua Rice Cooperatives stated they have Government acquired farmland and issues on land 	<p>The project has the potential to improve livelihoods, support rural communities, and strengthen agricultural value chains, while also ensuring that PAPs are not left worse off than pre-project conditions by ensuring mechanisms that will address potential impacts on the environment, people and livelihoods. Particularly, this RPF provides a framework for land related matters and issues around crops, trees, livelihoods etc.</p>

	<p>allocation are resolved through stakeholder engagements. Small scale farmers have an average of 2 hectares while medium scale farmers have an average of 20 hectares</p> <ul style="list-style-type: none"> • Cassava Cottage Processing and Marketing Association of Nigeria (CACOPMAN) stated that most of their land is gotten through Family Land, Community Leasing 	that will be impacted
<p>Date: 04/09/2025</p> <p>State: Kwara</p> <p>Participants: Ministry of Agriculture and Rural Development, Value Chain Associations/ Agribusiness Developers/ Farmers Association, Kwara State Geographic Information Service</p>	<ul style="list-style-type: none"> • The ministry of agriculture stated that Communal/family land ownership is prevalent • Rice Farmers Association in Kwara state stated small scale farmers have an average of 1 hectare while medium scale has about 10 hectares. There are sometimes land issues with communal boundaries, family heritage though they are mainly resolved through the mediations of traditional rulers/ village heads. • The land tenure duration for agriculture in Kwara State is for a period of 60 years and renewable upon expiration • Kwara State Geographic Information Service stated that the state has adopted the Framework for Responsible and Inclusive Land Intensive Agricultural Investment (FRILIA) which has a component for proactive measure for grievance redress mechanism (GRMs) concerning compensation for land, crops trees and related assets. This redress issue is currently being handled by the Ministry of Justice. 	The RPF consultant explained that some project components have the potential for land acquisition, affect farmlands, temporary loss of livelihoods amongst other envisaged impacts. Thus, this RPF is being prepared to provide guidelines for how such impacts will be addressed to ensure PAPs are adequately identified and compensated in accordance with the RAPs that will be prepared.
<p>Date: 06/09/2025</p> <p>State: Nasarawa</p> <p>Participants: Ministry of Agriculture, Lands and Urban Housing , Ministry of Women's Affairs and Humanitarian Services, Farmers Group, Associations, and Agribusiness developers</p>	<ul style="list-style-type: none"> • The Permanent Secretary Ministry of Agriculture stated that the ministry has a Value Chain Development Program, which is headed by the programme coordinator, and it's a collaboration between the Federal and States. • The Commissioner of Lands and Urban Housing stated that to acquire land for agricultural investment, private individuals or companies must submit a request to the ministry, including detailed investment plans. Once approved, technical officers evaluate the land's suitability and negotiate fair compensation with local landowners. In the state, agricultural land use is granted for a period of forty-five (45) years, though in some instances it is thirty (30) years. He also stated that there is no gender discrimination when it comes to women acquiring land or any other assets. The Ministry maintains a specialized unit focused on compensation and conflict resolution. When farms, trees, or lands are impacted, technical assistants are dispatched to evaluate the situation and provide compensation as needed. 	The project will emphasize stakeholders consultations, such as Federal ministries and states of agriculture and lands, farmer associations, extension agents, etc. which will help to achieve sustainable outcomes. With respect to land acquisition and resettlement issues, PAPs will be duly consulted and communicated with prior to, during the preparation and implementation of RAPs. This RPF provides a framework for such risks to be addressed.
	<ul style="list-style-type: none"> • The responders noted that land tenure systems in their communities are varied. Land is typically acquired through inheritance, purchase from individuals, or leasing for seasonal farming. • Farmers in Nasarawa State highlighted that when their land is revoked or impacted by development, they are typically offered alternative land, though monetary compensation is sometimes provided. However, they pointed out that the compensation is often insufficient and does not match the value of their original land. 	

