



THE LAGOS STATE GOVERNMENT



THE WORLD BANK



**Lagos State Action on Business Enabling  
Reforms (SABER) Programme**

**FRAMEWORK FOR RESPONSIBLE &  
INCLUSIVE LAND-INTENSIVE  
AGRICULTURAL INVESTMENT (FRILIA)**

## Contents

<b>APPENDICES.....</b>	<b>6</b>
LIST OF TABLE.....	7
<b>LIST OF ABBREVIATIONS AND ACRONYMS .....</b>	<b>8</b>
<b>FOREWORD.....</b>	<b>10</b>
<b>ACKNOWLEDGEMENTS.....</b>	<b>12</b>
<b>Executive Summary.....</b>	<b>1</b>
<b>Objectives and Purpose .....</b>	<b>1</b>
<b>Principles of FRILIA .....</b>	<b>1</b>
Scope and Application .....	1
Resettlement and Compensation .....	2
Grievance Redress Mechanism (GRM) .....	2
Stakeholder Engagement.....	2
Community Needs and Development .....	2
Conclusion.....	2
<b>HOW TO USE THIS GUIDE .....</b>	<b>3</b>
<b>CHAPTER ONE.....</b>	<b>4</b>
1.1 INTRODUCTION.....	4
1.2 Objectives:.....	6
1.3 Purpose .....	6
1.4 Justification for FRILIA .....	6
1.5 Principles of FRILIA .....	7
1.6 Nature and Scope: .....	8
1.7 Applicable Law and Implementation. ....	8
1.8 Grievance Redress Mechanism.....	9
1.9 Public Consultation.....	9
1.10 Monitoring and Evaluation .....	9
1.11 Intended Users.....	10
1.12 Principles and Implementations in the Context of Lagos State: .....	11
1.12 FRILIA Content .....	13
<b>CHAPTER TWO.....</b>	<b>14</b>
<b>PRINCIPLES AND OBJECTIVES GOVERNING RESETTLEMENT PREPARATION AND</b>	

IMPLEMENTATION IN LAGOS STATE .....	14
2.1 INTRODUCTION.....	14
2.2 INVOLUNTARY RESETTLEMENT RISKS .....	14
1. Landlessness.....	14
2. Homelessness .....	14
3. Joblessness.....	15
4. Food insecurity .....	15
6. Educational loss.....	15
7. Social displacement.....	15
8. Marginalization .....	16
9. Loss of access to common property.....	16
2.3 The Principle of Involuntary Resettlement in Lagos State.....	17
2.3 Potential Impacts and Risks.....	19
2.4 Framework to avoid or minimize Impacts and Risks to the Success.....	20
2.5 Mitigation Measures .....	20
2.7 Assistance to vulnerable persons .....	21
2.8 Provisions to be made in RAPs .....	22
<b>CHAPTER THREE .....</b>	<b>23</b>
3.2. Stakeholders for Consultation and Engagement.....	23
3.3 General Approach.....	24
3.3.1 Specific methodology on a task-by-task basis .....	24
3.4 Procedure to be followed in Involuntary Resettlement/preparation of RAP.....	26
3.5 Categories of Entitlement .....	27
3.5.1 Aim and Objectives of the RPF Consultancy.....	28
3.6 Types of Resettlement Plans .....	30
3.6 Resettlement Action Plan (RAP):.....	31
<b>CHAPTER FOUR.....</b>	<b>33</b>
4.1 Principles.....	33
4.2 Eligibility Criteria and Proof for Individual and Household Compensation.....	34
Table 4.1: Eligibility Criteria for Compensation .....	35
4.3 Eligibility for Community/Village/Clan Compensation .....	37
4.5 Common complications in the application of cut-off date .....	38
4.6 Defining Entitlements and Preparing an Entitlement Matrix .....	40
4.7 Principles Applicable to Vulnerable Groups .....	43

4.7.1	Vulnerability Categories .....	43
4.7.2	Vulnerability Assessment Criteria .....	43
<b>CHAPTER FIVE.....</b>		<b>45</b>
5.1	Land Ownership in Nigeria .....	45
5.2	Nigerian Legal/Institutional Guidelines and Requirements.....	46
5.2.1	Land Use Act of 1978 and Resettlement Procedures.....	46
5.2.2	Requirements of the Land Use Act.....	46
5.4	The World Bank Environment and Social Standards.....	49
5.4.1	Objectives of ESS 5.....	50
5.4.2	Applicability of ESS5 .....	50
5.5	International Standards for Land Acquisition and Resettlement .....	52
5.6	Gap Analysis between Nigerian Law and World Bank ESS5 and Gap Filling Measures .....	54
5.7	Major outcomes of the Review of Nigeria Legislation and the International Policy on Involuntary Resettlement .....	58
<b>CHAPTER SIX.....</b>		<b>60</b>
6.1	Methods of Valuation for Different Categories of Assets/Entitlements.....	60
6.2	Description of Key Valuation Approaches and Compensation Terms .....	60
6.3	Valuation Methods for Categories of Impacted Assets1.Land .....	61
Table 6.1: Method of Valuation .....		63
6.4	Mechanism for Voluntary Donation of Land: Procedure and Records .....	64
6.5	Arrangements for Compensation.....	65
1.	Public Participation .....	66
2.	Notification .....	66
3.	Documentation of Holdings and Assets .....	66
4.	Agreement on Compensation and Preparation of Contracts.....	67
5.	Compensation Payments .....	67
6.6	Procedures for Delivery of Compensation .....	67
<b>CHAPTER SEVEN .....</b>		<b>69</b>
7.3	Benefits of GRM .....	70
7.4	How can grievances be submitted? .....	71
BASIC PROCESSES IN GRIEVANCE HANDLING.....		72
7.5	Expectation When Grievances Arise.....	74
7.6	Grievance Redress Process.....	74
7.7	Financing of the Grievance Redress Mechanism and Cost of Remediation .....	76

Table 7.1: Implementation Plan for Grievance Mechanism..... 76

**CHAPTER EIGHT** .....79

81. Purpose of Stakeholders' Engagement.....79

**CHAPTER NINE**.....83

THE COMMUNITY NEEDS ASSESSMENT AND DEVELOPMENT..... 83

**CHAPTER TEN** .....88

**CHAPTER ELEVEN** .....90

## **APPENDICES**

- i. Report of Stakeholders Consultation
- ii. Pictures from stakeholders Engagement
- iii. Attendance list of stakeholder Engagement
- iv. Checklist of for resettlement screening Affected Plot Sheet
- v. Memorandum of Understanding
- vi. Grievance Log
- vii. Grievance Redress Form
- viii. Claim Registration and follow Up Form
- ix. Quarterly Grievance Report Form

## LIST OF TABLES

Table 2.1: Impact Matrix of Lagos State .....	18
Table 4.1: Eligibility Criteria for Compensation .....	38
Table 4.2: Eligible PAPs, Assets and Compensation Guidelines .....	43
Table 4.3: Vulnerability Assessment Tool .....	47
Table 5.1: Gaps between Nigerian Law and World Bank ESS5 .....	62
Table 6.1: Method of Valuation .....	72
Table 7.1: Implementation Plan for Grievance Mechanism .....	89
Table 8.1: summary of consultation meeting held with stakeholders.....	96

## LIST OF ABBREVIATIONS AND ACRONYMS

AIDS	-	Acquired Immunodeficiency Syndrome
ARAP	-	Abbreviated Resettlement Action Plan
BPE	-	Bureau of Public Procurement
DAI	-	Disclosure and Access to Information
CIF	-	Community Investment Fund
CLFS	-	Cluster Level Federations
CRP	-	Community Resource Person
CSO	-	Civil Society Organization
EA	-	Environmental Assessment
ESIA	-	Environmental and Social Impact Assessment
ESMF	-	Environmental and Social Management
Framework ESMP	-	Environmental and Social Management Plan
ESSs	-	Environmental and Social Standards
FGN	-	Federal Government of Nigeria
FGD	-	Focus Group Discussion
FMWR	-	Federal Ministry of Water Resources
GBV	-	Gender Based Violence
GEM	-	Growth and Employment
GRC	-	Grievance Redress Committee
FRILIA	-	Framework for Responsible and Inclusive Land Intensive Investment in Agriculture
HIV	-	Human Immunodeficiency Virus
IDA	-	International Development Association
ICP	-	Investment Climate Program
ICT	-	Information and Communication Technology
IPR	-	Intellectual Property Rights
ITES	-	Information Technology Enabled Services
LASG	-	Lagos State Government
LGA	-	Local Government Authority
MDAs	-	Ministries, Departments, and Agencies



NBS	-	National Bureau of Statistics
NGO	-	Non-Governmental Organization
IPV	-	Non-intimate partner violence
OVC	-	Orphan and Vulnerable Children
PAP	-	Project Affected Person
PDO	-	Project Development Objective
PEBEC	-	Presidential Enabling Business Environment
Council RSA	-	Result Area
SABER	-	State Action on Business Enabling
Reforms PIM	-	Project Implementation Manual
PWDs	-	Persons with Disabilities
FPCU	-	Federal Project Coordinating Unit
RAP	-	Resettlement Action Plan
ROW	-	Right of Way
RPF	-	Resettlement Policy Framework
SEA	-	Sexual Exploitation and Abuse
SH	-	Sexual Harassment
SLM	-	Sustainable Land Management
SMOEs	-	State Ministry of Environment
SPCU	-	State Project Coordinating Unit
SSI	-	Semi Structured Interview
STIs	-	Sexually Transmitted Diseases
TA	-	Technical Assistance
VO	-	Village Organization
WAG	-	Women Affinity Group
WB	-	World Bank
WF	-	Ward facilitator

## FOREWORD

I am delighted to introduce the Lagos State Framework for Responsible and Inclusive Land Intensive Investment in Agriculture (FRILIA). This pivotal initiative marks a significant stride towards sustainable and inclusive agricultural development in our state.

Lagos State is endowed with vast agricultural potential, and the FRILIA embodies our commitment to harnessing this potential responsibly, ensuring that agricultural investments contribute to economic growth, the well-being of our communities, and the preservation of our environment.

The purpose of these FRILIA toolkits is to serve as a reference and to provide guidance to improve the governance of tenure of land, fisheries, and forests with the overarching goal of achieving food security for all and supporting the progressive realization of the right to adequate food in the context of national food security. It will also enhance foreign investments in commercial agriculture that can generate economic benefits for Lagos state, such as additional revenues, increased employment opportunities for local populations and other citizens, and access to global value chains.

This framework adopts two crucial guiding principles: the Principles for Responsible Agriculture Investment (RAI) and the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries, and Forests (VGGT).

Adopting the Principles for Responsible Agriculture Investment underscores our dedication to responsible investment practices in agriculture and food systems. We recognize that such investments can play a pivotal role in promoting food security and nutrition while respecting human rights. By aligning ourselves with these principles, we aim to ensure that Lagos State's agriculture thrives economically and fosters social inclusivity and environmental sustainability.

Secondly, incorporating the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries, and Forests reflects our commitment to securing tenure rights and facilitating equitable access to land, fisheries, and forests. We understand that these resources are integral to eradicating hunger and poverty, supporting sustainable development, and enhancing environmental conservation within the context of our national food security objectives.

The Lagos State FRILIA is a dynamic framework emphasizing collaboration, inclusivity, and responsible stewardship of our land and natural resources. It is a testament to our collective vision for an agriculture sector that not only yields economic prosperity but also ensures the well-being of our citizens and the resilience of our environment.

I appreciate stakeholders, including farmers, investors, researchers, and development partners, for their invaluable contributions in shaping FRILIA. Together, we embark on a journey towards responsible and inclusive investment in agriculture, setting a precedent for sustainable development in the State.



**Abisola Olusanya**  
**Honourable Commissioner**

## **ACKNOWLEDGEMENTS**

The successful development of this FRILIA Framework Document is the result of the collaborative efforts of many dedicated individuals and organizations. The Lagos State Government extends its sincere gratitude to all who contributed their expertise, time, and insights to this project.

We wish to specifically acknowledge the invaluable contributions of the Leadership of the Lagos State Lands Bureau for their leadership and guidance, under the guidance of Mr. Kamal Olowoshago.

We also want to acknowledge the significant technical contributions of Mr. Olawale Ojikutu, Director, Acquisition, Revocation and Compensation (ARC) of the Lands Bureau; Mrs. Rukayat Agiri of Lands Bureau and Jumoke Oyeniyi of the Ministry of Lands for their diligent work and detailed analysis.

The invaluable contribution of the staff of the Development Partnership Department of the Ministry of Economic Planning and Budget to the development and completion of this project cannot be overemphasized. Their expertise, response to consultations, technical supports and adherence to global best practices indeed immensely contributed to the outcome of this project.

Finally, to all government staff and public stakeholders who participated in the workshops, consultations, and feedback sessions, providing the crucial input that shaped this document, we say thank you!

Your commitment to the core goal of ensuring sustainable and inclusive agricultural development in our state is deeply appreciated. This framework is a testament to what we can achieve together.

**Abisola Olusanya**  
**Honourable Commissioner**

March 2024

## **Executive Summary**

(Framework for Responsible and Inclusive Land-Intensive Investment in Agriculture)

The Lagos State Framework for Responsible and Inclusive Land-Intensive Investment in Agriculture (FRILIA) is a policy and operational guide aimed at ensuring that agricultural investments in the state are sustainable, socially inclusive, and environmentally responsible. It builds upon international best practices such as the Principles for Responsible Agricultural Investment (RAI) and the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries, and Forests (VGGT).

## **Objectives and Purpose**

The overarching objective of FRILIA is to create a paradigm shift in how agricultural investments are conceptualized and implemented in Lagos State. Its aims include:

- Promoting responsible agricultural practices aligned with global standards.
- Balancing economic growth with social inclusion and environmental sustainability.
- Providing stakeholders with practical guidelines for navigating complex land-based investments.
- Encouraging collaboration between farmers, investors, policymakers, researchers, and development partners.

The purpose extends beyond guidelines, serving as a toolkit for farmers, investors, policymakers, and communities to ensure that the benefits of agricultural development are equitably shared.

## **Principles of FRILIA**

- Respect for Human Rights – guaranteeing protection of land and food rights.
- Support for Smallholders – recognizing farmers as central contributors to food security.
- Gender Equality and Inclusivity – ensuring women and vulnerable groups benefit.
- Environmental Sustainability – encouraging responsible land and resource use.
- Transparency and Accountability – ensuring fairness in decision-making and compensation.
- Holistic Approach – integrating social, economic, and environmental considerations.

## **Scope and Application**

- Land Governance: equitable land allocation, secure tenure, and transparent land administration.

- Resettlement Policy Framework (RPF): provisions for managing involuntary resettlement, including entitlement criteria, valuation of assets, compensation, and grievance redress mechanisms.
- Community Engagement: consultation and participation of all affected parties to avoid conflict.
- Environmental Stewardship: soil conservation, water management, biodiversity protection.
- Legal Framework: alignment with the Nigerian Land Use Act of 1978 and World Bank Environmental and Social Standards (ESS 5).

### **Resettlement and Compensation**

The framework acknowledges that involuntary resettlement poses risks such as landlessness, homelessness, job loss, and food insecurity. To mitigate this, FRILIA provides:

- Compensation at replacement value for land, housing, crops, and livelihoods.
- Support for vulnerable groups such as women, youth, and persons with disabilities.
- Requirement for Resettlement Action Plans (RAPs) or Abbreviated RAPs (ARAPs) depending on the scale of displacement.

### **Grievance Redress Mechanism (GRM)**

A structured grievance system ensures disputes are resolved transparently and fairly, with options for appeals through grievance committees or the courts. The World Bank's Grievance Redress Service (GRS) also provides oversight for international compliance.

### **Stakeholder Engagement**

Public consultation is central to FRILIA, requiring participation of communities, farmers' organizations, civil society, and government agencies in planning and implementation. Continuous monitoring and evaluation are embedded to track performance and adjust interventions.

### **Community Needs and Development**

The framework emphasizes integrating community needs assessments into investment planning to ensure that projects address local priorities. It also encourages out-grower schemes and food security toolkits that link smallholders to markets and value chains.

### **Conclusion**

FRILIA represents Lagos State's commitment to building a sustainable, inclusive, and resilient agricultural sector. By aligning local policies with international best practices, the framework provides a roadmap for harnessing agricultural potential while safeguarding human rights, protecting the environment, and ensuring equitable benefits for all stakeholders.

## **HOW TO USE THIS FRAMEWORK**

This framework was developed to assist investors in agriculture to better understand agricultural investments and contracts in Lagos state, such as those available. Agricultural investment contracts can be complex, and some provisions may be challenging to understand. Stakeholders are urged to align investment strategies with these principles, ensuring a comprehensive approach prioritizes economic growth, social inclusivity, and environmental sustainability. The framework champions collaboration among farmers, investors, researchers, and development partners to collectively shape responsible land-intensive investments. Implementation necessitates actively securing tenure rights, promoting equitable access to resources, and adhering to human rights standards. By actively adhering to the FRILIA framework, stakeholders proactively contribute to the overall development of Lagos State's agriculture sector, forging a path towards resilience, inclusivity, and responsible land use.

# CHAPTER ONE

## 1.1 INTRODUCTION

The development and implementation of the Framework for Responsible and Inclusive Land Intensive Investment in Agriculture (FRILIA) in Lagos State are grounded in a profound understanding of the pivotal role responsible investment plays in advancing food security, nutrition, and the progressive realization of the right to adequate food within the context of national food security.

Recognizing agriculture and food systems as encompassing a broad spectrum of activities—from production to consumption, involving goods, livestock, fisheries, and forestry—the FRILIA framework aligns with global principles and standards that advocate for responsible investment practices. These practices aim to contribute significantly to sustainable livelihoods, particularly for smallholders and marginalized groups, fostering decent work, poverty eradication, social and gender equality, elimination of child labor, and overall economic growth.

The four dimensions of food security and nutrition—availability, access, stability, and utilization—stand as focal points within the FRILIA framework, necessitating a substantial increase in responsible investment. This entails the creation of productive assets and capital formation, encompassing physical, human, and intangible capital, all geared toward realizing food security, nutrition, and sustainable development. In line with the guiding Principles outlined in the document, responsible investment necessitates the utmost respect, protection, and promotion of human rights, echoing the Universal Declaration of Human Rights and other pertinent international instruments.

The FRILIA framework places particular emphasis on strengthening and securing the capacity of large and smallholders to invest, promoting responsible investment not only in collaboration with but also by and for these essential contributors to the agricultural



landscape.

Farmers are deemed critical contributors to food security and nutrition, being major investors and investing their capital and labor into their agricultural activities. The framework underscores the multiplier effects of investing in agriculture and food systems, highlighting its potential to contribute to complementary sectors and overall economic development.