<p>Date: 07/09/2025</p> <p>State: Kaduna</p> <p>Participants: Ministry of Agriculture, Kaduna Geographical Information System, Farmers</p>	<ul style="list-style-type: none"> • The permanent secretary, Ministry of Agriculture stated that Land acquisition and allocation are all gotten from the Kaduna Geographical Information System (KADGIS), through the office of the state government. • Agricultural land use is granted for a period of forty (40) years, though communities close to cities is less than 40 years due to rapid urbanization • The Director of Lands in KADGIS stated that all land-related issues must first be addressed through the state government's office, which, upon approval, directs them to KADGIS for processing before coordinating with the Ministry of Agriculture. The Kaduna Land Use Regulation is reviewed every two years and includes an integration plan to minimize resettlement issues. Additionally, there is a Department of Land Use and Compliance, which houses a Resettlement Unit. 	<p>The RPF consultant explained that some project components have the potential for land acquisition, affect farmlands, temporary loss of livelihoods amongst other envisaged impacts. Thus, this RPF is being prepared to provide guidelines for how such impacts will be addressed to ensure PAPS are adequately identified and compensated in accordance with the RAPs that will be prepared</p>
<p>Date: 07/09/2025</p> <p>State: Niger</p> <p>Participants: Ministry of Agriculture, Ministry of Lands, All Farmers Association of Nigeria (AFAN), First Agro Business Corporative Society</p>	<ul style="list-style-type: none"> • The Director in the ministry of agriculture stated that farmers bring grievances, on land dispute and are channeled by writing through the desk officers, handle by dispute conflict resolution committee and communities leaders/heads involvement. Compensation is paid for all affected claimants of every government compulsory acquisition. The acquisition and compensation unit of the department of land of the ministry handles and resolve issues that has to do with compensation • Land is allocated by the Ministry of Land and Survey. But the Ministry is supposed to be a member of the Land Use Allocation Committee (LUAC) for land use planning. tenure for agricultural land use is forty-five (45) years. • All Farmers Association of Nigeria (AFAN) stated that access to land is through private ownership/leasing, Land holdings is through communal and family ownership. There is usually an issue with land acquisition, non-availability of land reclamation of land by owners, no channel for resolution. • The All Green Agro Farmers stated that there may be an impact on livelihood based on difficulty in adoption of the new technologies though this is expected to be temporary and can be enhanced through practical approach and training. • First Agro Business Corporative Society explained that land was accessed through inheritance, hiring, purchase, and communal arrangements. They noted that while inheritance and purchase provided secure access, other systems, such as hiring and communal tenure, were less reliable and discouraged long-term investment in farm improvements. Small-scale rice farmers in the group reported cultivating an average of 5-10 hectares each. They observed that this landholding allowed some production for market purposes, but was still limited compared to commercial-scale operations. Medium-scale farmers reported cultivating an average of 10-15 hectares each. This larger farm size enabled higher output, but they emphasized that production costs remained high due to limited access to affordable credit and mechanization services. Farmers stated that land for land compensation was the most practical approach to addressing land acquisition issues. 	<p>The project will emphasize stakeholders consultations, such as Federal ministries and states of agriculture and lands, farmer associations, extension agents, etc. which will help to achieve sustainable outcomes. With respect to land acquisition and resettlement issues, PAPS will be duly consulted and communicated with prior to, during the preparation and implementation of RAPs. This RPF provides a framework for such risks to be addressed.</p> <p>Recommendations provided will be duly documented in the RPF.</p>

Table 11.6: Hybrid Workshop on Nigeria Sustainable Agriculture Value Chain for Growth (AGROW) Project.

Date	October 9th, 2025	
Location	Tafawa Balewa Hall, Nicon Luxury, CBD, Abuja	
Participants	Representatives of Federal Ministry of Environment, Agriculture, Women Affairs, Lands, Farm Input Support Services, Representatives of the value chain associations, Agricultural Transformation Agenda Support Program, Women Farmers Advancement Network (WOFAN).	
Purpose	To discuss the draft environmental and social frameworks prepared for the AGROW project (ESMF, RPF, LMP, IPMP, SEP), obtain inputs from the document and validate the reports.	
Opening Remarks	The National Coordinator of LPRES represented by the Social Safeguard Officer of LPRES delivered a welcome address appreciating the stakeholders present and the consultants for organising the workshop. He expressed his positive perception about the AGROW project which aims to promote growth in the agricultural sector by addressing food security and job creation.	
Remarks by RPF Consultant	Stakeholders Comments	Conclusion
The RPF consultant delivered a presentation on the need for the RPF and the contents of the RPF. Following which stakeholders made some inputs and recommendations	<p>The representative of EA Department, FMEnv raised concerns about the safety of the type of fertilisers the project will promote</p> <p>She also advised that improved seed variety suitable for each geo-political zone may differ due to climate and soil differences</p> <p>Another representative of EA department inquired about the project's Security Management Plan, citing potential unforeseen security challenges that could emerge.</p> <p>She also inquired if there is an institutional arrangement and timelines for implementing the RAP</p>	<p>The consultant responded that the project will support biodigesters and organic fertiliser to improve soil fertility and safety</p> <p>The project will liaise with research institutions such as the International Institute of Tropical Agriculture (IITA), National Cereals Research Institute (NCRI) amongst others to ensure appropriate research suitable for each zone.</p> <p>The consultant stated that a project like AGROW will ensure that a Security Management Plan is developed which will be domesticated by each state.</p> <p>The RPF provides an instructional arrangement for RAP and states clearly, they should be implemented at least 2 months before civil works commences. However, the site-specific RAPs to be prepared will contain specific timelines for implementation depending of the scope of impacts and numbers of PAPs</p>
	<p>The representative of FMAFs stated that training will be very important for the farmers on adopting modern and improved techniques.</p> <p>She also expressed concerns that women should be included as vulnerable groups due to discrimination they face in accessing land and farm inputs.</p>	<p>The consultant stated that training is a key component of the project and has been taken into due consideration.</p> <p>The RPF has identified categories of vulnerable groups which includes smallholder women farmers, female headed households amongst others, and the project will lay emphasis on women inclusion</p>
	The representative of the Soybeans Association raised concerns about the poor state of the farming sector. She expressed appreciation for the government and consultants' commitment to the project and prayed that it would provide support and enhance the agricultural sector.	The consultant explained that the PDO of the project is to raise yields in select agricultural value chains in Nigeria for job creation and food security, hence farmers, value chain associations and the sector as a whole will benefit from the sector

	<p>The representative of the FMAFs explained that sometimes women farmers are unable to purchase land without permission from their spouses or parents. She suggested that the project should incorporate protective measures for women.</p> <p>Women farmers should get greater support and consideration to enhance their economic and social standing.</p>	<p>The consultant stated that this will be duly documented in this RPF as the project is aimed to ensure women inclusion.</p>
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CHAPTER TWELVE: ARRANGEMENT FOR MONITORING BY THE IMPLEMENTING AGENCY

12.1 Introduction

Monitoring and evaluation are designed to ensure that the Resettlement Action Plan (RAP) is developed and implemented in line with the Resettlement Policy Framework (RPF). This will be an ongoing process throughout the execution of this RPF and any subsequent ARAPs/RAPs, involving both internal and external monitoring.

The purpose of monitoring and evaluation (M&E) is to measure the effectiveness of the RAP, identify early gaps or challenges that the proposed mitigation measures cannot fully address, and recommend corrective actions to prevent setbacks to project success. The safeguards officer within the SPIUs will play a central role in reporting on compliance and implementation progress to the SPIU, FPCU, and the World Bank. The RPF emphasizes the critical role of M&E in overseeing subprojects under the Project and outlines the mechanisms for both internal and external monitoring, as detailed below.

12.2 Monitoring

Monitoring will take place during the implementation of the resettlement policy framework and will consist of both internal and external monitoring.

a. Internal Monitoring

The PMU of participating states will be required to provide monthly reports on progress on the identification and acquisition of land, progress in the compensation of PAPs, and the level of their participation in project activities. For those areas with minor resettlement, the SPIU environmental and social unit will report. These reports will be an integral part of the project's monthly reports and will make an integrated resettlement report in the annual M&E report to the Project Steering Committee of the Federal Ministry of Agriculture and Food Security and the World Bank.

In the areas where a RAP is required because of land acquisition or significant numbers of displaced persons, the Social Officer will provide a quarterly progress report on the various resettlement activities. The report will provide a detailed explanation of resettlement progress, fund allocation, and issues and problems arising, as well as solutions devised, during implementation. Information to be included in the reports will include, but not be limited to, 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.
- Number of sub-projects requiring preparation of a RAP;
- Number of households, and number of individuals (women, men and children) and number of identified vulnerable PAPs, 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);
- Number of people raising grievances in relation to each sub-project and % resolved
- Number of unresolved grievances
- % improvements in the livelihoods and well-being of PAPs.
- % of PAPs paid compensation
- % of relocated PAPs - rehoused

b. External Monitoring

External monitoring will be done by the MDAs including environment, Lands, Agriculture, and NGOs. The frequency and scope of this monitoring will be determined in the RAPs.

The following activities are the standard functions of the external monitors:

- a. Verification of internal reports, by field check
- b. Interview a random sample of PAPs in open-ended discussions to assess their knowledge and concerns regarding the resettlement process, their entitlements, and rehabilitation measures.
- c. Observe the functioning of the resettlement operation at all levels to assess effectiveness and compliance with the RAP.
- d. Check the type of grievance issues and the functioning of grievance mechanisms by reviewing the processing of appeals at all levels and interviewing aggrieved PAPs.
- e. Survey the standards of living of the PAPs (and that of an unaffected control group where feasible) before and after implementation of resettlement to assess whether the standards of living of the PAPs have improved or been maintained.
- f. Advise the project management unit regarding possible improvements in the implementation of the RAP.

12.3 Evaluation

An evaluation will be done to determine whether the efforts to restore the living standards of the affected population have been properly designed and executed.

The following are the objectives of the evaluation:

- General assessment of the compliance of the implementation of the Resettlement Action Plan with general objectives and methods as set in this document;
- Assessment of the compliance of the implementation of the Resettlement Action Plan with laws, regulations, and Environmental and Social Standard 5 (ESS 5) policies;
- Assessment of the consultation procedures that took place at individual and community level, together with the Central Government and Local Government levels;
- Assessment of fair, adequate, and prompt compensation as they have been implemented;
- Evaluation of the impact of the compensation on income and standard of living;
- Identification of actions, as part of the ongoing monitoring, to improve the positive impact of the program and mitigate its possible negative impact if any.