While large investments in agriculture and food systems are vital, the sustainability of such assets hinges on accompanying investments in public goods and services, including infrastructure and reinforced local government capacities. The FRILIA framework recognizes the interdependence of responsible investment and well-functioning ecosystems, emphasizing the importance of sustainable use of natural resources.

Furthermore, the framework adopts a holistic approach, recognizing the value of safety and health in generating productive agriculture and food systems. As the FRILIA framework outlines, responsible investment insists on gender equality, age considerations, and non-discrimination, emphasizing the importance of reliable, coherent, and transparent laws and regulations.

The Principles for Responsible Investment in Agriculture and Food Systems, crafted by the Committee on World Food Security, offer a distinctive value proposition through a multi-stakeholder, holistic, and consensus-driven approach. These Principles draw upon existing guiding frameworks such as the Principles for Responsible Agricultural Investment (PRAI) and the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries, and Forests (VGGT). By embracing these principles, the Lagos FRILIA framework seeks to foster global ownership and application, embodying a commitment to responsible, inclusive, and sustainable land-intensive investment in agriculture.

## 1.2 Objectives:

The overarching objective of the Lagos FRILIA Toolkits is to create a paradigm shift in how agricultural investments are approached and executed in the state. The toolkits seek to:

1. Promote responsible agricultural practices that align with global standards and principles.
2. Facilitate integrating economic growth with social inclusivity and environmental sustainability.
3. Provide stakeholders with practical resources and guidelines to navigate the complexities of land-intensive investments in agriculture.
4. Foster collaboration and shared responsibility among farmers, investors, policymakers, researchers, and development partners.

## 1.3 Purpose

The FRILIA Toolkits' purpose extends beyond mere guidelines; they are intended to serve as practical, actionable resources for stakeholders involved in the agricultural sector. Whether it be a farmer seeking sustainable land-use practices, an investor aiming for responsible investment, or a policymaker crafting regulations, these toolkits are designed to cater to a diverse audience.

In Lagos State, where communities are intricately connected to the land and its resources, the toolkits aim to ensure that the benefits of agricultural development are equitably distributed, respecting the rights and well-being of both present and future generations.

## 1.4 Justification for FRILIA

The rationale behind the development of the FRILIA Toolkits is rooted in the recognition that agriculture can be a driving force for economic growth, poverty alleviation, and environmental conservation when approached responsibly. Lagos State, with its small land size and ever-increasing population, faces the challenge of balancing the need for increased Agricultural productivity with the increasing demand for land for other uses.

Agricultural investments, if not guided by responsible principles, risk contributing to environmental degradation, social inequality, and the violation of human rights. The FRILIA Toolkits were conceived as a response to this challenge, providing a structured and practical approach to guide stakeholders in making informed decisions that benefit the economy and the community.

## 1.5 Principles of FRILIA

Lagos FRILIA is aligned with the Principles for Responsible Investment in Agriculture and Food Systems endorsed by the Committee on World Food Security (CFS). These principles could include:

1. **Respecting Human Rights:** Ensuring that all investments in agriculture and food systems respect, protect, and fulfill human rights, particularly the right to adequate food.
2. **Prioritizing Smallholders:** Recognizing the vital role of smallholders, including family farmers, and ensuring that investments prioritize their interests, livelihoods, and resources.
3. **Gender Equality:** Promoting gender equality by addressing women's specific needs and challenges in agriculture and ensuring their active participation and benefit from investments.
4. **Sustainability:** Encouraging environmentally sustainable practices and the responsible use of natural resources to ensure the long-term viability of agricultural systems.
5. **Transparency and Accountability:** Promoting transparency and accountability in all stages of investment, from planning and decision-making to implementation and evaluation.
6. **Participation and Inclusiveness:** Fostering inclusive and participatory processes that involve all relevant stakeholders, including local communities, in decision-making related to agricultural investments.
7. **Holistic Approach:** Adopting a holistic approach that considers social, economic, and environmental factors to promote public health and well-being.

## 1.6 Nature and Scope:

The nature and scope of the Lagos FRILIA Toolkits are expansive, covering a wide array of topics crucial for responsible land-intensive investment in agriculture. These include, but are not limited to:

1. **Land Governance:** Ensuring secure land tenure, transparent land administration, and fair land distribution.
2. **Investment Practices:** Encouraging responsible and ethical investment practices, prioritizing long-term sustainability over short-term gains.
3. **Community Engagement:** Fostering collaboration and communication between stakeholders to ensure local communities actively participate in and benefit from agricultural activities.
4. **Environmental Stewardship:** Promoting practices that protect and enhance the natural environment, including soil conservation, water management, and biodiversity preservation.

The comprehensive nature of the toolkits reflects the understanding that responsible agricultural development involves a multifaceted approach that considers economic, social, and environmental dimensions.

## 1.7 Applicable Law and Implementation.

The primary legal framework governing land acquisition and takeover in Lagos State, Nigeria, is the Nigerian Land Use Act of 1978. This Act serves as the principal in-country legislation for such processes. Concurrently, the World Bank Operational Policy 4.12, addressing Involuntary Resettlement, represents the World Bank's overarching policy for all operations involving involuntary resettlement. In evaluating both documents, particular attention was given to considerations of entitlement and eligibility in cases involving the loss of assets, including land, economic tree structures, employment, and businesses.

The analysis scrutinized both systems for similarities and divergences in processes related to land acquisition, displacement of individuals, compensation rates, and entitlement

structures; among instances where disparities were identified, a recommendation was made to adhere to the more stringent and pro-poor provisions, ensuring equitable outcomes for the project. Given the anticipated linkage with World Bank Operational Policy 4.12, the project in Lagos State will align with international standards for involuntary resettlement.

The Resettlement Policy Framework is a comprehensive guide for addressing issues stemming from physical and economic displacement and restricting access to or use of communal natural resources. Notably, the RPF ensures that Project-Affected People (PAP) are consulted before implementing any subproject activities, and it mandates the thorough consideration of appropriate mitigation measures. In cases where significant impacts are identified, a site-specific Resettlement Action Plan (RAP) will be diligently prepared to address the scope and magnitude of the effects.

### **1.8 Grievance Redress Mechanism**

The RPF recognizes that PAPs may have grievances as a result of the non-implementation or dissatisfaction with RAP implementation. The RPF provides a mechanism and the levels of grievance uptakes to ensure that PAPs' grievances are addressed out of court. However, PAPs have the right to approach the court for redress if dissatisfied with the judgment of the grievance committee. The RPF provides insight into the constituents of the GRC, the funding, and the management plan.

### **1.9 Public Consultation**

Stakeholder and Community consultations were deliberately planned and carried out during the preparation of this RFP following the requirements of SABER on developing FRILIA Toolkits. Those consulted included relevant government agencies, project-affected areas, and social groups within the clusters and sites potentially receiving project financing support. The summary of the outcome of the consultations is documented in Appendix 5

### **1.10 Monitoring and Evaluation**

The RPF states that RAPs will be monitored to measure the performance of the RAP

implementation and livelihood reinstatement program. Monitoring will be internal (by the monitoring and evaluation officer) and external by an independent auditor.

### **1.11 Intended Users**

Intended Users in the Context of the Lagos State Framework for Investment in Intensive Land Agriculture:

The diverse stakeholders involved in responsible investment in agriculture and food systems are the intended users of the Plateau State Framework for Investment in Intensive Land Agriculture. This inclusivity is reflective of the collaborative and multi-faceted nature of the framework. The principles laid out in the framework specifically cater to stakeholders engaged in, benefiting from, or affected by investments in agriculture and food systems. Key users of the regulations include:

- i. States
- ii. Inter-governmental and Regional Organizations
- iii. Financing Institutions, Donors, Foundations, and Funds
- iv. Research Organizations, Universities, and Extension Organizations
- v. Large and Smallholders and their Organizations
- vi. Business Enterprises, including Farmers.
- vii. Civil Society Organizations
- viii. Workers and Their Organizations
- ix. Communities
- x. Investors
- xi. Consumer Organization

These categories encompass a wide range of actors, emphasizing the comprehensive and collaborative approach envisaged by the framework. By addressing these intended users' diverse needs and perspectives, the Lagos State Framework strives to foster responsible investment practices that contribute to the region's sustainable development of agriculture and food systems.

### **1.12 Principles and Implementations in the Context of Lagos State:**

In the context of Lagos State, these fundamental principles underpinning the implementation of the Framework for Responsible and Inclusive Land Intensive Investment in Agriculture (FRILIA) are crucial for fostering responsible governance of land tenure, fisheries, and forests. The following principles guide the implementation in Plateau State:

1. **Human Dignity:** Acknowledging all individuals' inherent dignity and equal, inalienable human rights.
2. **Non-discrimination:** Ensuring that no one is subject to discrimination under laws, policies, or in practice.
3. **Equity and Justice:** Recognizing that equality may necessitate acknowledging differences and taking positive action, including empowerment, to promote equitable tenure rights and access to land, fisheries, and forests for all individuals, encompassing women, men, youth, and vulnerable populations.
4. **Gender Equality:** Ensuring the equal rights of women and men to enjoy all human rights while acknowledging differences and implementing specific measures to accelerate de facto equality. States in Plateau should guarantee that women and girls have equal tenure rights and access to land, fisheries, and forests, irrespective of their civil and marital status.
5. **Holistic and Sustainable Approach:** Recognizing the interconnected nature of natural resources and adopting an integrated, sustainable approach to their administration.
6. **Consultation and Participation:** Engaging and seeking the support of those with legitimate tenure rights who could be affected by decisions before they are made. Responding to contributions, considering power imbalances, and ensuring active, free, effective, meaningful, and informed participation in decision-making.
7. **Rule of Law:** Adopting a rules-based approach through laws widely publicized in applicable languages, equally enforced, independently adjudicated, and consistent with existing obligations under national and international law. Consideration is given to voluntary commitments under proper regional and international instruments.
8. **Accountability:** Holding individuals, public agencies, and non-state actors accountable for their actions and decisions based on the principles of the rule of law.
9. **Continuous Improvement:** Lagos State commits to enhancing mechanisms for monitoring and analyzing tenure governance. This includes developing evidence-based programs and ensuring ongoing improvements in implementing FRILIA, aligning with the evolving needs and dynamics of the region.



## 1.12 FRILIA Content

The content of the FRILIA will be presented in the following format:

1. Introduction and project description
2. Principles and objectives governing resettlement preparation and implementation in Lagos State under inclusive land-intensive investment in agriculture
3. Rap methodology
4. Entitlement and eligibility criteria
5. Legal/institutional guidelines, requirements, and principles governing resettlement in Lagos State
6. Methods for valuing assets and compensation arrangement
7. Grievance redress mechanism
8. Consultations, stakeholder participation, and disclosure
9. The community needs assessment and development
10. Global memorandum of understanding
11. Out-growers and food security toolkits in Lagos State

# CHAPTER TWO

## PRINCIPLES AND OBJECTIVES GOVERNING RESETTLEMENT PREPARATION AND IMPLEMENTATION IN LAGOS STATE

### 2.1 INTRODUCTION

Generally, involuntary resettlement, unless properly managed, can result in long-term hardship and impoverishment for affected individuals and communities, as well as environmental damage and social stress in the areas to which they are displaced. For these reasons, most projects, such as SABER, supported by the Bank are designed to avoid involuntary resettlement. Where it is unavoidable to undertake involuntary resettlement, appropriate measures are chosen to minimize the impact as much as possible.

### 2.2 INVOLUNTARY RESETTLEMENT RISKS

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

#### 1. Landlessness

- Land expropriation undermines the primary foundation on which many people build their livelihoods.
- Often, land is lost forever, and sometimes it is partially replaced, seldom fully replaced, or fully compensated. This is the primary form of de-capitalization and pauperization of displaced people, as both natural and man-made capital is lost.

#### 2. Homelessness

- Loss of shelter may be only temporary for many people, but for some, it remains a chronic condition, also felt as a loss of identity and cultural impoverishment.
- Loss of housing may have consequences for family cohesion and mutual help networks if neighboring households of the same kinship group are scattered.
- Group relocation of neighbors is therefore usually preferable over dispersed relocation.

### 3. Joblessness

- Loss of salaried employment occurs both in rural and urban displacement.
- People losing jobs may be industrial or service workers, landless agricultural labourers/ or artisans.
- Unemployment or under-employment among those who are resettled may linger long after physical relocation.
- Creating new jobs for them is challenging and requires substantial investments, innovative approaches, and a reliance on sharing project benefits.

### 4. Food insecurity

- Destruction of crops diminishes self-sufficiency, dismantles local arrangements for food supply, and thus increases the risk of chronic food insecurity. This is defined as calorie-protein intake levels below the minimum necessary for normal growth and work.

### 5. Increased morbidity and mortality

- Vulnerability of the poorest people to illness is increased by forced relocation, because it tends to be associated with increased stress, psychological trauma, or the outbreak of parasitic diseases.
- Decreases in health levels result from unsafe water supplies and sewage systems that proliferate epidemic infections, diarrhea, dysentery, and other diseases.

### 6. Educational loss

- Involuntary displacement disrupts all public services at the departure sites, with burdensome effects on school programs.
- The interruption of school attendance causes a prolonged loss of access to education; some children do not return to school at all and are prematurely sent by their families to join the workforce.

### 7. Social displacement

- The dismantling of community structures and social organization, as well as the dispersion of informal and formal networks, local associations, and other social entities,

constitutes a massive loss of social capital. Such displacement undermines livelihoods in ways that are usually not recognized and not measured by planners, and it is a cause of disempowerment and impoverishment.

## **8. Marginalization**

- This occurs when relocated families lose economic power and slide towards lesser socio-economic positions.
- Middle-income households become small landholders, while small shopkeepers and craftsmen lose their businesses and fall below the poverty threshold.
- Economic marginalization often accompanies social and psychological marginalization.

## **9. Loss of access to common property**

- Poor farmers, particularly those without assets, suffer a loss of access to common property goods belonging to communities that are relocated (e.g., loss of access to forests, water bodies, grazing lands, fishing areas, and cemetery lands). This represents a form of income loss and livelihood deterioration that planners, and therefore, typically overlook.

The World Bank ESS5 is developed to ensure that the negative impacts of projects in intensive agricultural land investment projects, and development on people do not occur. And even if it does happen, the affected persons are commensurately compensated for their loss (of land, property, or access) in kind, e.g., land for land, or a combination of land and cash, or when cash compensation becomes inevitable.

It should be noted that massive involuntary displacement is not envisaged. Additionally, it is not anticipated that the acquisition of large amounts of land for agriculture will lead to the acquisition of protected areas (PAs) or community resource management areas. However, in the unlikely event that this happens, the procedures outlined in ESS5, a negotiated process framework, will be followed.

Also, when resources, formerly available to local people and indispensable to their livelihoods, a process framework, will be negotiated between the affected community and the sub-project

proponent, providing an appropriate and acceptable replacement for that component of livelihood.

### 2.3 The Principle of Involuntary Resettlement in Lagos State

Under ESS5, those affected by resettlement are defined as those who are directly affected socially and economically by:

(a) The taking of land and other assets resulting in:

1. Relocation or loss of shelter.
2. loss of assets or access to assets; or loss of direct income sources or means of livelihood (i.e., income and livelihoods directly dependent on the affected areas), whether the affected persons must move to another location.

(b) The involuntary restriction or denial of access to legally designated parks and protected areas results in adverse impacts on the livelihoods of displaced persons.

ESS5 applies in:

1. All components under the project whether they are directly funded in whole or in part by the Bank.
2. All persons displaced due to the sub-projects after the cutoff date, regardless of the total number affected and the severity of the impact, and whether they have legal title to the land.
3. Squatters or other land occupiers who lack legal title or legal occupancy rights to the land they occupy should be entitled to assistance in accordance with the objectives of the RPF.

(c) This RPF further applies to other activities resulting in involuntary resettlement that are:

1. Directly and significantly projects related to projects under implementation
2. Essential to achieve its objectives as outlined in the project documents.

As required by the policy, the implementation of individual resettlement and compensation plans is a prerequisite for the commencement of sub-project activities that cause resettlement.

It is further required that these measures include the provision of compensation for relocation, before displacement, and the preparation and provision of resettlement sites (if necessary) with adequate facilities, as required. In particular, the taking of land and related assets, or the denial of access to such assets, should take place only after compensation has been paid, or, where applicable, resettlement sites, new homes, related infrastructure, and public services have been provided. In all cases of displacement, moving allowances and other necessary transitional expenses shall be provided to displaced persons. Persons deemed to be vulnerable shall be provided with appropriate support that allows them to resettle to a new location without undue hardship. This assistance could include special transportation, assistance in locating a suitable new location, and help in setting up suitable special support services in the new location, such as mobility.

Below is an overview of options that can be offered to compensate for the loss of land or access to normal means of livelihood is given below:

1. Make alternative housing and/or cash compensation available before relocation. Build new resettlement sites for displaced persons with improved living conditions.
2. In the case of physically displaced persons with recognized or recognizable rights, offer the choice of replacement property of equal or higher value, equivalent or better characteristics, and advantages of location or cash compensation at full replacement value.
3. Where these displaced persons own and occupy structures, compensate them for the loss of assets other than land, such as dwellings and other improvements to the land, at replacement cost but sufficient for them to reestablish themselves elsewhere.

Compensation in kind, rather than cash, when the affected party relies on land for their livelihood, where feasible. Based on consultation with such displaced persons, provide relocation assistance adequate for them to restore their livelihood at an adequate alternative site.

It is essential to emphasize that the policy is not intended to address “economic displacement” in itself. “Economic displacement” could occur where people suffer losses or damage due to project activities that do not involve the taking of land. For example, suppose a road is

realigned, causing a business located along the former roadway to lose customers. In that case, this is a purely economic displacement and is not subject to ESS5 because land was not taken from the business itself. If, on the other hand, construction of a drainage canal involves cutting off access by persons to a school or health facility, some compensation could be called for due to the taking of land to build the canal. In summary, ESS5 requires mitigation only when land is taken or when the use of land changes. The policy does not discourage compensation for other kinds of losses and damages, such as loss of “goodwill.” However, such compensation is not required by Section 5 of the ESS.

## 2.3 Potential Impacts and Risks

The State will finalize project selection based on community needs and assessment. Then, actual project impacts will be identified using Census, Inventory of Losses (IOL), and Socio-Economic Survey (SES) data. However, the broad social risks and impacts of the proposed projects may include: (i) land acquisition, requisition, and voluntary land donation along the expanded right-of-Way (ROW); (ii) permanent and/or temporary physical displacement of residential and commercial households including the Common Property Resources (CPR); (iii) temporary economic displacement of some vendors and businesses along the ROW and in market areas; (iv) Loss of trees and crops and (iv) Increased risk of GBV

**Table 2.1: Impact Matrix of Lagos State**

Variables	<ul style="list-style-type: none"> <li>• Loss due to ESS5 from acquisition of land for large investment in Agriculture</li> </ul>
Land	<ul style="list-style-type: none"> <li>• Loss of land for residential purpose</li> <li>• Loss of land for agriculture, commercial and industrial uses.</li> </ul>
Structures	<ul style="list-style-type: none"> <li>• Loss of building (residential/ commercial)</li> <li>• Loss of temporal / removable structures (Kiosk, containers, etc.)</li> <li>• Fence walls, pavements, concrete wells, tombs</li> </ul>

Public Utility	<ul style="list-style-type: none"> <li>• Disconnection of utility services (electric pole, transformers, etc)</li> </ul>
Plants & Crops	<ul style="list-style-type: none"> <li>• Loss of crops and economic trees</li> </ul>
Business	<ul style="list-style-type: none"> <li>• Loss of business income and wages</li> </ul>
Accommodation	<ul style="list-style-type: none"> <li>• Loss of shelter/accommodation</li> </ul>

## 2.4 Framework to avoid or minimize Impacts and Risks to the Success

Based on the experience of similar projects and concerns raised during stakeholder consultations, this RFP, in line with the World Bank ESSs, provides guidance on impact avoidance and minimization. The Bank's ESS5 requires that, as much as reasonably practicable, involuntary resettlement should be avoided or minimized. In line with this, risk will be controlled by preventing/minimizing some of the impacts through the following considerations:

- a. Early consultation with potential PAPs and project communities, where their suggestions could help to avoid adverse impacts;
- b. Design changes that avoid encumbrances or impacts;
- c. Use of existing right-of-way that minimizes encumbrances for infrastructure facilities;
- d. Offering host communities, the opportunity to participate in the planning process of the sub-projects, including issues on land acquisition.

## 2.5 Mitigation Measures

Impacts that cannot be avoided will be addressed through adequate compensation and will be determined through a social assessment during the ARAP/RAP preparation stage within the location for land acquisition/ investment. The framework for the compensation/resettlement will then be applied, incorporating the following:

- a) institutional arrangements;
- b) resettlement/ compensation eligibility criteria;
- c) valuation procedures;
- d) implementation procedures;



- e) financial responsibilities; and
- f) monitoring and evaluation plan.

Livelihood restoration measures will consider issues such as:

- a) income;
- b) other non-monetary sources of livelihood;
- c) constraints and opportunities for income generation.
- d) number of persons not able to revert to previous occupation; and
- e) existing skills of affected persons.

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

## **2.6 Identification and Assistance to Vulnerable Groups**

Vulnerable group or persons refers to PAPs who will be disproportionately affected by the impacts of the involuntary resettlement because of their vulnerability conditions. The principles adopted under the resettlement process entail special measures and assistance for vulnerable affected persons, including female-headed households, persons aged 65 years and above, persons with disabilities, and the poorest of the poor. Vulnerable persons among the PAPs will be identified and special assistance offered during the compensation implementation process. Cross River State will identify and assess susceptible persons through the census and the RAP process when project scope and activities are properly identified and confirmed.

## **2.7 Assistance to vulnerable persons**

RAPs for various sub-projects will include specialized assistance and support for vulnerable individuals, tailored to their specific circumstances and needs. Assistance to vulnerable people may consist of, but not limited to, the following:

- 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

## **2.8 Provisions to be made in RAPs**

RAPs to be prepared for sub-projects will include measures for identifying and assisting vulnerable people at the census stage. Upon identification, further assessment will be conducted to determine the cause and impacts of their vulnerability, either through direct interviews by the RAP consultant, the state project coordinator or 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 vulnerability may be known upfront and appropriate measures taken to minimize the project adverse impacts on them.

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 the impact of gender is adequately addressed and mitigated. Women focus groups 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.

# CHAPTER THREE

## RAP METHODOLOGY

### 3.1 Introduction

This Resettlement Policy Framework (RPF) sets out the guidelines and procedures for crafting individual A/RAPs once we determine specific project locations, activities, and designs. At this juncture, it's imperative to grasp the legal and regulatory foundations governing involuntary resettlement within the project's jurisdiction. Accordingly, we've gathered and scrutinized documentation on land tenure, involuntary resettlement, and compensation from sources including the World Bank, the Federal Government of Nigeria (under the Land Use Act), state laws on land expropriation, and community regulations governing land ownership and use. Identifying stakeholders and engaging in thorough consultations proves pivotal for the sustainable execution of projects, especially when involving the physical and economic displacement of people. To this end, we've collaborated with the PIU to consolidate a list of stakeholders for public consultation meetings.

### 3.2 Stakeholders for Consultation and Engagement

The lists of stakeholders consulted include:

1. Ministry of Agriculture and Food Systems
2. Lagos State Land Bureau
3. Ministry of Environment and Water Resources
4. Ministry of Commerce, Cooperatives, Trade, and Investment.
5. Ministry of Works
6. Ministry of Finance
7. Ministry of Transport
8. Ministry of Women Affairs and Poverty Alleviation
9. Ministry of Budget and Planning

10. Ministry of Energy
11. Local Government Councils
12. Farmers' Associations, including the women farmers' association
13. Cooperative Societies, CSOs/NGOs
14. Commercial Farmers
15. Agro processors and marketers

### **3.3 General Approach**

The purpose of the stakeholders' engagement was to consult with each stakeholder on their mandate and interest in the project. The consultation also examined their capacities and capacity gaps in relation to the implementation of safeguards (RPF, ESMFs, and PMP). Various supporting documents from the respective MDAs/stakeholders were collected for preparing the RPF report. At the end of the consultations, we worked with the PIU to convene a wider stakeholder workshop for aggregating and harmonizing findings from across the sectors.

#### **3.3.1 Specific methodology on a task-by-task basis**

In preparing the RPF, satisfactory steps were taken to deliver the objective of the RPF by undertaking the following tasks, which complement the initial broad tasks enunciated in the earlier section on

#### **Task 1: Project Planning**

Meetings were held with the client for harmonization of pertinent issues in the TOR, which provided a platform for questions and clarifications. Relevant documents and contact addresses of the platform for questions and clarifications. Relevant papers and contact addresses of the agencies/desk officers in the participating states, as well as introduction letters, were collected.

## **Task 2: Literature Review involves**

- Review of relevant Nigerian and World Bank Operational Policy (OP 4.12) and procedure regarding land take and involuntary resettlement.
- Reviewed laws and regulations relating to the agencies responsible for implementation resettlement activities in the sub-projects
- Identified gaps between local laws covering resettlement and the Bank's resettlement policy, and the mechanisms for addressing such gaps
- Reviewed some previous RFPs prepared for other recent World Bank projects in Nigeria (e.g., RAMP, FADAMA 2, NEWMAP)
- Reviewed and incorporated relevant data on population and social characteristics in the project areas;

## **Task 3: Field Work and Data Gathering**

- Undertook a social survey in the area where project investments will occur in the State to assist in defining the content of the RFP. This included a preliminary identification of existing land conflicts and/or patterns of conflict in the project area, as well as how such conflicts are being resolved. It also examined any changes in land use or livelihoods that have occurred in recent years, including any population influxes and other development projects in the area. It also covered gender and gender-based violence issues.
- Undertook Public Consultation with the relevant stakeholders

## **Task 4: Development and preparation of the Resettlement Policy Framework report.**

This involves the following line of actions:

- Analysis of social groups and population in the participating states that may be affected by the project
- General description of project impacts, avoidance measures, and mitigation measures
- Description of eligibility conditions for entitlement to compensation
- Entitlement for categories of affected assets
- Description of valuation framework

- Description of the framework for preparing the Grievance Redress Mechanism
- Procedure for assessing capacity need for A/RAP implementation.

### Task 5: Reporting Requirements

- Preparation and Submission of Inception Report
- Preparation and Submission of Draft Report
- Preparation and Submission of Draft Final Report
- Preparation and Submission of Final Report

### 3.3 Procedure to be followed in Involuntary Resettlement/preparation of RAP

Involuntary Resettlement guideline of the World Bank has core requirements spelled out as follows:

- Avoid or minimize involuntary resettlement/land where feasible, exploring all viable alternative project designs,
- Consult and encourage community participation in planning and implementing resettlement,
- Identify project-affected persons, consult with them, and inform them of their rights in the context of involuntary resettlement.
- Assist project-affected persons (PAPs) in improving their former living standards, income-earning capacity, and production levels, or at least in restoring them to the retired status.
- Assist affected persons regardless of the legality of land tenure.
- Prepare a socioeconomic census and land asset inventory of the area.
- Develop a Resettlement Action Plan (RAP) or ARAP; A/RAP review and approval.
- Implement the A/RAP and,
- Monitor RAP or ARAP implementation and success.

The principles outlined in the World Bank's Operational Policy 4.12 has been adopted in

preparing this Policy Framework and will be applied to the RAP(s) for the sub-projects. In this regard, the following principles and objectives apply:

- The acquisition of land and other assets, as well as the resettlement of people, will be minimized as much as possible.
- All PAPs will be entitled to be provided with rehabilitation measures sufficient to assist them in improving or at least maintaining their pre-project living standards, income-earning capacity, and production levels. The rehabilitation measures to be provided are:
  - Compensation at replacement cost without depreciation deduction.
  - Transaction fees or salvage materials for houses and other structures
  - Agricultural land for land of equal productive capacity or in cash at substitution cost according to the PAP's preference.
  - Replacement of premise land of equal size acceptable to the PAP or in cash at the substitution cost; Compensation for income losses from businesses and transfer and subsistence allowances;
  - Additional assistance measures for vulnerable PAPs.

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

### 3.4 Categories of Entitlement

Different project-affected individuals will experience varying levels of impacts from the project in different ways, which will have implications for the type of compensation they receive. The World Bank's OP 4.12 provides for this by requesting an entitlement matrix

as part of all RAPs. The entitlement matrix is central to any RAP. It is also useful for planning the resettlement and compensation budget. Once a full census has been conducted as part of the RAP, a list of categories of entitlement will be compiled. These individual RAPs, which must be consistent with this RPF, will be prepared by the investor/proponent, validated by the affected people and the government.

### **3.4.1 Aim and Objectives of the RPF Consultancy**

Where involuntary resettlement is not properly managed, long-term hardship may be wreaked on the intended beneficiaries of the project and communities. It may give rise to severe economic, social and environmental risks resulting in production and communal systems being dismantled, people facing impoverishment when their productive skills may be less applicable and the competition of resources greater; community institutions and social networks being weakened; kin/clan groups being dispersed; and cultural identity, traditional authority, and the potential for mutual help are diminished or lost. For these reasons, projects supported by the World Bank are designed to avoid involuntary resettlement. Where it is unavoidable to embark on involuntary resettlement, appropriate measures to minimize, as much as possible, are chosen. For adverse impacts on displaced persons and host communities, a carefully planned and implemented framework is ensured to mitigate the impacts. RPF provides basic and binding principles that will be applied in all such situations. Basic principles are:

- 3.4.1.1 If possible, all resettlement should be avoided exploring viable alternatives in Project design;
- 3.4.1.2 this proves to be impossible, all adverse effects should be rendered to the barest minimum;
- 3.4.1.3 When unavoidable adverse effects and social impact occurs, all loss of property shall be compensated at replacement costs and PAPs livelihood restored at least to the level before the Project implementation.



- 3.4.1.4 PAPs will be assisted in their effort in livelihood restoration and living standards in real terms to the level prior to project implementation and resettlement.
- 3.4.1.5 All resettlement needs to be managed in accordance with national laws, OP 4.12, accepted international best practices and this document.
- 3.4.1.6 Special support during the resettlement process will be provided for affected vulnerable groups according to their specific vulnerability.

The process of planning and implementing resettlement will ensure inclusion of women in all public consultations. Where feasible, gender-differentiated mitigation measures will be implemented to provide women with the opportunity to be effectively protected by mitigation measures provided for resettlement impacts, as outlined in this RFP.

RAPs will be prepared for all cases of resettlement under each sub-project. Full RAPs will be prepared for all instances where resettlement impacts are significant. ARAP is ready when fewer than 300 people are affected, and resettlement impacts are minor, as provided by the OP

- 3.4.2** RPF and the RAPs will be publicly disclosed, with public consultations held before their approval to allow affected persons and stakeholders to participate in project development and planning and implementation of resettlement programs.

During the project implementation and resettlement cycle, stakeholders will be provided with clear information about grievance rights and procedures. All grievances will be considered during project implementation and resettlement activities.

All resettlement activities should be conceived as sustainable projects, providing sufficient investment resources to enable the principles and goals of resettlement defined in this RFP and RAPs.

The goal of screening is to identify and consider resettlement issues as early as possible.

The principles outlined in the World Bank's Operational Policy 4.12 have been adopted in preparing this Policy Framework and will be applied to the RAP(s) for the sub-

projects. In this regard, the following principles and objectives apply:

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

The rehabilitation measures to be provided are:

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

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

### **3.5 Types of Resettlement Plans**

Abbreviated Resettlement Action Plan (ARAP): When the impacts on the entire displaced population are minor (i.e., if affected people are not physically displaced and less than 10% of their productive assets are lost) or fewer than 200 people are displaced,

then the Bank may approve the preparation of an Abbreviated Resettlement Plan (ARAP). The contents of the ARAP are to be:

1. A census survey of displaced persons and valuation of assets.
2. Description of compensation and other resettlement assistance to be provided.
3. Consultations with displaced people about acceptable alternatives.
4. Institutional responsibility for implementation and procedures for grievance redress.
5. Arrangements for monitoring and implementation, and
6. A timetable and budget.

### **3.6 Resettlement Action Plan (RAP):**

For impacts that are not considered minor, a Resettlement Action Plan (RAP) must be prepared for each site. World Bank OP 4.12 article 25 sets the requirements of the RAP to include:

1. Description of the project
2. Potential Impacts
3. Objectives
4. Socioeconomic Studies
5. Legal Framework
6. Institutional Framework.
7. Eligibility
8. Valuation of and compensation for losses
9. Resettlement measures
10. Site selection, site preparation, and relocation
11. Housing, infrastructure, and social services
12. Environmental protection and management
13. Community participation

14. Integration with host populations
15. Grievance procedures
16. Organizational responsibilities
17. Implementation schedule
18. Cost and budget
19. Monitoring and evaluation

The entitlement matrix is key to any RAP. It is useful for planning the resettlement and compensation budget. Once a full census has been conducted as part of the RAP, a list of categories of entitlement will be compiled.

## CHAPTER FOUR

### ENTITLEMENT AND ELIGIBILITY CRITERIA

#### 4.1 Principles

In involuntary resettlement, the entitlement concept relates to the principle of compensation or resettlement assistance that applies to different categories of project-affected persons (PAP). At the same time, eligibility refers to the condition or criteria that qualify a PAP for entitlement. The involuntary taking of land results in relocation or loss of shelter and loss of assets or access to assets or loss of means of livelihood, whether or not the PAPs must move to another location. The principle of ESS5 stipulates that all persons residing, conducting activities or earning income within the project affected areas at the cut-off-date, which is the last day of inventory of loss of asset will be entitled to compensation and resettlement assistance. To determine their eligibility, PAPs are classified as follows:

- a. Person who has formal right to land (including customary and traditional rights recognized under Nigerian law);
- b. Persons with temporary or leased rights to use land; and
- c. Persons who do not have formal legal right to lands or other assets at the time of the census, but who have claim to such legal rights by virtue of occupation or use of those assets.
- d. Businesses within the community

Those covered under (a) and (b) above are to be provided compensation for the loss, and other assistance in accordance with this RPF. Persons covered under (c) above are to be provided with resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in this RPF, if they occupy the project area prior to a cut-off date established by the project authorities in close consultation with the potential PAPs, local community leaders and the respective local

authorities and acceptable to the World Bank.

Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. All persons included in (a), (b) or (c) above are to be provided with compensation for loss of assets other than land. It is therefore clear that all project affected persons irrespective of their status or whether they have formal titles, legal rights or not, squatters or otherwise encroaching illegally on land, are eligible for some kind of assistance if they occupied the land or had use of it, before the entitlement cut-off date. The principles adopted entails 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 enterprise are entitled to a combination of compensation measures and resettlement assistance, depending on ownership right and lost assets. PAP will be entitled to compensation and resettlement assistance that will help in the restoration of their livelihoods to at least, pre- project standards.

#### **4.2 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). 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 resettlement assistance such as shifting allowance, assistance with rebuilding structures and compensation for loss of workdays/income. Persons who occupy the area after the socio-economic study (census and valuation) have been completed are not eligible for compensation or any form of resettlement assistance, except possibly for moving expense. Similarly, assets, built after the cut-off date are not eligible for compensation (Table 4.1).

**Table 4.1: Eligibility Criteria for Compensation**

PAP CLASSIFICATION	ELIGIBLE FOR		
	Compensation	No Compensation	Assistance
Those with legal Right	Land or asset at 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 replacement cost	For land, assets, and structure on the land after the cut-off-date	Assistance as needed
Those with no legally recognized right but arrived before cut-off-date	Assets at replacement cost except that compensation may be “topped off” to allow the PAP to acquire a new residence		Assistance as needed.
Those who arrived after cut-off-date	None	None	None
Those with business located within the Community	Assets and loss income as a result of lost business during project duration	For business located in community after the cut-off-date and outside the affected area	Assistance as needed

The State 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 will be captured, PAPs contact address, Phone Number, and Name of Next-of Kin will be collected and documented for use as means of eligibility for identification of PAPs during screening for compensation. In this project, the absence of formal titles should not constitute a barrier to resettlement assistance and rehabilitation.

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



### 4.3 Eligibility for Community/Village/Clan Compensation

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

Where an affected asset/land belongs to a family group or an association, it will be advised that as much as possible, the asset should be reallocated to each eligible member/owner so that each person be captured and compensated separately. Where this arrangement is not possible or desirable, the household or association may agree within themselves and present one person among them to be recognized as the PAP. In that case, compensation will be paid to the person to whom the family had agreed to represent their common interest. The PAP is the one whose identification / photograph will be captured during census and inventory. It is important to note that the eligibility may be claimed collectively e.g. as a community or religious group. Communities permanently losing land and/or access to assets and or resources under statutory/customary rights will be eligible for compensation. Example of community compensation includes public toilets, marketplaces, taxi parks, schools, and health centers. 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.

#### 4.4 Methods to determine cut-off date

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-of date for eligibility and no new arrivals in the project area or assets created after the cut-of date will be eligible for compensation after this date. Given its importance therefore, this cut-of date must be effectively communicated to the project affected persons through the community leaders and using culturally appropriate awareness campaign and effective medium of public communication in the community and in local languages to ensure dissemination of the message to the least PAP as much as possible. The detailed census of PAPs will be appended to the RAP/ARAPS. Sub-projects should 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 should include close consultation with the recognized PAPs, signs that inform public of intended use of site and security patrols to identify opportunistic invaders.

#### 4.5 Common complications in the application of cut-off date

The application of cut-of date sometimes become 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-of date are not eligible for compensation.