12.4 Indicators for Monitoring and Evaluation

12.4.1 Monitoring Indicators

Indicators are a set of targets prepared at project design against which project progress or otherwise can be measured. The monitoring indicators can be summarized as follows:

- a. Number of PAPs who have left the area by type by category, comprising owners who have lost land or structures as well as tenants and employees who have lost their place of work, and the number remaining;
- b. Number, type, and value of cash and in-kind compensation payments made;
- c. Number of people relocated, receiving income restoration, etc
- d. Number and type of grievances redress applications, type of grievance made, and manner of resolution;
- e. How long resolution took and how many were resolved, and the number not resolved
- f. Issues brought to the notice of the PMU handling the resettlement process by PAPs and the mode of settlement used.

12.4.2 Evaluation Indicators

Similarly, the evaluation indicators are also summarized below:

- a. The quality and effectiveness of stakeholder engagement conducted and duration;
- b. The numbers of PAPs relocated based on initial estimates.
- c. The number of compensations disbursed by type/ category of PAP, including the ability to comply with the terms of compensation contained in the RAP;
- d. % or number of grievances received, number resolved, and number left unresolved, and why?
- e. How well impacts were mitigated/resolved
- f. % or number of PAPs compensated and % or number that have regained their income activities

12.5 RAP Completion Audit

After implementation of each RAP, 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 according to the timetable in the RAP. This completion audit will verify that all physical inputs earmarked in the RAP have been delivered and all services provided. These audits 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. These audits will verify the 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 RAP implementation/completion audits 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.

To be effective, the completion audits 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.

Completion audits typically take place three to five years after resettlement impacts and might need to be repeated three years after to inform whether the suggested corrective actions were successful.

The Completion Audit has the following specific objectives:

- i. General assessment of the implementation of the RAP against the objectives and methods set forth in the RAP, prior to commencement of civil works.
- ii. Assessment of compliance of implementation with applicable international policies.
- iii. Assessment of the fairness, adequacy and promptness of the compensation and resettlement procedures as implemented.
- iv. Evaluation of the impact of the compensation and resettlement program on livelihood restoration, measured through income, employment, assets (e.g. land, houses, businesses, livestock), productivity of land and crop yields, health, education and access to services, social and cultural factors, with an emphasis on the requirement that PAPs be left no worse off, and ideally better off, as a result of displacement.
- v. Identification of potential corrective actions necessary to mitigate the negative impacts of the program, if any, and to enhance its positive impacts.

Annex 1: Indicators of RAP Impact

1. Livelihood and Income Restoration

- % of PAPs whose income is restored to pre-project levels or higher.
- Changes in household income sources/diversification.
- Number of PAPs employed in formal/informal sectors post-resettlement.
- % of PAPs accessing livelihood restoration programs (skills training, micro-credit, etc.).

2. Housing and Shelter

- Number/percentage of displaced households resettled into adequate housing.
- Housing quality compared to pre-project housing (size, materials, utilities).
- Access to basic infrastructure (electricity, water supply, sanitation).

3. Land and Asset Replacement

- % of lost land/assets replaced at full replacement cost.
- Average time taken to deliver compensation.
- Number of complaints related to compensation delays or inadequacy.

4. Social Services and Infrastructure

- Access to education (school enrolment rates, distance to schools).
- Access to healthcare facilities (distance, affordability, utilization rates).
- Availability of community facilities (markets, roads, religious centers, etc.).

5. Vulnerable Groups

- Number/percentage of vulnerable PAPs (e.g., women, elderly, disabled, landless) receiving targeted support.
- Improvement in livelihood status of vulnerable groups compared to baseline.

6. Grievance Redress and Participation

- Number and type of grievances lodged and resolved within agreed timeframe.
- % of PAPs who participated in consultations and decision-making.
- Perception of fairness and transparency in RAP implementation.

7. Social Cohesion & Community Stability

- Level of conflicts or disputes arising from resettlement.
- Community perception of security and stability post-resettlement.
- Degree of integration in host communities (if relocation occurs).

8. Environmental & Land Use Impacts

- Changes in land use patterns in resettlement areas.
- Quality of agricultural land allocated (if applicable).
- Environmental sustainability of new settlements.

Annex 2: Template for the Design of Resettlement Action Plan

LIST OF TABLES

LIST OF FIGURES

LIST OF PLATES

ABBREVIATIONS AND ACRONYMS

EXECUTIVE SUMMARY

CHAPTER ONE: INTRODUCTION

- Background Understanding
- Aim and Objectives of the RAP
- Justification for the preparation of a RAP
- RAP Methodology

CHAPTER TWO: DESCRIPTION OF THE PROJECT ENVIRONMENT AND BASELINE STUDIES

- Description of the project State
- Description of the project location
- Socio-Economic Baseline Conditions of Project-Affected Persons (PAPs)

CHAPTER THREE: POLICY LEGAL AND REGULATORY FRAMEWORK

CHAPTER FOUR: IDENTIFICATION OF PROJECT IMPACTS AND PROJECT-AFFECTED PERSONS

- Introduction
- Impact Reduction Measures Undertaken
- Positive Impacts of the project
- Negative Impact of the Project
- Entitlement and Eligibility
- Entitlement Matrix for the PAPs
- Description of Eligibility Criteria for Defining Various Categories of PAPs
- The Valuation methodology
- Inventory of affected assets/structures in the project area
- Census of Project-Affected Persons (PAPs)
- Compensation and Resettlement Assistance
- Analysis of Impacts and Income Restoration Measures for Vulnerable Group/PAPs
- Performance Indicator for Assessing Income Restoration
- Proof of Eligibility
- Duration for Civil Works
- Cut-Off Date

CHAPTER FIVE: GRIEVANCE REDRESS MECHANISMS

CHAPTER SIX: BUDGET AND FINANCING PLAN

- Introduction
- Financing plan
- Procedure for Delivering of Entitlements
- RAP Compensation Process
- Compensation Payment Administration
- Resettlement Implementation Linkage to Civil Works

CHAPTER SEVEN: INSTITUTIONAL ARRANGEMENTS- ROLES AND RESPONSIBILITIES

CHAPTER EIGHT: TIME TABLE OF EVENTS

- Timetable for the Resettlement Action Plan
- Training and Capacity Needs

CHAPTER NINE: MONITORING AND EVALUATION

- Overview
- Internal Monitoring
- Independent Monitoring
- Monitoring Indicators
- Implementation Schedule

CHAPTER TEN: STAKEHOLDERS CONSULTATION

- Method and participation
- Choice and Right
- Concerns and resolutions

REFERENCES

ANNEX A: LIST OF PROJECTS AFFECTED PERSONS AND THEIR COMPENSATION

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

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

ANNEX D: TERMS OF REFERENCE

ANNEX E: CONSULTATION ATTENDANCE LIST

Annex 2: Sample Grievance Complaint Form

Project _____ **Name:** _____
Location: _____
Date _____ **of** _____ **Submission:** ____ / ____ / ____
Grievance Reference Number: GRM-_____

A. Complainant Information

(Complainant may choose to remain anonymous)

- **Name of Complainant:** _____
 - **Gender:** ☐ Male ☐ Female ☐ Other
 - **Age:** _____
 - **Address/Contact:** _____
 - **Community/Village:** _____
 - **Preferred Language:** _____
-

B. Grievance Details

- **Type of Grievance (tick all that apply):**
 - ☐ Land acquisition/compensation
 - ☐ Housing/resettlement site
 - ☐ Livelihood restoration
 - ☐ Employment opportunity
 - ☐ Environmental impact (dust, noise, pollution, etc.)
 - ☐ Access to social services (water, school, health)
 - ☐ Other (specify): _____
 - **Description of Grievance (what happened, when, and where?):**
-
-
-

- **What outcome/solution do you seek?:**
-
-
-

C. Grievance Handling

- **Received by (GRM officer/committee):** _____
 - **Date received:** ____ / ____ / ____
 - **Method of submission:** ☐ In person ☐ Phone ☐ Written ☐ Suggestion box ☐ Other: _____
-

D. Resolution Process

- **Action Taken / Decision:**

-
-
- **Was the complainant satisfied with the proposed solution?**

☐ Yes ☐ No

- **If No, escalate to (next level):** _____
-

E. Follow-Up and Closure

- **Date grievance resolved/closed:** ____ / ____ / ____
- **Name & Signature of GRM Officer:** _____
- **Signature/Thumbprint of Complainant (if willing):** _____

Annex 3: Attendance Sheets and Pictures

A few samples of attendance sheets are pasted here; however the bulk of the attendance hard copy sheets will be handed over to the FPCU.