A common complication encountered with respect to cut-of 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.

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	1.1 (a) Cash compensation at replacement value based on market rate plus 10% compulsory acquisition surcharge  (b) &(c) Compensation will be paid as plus a one-time lump sum grant for restoration of livelihood and assistance for relocation.
2. Damage to land (such as abutting sub-project site) 2.1 by excavation	2.1. (a) Legal owner/g (b) Village/s or clan/s with owner	2.1 (a) & (b) Restoration of the land to pre-contribution condition or cash compensation at prevailing rates for necessary bulldozer/tractor hours to
3. Loss of income and livelihood 3.1 Temporary loss of access to land for cultivation	3.1 Cultivator occupying land	3.1 Estimated net income for each lost cropping season, based on the land record averages of crops and area planted in the previous four years

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

Diligent efforts should 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 the declaration of a cut-off date, a new census and evaluation of properties must be carried out.

## 4.6 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 resettlement 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 eligibility, and define entitlements as presented in Table 4.2.

Based on this comparison, the entitlement matrix is designed to assist the process by bridging the gaps between requirements under Nigerian law and the World Bank ESS5. The higher of the two standards is followed in this entitlement matrix, since this procedure also satisfies the requirements of the lesser standard. The missing values in the entitlement matrix will be

<p>3.2 loss of Agricultura, crops , fruits and wood trees.</p> <p>3.3 Loss of income by agricultural tenants because of the loss of the land they were cultivating</p>	<p>3.2.(a) Owner/s of crops or tress. Includes crops and trees owned by encroachers /squatters</p> <p>(b) Tenant</p> <p>3.3 Persons working on the affected lands</p>	<p>3.2 (a) Cash compensation for loss of crops at current market value of mature crops, based on average production. Compensation for loss of fruit trees for average fruit production for next 25 years to be computed at current market value.</p>
		<p>Compensation for the loss of woods – trees at current market value of wood (timber or firewood, as the case may be).</p>
		<p>3.2(b) Partial compensation to tenants for loss of their crops / trees as per due share or agreement (verbal or written)</p>
		<p>3.3 One-time lump sum grant to agricultural tenants (permanent, short-term or long- term agricultural labor (this will be in addition to their shares in crop/ tree compensation)</p>

4. Permanent loss of structures, Residential and commercial Structures	4.1.(a) Owners of structures whether or not the land on which the structure stands is legally occupied	<p>4.1.(a) Cash compensation for loss of built -up structures at full replacement costs.</p> <p>Owners of affected structures will be allowed to take/ reuse their salvageable materials for building/ rehabilitation of structure.</p> <p>In case of relocation, transfer allowance to cover cost of shifting (transport plus loading, unloading) the effects</p>
4.2. Cultural, Religious, and community structure/ facilities	4.2 School, church, water channels, pathways and other community structures/ installations	4.2 Complete rehabilitation/ restoration by the project; or, cash compensation for restoring affected cultural / community structures and installations, to the recognized patron/ custodian.
5. Special provision for vulnerable APs  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 livelihood for women and other vulnerable APs that need to substitute their income because of adverse impact	<p>5.2.(a) Vulnerable APs, particularly women enrolled in a vocational training facility.</p> <p>5.2.(b) Owners /s whose landholding has been reduced to less than 5 acres</p>	5.2(a) &(b). Restoring of livelihood (vocational training) and subsistence allowance at agreed rate per day for a total of 6 months while enrolled in a vocational training facility.
6. Loss of grazing area	Cattle Rearers	<p>Relocation to new grazing area and where possible assist the cattle herdsman to locate new grazing fields</p> <p>Consider possible compensation for loss income for the period of locating new grazing area.</p>

## **4.7 Principles Applicable to Vulnerable Groups**

### **4.7.1 Vulnerability Categories**

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

### **4.7.2 Vulnerability Assessment Criteria**

Vulnerable PAPs may require more assistance than others during the implementation of the RAPs because of their vulnerability status. Criteria for inclusiveness include: female headed household, aged persons (65 years and above), PAPS incapacitated by ill health, and the poorest of the poor PAPs. The vulnerability assessment tool in Table 4.3 is useful in identifying the poorest of the poor group. PAPs that fall within all or most of the conditions (at least 80%) in Table 4,3 are in abject poverty according to this RPF, and therefore, classified as vulnerable.

**Table 4.3: Vulnerability Assessment Tool**

<b>HOUSEHOLD VULNERABILITY</b>				
S/N	Category	Indicators	True	False
1	Pre- project Extreme poverty, the pre- disposed	No arm		
		No land		
		No Job		
		No Business		
2	House hold Composition	Elders and /or children only or women and children only or disabled or diseased only		
3.	Income	None from Farm		
		None from Jobs		
		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, disease, drug addict or prostitute.		



## CHAPTER FIVE

### LEGAL AND INSTITUTIONAL GUIDELINES, REQUIREMENTS AND PRINCIPLES GOVERNING RESETTLEMENT IN LAGOS STATE

#### 5.1 Land Ownership in Nigeria

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

Community projects are land-based. To this end, various interests and titles to particular pieces of land may be impacted. Therefore, an analysis of the legal framework for the project will be carried out in the RAP, and this will consider the various land holding arrangements in the assessment of entitlements and compensations for the various interests for lands acquired.

Below is a broad land ownership classification in Nigeria:

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

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

## **5.2 Nigerian Legal/Institutional Guidelines and Requirements**

### **5.2.1 Land Use Act of 1978 and Resettlement Procedures**

The Land Use Act, 1978 (amended as 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. The Governor holds such parcel of land in trust for the people and government of the State. The Act categorized the land in a state to urban and rural lands. 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”. 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; such as agriculture (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 with the consent of the Governor. 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 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.

### **5.2.2 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:

1. 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.
2. 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 labor. The compensation payable is the estimated value of the unexhausted improvements at the date of revocation.

### 5.3 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.
- c. 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.
- d. 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.
- e. 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 doesn't 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 labor 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 labor.
- b. Compensation is 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”.

#### **5.4 The World Bank Environment and Social Standards**

Since October 2018, all World Bank funded Investment Project Financing (IPF) are required to follow the Environmental and Social Framework (ESF) consisting of ten (10) Environment and Social Standards (ESS). 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. The ESSs support the borrowers in achieving good international practice relating to environmental and social sustainability, assist them in fulfilling their national and international

environmental and social obligations, enhance transparency and accountability and ensure sustainable development outcome through continuous stakeholder engagement. Among the 10 standards, 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. Cross River State has prepared this RPF following the guidelines suggested under ESS5.

#### **5.4.1 Objectives of ESS 5**

- 5.4.1.1 To avoid involuntary resettlement or, when unavoidable, minimize involuntary resettlement by exploring project design alternatives;
- 5.4.1.2 To avoid forced eviction;
- 5.4.1.3 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.
- 5.4.1.4 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.
- 5.4.1.5 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.
- 5.4.1.6 To ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and the informed participation of those affected.

#### **5.4.2 Applicability of ESS5**

ESS5 will apply as the direct social and economic impacts of a project that are permanent or temporary and are caused by the involuntary taking of land resulting in (i) relocation or loss of shelter; (ii) loss of assets or access to assets; (iii) loss of income sources or means of livelihood, whether or not the affected persons must move to another location; or (iv) the

involuntary restriction of access to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of the displaced persons. The ESS5 also applies in case any subproject activities found as 'linked' or 'associated facility'. This ESS5 requirements and provisions apply to all components of Lagos State Project that result in involuntary resettlement, regardless of the source of financing. 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:

- 5.4.2.1 Land rights or land use rights acquired or restricted through expropriation or other compulsory procedures in accordance with national law;
- 5.4.2.2 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;
- 5.4.2.3 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;
- 5.4.2.4 Relocation of people without formal, traditional, or recognizable usage rights, who are occupying or utilizing land prior to a project specific cut-off date;
- 5.4.2.5 Displacement of people as a result of project impacts that render their land unusable or inaccessible.
- 5.4.2.6 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; Land rights or claims to land or resources relinquished by individuals or communities without full payment of compensation, and
- 5.4.2.7 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.

## 5.5 International Standards for Land Acquisition and Resettlement

International standards and approaches to access and value assets and land involving compulsory acquisition or displacement is gradually being adopted in Nigeria based on lessons learned from early investments that caused significant resistance by public and private actors in Nigeria. Consultations with varied stakeholders for this RPF reveal that most states in Nigeria have improved on the valuation rate it uses for assets, which is a departure from the obsolete gazetted rate contained in the Land Use Act of 1978. The current rates used by individual states are varied but under this project, the participating states have committed to complying with the requirements of the World Bank Environmental and Social Standards (ESS).

The World Bank ESS5 applies to all components of this Project including activities resulting in involuntary resettlement that are (a) directly and significantly related to the project, (b) necessary to achieve its objectives as set forth in the project documents and (c) carried out, or planned to be carried out, contemporaneously with the investments.

The Bank's ESS5 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.

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 should 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.

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 should be given to land-based resettlement strategies 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 should 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.

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 labor 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 should be sufficient to replace the lost land and other assets at full replacement cost in local markets. 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 ESS5, if they occupy the project area prior to a cut-off. Persons who encroach on the area after the cut-of 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.

## 5.6 Gap Analysis between Nigerian Law and World Bank ESS5 and Gap Filling Measures

In Table 5.1, a comparison between Nigerian Land law and the WB ESS 5 is shown. 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 –of 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.

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 5.1: Gaps between Nigerian Law and World Bank ESS5 and Gap filling Measures / Actions**

CATEGORY	NIGERIAN LAW	WORL 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 should be avoided where feasible, or minimized, exploring all viable alternative	Design of footprints (actual and specific designs) of project related activities particularly commercial

		project designs	farmland will be undertaken to minimize resettlement.
Information and consultation	Its 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 consulted and engaged in the resettlement process.
Timing of compensation	The law is silent on the 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 prescription 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/ grievance and compensation Matters	Requires that a grievance redress mechanism be set early constituting the representatives 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 member of GRC.
Owners of economic trees and crops	Compensation for an amount equal to the value as prescribed	Compensation for the market value of the yield plus the cost	Compensation for the market value of the yield plus the cost

	by	of	of	FRILIA
--	----	----	----	--------

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 the land compensation	Land for land compensation
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	Recommends land-for- land compensation or other form of compensation at full replacement cost
Owners of “Non-permanent” Building	Cash compensation based on the 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 other relocation expenses, prior to displacement	Entitled to in-kind compensation or cash compensation at full replacement labour and relocation expenses, prior to displacement.
Owners of “permanent” building 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.	Entitled to in-kind compensation or cash compensation at full replacement cost including labour and relocation expenses, prior to displacement.

Rejection of compensation	No categorical Statement	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 satisfying the banks fiduciary requirements.	The project must provide a means satisfactory for resolving the dispute concerning the offer of compensation in a timely and equitable manners as issues are resolved.	FRILIA
---------------------------	--------------------------	---	--	--------

## 5.7 Major outcomes of the Review of Nigeria Legislation and the International Policy on Involuntary Resettlement

Following the review and gap analysis contained in Table 5.1, the following conclusions can be made:

- a. In the event of divergence between the Nigeria Legislation and the World Bank Environmental and Social Standards, the more stringent and pro-poor law is to be followed in the implementation of this project.
- b. That entitlement value for affected land and assets varies with the type of asset which are identified as follow:

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

State owned land would be allocated free by the Governor or Local Government (except for processing and registration fees). The State Agency would be expected to pay compensation/resettlement assistance 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.

### Privately owned Land

Privately owned property, would have to be acquired at the replacement cost. The guiding principle is that whoever was using the land to be acquired would be provided other land of equal size and quality.

**Assets held under Customary Law**

According to Nigeria law, assets held under customary rights are in the Local Government jurisdictions only and would have to be valued according to the following method and compensation paid for:

The project would compensate for assets and investments, including labour, buildings, and other improvements, according to the provisions of the resettlement plan.

Compensation rates would be based on replacement costs as of the date and time that the replacement is to be provided;

- i. Compensation would not be made after the entitlement cut-off date in compliance with this policy. Under customary law land belongs to chiefdoms, towns and villages;
- ii. The permanent loss of any such land will be covered by community compensation, which will be in-kind, only. However, because the Bank's ESS5 makes no distinction between statute and customary rights, not only assets and investments will be compensated for, but also land; Thus, a customary landowner or land user on state owned land will be compensated for land, assets, investments, loss of access etc. at market rates at the time of the loss.

# CHAPTER SIX

## METHODS FOR VALUING ASSETS AND COMPENSATION ARRANGEMENT

### 6.1 Methods of Valuation for Different Categories of Assets/Entitlements

This section of the RPF sets out the detailed requirements for determining the value of affected assets, and the scope of valuation covers all categories of impacts/assets identified during the social assessment and described in the entitlement matrix. The essence is to ensure appropriate procedure and fair compensation to the project affected groups that are in tandem with best practices which ESS5 supports. Therefore, the basis of this valuation is derived from the ESS5 of the World Bank and the Land Use Act 1978 of Nigeria. The valuation will estimate asset compensation rates based on full replacement cost without depreciation (Table 6). The replacement cost approach is based on the premise that the costs of replacing productive assets is based on damages caused by project operations.

### 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 assumes that cost and value are related. It involves finding the estimate of the gross replacement cost of an asset which is the estimated cost of constructing a substitute structure or buying an alternative land in a location and size of equal value at current market prices.

#### (b) Market Comparison Approach (MCA):

This involves the direct comparison of the property's value determining features with those of immediate and surrounding vicinity that sold recently. This method simply arrives at the value of an asset by taking an estimate of similar asset (in size, frame and location) sold in recent time 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 compensation.



### 6.3 Valuation Methods for Categories of Impacted Assets<sup>1</sup>.Land

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

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

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

#### b. Assets held under Customary Law

According to Nigeria law, assets held under customary rights are in the Local Government jurisdictions only and will be valued according to the following method and compensation paid for. The project will compensate assets and investments, including buildings, and other improvements, according to the provisions of the resettlement plan. Compensation rates will be replacement cost as determined by surveys of recent transactions of similar assets in the same area as of the date and time that the replacement is to be provided. Under customary law land belongs to chiefdoms, towns and villages. The permanent loss of any such land will be covered by community compensation, which will be in-kind only. A customary land owner 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 provision of replacement land. The guiding principle is that whoever was using the land to be acquired will be provided other land of equal size and quality. In the case where no alternative land is available within a reasonable distance such as to minimize disruption to other aspects of socio-economic life, cash compensation at full replacement value should be provided using the MCA method. This should be valued based on the prevailing market value in the locality to purchase an equally productive plot of land in the same locality. In addition, any associated costs of purchasing the land i.e., taxes, registration fees will need to be included in the compensation.

Also, the PAP will be compensated for any permanent improvements made to the land (for

instance irrigation structures). This will be calculated based on the price of making the permanent improvement at current prevailing market rates for labor, equipment and materials.

Where land lost is only a small proportion of total land owned by the PAP, but renders the remaining land as unusable, the compensation provided should be calculated based on the total land affected (i.e., the actual land lost plus the remaining unusable land). If 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 share cropper). 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 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. 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 fruit tree** is cash compensation for average fruit production for 3 years at current market value. Although government rate prepared by NTDF exists, market research will be conducted by appropriate experts (independent quantity survey) to determine if the government rate is in tune with current market rate. Where this rate is different from current market rate, the later will be used to fulfil the condition “current market ate” of ESS5
- b. **Compensation for farm crops** is at full market value of crop yield per hectare. This entails conducting an inventory of 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 prevailing market price at the time of RAP compensation.
- c. **Compensation for woodlot** is Cash compensation at current market value. All woodlot attracts a flat rate using market rate.

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

**Table 6.1: Method of Valuation**

S/NO	TYPE OF LOSS	COMPARATIVE SALES METHOD	BASED ON THE OPEN MARKET VALUE OF COMPARABLE RECENT TRANSACTION
1.	Loss of building, structures and other civil works	Replacement cost method or comparative sales method (which ever given 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 methos	Based on the comparable rent payment , rent advance paid.

4.	Expenditure incurred for transfer of moveable properties and temporary structures	Comparative methos	Based on truck/ transport hiring charges.	FRILIA
5.	Loss of wages -loss of fees form	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 Mechanism for Voluntary Donation of Land: Procedure and Records

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

##### 1. Site Selection Consultations

While selecting a site for a structure for any of the sub-projects or activities associated with the sub- projects, proponent should conduct detailed consultations with customarily recognized or legally titled landowners and any non-titled affected people, such as squatters, tenants, and herders that may have traditional access to these areas. The SPCU/Project team will facilitate meetings to reach consensus for locations that have least adverse impact. The donors of such land could be a community/clan or sub- clan that owns undivided land collectively or as individuals.

##### 2. Replacement of Losses of the Vulnerable and Poor

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

line with the compensation and valuation principles in the Project's Entitlement Matrix. **FRILIA**

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

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

### **4. Record of Donation and Verified Transfer by Legal Authority**

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

## **6.5 Arrangements for Compensation**

A Compensation and Relocation Committee will be set up and be responsible for planning, coordinating and monitoring of compensation and relocation activities. The compensation process for the subproject will involve several steps to be carried out in accordance with the resettlement and compensation plan and the RAP. This will be in accordance with the individual project resettlement and compensation plans as outlined below:

## 1. Public Participation

This process seeks the involvement and concerns of the PAPs and the communities in a participatory approach with the project, from the beginning to implementation. Public participation with local communities is an ongoing process throughout resettlement planning and this will have taken off at the screening stage. PAPs will be notified during the identification of subprojects and consulted with as part of the screening process.

The subsequent socio-economic survey will record all relevant information about the PAPs and ensure that this is accurately reflected in the RAP in order to allocate the appropriate compensation. Periodic monitoring will ensure that PAPs have been consulted and that compensation and relocation has been carried out 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

The State officials and the local community will arrange meetings with the project affected persons to discuss the compensation process. For each individual or household affected, the project officials complete 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 shall be confirmed and witnessed by village/ community officials and will be kept up-to-date. This is necessary because it ensures monitoring of an individual over time. All claims and assets should be documented 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 State 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 handing over of property such as land and buildings and compensation payments will be made in the presence of the affected party, representative of the state environmental agency, representative from the State Project Management Unit, NGO and the community officials.

#### **6.6 Procedures for Delivery of Compensation**

The procedure for delivery Includes the following:

- 6.6.1 Full payment of compensation is carried out before possession of acquired sites and before civil works begin.
- 6.6.2 Offers to Project Affected Persons (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
- 6.6.3 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.
- 6.6.4 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”. SPCUs shall make arrangements with nearest bank to effect payments by banker's draft;
- 6.6.5 Payments are made to the affected person personally by the Lagos State Agricultural Land holdings Authority in the presence of Land/Asset Valuation Committee and an

independent witness of the affected person/opinion leader.