Attendance Sheet for Focus Group Discussion (FGD) of the Environmental and Social Management Framework (ESMF) for Nigeria Sustainable Agriculture Value Chains for Growth (AGROW) Project

Name of MDA: Ministry of Environment Address: (Brown House) Independent

Name of Focus Group: A GROW Date: 20-08-2025

S/N	Name	Position	Phone No.	Signature
1	A. A. A. A. A.	Consultant	08029551201	[Signature]
2	Dr. Fidele Idowu	Consultant	08066035524	[Signature]
3	Ms. A. A. A. A. A.	Director EAD	07032747723	[Signature]
4	Vincent Okonkwo	Consultant	08088981331	[Signature]

(AGROW)
Ministry of Human Affairs 21-08-2025

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6	Opayemi Adesola	"	08096622474	[Signature]
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8	Bello Abdur-Azeez	✓	08057471505	[Signature]
9	Ramata Adesemi	✓	07038171617	[Signature]
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11	Angela Durogbo	✓		[Signature]
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EBONYI STATE MINISTRY OF LANDS AND SURVEY

Nigeria Sustainable Agriculture Value Chains for Growth (AGROW) Project

Federal Ministry of Agriculture and Food Security

PREPARATION OF SAFEGUARDS FRAMEWORKS

STAKEHOLDERS ENGAGEMENT - ATTENDANCE LIST

Date:

Venue:


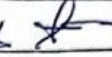

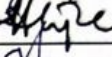



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MINISTRY OF WOMEN AFFAIRS AND SOCIAL DEVELOPMENT MINNA, NIGER STATE.

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Name of MDA: Ministry of Agriculture Address: Area 11 Garki
 Name of Focus Group: Environmental & Social Frameworks for AGRW Date: 20/08/2025

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Nigeria Sustainable Agriculture Value Chains for Growth (AGROW) Project
Federal Ministry of Agriculture and Food Security
PREPARATION OF SAFEGUARDS FRAMEWORKS

STAKEHOLDERS ENGAGEMENT - ATTENDANCE LIST

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Venue: _____

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Nigeria Sustainable Agriculture Value Chains for Growth (AGROW) Project
Federal Ministry of Agriculture and Food Security
PREPARATION OF SAFEGUARDS FRAMEWORKS

STAKEHOLDERS ENGAGEMENT - ATTENDANCE LIST

Date: _____
Venue: _____













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Nigeria Sustainable Agriculture Value Chains for Growth (AGROW) Project
Federal Ministry of Agriculture and Food Security
PREPARATION OF SAFEGUARDS FRAMEWORKS

STAKEHOLDERS ENGAGEMENT - ATTENDANCE LIST

Date: 1/07/2025
Venue: Ministry of Human Services & Social Dev. Kaduna

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		Federal Ministry of Agriculture & Food Security (FMAFS)				THE WORLD BANK	
Nigeria Sustainable Agriculture Value Chains for Growth (AGROW) Project Federal Ministry of Agriculture and Food Security							
Stakeholders Workshop on Discussion of Environmental and Social Frameworks for the AGROW Project (Environmental and Social Management Framework, Resettlement Policy Framework, Stakeholders Engagement Plan, Integrated Pest Management Plan and Labor Management Plan.							
ATTENDANCE LIST							
Date: 9 October 2025 Venue: Tafawa Balewa Hall, Nicon Luxury Hotel, CBD, Abuja.							
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Federal Ministry of
Agriculture & Food
Security (FMAFS)

Nigeria Sustainable Agriculture Value Chains for Growth (AGROW) Project
Federal Ministry of Agriculture and Food Security

THE WORLD BANK

Stakeholders Workshop on Discussion of Environmental and Social Frameworks for the AGROW Project (Environmental and Social Management Framework, Resettlement Policy Framework, Stakeholders Engagement Plan, Integrated Pest Management Plan and Labor Management Plan.

ATTENDANCE LIST

Date: 9 October 2025

Venue: Tafawa Balewa Hall; Nicon Luxury Hotel, CBD, Abuja.

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Consultations with various stakeholder groups



Consultation with Department of Environmental Assessment, FMEnv



Consultation with Department of Lands, Federal Ministry of Housing and Urban Development



Consultations with Ebonyi State Ministry of Lands



Consultation with permanent secretary and the Directors of Ministry of Agriculture Niger State



Women Farmer Leaders in Niger State



Ministry of Agriculture, Yola, Programme Manager, Adamawa State Agricultural Development Programme, Yola



Consultations with Bureau of Lands, Kogi State-Perm Sec



Ministry of Women Affairs and Social Development, Kogi State



Nasarawa State Ministry of Lands and Urban Development



Consultation with Kaduna State Ministry of Housing and Urban Development



Consultations with Federal Ministry of Agriculture and Food Security



Consultations with Federal Ministry of Women Affairs

Annex 4: Elements Of Preparing A Resettlement Action Plan

Reference: ESS5—Annex 1

1. **Description of the project.** General description of the project and identification of the project area.

2. **Potential impacts.** Identification of:

- (a) the project components or activities that give rise to displacement, explaining why the selected land must be acquired for use within the timeframe of the project;
- (b) the zone of impact of such components or activities;
- (c) the scope and scale of land acquisition and impacts on structures and other fixed assets;
- (d) any project-imposed restrictions on use of, or access to, land or natural resources;
- (e) alternatives considered to avoid or minimize displacement and why those were rejected; and
- (f) the mechanisms established to minimize displacement, to the extent possible, during project implementation

3. **Objectives:** The main objectives of the resettlement program.