**FRILIA**

- 6.6.6 Proper receipts are issued and copies given to the affected person, the Finance Department of the Lagos State Agency and the Land/Asset Valuation committed/Asset Valuation committee.



# CHAPTER SEVEN

## GRIEVANCE REDRESS MECHANISM

### 7.1 Introduction

This RPF anticipates that disputes or complaints may arise as a fallout of land Acquisition, Restrictions on Land Use and Involuntary Resettlement resulting from the implementation of this Project. Therefore, Lagos State acknowledges the right of PAPs to grievance redress, and hence in consultation with stakeholders establishes this Grievance Redress Mechanism (GRM) as alternative dispute resolution arrangement. Going through the court (judicial system) by aggrieved PAPs for redress may take longer periods and many times, are accompanied with court injunctions which adversely affect project implementation. Therefore, establishing a GRM is a proactive measure for addressing and resolving complaints out of court.

As experienced in past projects, complaints and grievances may arise during implementation of the resettlement and compensation programme and may be relayed to the following issues:

- a. Disputed ownership of a given asset by two or more affected individuals having claim on the same land and inheritance of the acquired lands to affected persons,
- b. Incomplete census as well as inadequate valuation of affected assets,
- c. Compensation entitlements, complains against noise, pollution, accident,
- d. Errors related to identification and disputes on boundaries between affected individual(s) in specifying their land parcels and associated development.
- e. Disagreements on plot/asset valuation.
- f. Divorces, successor and family issues resulting into ownership dispute or dispute share between heirs or family.
- g. Where affected individual(s) opt for a resettlement-based option, disagreement on the resettlement package (the location of the resettlement site does not suit them).
- h. GBV and other social and environmental issues.

In view of this, Lagos State 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 grievance redress mechanism (GRM). The GRM will deal with complaints and grievances related to both resettlement and other social and environmental issues beyond resettlement in this Project. Grievance redress committees (GRC) will be formed to receive and resolve complaints as well as grievances from aggrieved persons from the local stakeholders including the project-affected persons. Based on consensus, the procedure will help to resolve issues/conflicts amicably and quickly, saving the aggrieved persons from having to resort to expensive, time-consuming legal actions. The procedure will, however, not pre-empt a person's right to go to the courts of law.

## **7.2 Objectives of GRM**

The fundamental objectives of the GRM, implemented through the GRC serving as a par- legal body, are to resolve any resettlement-related grievances locally in consultation with the aggrieved party to facilitate smooth implementation of the social and environmental action plans. Another important objective is to democratize the development process at the local Level and to establish accountability to the affected people. In other words, the grievance mechanisms:

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

## **7.3 Benefits of GRM**

The establishment of a GRM is beneficial for organizational and Project strengthening. Grievances should be seen as a gift and not a threat to the Project. Grievances submitted are a source of valuable information that can help to strengthen the implementation of the Project and provide support and protection to Lagos State Project beneficiaries. The ability to resolve grievances demonstrates transparency and accountability to beneficiaries and non- beneficiaries.

### **Who can raise grievances?**

Anyone can raise a grievance about Lagos State. Beneficiaries and non-beneficiaries are all welcome to submit complaints on any aspect of Plateau State via any of the available grievance channels (e.g. in-person to staff or volunteers or by phone, letter, email, or social media).

## Structure for managing grievances and Staff responsible

The following can receive grievances from complainants under the Lagos State GRM:

1. Grievance Volunteers and Ward Facilitators (at community the level)
2. LGA Field Supervisors (LFS) and Support Officers (at LGA level)
3. Lagos State GRM Focal Points - specifically the Social Safeguards and Environmental Safeguards Anchors and Advisers (at State the level)
4. Lagos State GRM Focal Points – specifically the Social Safeguards and Environmental Safeguards Anchors and Advisers (at Federal the level)

## 7.4 How can grievances be submitted?

At the LGA, State levels:

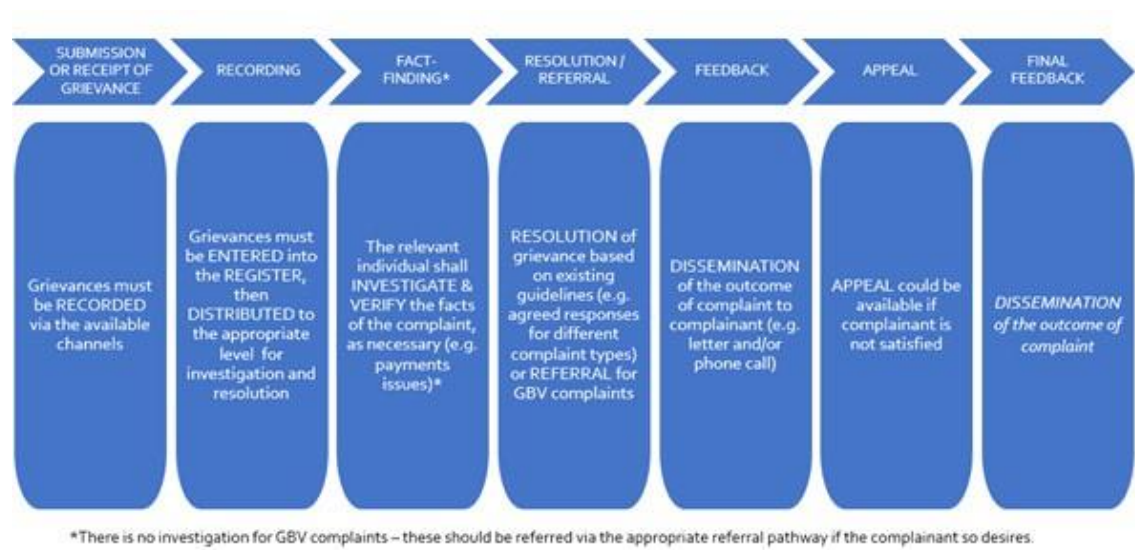
1. LFSs / WSOs: Complaints can be made through the LFSs or WSOs in person or in writing. They are also responsible for reviewing any complaints relating to their LGA received via any channel. They are effectively trained on project activities to collate and address grievances, channeling them as necessary to the Lagos State GRM Fps.
2. Lagos State GRM FPs: Grievances can be made at the state offices either in person, via telephone, in writing, or through any other accessible channel as there are Lagos State GRM FPs that have been trained on effectively handling and managing grievances. Telephone numbers for State hotlines will be displayed at various state and local government offices and in Project communities.

### Addressing complaints related to GBV and SEA/SH

The Lagos State GRM takes complaints related to gender-based violence (GBV) and sexual exploitation or abuse / sexual harassment seriously. A separate GBV accountability and Response Framework have been prepared to address GBV allegations and to hold perpetrators accountable. However, for any complaint that is reported to the GRM (including complaints involving other forms of GBV that are not related to the project), the GRM will also have procedures in place to refer the individual to GBV service providers.

## BASIC PROCESSES IN GRIEVANCE HANDLING

The following are basic processes to be followed in handling grievances:



### Service Standards for Lagos State GRM

- The State will ensure that all grievances are handled and resolved within the specified time frame depending on the category of complaint. The
- maximum time frame for resolving categories of issues that are within the remit of State State will be 3 months (90 days).
- The State will ensure that feedback is provided to complainants on the status of their grievances within 28 working days from the time the complaint was first received.
- Where investigations are likely to take more than 7 days, the State will provide complainants with a progress update.
- The State will guarantee that all complainants are treated with respect and fairness.
- The State will ensure that persons with disabilities and other vulnerable groups can easily access the GRM using available channels for registering complaints.
- The State will ensure that GBV and SEA/SH complaints are treated appropriately following a survivor-centered approach

### Guiding Principles

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

## **I. Communicated and Visible**

A good grievance mechanism should be clearly communicated to all relevant stakeholders (beneficiaries, the general public, and others). Information on how to channel grievances should be clear and widely publicized. Beneficiaries and non-beneficiaries should be informed on the timelines and the necessary steps that will be taken in handling their grievances. Information on what type of grievances can be made should also be clearly communicated to the beneficiaries, staff, and any other interested party. In the case of NFWP the Ward Facilitators (WFs), WAG Support Officers (WSOs), and LGA Field Supervisors (LFSs) are the frontline staff who engage directly with citizens hence should be well knowledgeable on how the GRM operates

### **I. Accessible**

An effective GRM should be easily accessible by all. It should offer multiple channels for receiving and responding to grievances (e.g. in person, by phone, in writing, etc.). The conditions of the beneficiaries and other interested citizens should be taken into account when establishing a GRM. For example, if the GRM has a hotline element and there are beneficiaries with no phones, the grievance handling process should offer other alternatives such as face to face interaction or writing letters as alternatives for channeling grievances. Also, a good GRM should enable and encourage the use of different local languages in channeling grievances, which makes it more accessible for those who may not understand the official language.

## **II. Responsive**

A GRM must be responsive to the needs of its beneficiaries and non-beneficiaries. It should ensure that grievances are acknowledged and issues resolved promptly. Staff handling the complaints must follow the agreed-upon targeted timelines for resolving grievances. A responsive GRM will ensure that complainants are regularly informed on the progress or status of their grievances. A good GRM should be responsive to the needs of different people, including vulnerable persons such as the elderly or disabled, and those who cannot speak or write in English. It should also take a survivor-centered approach to gender-based violence (GBV) and sexual exploitation and abuse / sexual harassment (SEA/SH) complaints.

### **III. Fair and Objective**

Grievance handling staff should be fair and objective when handling and managing grievances. Grievances should be handled with all sense of fairness and without any bias. Staff receiving grievances should be objective and empathetic towards the complainant and should not be defensive, unfair or seen to be taking sides. Complainants should feel that they were treated fairly and with respect.

#### **7.5 Expectation When Grievances Arise**

When local people present a grievance, they generally expect to receive one or more of the following: acknowledgement of their problem, an honest response to questions/issues brought forward, an apology, adequate compensation, modification of the conduct that caused the grievance and some other fair remedies. In voicing their concerns, they also expect to be heard and taken seriously. Therefore, the company, contractors, or government officials must convince people that they can voice grievances and work to resolve them without retaliation. To address these challenges, companies are being called upon to lead and work with their host communities to fund non-judicial, dialogue-based approaches for preventing and addressing community grievances.

#### **7.6 Grievance Redress Process**

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

There is no ideal model or one-size-fits-all approach to grievance resolution. The best solutions to conflicts are generally achieved through localized mechanisms that take account of the specific issues, cultural context, local customs and project conditions and scale. Annex 4 contains grievance redress forms that could be used for grievance mechanism. In its simplest form, grievance mechanisms can be broken down into the following primary components:

a. **Registration**

The first step is the presentation of a grievance at the uptake point at any level. The social contact person or secretary of the committee will receive grievance from the complainant, register and acknowledge receipt of grievance to the grievant within 2 days. The registration form will capture the following data: 1) Case number, 2) Name of the complainant, 3) Date of the grievance, 4) Gender, 5) Complete address, 6) Category of the grievance, 7) persons involved, and impacts on complainant life, 8) Proofs and witnesses, and 9) Previous records of similar grievances.

b. **Verification**

The verification determines among other things whether the matter has relationship with the project activities, and whether the matter can be handled/resolved at the level where it is presented. This will determine if the matter should be referred to the next level or not. Part of the investigations may also be to assess the cost of lost or risk involved in the grievance. The processing step is when options for the approach to resolving the case are weighed and determined. Parties involved in the case are brought together for the first attempt at resolution with suggestions from the parties on practical steps to be taken which may also involve site visit for physical inspection and determination of the claim.

c. **Feedback**

All responses to the complainant in a grievance redress process that moves beyond a unit level must be communicated in writing and/or by verbal presentation to the complainant. This will include a follow up on the corresponding authority where cases are referred, to ascertain the status of reported cases. Feedback on outcome of each case should get to the complainant through the secretary of committee or social contact/safeguard person. It is expected that reported complaints at each level will be resolved and determined within 21 days from date of receipt of the complaint.

Grievance resolution will be a continuous process in subproject level activities and implementation. The State will keep records of all resolved and unresolved complaints and grievances (one file for each case record) and make them available for review as and when asked for by the Bank and any other interested persons/entities. The State will also prepare

periodic reports on the grievance resolution process and publish these on the State website

The State program intends to strengthen the GRM through information and communication technology to ensure that all complaints including those of sexual exploitation and abuse are immediately reported to the Government. Lagos State will integrate the GRM on a web-based dashboard, to adequately and promptly address any potential grievance related to Gender Based Violence and SEA.

The complaints registered in this system will be managed by a dedicated administrator that will liaise immediately with any GBV and SEA complaints with the contractors, consultant and Lagos State for immediate measures. If the GRM receives a case on sexual exploitation and abuse related to the project, it will be recorded, and the complainant will be referred to the relevant assistance, if needed, for referral to any other service providers. The supervision consultant will keep the information confidential to protect privacy of GBV and SEA complainants. In cases, where the perpetrator(s) is linked to project activities then the contractor will take appropriate actions as per the Code of Conduct signed by the particular person and under the effective law in Nigeria. Lagos State will report activities and outcomes of GBV and SEA surveillance and management to the World Bank regularly.

## 7.7 Financing of the Grievance Redress Mechanism and Cost of Remediation

The proponent shall be responsible for the funding of logistics for the GRC as well as the eventual compensation or resettlement remediation that the aggrieved party may be entitled to. The proponent will also be responsible for the cost of the judicial process for cases that result to court for adjudication. Table 7.1 below show the implementation plan for the GRM.

**Table 7.1: Implementation Plan for Grievance Mechanism**

STEPS	PROCESS	DESCRIPTION	COMPLETION TIME	RESPONSIBLE AGENCY/PERSON
1	Receipt of complaint	Document date of receipt, name of complainant , village, nature of complaint , inform the SPCU	1 day	Secretary to GRC at project level



2.	Acknowledgement of grievance	By letter, email, phone	1-5 days	Social safeguard officer at SPCU	FRILIA
3.	Screen and establish the merit of the grievance	Visit the site, listen to the complainant / community; and assess the merit	7-14 days	GRC including the social safeguard officer & the aggrieved PAP or his / her representative.	
4.	Implement and monitor a redress action	Where complaint is justified, carry out resettlement redress in line with the entitlement matrix/ESS5	21 days or at a time specified in writing to the aggrieved PAP	PC-PCU and social safeguard Officer	
5.	Extra intervention for dissatisfied	Review the redress steps and conclusions, provide intervention solution	2-3 weeks of receiving status	PC-PCU	
6.	Judicial adjudication	Take complaint to court of law	No fixed time	Complainant	
7.	Funding of grievance process	GRC logistics and training, redress compensation, court process	No fixed time	The proponent (Government or Investor)	

## **7.8 World Bank Grievance Redress Service (GRS)**

Communities and individuals who believe that they are adversely affected by Sub-project interventions may submit complaints to the existing project-level GRM or the WB Grievance Redress Service (GRS). Project-affected communities and individuals may also submit their complaint to the World Bank's independent Inspection Panel, which determines whether harm occurred, or could occur, because of non-compliance with WB safeguards policies and procedures. Details of the procedures to submit complaints to the WB's corporate GRS, is available on the GRS website: <http://www.worldbank.org/en/projects-operations/products-and-services/grievance-redress-service>. For information on how to submit complaints to the WB Inspection Panel, please visit [www.inspectionpanel.org](http://www.inspectionpanel.org). Any disclosure instrument on GRM will provide addresses of the GRS and the Inspection Panel.

# CHAPTER EIGHT

## CONSULTATIONS, STAKEHOLDER PARTICIPATION AND DISCLOSURE

### 8.1 Purpose of Stakeholders' Engagement

Stakeholder and Community consultations are key to the success of the project as well this RPF. Consultation is important both as a tool for information gathering and for carrying the stakeholders along in order to achieve sustainability. Consultations which began at this stage of the RPF will continue during the RAP/ARAP preparation stage up to the project implementation stage.

The thrust of the consultations carried out in preparing this RPF are to:

1. notify project affected persons and community about the project set up and development objectives;
2. establishing and maintain a two-way process of dialogue and understanding between the project and its stakeholders
3. create ownership and
4. elicit broader inputs and suggestions that will ensure project sustainability and success.

### 8.2 Stakeholders Identification

The RPF team worked in conjunction with the Plateau State in identifying the stakeholders. Stakeholders include groups, institutions and MDAs who will be affected by the project and/or those that have responsibilities in project implementation. In addition to the list stated below for identified stakeholders, it is expected that more stakeholders at the rural and community levels will be identified at the RAP/ARAP development stage. Among the identified stakeholders at this stage include:

The lists of stakeholders consulted include:

1. Ministry of Agriculture and Food Systems
2. Lagos State Land Bureau
3. Ministry of Environment and Water Resources
4. Ministry of Commerce, Cooperatives, Trade, and Investment.
5. Ministry of Works
6. Ministry of Finance

7. Ministry of Transport
8. Ministry of Women Affairs and Poverty Alleviation
9. Ministry of Budget and Planning
10. Ministry of Energy
11. Local Government Councils
12. Farmers' Associations, including the women farmers' association
13. Cooperative Societies, CSOs/NGOs
14. Commercial Farmers
15. Agro processors and marketers

### **8.3 Summary of stakeholders consultation**

The thrust of the consultations carried out in preparing this RPF are to:

- notify project affected persons and community about the project set up and development objectives;
- establish and maintain a two-way process of dialogue and understanding between the project and its stakeholders,
- create ownership and elicit broader inputs and suggestions that will ensure project sustainability and success.

### **8.4 Mechanism for Future Engagement/Consultation of PAPs**

PAPs shall be consulted via the use of the existing recognized traditional structures in which consultation is conducted through the village/community leadership. This means of engagement is widely acceptable and an effortless way to reach all the groups in the community based on the existing traditional governance structure. The use of social gatherings such as Women Associations, Village Meeting Structure, Cooperative Groups, Churches and Mosques will be important for dissemination of information to PAPs, and finally, there is the need to segment consultations into smaller targeted groups. This is premised on giving a voice to less advantaged groups, minority settlers and groups in the resettlement planning. To do this effectively, the attendance records of the various groups having phone numbers and contacts will be used to call or reach out to PAPs, including coordinating them for group meetings as and when necessary.

## 8.5 Table for consultation of Stakeholders

Depending on the target stakeholder and objective of consultation at any point, one or a combination of the following tools should be used.

STAKEHOLDER	CONSULTATION TOOLS
Project affected person and groups	Focus group discussions, questionnaire, worship centres.
Livestock Farmer Groups	Community town hall meetings, print materials
Traders, Land owners, tenants, squatters, Herdsmen, vulnerable group/ women, crop farmers	Phone call, Visit, meetings
Government Agencies / Ministries contractors	Phone calls, e-mails, visit, meetings, electronic media.

## 8.6 Disclosure Requirements

As a standard practice, the object safeguard documents including RPF and RAP/s released for disclosure are accompanied by making available the registers of comments and suggestions from the public that are subsequently documented by the Plateau State Government in a formal manner. Plateau State Government will continue applying the similar approach to disclosure for any additional safeguard appraisal materials that will be prepared as part of the project development.

The RPF and RAP will be disclosed in compliance with relevant Nigerian regulations and the World Bank operational policy. It will be disclosed in-country at designated centres such as Ministry of Agriculture and Rural Development, Federal Ministry of Environment, State Ministry of Land and Survey, State Ministry of Environment, other stakeholders in the nineteen states of northern Nigeria and at strategic locations in the affected communities. It will also be disclosed in 2 daily newspapers for 21 days as required by the Nigerian extant laws. Electronic copies of the safeguard documents will be placed on the project website and also, the World Bank will disclose the document on its website. This will allow stakeholders with access

to Internet to view information about the planned development and to initiate their involvement in the public consultation process. 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.

The mechanisms which will be used for facilitating input from stakeholders will include press releases and announcements in the media, notifications of the aforementioned disclosed materials to local, regional and national NGOs as well as other interested parties.

# CHAPTER NINE

## THE COMMUNITY NEEDS ASSESSMENT AND DEVELOPMENT

### 9.1 Introduction

The Community Needs Assessment Toolkit for Agricultural Development is a comprehensive guide for systematically understanding the unique requirements, challenges, and opportunities within communities in Plateau State. The primary purpose is to inform decision-makers, policymakers, and stakeholders about the specific needs of the local population in the context of agriculture. This toolkit i) systematically analyzes the agricultural landscape to identify gaps and prioritize the most pressing community needs, ii) enables data-driven decision-making for targeted interventions, iii) facilitate meaningful engagement with community members, local authorities, and relevant stakeholders in the agricultural sector, and foster a participatory approach to development by involving those directly affected by agricultural initiatives; iv) provide essential insights to inform the development of policies and strategies that align with the specific needs and aspirations of the community and enhance the effectiveness of governmental and non-governmental interventions in the agricultural sector.

The Community Needs Assessment Toolkit role includes:

- **Standardizing Data Collection:** Standardizes data collection tools, including surveys, questionnaires, and interview guides, ensuring comprehensive coverage of key aspects.
- **Analysis and Reporting Framework:** Offers a framework for systematically analyzing collected data, leading to clear, actionable insights.
- **Facilitates the creation of reports** that succinctly communicate findings and recommendations.
- **Engagement and Collaboration:** Encourages collaborative efforts among stakeholders, fostering a sense of shared responsibility for agricultural development.
- **Acts as a catalyst** for open dialogue and constructive engagement between policymakers, implementers, and the community.

Lagos State aims to create a foundation for sustainable agricultural development responsive to its diverse communities' unique characteristics and aspirations by emphasizing the importance of community needs assessment and providing a structured toolkit. This, in turn, will contribute to the resilience, prosperity, and self-reliance of local populations engaged in agriculture.

## 9.2 Benefits and Intended Use

Ultimately, the guidance provided in this toolkit aims to help users develop an exosystemic view of community needs, priorities, visions, assets, and complex relationships and establish an actionable game plan to address community needs and build capacity. The significance of conducting a community needs assessment in the context of agricultural development cannot be overstated. It lays the groundwork for informed, targeted, and sustainable investments in agriculture in the following ways:

- **Resource Optimization:** Helps channel resources efficiently by identifying areas
  - where interventions are most needed and yield the most significant impact, prevents resource misallocation, and ensures that investments align with the community's actual needs.
- **Community Empowerment:** Empowers local communities by giving them a voice in the decision-making process and fosters a sense of ownership and responsibility among community members, contributing to the long-term sustainability of agricultural initiatives.
- **Tailored Interventions:** Enables the design of interventions tailored to each
  - community's specific socioeconomic, cultural, and environmental context. Increases the likelihood of successful implementation and acceptance by the community.
- **Sustainability and Resilience:** Promotes the development of sustainable agricultural practices that consider communities' ecological and economic resilience and mitigate risks by addressing vulnerabilities identified through the needs assessment.

## 9.3 Community Needs Assessment Steps

### A. Planning and Preparation

#### A.1 Defining Objectives:

One of the critical initial steps in conducting a Community Needs Assessment is clearly defining the objectives. This process is pivotal in ensuring that the assessment aligns with broader agricultural development goals in Lagos State. Here is a guide to assist stakeholders in this crucial task: Below is the simplified flowchart of the steps.



## Step in Identifying Key Stakeholders

Objective: Clearly define the purpose of stakeholder identification within the community needs assessment for agricultural development.	
Preliminary Assessment:	<ul style="list-style-type: none"> <li>• Activity: Conduct an initial assessment of the community and <b>agricultural land</b> scape.</li> <li>• Purpose: Understand existing challenges, opportunity, and potential stakeholders.</li> <li>• Output: Preliminary list of potential stakeholders</li> </ul>
Stakeholders Categories:	<ul style="list-style-type: none"> <li>• Activity: Categorize stakeholders into primary, secondary, and tertiary groups.</li> <li>• Purpose: systematically organize stakeholders based on their direct or indirect impact on agricultural development.</li> <li>• Output: Categorized stakeholder groups.</li> </ul>
Key Stakeholder Criteria	<ul style="list-style-type: none"> <li>• Activity: Establish Criteria for identifying key stakeholders (e.g., influence, interest, expertise).</li> <li>• Purpose: Define the characteristics that make a stakeholder “key” in the context of the needs assessment.</li> <li>• Output: Criteria for key stakeholder identification.</li> </ul>
Engagement Matrix	<ul style="list-style-type: none"> <li>• Activity: Develop a matrix to visualize stakeholder influence and interest.</li> <li>• Purpose: Identify stakeholders based on their level of influence and interest in agricultural development.</li> <li>• Output: Stakeholder engagement matrix.</li> </ul>

Consultation with Experts	<ul style="list-style-type: none"> <li>• Activity: Seek input from agricultural experts, community leaders, and government officials.</li> <li>• Purpose: Validate and enrich the list of key stakeholders based on their expertise and insights.</li> <li>• Output Expert- Validated Stakeholders list</li> </ul>
Community Input:	<ul style="list-style-type: none"> <li>• Activity: Engage with community members through surveys, meetings, or workshops.</li> <li>• Purpose: Capture the perspectives of the local community regarding stakeholders and potential influencers.</li> <li>• Output: Community – informed stakeholders list.</li> </ul>
Output:	Compile the final list of critical stakeholders, considering input from preliminary assessments, stakeholder categories, criteria, engagement matrix, expert consultations and community feedback.
Next Steps:	Use the identified key stakeholders to inform the stakeholder engagement strategy, ensuring that the right individuals and organizations are involved in the community needs assessment process.

#### 9.4 Stakeholder Mapping

##### Stakeholder Mapping Template

Stakeholder mapping is crucial in understanding the diverse entities involved in agricultural development. This template provides a structured format for identifying and mapping relevant stakeholders regarding community needs assessment and farming initiatives in Lagos State

Stakeholders Category	Name	Role/Position	Contact
Primary Stakeholders	E.g., Farmers, agricultural laborers, local agribusinesses.		
Secondary Stakeholders	Example: Local businesses, schools, and farm service providers .		
Tertiary Stakeholders	Examples: Government agencies, research institutions, international organizations.		

## 9.5 Data Collection and Analysis Methods

The following methods can be used for data gathering methods:

- Surveys and Questionnaires: Develop sample survey and questionnaire templates for gathering information on community needs, preferences, and challenges related to agriculture.
- Focus Group Discussions: Provide guidelines for conducting focus group discussions to gather qualitative insights from community members.
- Interviews: Offer sample interview guides for engaging key individuals such as local leaders, farmers, and agricultural experts.
- Field Observations: Outline methods for conducting field observations to assess the community's existing agricultural practices and infrastructure.
- Data Analysis and Interpretation
- Data Compilation: Provide tools for systematically compiling data from surveys, interviews, and observations.
- Data Analysis Techniques: Include guidelines on employing various data analysis techniques to derive meaningful insights.

### Report Generation

Template for Needs Assessment Report: Develop a comprehensive needs assessment report template, including an executive summary, key findings, and recommendations. Visual Representation: Encourage the use of visual elements such as charts, graphs, and maps to enhance the readability and impact of the report.

# CHAPTER TEN

## GLOBAL MEMORANDUM OF UNDERSTANDING

### 10.1 Introduction

Lagos State, in its pursuit of sustainable development and global engagement, recognizes the crucial role of strategic partnerships in fostering economic growth, enhancing educational systems, and advancing agricultural investment initiatives. To streamline and formalize these collaborations, the state is introducing this International Memorandum of Understanding (MoU) template tailored to investment in large-scale agriculture.

These MoU templates provide a standardized and transparent framework for initiating and managing partnerships between Plateau State and external entities. Whether engaging in economic and agricultural initiatives, these templates serve as foundational documents, delineating roles, expectations, and timelines to ensure the success of collaborative endeavors.

The agricultural production contract upon which the Guide focuses typically involves two parties: a “producer” directly involved in the production of farm products as an independent person or enterprise and a “contractor” committed to purchase or otherwise take delivery of those products – typically an agribusiness company engaged in processing or marketing activities. However, the agreement may be part of a complex transaction involving other parties (e.g. several producers, a public entity, an input supplier, or a banking institution). As a result, the agricultural production contract may either influence or affect separate contractual relationships. The participation of other parties is discussed in the Guide only insofar as it may affect the mutual obligations and remedies of the producer and the contractor.

### 10.2 Sections of the Guide

#### 1. Responsibilities:

In every collaboration, defining clear responsibilities is paramount. The MoU templates include dedicated sections outlining each party's specific roles and obligations. Whether it's the state government, educational institutions, healthcare providers, or economic development partners, clarity in responsibilities is essential for effective execution.

#### 2. Expectations:

Mutual expectations are articulated within the templates to align the goals of all parties involved. This section clarifies the anticipated outcomes of the collaboration, ensuring that the stakeholders share a common understanding of the project's purpose and envisioned impact on Lagos State.

#### 3. Timelines:

Time is a critical factor in project management. The MoU templates incorporate sections detailing project timelines, milestones, and deadlines. This ensures that all collaborators are synchronized in their efforts and that the initiatives progress efficiently toward their goals.

#### 4. How to Use the Templates:

- a. Selection:** Choose the relevant MoU template based on the nature of the collaboration (small or large-scale investment in agriculture).
- b. Customization:** Tailor the template to suit the specifics of the partnership. Insert details such as names, addresses, and project details where required.
- c. Legal Review:** Before finalizing any agreement, it is advisable to seek legal counsel. Ensure that the terms and conditions comply with local regulations and adequately protect the interests of all parties.
- d. Signing:** Once customized and reviewed, the parties involved should sign the MoU to formalize the collaboration.

By embracing these MoU templates, Lagos State aims to foster a conducive environment for impactful, transparent, and accountable collaborations. The state is poised to strengthen its global ties and accelerate progress toward its development objectives by adhering to these standardized frameworks. Annex 5 presents the MOU template.

# CHAPTER ELEVEN

## OVERVIEW OF FOOD SECURITY IN LAGOS STATE

### 11.1 Introduction.

The Food Transformation Agenda of the Ministry of Agriculture and Food Systems is geared towards raising the bar of Agricultural space in the State, where the five-year Agricultural roadmap, as well as the food security system policy documents, has been a source of guidance towards ensuring productivity in the sector. Various projects and programs have been initiated to contribute to the achievement of the major goal of ensuring all year-round food supply and job creation in the State. These projects/programs are aimed at ensuring that Lagos achieves its goal of making Lagos a 21<sup>st</sup> Century economy that is food secure through increased local food production, reduced wastages/post-harvest losses, jobs and wealth creation as well as improved Agricultural value chain development. These projects include the following:

### 11.2 Lagos Mid-Level Agro Produce Hub – Agege, Abule Ado, Abijo, Ikeja & Ikorodu

The Hub as part of Market Transformation Agenda in the Lagos Agricultural and Food Systems Road Map will fulfil the government objectives of promoting the presentation and preservation of wholesome food to Lagosians, reduce waste, improve affordability, improve food safety & quality, enhance accessibility and contribute significantly to the internal revenue generation of the State.

With a growing population and over 5 trillion naira in annual food bill, to achieve the goal of sustainable food security in Lagos State, it is imperative to put in place a dynamic food market system that will promote the presentation and preservation of wholesome food to the populace, 50% reduction in food wastage & 30% reduction in food prices. This project is a systematic adjustment in the current chaotic market system in the State would have a major positive impact on the following three critical areas of the State economy which is one of the objectives of the 5-year Agricultural Road Map.

- i. Food Wastage
- ii. Traffic congestion
- iii. Economic Losses.

Over 16,000 direct and indirect jobs are to be created. Opportunities for market women engaged in Agricultural produce marketing would benefit from the project. Revenue would be created through payment for use of shops, cold storage, food processing facilities, trailer parks, logistics etc. So far, the Mid-level agro produce hub at Idi-Oro Mushin has been completed and commissioned by Mr. Governor in Y2023. The Hub popularly known as fresh food hub as since began operations selling fresh and affordable food to Lagosians.

Five new hubs have been approved at Agege, Abule Ado, Abijo, Ikeja & Ikorodu as part of the Market Transformation Agenda. Construction work at Mid-Level Hub at Agege, Abijo & Ikeja is ongoing while site for other locations has been identified & secured.

The ongoing projects at the 5 locations are estimated to cost an aggregate of N30 Billion and the project is expected to be completed within 18months.

### **Pictures from Mid-Level Agro-Produce Hub, Mushin, Nearing Completion**



### **11.3 Central Logistics Hub – Ketu- Ereyun**

The project is designed to be the central point for food aggregation, storage, processing, logistics & distribution in the State. It is the first point to where all food items meant for Lagos will be graded for consumption standards.

To revolutionize the currently chaotic food system in the State, which is currently characterized by disorderliness, food wastages, traffic congestion in and around their locations and their



economic losses, the Lagos State Ministry of Agriculture has come up with the Establishment of the **Lagos Central Food Security System and Logistics Hub**. This Central Agro-produce Hub will promote the presentation and preservation of wholesome food to the populace, reduce food wastage, improve both availability and affordability, guarantee food safety and quality, enhance accessibility, and contribute significantly to the internal revenue generation of the State.

The ongoing project involves the construction of the following;

- |                               |                          |                   |
|-------------------------------|--------------------------|-------------------|
| • Dry storage systems         | Administrative block     | Perimeter fencing |
| • Clinics & Restaurant,       | Drainage                 | Road network      |
| • Trailer Park & Weigh Bridge | Wet Storage Systems      | Water Works,      |
| • Waste Management System     | Power, and Dealing Floor | Abattoir          |
| • Filling Station             | Repackaging Centers      |                   |

**Currently the construction of the Phase 1:** dry good store & Warehouse, three dealing floors, Clinic, weigh bridge, batching plant Establishment of temporary site roads has been completed. While the Perimeter fencing is ongoing.

The first phase of the project is expected to be delivered at the end of year 2024. Completing the project will cost between \$120 Million to \$150 Million.





3D pictures of the project



3D Pictures of the New hub at Agege



3D Pictures of the New hub at Abijo, Lekki-Epe Expressway



#### 11.4 **Lagos Rice Mill - Imota**

The 32MTPH Lagos Rice mill, Imota is part of government's commitment towards ensuring food security in the State which is a key component of the T.H.E.M.E.S development agenda of Mr. Governor to make Lagos State a 21st-Century economy. The establishment of the Rice mill is expected to reduce cost of rice locally, enhance food self-sufficiency and increase revenue generation in the State and the Country at large.

The project has enhanced infrastructural development and increased economic activities in Imota, and its environs. The project has also significantly contributed to job creation especially for Lagosians and the indigenes of the host community as most of the contractors and sub-contractors are locally sourced professionals thereby providing employment.

The Rice mill is expected to produce 2.5 million bags of 50Kg rice per annum reducing the dependence on Rice imported Rice and countries as well as create over 250,000 direct and indirect jobs to Lagosians.

The 32MTPH Rice Mill will require over 200,000 Metric tonnes of paddy annually for smooth running and this will produce 650 bags of 50kg rice per hour amounting to 2.5million/50kg bags annually. This will provide opportunity for Rice Farmers in the country to sell their produce and it will ultimately increase Rice production in the country.

The Line A of the Rice Mill has been completed and currently supply rice to the State. However, the Mill is yet to commence operation to full capacity as the Line B is yet to be completed. Furthermore, there is need for extensive Paddy aggregation to meet the paddy demand of the Mill for it to operate at full capacity.

The Rice Mill is on a land mass of 22hectares with storage capacity silos of size 16 x 2500MT, the paddy warehouse capacity is 120,000MT. The finished rice's Head Rice warehouse has a storage capacity of 2.5 million bags of 50Kg. Completing the project will cost N 5 Billion



### Visual representation from the Lagos Rice mill and warehouse



Economic Opportunities are expected in Rice Paddy Production, Rice Seed Production, Haulage and Transportation Services, Rice Exportation, Rice Fortification, Sales and Supplies of Rice Paddy, Sales of Head Rice, Briquette Production, Storage Facilities, Rice Modular Mills, Inputs Supply, Support to Local Farmers.

These opportunities will have a positive impact on the welfare of the State thereby contributing to economic growth, social development and environmental sustainability.

## 11.5 Objectives of the Toolkits

The Toolkits accompanying the Food System Transformation Agenda in Lagos State are designed with specific objectives to ensure their effectiveness and impact:

1. **Facilitate Implementation:** The Toolkits aim to provide a practical guide for the seamless implementation of Food Systems Transformation Programs, offering step-by-step procedures and best practices.
2. **Enhance Stakeholder Collaboration:** By fostering collaboration between smallholder farmers, agribusinesses, and other stakeholders, the Toolkits aim to create a cohesive ecosystem that maximizes benefits for all.
3. **Ensure Compliance:** The Toolkits lay out legal and regulatory frameworks, ensuring that the Food System Transformation Agenda adhere to established norms and policies, promoting transparency and accountability.
4. **Promote Sustainable Practices:** With a focus on environmental stewardship, the Toolkits emphasize sustainable agricultural practices that align with Lagos State's commitment to ecological balance.
5. **Empower Farmers:** The Toolkits are designed to empower smallholder farmers by providing them with knowledge, skills, and resources, fostering self-reliance and resilience.
6. **Monitor and Evaluate Impact:** The Toolkits include mechanisms for monitoring and evaluating the impact of Food Systems Transformation Programs, facilitating continuous improvement and adaptive management.

In conclusion, the Food Systems Transformation programme in Lagos State, supported by these comprehensive Toolkits, represent a transformative approach to agriculture, aligning with the state's broader goals of sustainable development, social inclusion, and economic prosperity.