4. **Census survey and baseline socioeconomic studies.** The findings of a household level census identifying and enumerating affected persons, and, with the involvement of affected persons, surveying land, structures and other fixed assets to be affected by the project. The census survey also serves other essential functions:

- a) identifying characteristics of displaced house-holds, including a description of production systems, labor, and household organization; and baseline information on livelihoods (including, as relevant, production levels and income derived from both formal and informal economic activities) and standards of living (including health status) of the displaced population;
- b) information on vulnerable groups or persons for whom special provisions may have to be made;
- c) identifying public or community infrastructure, property or services that may be affected;
- d) providing a basis for the design of, and budgeting for, the resettlement program;
- e) in conjunction with establishment of a cutoff date, providing a basis for excluding ineligible people from compensation and resettlement assistance; and
- f) establishing baseline conditions for monitoring and evaluation purposes

As the Bank may deem relevant, additional studies on the following subjects may be required to supplement or inform the census survey:

- g) land tenure and transfer systems, including an inventory of common property natural resources from which people derive their livelihoods and sustenance, non-title-based usufruct systems (including fishing, grazing, or use of forest areas) governed by local recognized land allocation mechanisms, and any issues raised by different tenure systems in the project area;
- h) the patterns of social interaction in the affected communities, including social networks and social support systems, and how they will be affected by the project; and
- i) social and cultural characteristics of displaced communities, including a description of formal and informal institutions (e. g ., community organizations, ritual groups, nongovernmental organizations (NGOs)) that may be relevant to the consultation strategy and to designing and implementing the resettlement activities

5. **Legal framework.** The findings of an analysis of the legal framework, covering:

- a) the scope of the power of compulsory acquisition and imposition of land use restriction and the nature of compensation associated with it, in terms of both the valuation methodology and the timing of payment;
- b) the applicable legal and administrative procedures, including a description of the remedies available to displaced persons in the judicial process and the normal timeframe for such procedures, and any available grievance redress mechanisms that may be relevant to the project;

- c) laws and regulations relating to the agencies responsible for implementing resettlement activities; and
- d) gaps, if any, between local laws and practices covering compulsory acquisition, imposition of land use restrictions and provision of resettlement measures and ESS5, and the mechanisms to bridge such gaps.

6. Institutional framework. The findings of an analysis of the institutional framework covering:

- a. the identification of agencies responsible for resettlement activities and NGOs/CSOs that may have a role in project implementation, including providing support for displaced persons;
- b. an assessment of the institutional capacity of such agencies and NGOs/CSOs; and
- c. any steps that are proposed to enhance the institutional capacity of agencies and NGOs/CSOs responsible for resettlement implementation

7. Eligibility. Definition of displaced persons and criteria for determining their eligibility for compensation and other resettlement assistance, including relevant cutoff dates.

8. Valuation of and compensation for losses. The methodology to be used in valuing losses to determine their replacement cost; and a description of the proposed types and levels of compensation for land, natural resources and other assets under local law and such supplementary measures as are necessary to achieve replacement cost for them.

9. Community participation. Involvement of displaced persons (including host communities, where relevant):

- a) a description of the strategy for consultation with, and participation of, displaced persons in the design and implementation of the resettlement activities;
- b) a summary of the views expressed and how these views were taken into account in preparing the resettlement plan;
- c) a review of the resettlement alternatives presented, and the choices made by displaced persons regarding options available to them; and
- d) institutionalized arrangements by which displaced people can communicate their concerns to project authorities throughout planning and implementation, and measures to ensure that such vulnerable groups as indigenous people, ethnic minorities, the landless, and women are adequately represented.

10. Implementation schedule. An implementation schedule providing anticipated dates for displacement, and estimated initiation and completion dates for all resettlement plan activities. The schedule should indicate how the resettlement activities are linked to the implementation of the overall project.

11. Costs and budget. Tables showing categorized cost estimates for all resettlement activities, including allowances for inflation, population growth, and other contingencies; timetables for expenditures; sources of funds; and arrangements for timely flow of funds, and funding for resettlement, if any, in areas outside the jurisdiction of the implementing agencies .

12. Grievance redress mechanism. The plan describes affordable and accessible procedures for third-party settlement of disputes arising from displacement or resettlement; such grievance mechanisms should take into account the availability of judicial recourse and community and traditional dispute settlement mechanisms.