## 11.6 Legal and Regulatory Framework

### Overview of Existing Agricultural Laws and Regulations in Lagos State

Lagos State boasts a comprehensive legal and regulatory framework governing agriculture, ensuring the orderly conduct of farming activities and fostering a conducive environment for sustainable development. The state's commitment to agriculture is reflected in statutes and regulations that address various aspects of the agricultural sector.

#### Key Components:

**11.6.1 Agricultural Development Framework / Policy:** Lagos State House of Assembly has enacted laws promoting agricultural development. These laws outline the roles and responsibilities of relevant agencies, mechanisms for funding agricultural initiatives, and provisions for protecting farmers' rights.

**11.6.2 Land Use Laws:** The state has legislation that governs the use and allocation of land for

agricultural purposes. These laws establish procedures for obtaining land, delineate permissible land uses, and address land tenure and ownership issues.

- 11.6.3 Environmental Conservation Regulations: Recognizing the importance of sustainable agricultural practices, Lagos State has regulations that promote environmental conservation in agriculture. These regulations guide farmers on responsible land management, water usage, and the use of agrochemicals.

#### Compliance and Adherence to Land-Use Policies

1. **Zoning and Land Allocation:**

Lagos State's land-use policies delineate zones for agricultural activities. Compliance involves obtaining appropriate approvals for land allocation for agricultural purposes, ensuring that farming activities align with designated zones.

2. **Environmental Impact Assessment (EIA):**

Compliance with land-use policies requires agribusinesses conduct Environmental Impact Assessments. This ensures that agricultural activities are conducted in a manner that minimizes negative environmental impacts.

3. **Community Engagement:**

Adherence to land-use policies includes actively engaging with local communities. Agribusinesses must adhere to community guidelines and obtain consent, fostering positive relationships with local stakeholders.

4. **Monitoring and Reporting:**

The legal framework mandates regular monitoring and reporting of agricultural activities to ensure compliance with land-use policies. Agribusinesses must submit reports detailing their adherence to environmental standards and land-use regulations.

5. **Periodic Audits:**

Compliance is reinforced through periodic audits conducted by relevant agricultural and environmental agencies. These audits assess whether agribusinesses align with established land-use policies and identify areas for improvement.

In conclusion, Lagos State's legal and regulatory framework provides a solid foundation for Agricultural investments. By ensuring compliance with existing agricultural laws and adherence to land-use policies, the state aims to create a sustainable and equitable agricultural environment for the benefit of all stakeholders.

## 11.7 Key Features

### 1. Crop Selection and Planning:

- **Diversification:** Encourage farmers to diversify their crops based on local climate conditions and market demand.
- **Seasonal Planning:** Develop a comprehensive seasonal plan for planting, cultivation, and harvesting, considering the region's climatic patterns.

### 2. Sustainable Farming Techniques:

- **Organic Farming:** Promote organic farming methods to reduce reliance on synthetic inputs and enhance soil health.
- **Crop Rotation:** Implement crop rotation practices to improve soil fertility and control pests and diseases.

### 3. Water Management:

- **Rainwater Harvesting:** Encourage the adoption of rainwater harvesting techniques to mitigate water scarcity during dry periods.
- **Efficient Irrigation:** Promote water-efficient irrigation methods such as drip irrigation to optimize water usage.

### 4. Soil Health Management:

- **Cover Cropping:** Advocate for cover cropping to protect and enhance soil structure, reduce erosion, and improve nutrient retention.
- **Composting:** Encourage the use of compost to enrich soil with organic matter and enhance nutrient levels.

### 5. Integrated Pest Management (IPM):

- **Biological Controls:** Promote the use of biological control methods, such as natural predators, to manage pests and diseases.
- **Crop Monitoring:** Train farmers to regularly monitor crops for signs of pests and diseases, enabling early intervention.

### 6. Precision Farming:

- **Technology Adoption:** Introduce precision farming technologies, including GPS-guided equipment, to optimize planting, fertilization, and harvesting.
- **Data-Driven Decisions:** Encourage farmers to make data-driven decisions based on soil analysis, weather patterns, and crop performance.

### 7. Post-Harvest Handling:

- **Proper Storage:** Educate farmers on proper post-harvest storage practices to minimize losses from pests and deterioration.
- **Value Addition:** Promote value addition through processing and packaging to increase the shelf life of agricultural products.

#### 8. Resource Conservation:

- **Energy Efficiency:** Implement energy-efficient practices in agriculture, such as solar-powered irrigation systems and renewable energy for processing units.
- **Waste Management:** Introduce waste recycling and composting practices to reduce environmental impact.

#### 9. Community-Based Seed Banks:

- **Seed Saving:** Establish community-based seed banks to preserve and exchange local, adapted seed varieties.
- **Seed Quality:** Emphasize the importance of using high-quality seeds to ensure better yields and crop performance.

#### 10. Climate-Smart Agriculture:

- **Adaptation Strategies:** Provide training on climate-smart agriculture practices to help farmers adapt to changing climate conditions.
- **Resilient Crop Varieties:** Promote cultivating crop varieties resilient to climate stressors.

#### 11. Market-Oriented Farming:

- **Market Analysis:** Train farmers to conduct market analysis to understand consumer preferences and demands.
- **Quality Standards:** Educate farmers on adherence to quality standards to enhance market competitiveness.

#### 12. Continuous Learning and Extension Services:

- **Training Programs:** Facilitate ongoing training programs for farmers to inform them about new technologies and best practices.
- **Extension Services:** Strengthen extension services to provide on-the-ground support and guidance.

Implementing and disseminating these best practices will contribute to the sustainable development of agriculture in Cross River State, fostering increased productivity, environmental stewardship, and the overall well-being of the farming communities.





## 11.8 Technological Resources:

**1. Adoption of Modern Technologies:** Access to cutting-edge agricultural technologies is crucial for enhancing productivity. Agribusinesses in Lagos State can benefit in the following ways.

### a. Technology Subsidies:

Collaborate with technology providers to offer subsidies on agricultural equipment, such as tractors, planters, and harvesters. Government initiatives can support agribusinesses in adopting modern technologies by making equipment more affordable.

### b. Training Programs:

- Establish training programs in partnership with technology companies to educate farmers on the effective use of modern tools.
- These programs should cover precision farming, drone technology, and other innovations that can optimize resource use.

### c. Human Resources:

**Skill Development:** Empowering agribusinesses through skill development is critical. Specific programs include:

#### i. Agricultural Vocational Training:

- Develop vocational training programs focusing on practical skills needed for successful farming.
- Collaborate with agricultural schools and training centers to offer hands-on courses in crop management, pest control, and sustainable practices.

#### ii. Extension Services:

- Strengthen the capacity of agricultural extension services to provide personalized guidance to out-growers.
- Utilize trained extension officers to disseminate knowledge on best practices, soil health, and pest management.

## 2. Infrastructure:

**2.1 Farming Equipment:** Enhancing access to farming equipment is essential for smallholder farmers. Specific initiatives include:

### a. Community-Based Equipment Ownership:

- Encourage the formation of community-based cooperatives for joint ownership of farming equipment.
- This approach reduces the financial burden on individual farmers.

### **b. Government-Sponsored Equipment Programs:**

- Advocate for government-sponsored programs subsidizing access to tractors, plows, and other essential machinery.
- These programs can be administered through agricultural agencies and cooperatives.

## **2.2 Training and Capacity Building:**

**2.2.1 Workshops and Seminars:** Continuous training and capacity building are integral. Specific initiatives include:

### **a. Annual Agricultural Workshops:**

- Host annual workshops and seminars on emerging agricultural trends, market-oriented farming, and sustainable practices.
- Engage experts and practitioners to share insights with out-growers.

### **b. Mobile Extension Units:**

- Establish mobile extension units that can reach remote farming communities.
- These units can provide on-site training, address specific challenges, and disseminate relevant information.

By explicitly addressing financial, technological, human, and infrastructural resources, Lagos State's agriculture toolkit aims to create an enabling environment for out-growers, fostering sustainable and prosperous farming practices. The identified credit facilities and initiatives are designed to enhance resource access and contribute to the overall development of the agricultural sector in the state.

## **11.9 Risk Management in Lagos State Agriculture**

Mitigating risks is crucial for sustaining agricultural activities in Lagos State. Here are specific risk management strategies and institutions available to out-growers:

### **1. Crop Insurance:**

#### **1.1 Nigeria Incentive-Based Risk Sharing System for Agricultural Lending (NIRSAL):**

- NIRSAL provides innovative insurance solutions for agriculture, including crop insurance.
- Out-growers can access insurance products tailored to protect against losses due to natural disasters, pests, or diseases.

#### **1.2 Nigerian Agricultural Insurance Corporation (NAIC):**

- NAIC offers a range of agricultural insurance products, including coverage for crops, livestock, and fisheries.
- Out-growers can explore NAIC's crop insurance options for comprehensive risk protection.

## 2. Climate Resilience:

### 2.1 Nigerian Meteorological Agency (NiMet):

- NiMet provides weather forecasting services to help farmers anticipate climate-related risks.
- Out-growers can access real-time weather information and advisories to make informed decisions.

### 2.2 Federal Ministry of Agriculture and Rural Development (FMARD):

- FMARD implements climate resilience programs and projects.
- Out-growers can participate in government-sponsored initiatives aimed at promoting sustainable and climate-smart agricultural practices.

## 3. Market Price Volatility:

### 3.1 Nigerian Commodity Exchange (NCX):

- NCX facilitates transparent commodity trading, providing a platform for price discovery.
- Out-growers can use NCX to access real-time pricing data and mitigate market price volatility.

### 3.2 Agricultural Development Programs (ADPs):

- State and federal ADPs provide market intelligence and extension services to farmers.
- Out-growers can leverage ADP resources for market analysis and information on market trends.

## 4. Pest and Disease Management:

### 4.1 Lagos State Ministry of Agriculture:

- The Ministry provides extension services and training programs on integrated pest management.
- Out-growers can benefit from workshops and resources to identify, prevent, and manage pests and diseases.

### 4.2 International Institute of Tropical Agriculture (IITA):

- IITA conducts research on sustainable pest and disease management practices.
- Out-growers can access IITA's expertise and recommendations for effective pest and disease control.

## **5. Financial Risk Management:**

### **5.1 Bank of Agriculture (BOA):**

- BOA offers agricultural loans and financial support for farmers.
- Out-growers can explore BOA's credit facilities to mitigate financial risks associated with agricultural activities.

### **5.2 Agricultural Credit Guarantee Scheme Fund (ACGSF):**

- ACGSF provides credit guarantees to encourage financial institutions to lend to the agricultural sector.
- Out-growers can benefit from improved access to credit with reduced collateral requirements.

## **6. Social and Community Support:**

### **6.1 Cooperative Societies:**

- Local cooperative societies provide a platform for community-based risk-sharing.
- Out-growers can collaborate within cooperatives to collectively address challenges and share resources.

By leveraging these specific institutions and initiatives, Lagos State aims to enhance the risk management capabilities of out-growers, ensuring a resilient and sustainable agricultural sector in the region.

## **11.10 Market Linkages in Lagos State Agriculture**

Facilitating market linkages is crucial for successful agricultural activities in Lagos State. Here are specific market linkage strategies and institutions available to agribusinesses:

### **1. Connecting with Markets:**

#### **1.1 Lagos State Ministry of Agriculture and Food Systems:**

The Ministry provides information on market opportunities and trends.

### **2. Value Addition:**

#### **2.1 Nigerian Export Promotion Council (NEPC):**

- NEPC facilitates the export of agricultural products.
- Agribusinesses can explore opportunities for value addition and export-oriented production with NEPC's guidance.

#### **2.2 Federal Institute of Industrial Research, Oshodi (FIIRO):**

- FIIRO offers research and development support for agro-processing.
- Out-growers can collaborate with FIIRO to explore value addition through processing and packaging.

### **3. Cooperative Marketing:**

#### **3.1 Nigeria Cooperative Insurance Society (NCIS):**

- NCIS provides insurance solutions for cooperative societies.
- Out-growers can secure insurance coverage for their collective marketing ventures through NCIS.

### **4. Connecting with Buyers:**

#### **4.1 Agricultural Development Programs (ADPs):**

- ADPs facilitate linkages between farmers and buyers.
- Out-growers can leverage ADPs to establish connections with processors, retailers, and wholesalers.

#### **4.2 Lagos State Chamber of Commerce, Industry, Mines, and Agriculture**

- The chambers provide a platform for networking and business matchmaking.
- Out-growers can participate in PLACIMA events to connect with potential buyers and partners.

### **5. Quality Standards:**

#### **5.1 Standards Organization of Nigeria (SON):**

- SON sets and enforces product quality standards.
- Agribusinesses can ensure compliance with SON standards to enhance the marketability of their products.

#### **5.2 National Agency for Food and Drug Administration and Control (NAFDAC):**

- NAFDAC regulates food and drug products.
- Agribusinesses can work with NAFDAC to meet food safety and quality regulatory standards.

### **6. Market Information Platforms:**

#### **6.1 Lagos State Agricultural Information Service:**

- The Agricultural Information Service disseminates market information.
- Agribusiness can access real-time market prices and trends to make informed decisions.

#### **6.2 Nigerian Commodity Exchange (NCX):**

- NCX provides a platform for transparent commodity trading.
- Agribusinesses can use NCX to discover market prices and connect with potential buyers.

By utilizing these specific institutions and initiatives, Lagos State aims to strengthen market linkages for out-growers, facilitating increased access to markets, improved profitability, and sustained growth in the agricultural sector.

## 11.10 Value Addition in Lagos State Agriculture Toolkit

Enhancing value addition is critical for the prosperity of agricultural activities in Lagos State. Here are specific value-addition strategies and institutions available to farmers:

### 1. Processing Facilities:

#### 1.1 Lagos State Agricultural Development Program

- Supports the establishment of processing facilities.
- Farmers can collaborate with to access resources and guidance for setting up processing units.

#### 1.2 Bank of Industry (BOI):

- BOI provides financial support for agro-processing projects.
- Farmers can apply for BOI loans to fund the establishment or expansion of processing facilities.

### 2. Training and Capacity Building:

#### 2.1 Federal Institute of Industrial Research, Oshodi (FIIRO):

- FIIRO offers training programs on food processing and preservation.
- Farmers can participate in FIIRO's workshops to enhance their skills in value addition.

#### 2.2 Lagos State Ministry of Agriculture:

- The Ministry conducts training sessions on agro-processing.
- Farmers can engage with the Ministry to access training opportunities and capacity-building programs.

### 3. Market Access for Processed Goods:

#### 3.1 Nigerian Export Promotion Council (NEPC):

- NEPC facilitates the export of processed agricultural products.
- Farmers can collaborate with NEPC to explore international markets for their processed goods.

#### 3.2 Chamber of Commerce, Industry, Mines, and Agriculture (NACCIMA)

- NACCIMA provides a platform for showcasing processed agricultural products.
- Farmers can participate in NACCIMA exhibitions to connect with potential buyers and distributors.

### 4. Quality Standards:

#### 4.1 Standards Organization of Nigeria (SON):

- SON sets and enforces standards for processed foods.

Farmers can ensure compliance with SON standards to enhance the quality and marketability of their processed products.

#### 4.2 National Agency for Food and Drug Administration and Control (NAFDAC):

- NAFDAC regulates the production and distribution of processed foods.
- Agribusinesses can work with NAFDAC to obtain necessary approvals and certifications for their processed goods.

### **5. Access to Packaging Services:**

#### 5.1 Packaging Manufacturers and Suppliers:

- Engage with local packaging manufacturers and suppliers for cost-effective and sustainable packaging solutions.
- Develop partnerships with these entities to ensure a steady supply of packaging materials.

### **6. Market Information Platforms:**

#### 6.1 Nigerian Commodity Exchange (NCX):

- NCX facilitates transparent commodity trading, including processed agricultural products.
- Agribusinesses can explore NCX as a platform to showcase and sell their processed goods.

By leveraging these specific institutions and initiatives, Lagos State aims to empower Out-growers to add value to their agricultural products, foster entrepreneurship, and contribute to the growth of the agro-processing sector in the region.

## **11.11 Community Engagement in Lagos State**

Community engagement is essential for the holistic development of agriculture in Lagos State. Here are specific community engagement strategies and institutions available to out-growers:

### **1. Lagos State Ministry of Local Government, Chieftaincy Affairs and Rural Development:**

- The Ministry supports local government initiatives for community development.
- Agribusiness can work with the Ministry to access resources and community engagement programs.

### **2. Cooperative Societies:**

#### 2.1 Lagos State Cooperative Federation:

- The Cooperative Federation promotes community-based agricultural initiatives.
- Agribusinesses can collectively join cooperative societies to address challenges, share resources, and access support.

#### 2.2 Nigerian Cooperative Women Alliance (NCWA):

- NCWA focuses on empowering women in agricultural communities.
- Female Agric business owners can engage with NCWA for community-oriented projects and initiatives.



### **3. Community Extension Services:**

#### **3.1 Lagos State Agricultural Development Program**

- Deploys extension services at the community level.
- Agribusinesses can benefit from on-the-ground support, guidance, and training provided by extension officers.

#### **3.2 Agricultural Development Programs (ADPs):**

- ADPs operate at the grassroots level, offering extension services to farmers.
- Agribusinesses can connect with ADPs for technical assistance, farm visits, and community workshops.

### **4. Youth and Women Empowerment Programs:**

#### **4.1 Lagos State Ministry of Women Affairs and Poverty Alleviation:**

- The Ministry runs programs to empower women in agriculture.
- Female-owned agribusiness can engage with the Ministry for skill development, access to resources, and community-building initiatives.

#### **4.2 National Youth Service Corps (NYSC):**

- NYSC deploys corps members to support community projects.
- Agribusinesses can collaborate with NYSC members for initiatives involving youth agriculture engagement.

### **5. Community Development Associations:**

#### **5.1 Community Development Committees (CDCs):**

- CDCs play a crucial role in local governance and development.
- Agribusinesses can actively participate in CDCs to influence community decisions related to agriculture.

### **6. Education and Awareness Programs:**

#### **6.1 Lagos State Ministry of Information:**

- The Ministry conducts awareness programs on agriculture.
- Agribusinesses can collaborate with the Ministry to organize community events, workshops, and awareness campaigns.

#### **6.2 National Orientation Agency (NOA):**

- NOA promotes public enlightenment and community mobilization.
- Agribusinesses can engage with NOA to disseminate information about sustainable agriculture practices at the grassroots level.

Lagos State aims to foster collaboration, inclusivity, and sustainable development within local agricultural communities by leveraging these specific institutions and community engagement initiatives. The toolkit encourages Agribusinesses to actively participate in community-based projects and initiatives for the overall advancement of agriculture in the state.

## **11.12 Environmental Stewardship: Training and Capacity Building**

Promoting environmental stewardship is crucial for sustainable agriculture. Agribusinesses in Lagos State can benefit from training and capacity-building programs offered by specific institutions:

### **1. Lagos State Ministry of Environment:**

- The Ministry provides training on sustainable agricultural practices that minimize environmental impact.
- Collaborate with the Ministry for workshops on soil conservation, water management, and biodiversity conservation.

### **2. Forestry Research Institute of Nigeria (FRIN):**

- FRIN conducts training on agroforestry practices that enhance environmental sustainability.
- Farmers can engage with FRIN to learn about the integration of trees and crops for improved ecological balance.

### **3. Non-Governmental Organizations (NGOs) like Green Nigeria:**

- Green Nigeria focuses on environmental conservation and sustainable agriculture.
- Farmers can participate in training programs organized by Green Nigeria to enhance their knowledge of environmentally friendly farming practices.

### **4. Agricultural Extension Services:**

- Extension officers from Lagos State Agricultural Development Program can provide on-the-ground training.
- Work with extension services to conduct workshops on organic farming, conservation tillage, and other eco-friendly agricultural methods.

## **11.13 Extension Services: Monitoring and Evaluation**

Monitoring and evaluating the impact of extension services are essential for continuous improvement. Specific institutions play a role in this process:

### **1. Lagos State Agricultural Development Program**

- Employs a monitoring and evaluation framework to assess the effectiveness of extension services.
- Regular assessments and feedback mechanisms are integral to extension services.

### **2. Lagos State Ministry of Agriculture and Food Systems:**

- The Ministry monitors the implementation of agricultural programs, including extension services.
- Collaborate with the Ministry to establish robust monitoring mechanisms and conduct periodic evaluations.

### **3. International Institute of Tropical Agriculture (IITA):**

- IITA engages in research and evaluation of agricultural practices.
- Agribusinesses can participate in collaborative projects with IITA to assess the impact

of extension services on farm productivity and sustainability.

**4. Farmers' Cooperatives:**

- Establish internal monitoring and evaluation systems within farmers' cooperatives.
- Cooperative members can periodically assess the outcomes of extension services and provide feedback for improvement.

**5. Self-Assessment** Encouraging out-growers to conduct self-assessments enhances their ability to adapt and improve. Relevant institutions include:

**1. Lagos State Agricultural Development Program**

- Facilitate self-assessment workshops for out-growers.
- Provide guidelines and tools for farmers to assess their own practices, identify areas for improvement, and set goals.

**2. National Agricultural Extension and Research Liaison Services (NAERLS):**

- NAERLS supports self-assessment initiatives among farmers.
- Engage with NAERLS to access resources and tools that empower out-growers to evaluate their agricultural practices.

**3. Agricultural Research Institutes:**

- Collaborate with research institutes like the National Root Crops Research Institute (NRCRI) for guidance on self-assessment in specific crop production.
- Provide out-growers with resources to conduct self-assessment in line with best agricultural practices.

**4. Community-Based Organizations:**

- Strengthen community-based organizations to facilitate self-assessment sessions.
- Encourage out-growers to actively participate in self-assessment activities within their community groups.

By engaging with these institutions, out-growers in Lagos State can build capacity, monitor, and evaluate extension services, and conduct self-assessments to continuously improve their environmental stewardship and farming practices.

# APPENDIX

- Appendix 1** Report of Stakeholders Consultation
- Appendix 2** Pictures from stakeholders Engagement
- Appendix 3** Attendance list of stakeholder Engagement
- Appendix 4** Checklist for Resettlement Screening Affected Plot Sheet
- Appendix 5** Memorandum of Understanding
- Appendix 6** Grievance Log
- Appendix 7** Quarterly Grievance Report Form

## Appendix 1a Report of Stakeholders Consultation



**Report of Stakeholder and Community Consultation on  
the Framework for Responsible and Inclusive Land-Intensive Agricultural Investments  
(FRILIA)**

**Venue:** Banquet Hall, Lagos House, Ikeja, Lagos State

**Date:** 7th - 9th December, 2023

**Time:** 8:00 am prompt

**1. Attendance**

The meeting was well attended by over **30 participants** representing Government Ministries, Departments, Agencies (MDAs), local government councils, civil society, private sector actors, community leaders, and Project Affected Persons (PAPs).

**Key institutions represented:**

- **Government Agencies:**
  - Lagos State Ministry of Agriculture & Food Systems
  - Lagos State Land Bureau
  - Ministry of Environment & Water Resources
  - Ministry of Commerce, Cooperatives, Trade & Investment
  - Ministry of Women Affairs & Poverty Alleviation
  - Ministry of Budget & Planning
  - Ministry of Finance
  - Ministry of Works & Infrastructure
  - Ministry of Transport
  - Lagos State Environmental Protection Agency (LASEPA)
- **Local Authorities:** Representatives from selected Local Government Councils
- **Community and Farmers' Associations:**
  - Women Farmers Association
  - Youth Farmers Cooperative Society
  - Agro-Processors and Marketers Union
  - Community Development Associations
- **Civil Society and NGOs:**
  - Social Safeguards Advocacy Group

- Lagos Agricultural Watch
- NGOs focusing on gender equality and land rights
- **Development Partners & Technical Experts:**
  - SPCU representatives
  - Safeguard consultants and legal experts

(The full attendance list with signatures and photos is attached in **Appendix 5 of FRILIA.**)

## 2. Objectives of the Meeting

- To present the draft FRILIA Toolkit to stakeholders.
- To deliberate on land acquisition, resettlement, compensation, and livelihood restoration measures.
- To validate the proposed Grievance Redress Mechanism (GRM).
- To gather feedback for strengthening stakeholder engagement, disclosure, and inclusivity, in compliance with SABER DLI 1.2.

## 3. Agenda

1. Opening remarks by the Honourable Commissioner for Agriculture.
2. Presentation on FRILIA objectives, principles, and scope by the Safeguards Specialist.
3. Technical session on Resettlement Policy Framework and compensation mechanisms.
4. Group discussions with PAPs, community leaders, and NGOs.
5. Presentation of feedback and recommendations.
6. Agreement on next steps.

## 4. Key Discussions

### 4.1 Presentation of FRILIA

- The FRILIA framework was introduced as a toolkit to guide responsible land-based agricultural investments in Lagos State, in alignment with global standards (RAI, VGGT, ESS5).

- Emphasis was placed on avoiding involuntary resettlement, and where unavoidable, ensuring fair compensation, livelihood restoration, and stakeholder participation.

#### 4.2 Concerns Raised by Communities

- **Land tenure security:** Communities requested clarity on compensation for customary landholders and informal occupants.
- **Livelihood disruptions:** Women and youth groups highlighted risks of job loss, market access disruption, and food insecurity if land is acquired without alternatives.
- **Transparency:** CSOs stressed the need for disclosure in local languages and simple formats to ensure PAPs fully understand their rights.

#### 4.3 Grievance Redress Mechanism

- The proposed GRM was presented, with provisions for Community Level, LGA Level, and State Level Committees.
- PAPs requested inclusion of community representatives and women leaders in GRC membership.
- Stakeholders emphasized the importance of time-bound complaint handling (within 21 days at community level).

#### 4.4 Gender and Vulnerable Groups

- Women's associations called for equal representation in consultation and decision-making.
- Safeguards consultant confirmed that FRILIA requires special assistance for vulnerable PAPs (women-headed households, elderly, PWDs, poorest of the poor), including livelihood support, training, and relocation assistance.

#### 4.5 Community Needs & Development

- Local leaders recommended that FRILIA projects integrate **community infrastructure (schools, boreholes, markets, health centres)** to offset resettlement impacts.
- Farmers suggested the promotion of **out-grower schemes and food security toolkits** to strengthen market linkages.

#### 5. Agreements / Resolutions

- Adoption of FRILIA principles by stakeholders as guiding framework for agricultural investments in Lagos State.



- Consensus that Resettlement Action Plans (RAPs/ARAPs) must be prepared and disclosed before any project involving land acquisition.
- Agreement to institutionalize GRM at state and community levels with proper representation of PAPs, women, and youth.
- Commitment to continuous consultation throughout implementation, not just during preparation.
- Development partners expressed willingness to provide technical support for monitoring, evaluation, and safeguard implementation.

#### **6. Next Steps**

1. Incorporate stakeholder feedback into the final FRILIA Toolkit.
2. Public disclosure of FRILIA in accessible formats (English, Yoruba, Pidgin).
3. Formation of multi-level Grievance Redress Committees.
4. Training of MDAs, local councils, and community representatives on safeguard compliance and RAP preparation.
5. Submission of consultation report (with attendance list and photos – Appendix 5) as evidence for SABER DLI 1.2 compliance.

#### **7. Closing Remarks**

The Honourable Commissioner for Agriculture commended stakeholders for their active participation and reaffirmed the government's commitment to inclusive, transparent, and sustainable agricultural investment practices.

**Meeting Closed:** 5:30 pm

#### **Reviewed by:**

Olawale Ojikutu,  
Director - Acquisition, Revocation and Compensation (ARC)

#### **Endorsed by:**

Onimole Mobolaji,  
Director - Development Partnership





### Appendix 3 Attendance list of stakeholder Engagement

FRILIA

### Appendix 3a Attendance list of stakeholder Engagement

REPORT OF STAKEHOLDER AND COMMUNITY CONSULTATION ON THE FRAMEWORK FOR RESPONSIBLE AND INCLUSIVE LAND-INTENSIVE AGRICULTURAL INVESTMENTS (FRILIA)

VENUE: BANQUET HALL LAGOS HOUSE LAGOS STATE

DATE: 7<sup>TH</sup> - 9<sup>TH</sup> DECEMBER 2023


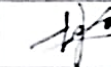

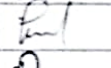
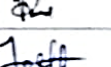
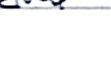
TIME: 8:00 AM PROMPT

S/N	NAME	ORGANISATION	EMAIL	TELEPHONE	SIGNATURE
1	Azeez H Abiodun	Lands Bureau	abbey80yobest@yahoo.com	07033157799	
2	Oyekan Olakunle	MEPB	olakunle.oyekan@lagosstate.gov.ng	07030053383	
3	Bashiru Olagbegbon	Founder Woman and youth in Farming	b.olagbegbon@gmail.com	08028422309	
4	BABAFEMI Taiwo	MCCTI	tbabafemi@lagosstate.gov.ng	08139300888	
5	Olabisi Shonibare	LASEPA	bisishonibare@gmail.com	08035390010	
6	Tunde Ajayi	LASEPA	thetundeajayi@gmail.com	08038241449	
7	OLOGBON BUKOLA TEMITAYO	FLOUR MILLS OF NIGERIA PLC	ologbon.b@gmail.com	08152813031	
8	Agbomeji. S. Aderounmu	Ministry Of Transportation	aderonmuagbomeji@gmail.com	08037152596	
9	Olayemi O.S.	Ministry Of Transportation	olumydehimself@yahoo.com	08082462437	
10	Tolulope Folorunso	LIRS	tolulope.folorunso@lirs.net	08055423848	

### Appendix 3b Attendance list of stakeholder Engagement

11	Agbi, R.A. (Mrs)	LANDS BUREAU	arukeat@gmail.com	08023241369	
12	Kola Adediji	Fortress Intelligence	kola.adediji@fortressintelligence.com.ng	09054983198	
13	Ogundipe Olusola	Ikorodu North Community Leader	ogundipe09@gmail.com	07068975486	
14	Mrs. Gbemisola Adebayo	Sadagry Youth Leader	GRE	08023594479	
15	Na Adefin Aniwura Moisola	Epe-Eredo Iya Oloja	iyalefinmoisi@gmail.com	08056401988	
16	Aagbada Kafayat	MEPB	omowunmalagbada@gmail.com	08064960312	
17	Olajide Olabimpe Aisha	Civislick_events	civislickevent@gmail.com	08087896361	
18	Oluwadamilola Olujide	Chain Reactions Africa	gamilola.olujide@gmail.com	08101736799	
19	Joshua Daranijo	Allen and Brooks	joshua@allenandbrooks.com	07010750263	
20	Stella Futara	Del-York Development Company	stella@delvorkgroup.com	08028789609	
21	Dolapo Adedapo	Del-York Group	dolapo@delvorkgroup.com	08027111778	
22	Mark Smithson	UK Department for Business and Trade	mark.smithson2@trdo.gov.uk	08144555551	
23	Awoola Ogunwomi (Test)	Umbrella	awoola@useumbrella.com	08062102177	
24	Angelina Durgan	Harvey-Kovacek	clement68@usaana.com	07063725185	

### Appendix 3c Attendance list of stakeholder Engagement

25	Gbemisola Bankole	Jfmp international company	<a href="mailto:gbemisola.bankole3@gmail.com">gbemisola.bankole3@gmail.com</a>	07063590405	
26	Tajudeen Ahmed	BUA Group	<a href="mailto:tajudeen.ahmed@buagroup.com">tajudeen.ahmed@buagroup.com</a>	08029479079	
27	Temitope Omole	Femi Walsh Media owners of SouqNews TV	<a href="mailto:tfomole@gmail.com">tfomole@gmail.com</a>	08137615120	
28	Oluwadamilola Olujide	Chain Reactions Africa	<a href="mailto:damilola.olujide@gmail.com">damilola.olujide@gmail.com</a>	08123223611	
29	Mohammed Aliyu	International Finance Corporation	<a href="mailto:maliyu@ifc.org">maliyu@ifc.org</a>	08101014784	
30	Joel Popoola	United kingdom	<a href="mailto:Chair.Africa@iod.com">Chair.Africa@iod.com</a>	07035174408	

5

## Appendix 4 Checklist for Resettlement Screening Affected Plot Sheet

### Reference:

Reference: .....

Location: - County: ..... District: ..... Town: .....

GPS Coordinates: ..... Surface: ..... m<sup>2</sup>

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: .....

**Affected Building Sheet**

Reference: .....

Location: - County: ..... District: ..... Town: .....

GPS Coordinates: ..... Photograph number: .....

**Owner:**

Full Name: .....

Address : .....

.....

**Description:**

Permanent: ..... Non permanent: .....

Surface: ..... m<sup>2</sup> 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: .....

**Affected Household Sheet**

Household Reference: .....

Location: - County: .....District: .....Town: .....

Reference of Affected Asset:-

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

Reference of Affected Asset Sheet: .....

Household Information:-

Head of Household: - Name: .....Age: .....Sex: .....

Identity Document: - Type: .....Number: .....

Composition of Household:-

Number	Name	Relationship with Household Head	Sex	Age
1				
2				
3				
4				
5				
6				
7				

**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:

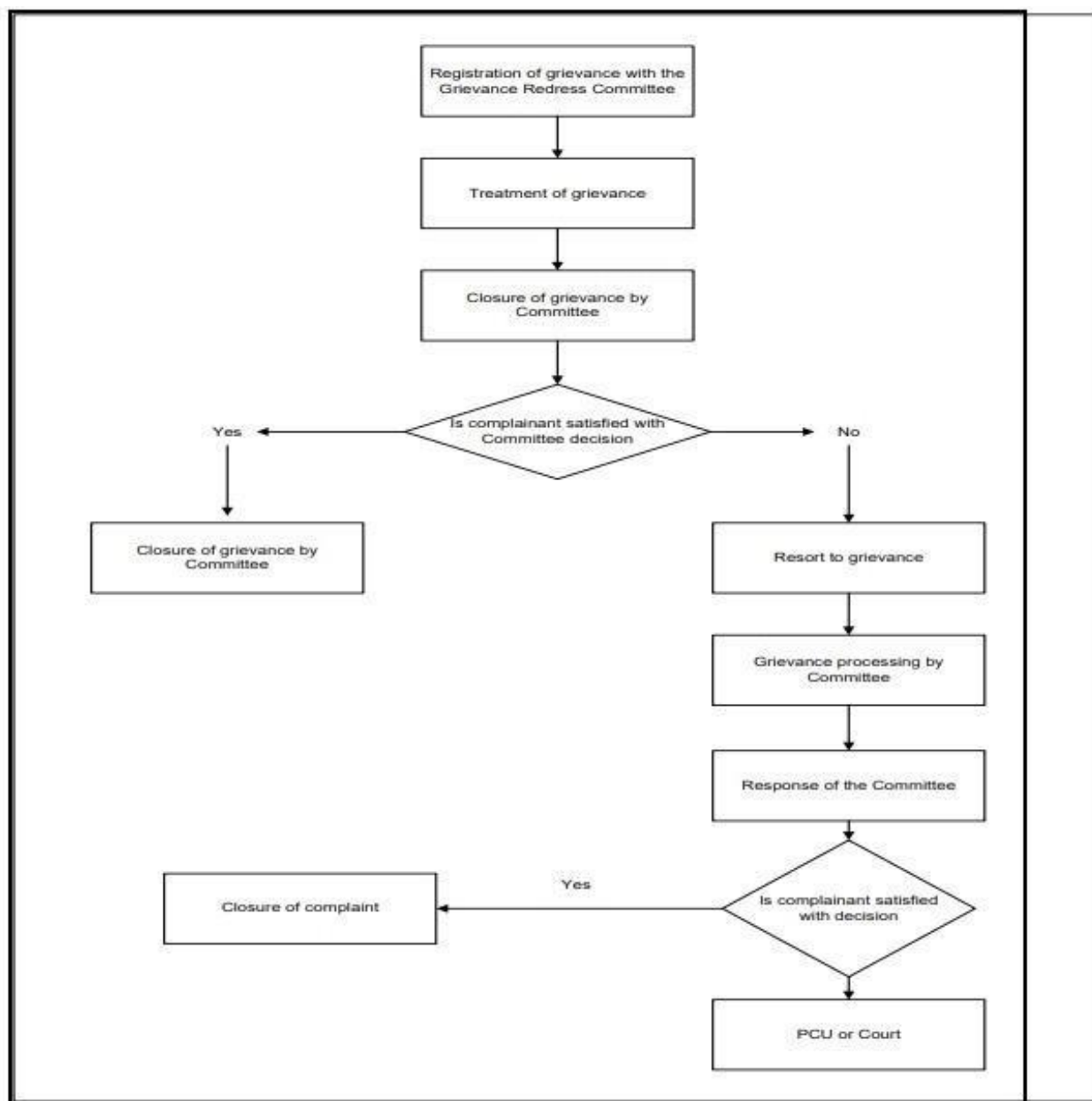
Household's Wishes: .....

.....

Proposed Package: .....

.....



**Appendix6:**Sample Grievance Log

## Appendix 7A:

### Sample Grievance Redress Form and Agreed Resolution Format

FRILIA

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

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

## Appendix 7 B:

### Template of a Claim Registration and Follow-up Form

Prepared by: Date: Aggrieved person: Full name: Residence: 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:
--

**Appendix 7C:**

Case No.	Complainant's Name, gender and location	Nature of complain and expectation of	Date of petition submitted	Method of resolution with	Decisions and date of communication to the	Agreement with and commitment to	Progress (solved/	Reason if pending

Quarterly Grievance Report