13. Monitoring and evaluation. Arrangements for monitoring of displacement and resettlement activities by the implementing agency, supplemented by third-party monitors as considered appropriate by the Bank, to ensure complete and objective information; performance monitoring indicators to measure inputs, outputs, and outcomes for resettlement activities; involvement of the displaced persons in the monitoring process; evaluation of results for a reasonable period after all resettlement activities have been completed; using the results of resettlement monitoring to guide subsequent implementation .

14. Arrangements for adaptive management. The plan should include provisions for adapting resettlement implementation in response to unanticipated changes in project conditions, or unanticipated obstacles to achieving satisfactory resettlement outcome.

Annex 5: Checklist for Resettlement Screening

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:

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:

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:-

S/N	Name	Relationship with Household Head	Sex	Age
1				
2				

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:-

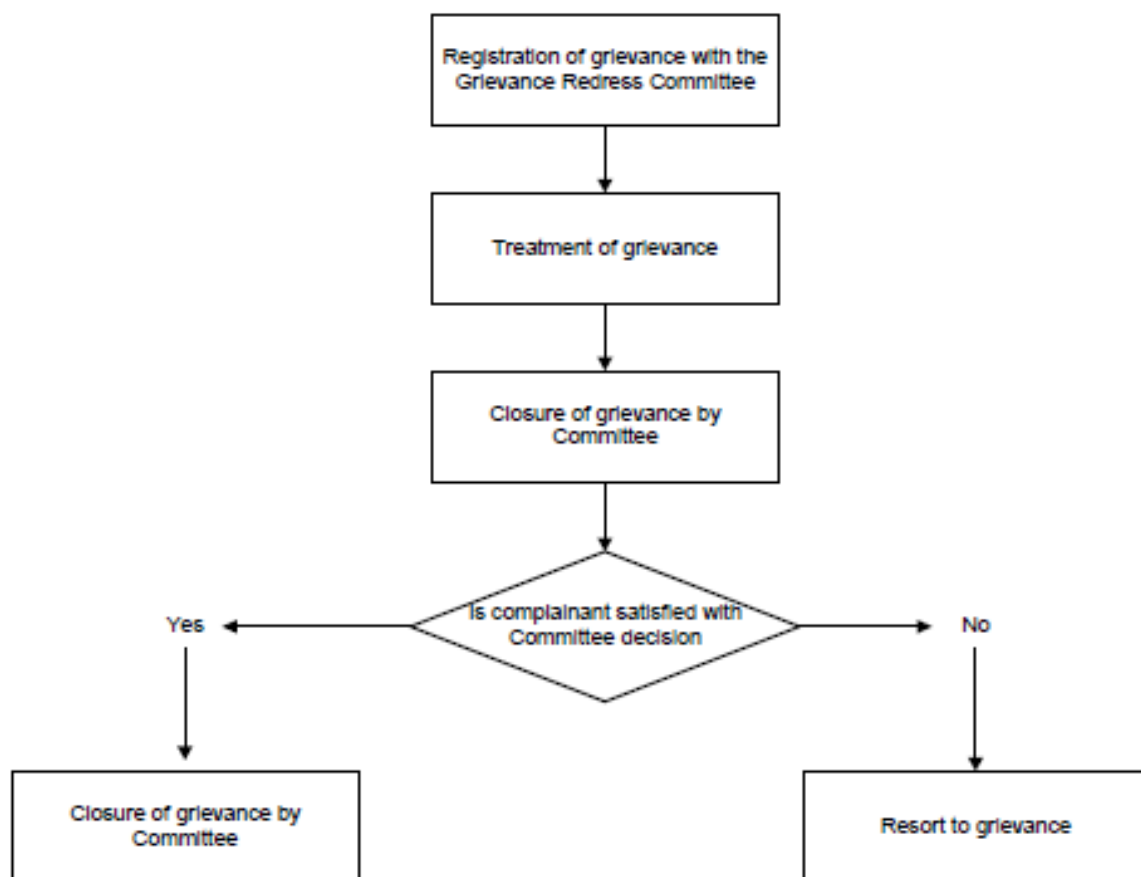
Household's Wishes:

.....

Proposed Package:

.....

Annex 6A: Sample Grievance Log



Annex 6B: Sample Grievance Documentation and Resolution Format

Grievance Form				
Grievance Number:		Copies to forward to:		
Name of the Recorder;		(Original)-Receiver Party:		
LG & Community:		(Copy)- Responsible Party:		
Date:				
Information About Grievance				
Define the Grievance.....				
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) Road b) Bridge /Passageways		a) Injury

Project registration number:
Reason for the claim (detailed description of the aggrieved person's version):
Composition of the mediation committee:
Chair (name, position):
LG Chairman/Community Leader/representative (name, position):
Project (name, position):
Other elders (name, position):
Report of mediation efforts:
Agreed solution:
Implementation of the agreed solution:
Close-out:
In case no settlement is reached:
Reason why no settlement could be reached:
Follow-up by claimant:

