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MINISTRY OF AGRICULTURE, GHANA

**GHANA PERI-URBAN VEGETABLE VALUE CHAINS FOR POVERTY
REDUCTION**

RESETTLEMENT POLICY FRAMEWORK (RPF)

Final Report

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List of Acronyms and Abbreviations

ARAP	Abbreviated Resettlement Action Plan
BCO	Basic Community Organization
DA -	District Assembly
DP -	Displaced Person
EI -	Executive Instrument
EPA -	Environment Protection Agency
IDA	International Development Association
IEC	Information Education and Communication
IR -	Involuntary Resettlement
JSDF	Japan Social Development Fund
LC	Lands Commission
LI	Legal Instrument
LVD	Land Valuation Division
MoFA -	Ministry of Food and Agriculture
MDTF	Multi Donor Trust Fund
NGO	Non-Governmental Organization
OP -	Operational Policy
PAP -	Project Affected Person
PCU	Project Coordinating Unit
PIU -	Project Implementation Unit
RAP	Resettlement Action Plan
RCC -	Regional Coordinating Council
R & D -	Research and Development
RPF -	Resettlement Policy Framework
RELCs-	Research Extension Farmer Linkage Committees
SFP	Social Focal Point
WB	World Bank (WB)

Definition of Terms Relating to Resettlement

Resettlement Assistance: Assistance to be provided to the people displaced physically by the implementation of the project.

Compensation: Payment in cash or in kind for an asset or resource acquired or affected by the Project.

Cutoff date: Date of completion of the census and inventory of people and property affected by the different projects. People occupying the project area after the deadline will receive no compensation or request assistance at resettlement. Similarly, real property (such as buildings, crops, fruit trees or forestry) set up after the deadline is not compensated.

Economic Displacement: Loss of sources of income or livelihood due to land acquisition or restrictions on access to resources (land, water, forest), construction or operation of the Project or its auxiliary facilities. People Displaced Economically do not necessarily need to relocate due to the Project.

Forced Displacement or Involuntary Displacement: It is the displacement of a population or people in general necessary for the project.

Physical Displacement: Loss of housing and property due to land acquisition by the project, requiring the affected person moves to a new site. The Physically Displaced People must move because of the Project.

Vulnerable groups: people who, because of their gender, ethnic group, age, physically handicap or mental, or economic or social, may be affected more significantly by the process of moving and resettlement or whose capacity to claim or receive assistance at resettlement and other benefits may be limited.

Resettlement Action Plan (RAP): Detailed plan that describes and defines the whole process of resettlement of people following a displacement.

People affected by the Project (PAP): Any person negatively affected by the project. People lose property rights, use, or other rights of a building, land (residential, agricultural or pasture), annual or perennial crops, or other real or personal property, in whole or in Part and permanently or temporarily. The PAP may not be all displaced by the project. Among the PAP: (i) some are Physically Displaced People, (ii) other people are Economically Displaced People. Any person affected by the project and, for that reason alone, has a right to compensation.

Resettlement: Resettlement of people affected by the project on another site due to involuntary displacement.

Involuntary Resettlement: It is applied equally to people in possession of title deed and on the whole space and tenants, irregular occupants and business

Full replacement value or full replacement cost: The rate of compensation for lost property must be calculated at the full replacement value, i.e. the market value of assets plus transaction costs. Full Replacement cost in this context excludes depreciation of the property.

EXECUTIVE SUMMARY

Introduction

The proposed Peri-Urban Vegetable Value Chain for Poverty Reduction is closely linked to the Government of Ghana's strategy for poverty reduction: it would directly improve food security by increasing production and market access for vegetable both for domestic consumption and exports. The project supports government's strategy on market-oriented agricultural development, and complements interventions supporting the country's agricultural sector to becoming more competitive, sustainable and private sector-led which will ensure sustained increases in producers' incomes. Indeed, it is anchored on the World Bank Group Country Partnership Strategy (CPS) FY13-16 which supports the Ghana Shared Growth and Development Agenda (GSGDA) and the Governments Agenda for Prosperity. The Project is also linked to the JSDF objective as it seeks to empower and improve the lives of the poorest and most vulnerable groups.

The proposed project also complements the Ghana Commercial Agriculture Project (GCAP) which increases access to land, private sector finance, input- and output-markets by smallholder farms from public-private partnerships in commercial agriculture in the Accra Plains and the Savanna Accelerated Development Authority (SADA) zone. Other projects include the second Land Administration Project which supports various aspects of improved land governance through more effective and efficient administration of formal and informal land administration regimes

Furthermore, the proposed project complements the Bank and other development partners to the implementation of the Ghana's agricultural development strategy, the Medium Term Agricultural Sector Investment Plan (METASIP) in support of the country's medium term development strategy, Shared Growth and Development Agenda. It complements on-going Bank operations in the agricultural sector, notably, the West Africa Agricultural Productivity Program (WAAPP), which is a regional program being implemented in 13 ECOWAS member countries. Ghana is currently implementing the second phase of the program.

Project Development Objective

The objective of the project is to improve on the productivity and access to market by beneficiary vegetable farmers in selected peri-urban communities in Ghana. The grant will promote water harvesting and small-scale irrigation schemes to facilitate an all year round vegetable production and consumption. It will also develop capacity and provide support to enable the resource poor farmers improve productivity and the quality of their produce. It is further to reduce post-harvest losses through the institution of efficient post-harvest handling mechanisms and the facilitation of access to high value markets to ensure appreciable income levels for the farmers.

Project Components

The Project comprises four (4) Components :

Component 1: Farmer Managed Irrigation Systems Development: The objective of the component is to improve the existing small scale riverine irrigation systems for the resource poor farmers in the selected farming communities which are bounded by perennial water bodies with high potential for irrigation farming. The component will address the characteristic seasonality of vegetable production and thus empowering the resource poor farmers to improve their productivity for increased earnings.

Component 2: Farmer Capacity Development and Support for Productivity Improvement: The aim of this component is to facilitate the adoption of modern and improved production technologies through sustained farmer capacity development and other support systems. The component will design and implement an intensive farmer capacity development program to ensure that farmers have the know-how and adopt modern vegetable production and post-harvest handling techniques to be able to improve their productivity and output. Both workshop based and field based training including FAO's Farmer Field School approaches will be adopted for the farmer capacity development. Training areas will include productivity improvement technologies, appropriate use of chemicals and pesticides, agribusiness management, farm management and farm record keeping accounting and financial management, post-harvest handling etc. Relevant themes under the Ghana Good Agricultural Practices (GHANA GAP) will be incorporated into the farmer training program.

Component 3: Improving Post-Harvest Handling and Market Access: This component seeks to sustain farmers' incomes overall and contribute effectively to the reducing extreme poverty among vegetable growers to develop and coordinate the vegetable value chain through support to producers organizations to enhance their productive capacity and competitiveness and to develop market linkages.

Component 4: Monitoring and Evaluation, and Knowledge Dissemination and Project Management and Administration: This component would support all activities necessary to ensure that the project is implemented in accordance with the project implementation manual. This component will: (i) finance the incremental expenses incurred by the Government in implementing the project and finance various monitoring and evaluation roles.

Project Potential Impacts, Assets and Livelihoods

It is anticipated that the project would not result in the acquisition of land. Thus, the potential negative social impact on the project site would be minimal. No loss of land or property owned by an individual is expected because activities planned in the project area are to be carried out on individual beneficiary lands. There will be no compulsory acquisition of land for the rehabilitation of the irrigation infrastructure nor the development of the Warehousing infrastructure as this will be acquired through an outright purchase from a private individual or family who are willing to sell their undeveloped plots. Irrigation infrastructures expected to be developed by the project will be small-scaled and therefore is not expected to result in displacement of adjoining settlements.

Principles, Objectives and processes governing resettlement preparation and implementation

Involuntary resettlement may arise due to impacts from development projects and can give rise to social, economic and environmental risks with severe implications on the productive assets and livelihoods of people who may suffer physical or economic displacements. However, it will not always be feasible to avoid displacement or land acquisition during project implementation. Mitigation measures are therefore needed to help address or minimize impacts, hence this RPF.

The objective of the RPF is to determine the framework and conditions to: (i) avoid or minimize involuntary resettlement where feasible, exploring all viable alternatives of project designs, (ii) help resettled people improve their former living standards, their ability to generate revenue or at least to cater for them, (iii) encourage community production in the planning and implementation of resettlement, and (iv) to provide assistance to affected people regardless of the legality or land tenure. The resettlement policy framework outlines the objectives, principles and procedures that govern the system of land acquisition for the development of public infrastructure. The RPF clarifies the rules for identifying people who may be affected by the implementation of project activities of the Project. It takes into account the requirements of the World Bank Policy OP 4.12, which deals with ‘Involuntary Resettlement.’

The following principles, objectives and process, will be adhered to and respected;

- Avoid and mitigate the losses and eventual displacements
- Provide assistance to displaced persons, to allow them to improve their income and their standards of living, or at least to reconstitute them
- Deal with the resettlement as sustainable development programs
- Provide to the affected persons the opportunities to choose among the options
- Provide an assistance to the displace persons, no matter their status in relation to the land in occupation
- Pay the compensations related to the affected assets, according to their replacement value

Socio-Economic Baseline Data

The sub-projects when approved will be the subject of a survey to determine impacts and facilitate the preparation of the following documents:

- A socio-economic study (this study will include determination of impacts)
- Preparation of individual resettlement action plans (RAPs) or ARAPs.

The Subproject screening and RAP processes will include technical assistance from World Bank to ensure proper implementation.

The PAPs may be classified into three groups:

- Those who have formal legal rights to the land they occupy;

- Those who do not have formal legal rights to land, but have a claim to land that is recognized or recognizable under the national, local, or traditional laws including those measures put in place by the draft land policy; or
- Those who have no recognizable legal right or claim to the land they occupy.

In summary, the census consolidates information that 1),provides initial information on the scale of impacts;) gives an indication of further socioeconomic research needed to quantify losses to be compensated and, if required, to design appropriate development interventions; and 3) establishes indicators that can/be measured at a later date during monitoring and evaluation.

Legal, regulatory and institutional framework

The specific relevant laws with respect to compulsory land acquisition are:

- The Constitution of the Republic of Ghana 1992
- The State Lands Act 1962 (Act 125 as Amended)
- Administration of Lands Act 1962 (Act 123)
- Lands Statutory Wayleaves Act1963 (Act186)

The laws stated above provide for the compulsory acquisition of property by the state for use in the public interest. State expropriation of land under these laws require payment of appropriate compensation as may be agreed upon or determined in accordance with the law.

The Bank Requirements: The World Bank policy (OP4.12) is one of the main sources of global standards for involuntary resettlement. The policy has the following overall objectives:

(a) Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs.

(b) Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits. Displaced persons³ should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.

(c) Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

The main requirements introduced by this policy are:

- Involuntary resettlement should be avoided or minimized by considering variations in the design of the project;

- When it is impossible to avoid resettlement, resettlement activities should be designed and implemented as sustainable development programs, by providing adequate resources for people displaced by the project to enjoy the benefits of the project. Displaced people must be consulted and should participate in planning and implementing resettlement programs.
- Displaced people should be assisted in their efforts to improve their living standard, or at least to restore it to its level before the displacement.

Thus, the policy is applicable where land acquisition and involuntary resettlement are unavoidable. Resettlement and compensation activities are required to be undertaken as a sustainable development program that provides sufficient opportunity for the PAPs to participate in the planning and implementation of the project. The World Bank's Safeguard Policy OP 4.12 applies to all components of the project and associated activities.

The OP 4.12 further requires particular attention to be given to the needs of vulnerable groups, especially those below the poverty line including;

- Landless individuals and households
- Elderly persons
- Women and children
- Indigenous groups and ethnic minorities and
- Other disadvantaged persons

Eligibility, entitlements and method of valuing compensation

In accordance with OP 4.12 and for sub-project activities, a cut-off date will be determined, taking into account the likely implementation schedule of the sub-project. To ensure consistency between Ghanaian legal requirements and WB policies, this cut-off date should be the date of notification to owners/occupiers as provided under the Lands (Statutory Wayleaves) Act, 1963, where acquisition of land is involved.

In line with OP 4.12, the following three categories of affected people will be eligible to Project resettlement assistance:

- a) Those who have formal legal rights to land (including customary and statutory rights of occupancy) recognized under national laws;
- b) Those who do not have formal legal rights to land at the time of the census (or cut-off date) but have a claim to such land or assets-provided that such claims are recognized under the laws of Ghana 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.

Furthermore, the individuals, local communities permanently losing land and/or access to assets and other resources under customary or statutory rights will be eligible for compensation. These could be compensation for schools, market place and health posts. This is to ensure that pre-project socio-economic status of communities are restored.

Although subproject locations have not been fully determined it is expected that where land acquisition occurs it will impact on different types of land and assets and for which appropriate assessment for compensation will be applied. Compensation will be assessed at the full replacement cost and comparative market prices for structures and land respectively.

Three types of compensation for affected assets will be made. These are shown the Table below. :

Payments in cash	<ul style="list-style-type: none"> • The compensation will be calculated and paid in local currency. The rates will be adjusted for inflation;; • the development of the land occupied (with or without formal rights) will also take into account the cost of investments / improvements made to make the land productive and viable • Compensation for inconvenience, transportation costs, loss of revenue and cost of labor may be valued in cash if necessary
Compensation in kind	Compensation may include items such as land, houses, wells, buildings and other structures, building materials, seedlings, agricultural inputs and financial credits for equipment
Assistance	Assistance may include allowances, food aid, transportation, and labor, or construction materials.

In addition to compensation for loss of assets, transition assistance will also be provided for subproject activities that may lead to the loss of business or source of livelihood for the PAPs. Although, PAPs may be resettled on alternative land by providing them with new homes, it takes time for them to start up new economic activities to earn incomes from lost businesses or farms. It also takes time for PAPs to adapt to their new environment. Therefore, PAPs would be provided with transition assistance. The nature of this support will be determined from the result of a socio-economic survey. The compensation will cover the whole of the transitional period.

An entitlement eligibility matrix that shows the type of assets and nature of impact as wells the unit of compensation has been developed to facilitate the determination and payment of compensation (See Table 4)

Consultation and Participation

Public consultation and participation are essential because they provide an opportunity for informing the stakeholders about the proposed project. Public consultation and participation create a sense of ownership for the project, providing an opportunity for people to present their views and values and allowing consideration and discussion of sensitive social mitigation measures and trade-offs.

The purpose of consultation is to ensure that the PAPs are contacted and involved in planning, design, implementation and monitoring of the project. In addition, the consultation process takes into account the views and concerns of PAPs about the program. As a matter of strategy, public consultation shall be an on-going activity taking place throughout the entire project cycle.

Grievance Redress Mechanism

In order to address potential complaints and grievances in a well-structured manner the project will ensure that a functional and effective Grievance Redress Mechanism (GRM) is put in place. The GRM will adapt existing local structures linked to formal institutions, as feasible, to help the implementing team to be more responsive to the concerns of the PAPs. This will ensure trust and confidence exists amongst the stakeholders during project implementation.

Institutional arrangement for implementation

The main institutions involved with the implementation of the resettlement activities are:

- i. Ministry of Food and Agriculture (MoFA),
- ii. The Project Implementation Unit (PIU);
- iii. Local Government Authority, Traditional Authorities
- iv. Lands Commission (Land Valuation Division);
- v. The Environmental Protection Agency (EPA);
- vi. Thematic Consultants; and
- vii. PAPs' representative

The responsibilities and role to be performed by the respective institutions in the implementation of project activities are shown below:

Institutional actors	Responsibilities
Ministry of Agriculture (MoFA)	<ul style="list-style-type: none"> • Overall Coordination of the Project and the PIU • Overall supervision of the RPF and Resettlement/Compensation Plan. • Provision of funds for compensation. • Undertake socio-economic study on affected persons and assets prior to project appraisal.
Project Implementation Unit (PIU)	<ul style="list-style-type: none"> • Coordination and implementation of project activities • Recruitment of consultants / NGOs to carry out any socio-economic studies, the RAP, awareness and monitoring / evaluation • Dissemination of RPF and RAP and other project documentation • Stakeholder consultation
Environmental Protection Agency (EPA)	<ul style="list-style-type: none"> • Review and monitor Social Impact Assessment.

Institutional actors	Responsibilities
District Assembly, Traditional authorities, Family Heads and PAPs	<ul style="list-style-type: none"> • To assist the community and support in the inventory of affected persons • Identification and release of sites to be subject to expropriation • Management of financial resources • Monitoring of resettlement and compensation • Participation in local monitoring • RAP dissemination
Land Commissions (Land Valuation Division)	<ul style="list-style-type: none"> • Valuation of property affected • Initiate land acquisition process

Monitoring and Evaluation

The monitoring of project activities related to land acquisition, compensation and resettlement must fit into the overall project Monitoring and Evaluation (M and E) framework. The objective of the monitoring plan is also to ensure that all stakeholders are provided with timely and updated information with regards to the implementation of the RAP/ARAP.

Given the potential social consequence of resettlement, all of the process must be monitored and evaluated at local, regional and national levels. The provisions for monitoring and evaluation are intended to ensure, firstly, that the proposed actions are implemented as intended and within the deadline established and, secondly, that the expected results are achieved. When deficiencies or problems are found, monitoring and evaluation can initiate appropriate corrective action. Thus, the M and E of the proposed actions in this RPF would focus primarily on the following: supervision, monitoring, evaluation

Budget and funding sources

At the time of preparing this RPF it is not possible to know exact and accurate costs associated with resettlement, but an initial financial estimate has been proposed. The actual overall cost of resettlement and compensation will be determined following the socio-economic studies. This estimate will account for the different forms of compensation which are: cash, kind or form of assistance. A detailed budget for the implementation of the plan will be established as Part of the RAP.

In total, the initial financial cost of resettlement is estimated at Twenty Thousand Dollars (USD 20,000). The cost of compensation will be financed from state funds. However, the project budget will finance capacity building, monitoring / evaluation and resettlement assistance including assistance measures aimed at vulnerable groups and measures of social and environmental development of new resettlement sites.

1.0 INTRODUCTION

The Government of Ghana through the Ministry of Food and Agriculture is poised to improving the agriculture sector production and productivity to spur socio-economic growth and poverty reduction especially in the peri-urban areas where the economy is dominated by agriculture production. Within the framework of the Food and Agriculture Sector Policy, the Ministry is seeking to enhance the competitiveness of the small holder farmers through value chain development and access to markets. The objective of the project is to improve on the productivity and access to market by the beneficiary vegetable farmers in selected peri-urban communities in Ghana. The project seeks to promote water harvesting and small-scale irrigation schemes to facilitate an all year round vegetable production and consumption. It will also develop capacity and provide support to enable the resource poor farmers improve productivity and the quality of their produce. It is further to reduce post-harvest losses through the institution of efficient post-harvest handling mechanisms and the facilitation of access to high value markets to ensure appreciable income levels for the farmers. It is also expected that the interventions will result in increased productivity coupled with reduced post-harvest losses, improved product range and quality, more efficient processing and improved marketing, thereby generating additional incomes for producers and other operators in the targeted vegetable value chains.

1.1 Project Description

1.1.1 Proposed Project Development Objective

The proposed Peri-Urban Vegetable Value Chain for Poverty Reduction is closely linked to the Government of Ghana's strategy for poverty reduction: it would directly improve food security by increasing production and market access for vegetable both for domestic consumption and exports. The project supports government's strategy on market-oriented agricultural development, and complements interventions supporting the country's agricultural sector to becoming more competitive, sustainable and private sector-led which will ensure sustained increases in producers' incomes.

The objective of the project is to improve on the productivity and access to market by the beneficiary vegetable farmers in selected peri-urban communities in Ghana. The grant will promote water harvesting and small-scale irrigation schemes to facilitate an all year round vegetable production and consumption. It will also develop capacity and provide support to enable the resource poor farmers improve productivity and the quality of their produce. It is further to reduce post-harvest losses through the institution of efficient post-harvest handling mechanisms and the facilitation of access to high value markets to ensure appreciable income levels for the farmers.

The project has four main (4) components:

Component 1: Farmer Managed Irrigation Systems Development: The component seeks address the characteristic seasonality of vegetable production and thus empowering the resource poor farmers to improve their productivity for increased earnings with the development of small-scale irrigation farming systems. The component will help develop an irrigation infrastructure

that will help promote irrigation farm and train farmers on the management and maintenance of the irrigation infrastructure.

Component 2: Farmer Capacity Development and Support for Productivity Improvement: The aim of this component is to facilitate the adoption of modern and improved production technologies through sustained farmer capacity development and other support systems. The component will design and implement an intensive farmer capacity development program to ensure that farmers have the know-how and adopt modern vegetable production and post-harvest handling techniques to be able to improve their productivity and output. Both workshop based and field based training including FAO's Farmer Field School approaches will be adopted for the farmer capacity development. Aside the beneficiary farmers, refresher training session will as well be organized for the Ministry's Field Officers so as to sustain field extension services to the farmers while also providing starter kits (production inputs) to the farmers.

Component 3: Improving Post-Harvest Handling and Market Access: The project will support farmers to enter into productive partnership arrangements with agriculture entrepreneurs to establish and operate a Farmer Cooperative Vegetable Warehousing Systems with cold storage, cleaning, packaging and labeling facilities. The Warehousing System which will be equipped with refrigerated and cold chain transport system will be an essential off-take facility that guarantees ready high value markets for the farmers' produce. Multi-year supply-purchase agreements between the farmer groups and the Warehousing Center will be facilitated and this will be supported with capacity development for better understanding and adherence to the basic tenants and guiding principles of such systems.

Component 4: Monitoring and Evaluation, and Knowledge Dissemination and Project Management and Administration: This component would support all activities necessary to ensure that the project is implemented in accordance with the project implementation manual. This component will: (i) finance the incremental expenses incurred by the Government in implementing the project and finance various monitoring and evaluation roles.

As Part of the implementation of the Peri-Urban Vegetable Value Chain Project, planned activities could directly or indirectly have a negative impact on the environment by causing social damage in particular, that may delay the achievement of project objectives, but also many of these activities could result in land acquisition or restrictions of access to these lands and / or natural resources on which the living conditions of the recipient communities depend on. These acquisitions of land or restrictions on access to natural resources on which rural farmers depend on, even in limited quantities need to be managed in a participatory and suitable way. Thus, in order to respect the prerogatives of socio-environmental policy of the Ministry and safeguard policies of the World Bank, including the policy on Involuntary Resettlement (PO 4.12), a Resettlement Policy Framework (RPF) of populations affected by the activities of the project is necessary for the implementation of the activities of the projects to be funded by the JSDF, in the project communities.

2.0. PROJECT POTENTIAL IMPACTS, ASSETS AND LIVELIHOODS

2.1 Activities likely to result in resettlement

Activities that may result in resettlement as part of the implementation of the project include: the rehabilitation of irrigation infrastructure / equipment, farm land expansion and acquisition of land for the purpose of construction of warehousing infrastructure.

2.2 Impact of project on assets and Livelihood

It is anticipated that the project would not result in the acquisition of land. Thus, the potential negative social impact on the project site would be minimal. No loss of land or property owned by an individual is expected because activities planned in the project area are to be carried out on individual beneficiary lands. There will be no compulsory acquisition of land for the rehabilitation of the irrigation infrastructure nor the development of the Warehousing infrastructure as this will be acquired through an outright purchase from a private individual or family who are willing to sell their undeveloped plots. Irrigation infrastructures expected to be developed by the project will be small-scaled and therefore is not expected to result in displacement of adjoining settlements.

3.0 PRINCIPLES, OBJECTIVES AND PROCESSES GOVERNING RESETTLEMENT PREPARATION AND IMPLEMENTATION

Involuntary resettlement may arise due to impacts from development projects and can give rise to social, economic and environmental risks with severe implications on the productive assets and livelihoods of people who may suffer physical or economic displacements. However, it will not always be feasible to avoid displacement or land acquisition during project implementation. Mitigation measures are therefore needed to help address or minimize impacts, hence this RPF.

3.1 Objective and rationale for RPF

The objective of the RPF is to determine the framework and conditions to: (i) avoid or minimize involuntary resettlement where feasible, exploring all viable alternatives of project designs, (ii) help resettled people improve their former living standards, their ability to generate revenue or at least to cater for them, (iii) encourage community production in the planning and implementation of resettlement, and (iv) to provide assistance to affected people regardless of the legality or land tenure. The resettlement policy framework outlines the objectives, principles and procedures that govern the system of land acquisition for the development of public infrastructure. The RPF clarifies the rules for identifying people who may be affected by the implementation of project activities of the Project. It takes into account the requirements of the World Bank Policy OP 4.12, which deals with 'Involuntary Resettlement.' The RPF also includes the analysis of economic and social consequences that result from the implementation of project activities of the Project that can lead to the withdrawal of land to people, especially the most vulnerable.

3.2 Resettlement Principles and objectives

The RPF is triggered when project activity results in land acquisition, or affects access to productive assets or the use of the land or assets. Compensation will be paid, in cash or in kind, for the loss of land, property or access to property to mitigate the negative impact of the project on affected people. The basis for compensation will be the applicable national laws and the World Bank's policy on land acquisition and involuntary resettlement (OP4.12).

The activities which will be funded by the project will not cause physical displacement or significant loss of socio-economical activities. However there will be particularly some risks of agricultural lands expropriation and other losses related to this activity, especially during the center of experimentation limitation or the buildings construction. In these cases the people and legal entities that lose some assets, albeit temporarily, must get compensation and assistance at the right time. The project must commit itself in logic of "affecting" the less number of people possible. That is what will be applied during the implementation of the sub-components.

The following principles, objectives and process, will be adhered to and respected;

- Avoid and mitigate the losses and eventual displacements
- Provide assistance to displaced persons, to allow them to improve their income and their standards of living, or at least to reconstitute them
- Deal with the resettlement as sustainable development programs
- Provide to the affected persons the opportunities to choose among the options
- Provide an assistance to the displace persons, no matter their status in relation to the land in occupation
- Pay the compensations related to the affected assets, according to their replacement value

3.3 Applicable regulations

The impacts of the project on the lands, assets and persons, are dealt with in agreement with the World Bank policy related to the involuntary resettlement (OP4.12) and national laws of Ghana. In case of major differences between the national regulation and the World Bank policy, the latter should be applied.

3.4 Minimization of potential displacement

In accordance with the World Bank Policy OP 4.12, the Project will do well to minimize the displacements through the use of the following principles:

- In case some agricultural lands, fields, buildings or home infrastructures are likely to be affected by a project, the design team should revise the project design in order to avoid, if possible, the impacts on buildings, the displacements and any consequent resettlements,
- In case the impact on the lands of a household will jeopardize their means of livelihoods, the design team should revise the micro project design in order to avoid this impact if possible.
- Compensation for land will be at current comparable market values

Within the context of the Project phase, some of these minimization principles have been applied successfully

3.5. Additional mitigation measures

The resettlement principles aim at mitigating the drawbacks. However, it is good to take into account the fact that it will not be possible every time to avoid land acquisitions and potential displacements (physical and economic) during the implementation of Project activities. In these situations and in addition to the above mentioned impacts minimization measures, some additional mitigation measures will be also necessary.

3.5.1 Impacts on incomes, and assistance to these income restoration

The basic principle of the World Bank policy related to involuntary resettlement, is that the persons affected by some loss of lands must be, after transfer, 'if possible be reinstated economically to levels as before displacement. If the impacts on lands have affected the livelihoods means of these people, priority should be given to solutions with which the lost land will be replaced by another land instead of a monetary compensation.

The World Bank policy also addresses the economically displaced persons: it provides that people who do not lose lands they owned, but lose their means of livelihood must be assisted. The measure for the restoration of standard of living are specifically spelt out in the Resettlement Action Plans (RAP) (see Annex 1). It should include for example the following measures:

- The systematic integration of the affected people within the project activities
- The implementation of project activities as a sustainable development program
- Where relevant micro-finance support(saving and loans) programs and other development measures for trading and handicraft activities ;
- Training and capacity building
- The consideration of mitigation additional measures, at the village and community level, because of the cumulative effect of the micro projects importance, that can be significant for the populations

3.6 Compensation

The compensation measures are as follow

- The compensation will be paid before the displacement and the lands occupation
- The compensation will be paid according to the total replacement cost (value)

The Project must ensure that compensation payment is not only adequate and fair but is timely paid for the losses. The damage must be directly linked to the loss of land or the restriction of access. The compensation will take into account the infrastructures and superstructures value(buildings, walls, latrines, wells, etc.) as well as the loss of harvest, and forest species; loss of right of access; loss of eventual resources(trade and other formal or informal income making activities).

3.7 Resettlement process

In the resettlement process, many elements will be included

3.7.1 Overview of the resettlement preparation procedure

The general principles that will guide all the resettlement operations will take into account the following four steps:

- The local communities information : This activity will be achieved by these local communities
- Determination of the sub-project(s) to fund, in agreement with the procedure manual measures
- If necessary, define a Resettlement Action Plan (RAP); the Project Coordination Unit , in collaboration with the local communities, will determine the pertinence and necessity of the RAP
- Acceptance of the resettlement action plan by the local administration authorities, land tenure institutions and communities, the PCU, and the World Bank

3.7.8 Land Acquisition and valuation procedure

The World Bank policy will be applied where there is a divergence between the national laws and the provisions of the OP 4.12 on resettlement. As indicated above all compensation must be paid to the PAP before resettlement. If it is not possible to have an amicable agreement on the amount of the compensation (or on the abandonment of claim), it is preferable for the project not to fund the project (or to find another site) to avoid any delay linked to an eventual submission of a case to the court by the expropriated.

The acquisition procedure will following steps

- An expropriation Survey
- A socio-economic survey will be done before the project implementation, in the period when the execution and technical studies are conducted ;Its objective is the inventory of all the rights and persons entitled
- On the basis of the local survey, an eligibility criteria will be developed and compensation entitlements determined.
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3.7.9 Resettlement tools

A resettlement action plan (RAP) or Abbreviated Resettlement Plan will be developed based on the level of impact on the PAPS follows:

Table 1 Affected populations' resettlement tools

Criteria	Resettlement tools	content
>200 PAP	Resettlement action plan (RAP)	Project description, project potential impact, objectives, socio-economic studies, Resettlement legal and institutional framework, resettlement eligibility, losses assessment and compensation, resettlement measures, selection, rehousing site preparation, housing, infrastructures and social services ; environmental protection and management community participation, integration with native

Criteria	Resettlement tools	content
		populations, redress procedures, organizational responsibility, execution timing, cost and budget, monitoring and evaluation
<200 PAP or <10% of productive assets are affected by project	Abbreviated Resettlement Plan or summary resettlement plan (ARAP)	Population survey on displaced persons as well as their assets evaluation. Description of compensation and other resettlement aid forms; consultation with the displaced people and acceptable alternative, execution institutional responsibility, harms reparation procedure, measures for the monitoring and implementation; timing and budget.

The RAP must be done as soon as the specific areas for the sub-projects are clearly defined and the potential impact on the PAPs are determined based on the census data.

4.0 BASELINE SOCIO-ECONOMIC DATA: POPULATION DISPLACEMENT AND CATEGORY OF PERSONS DISPLACED

The sub-projects when approved will be the subject of a survey to determine impacts and facilitate the preparation of the following documents:

- a socio-economic study (this study will include determination of impacts)
- preparation of individual resettlement action plans (RAPs) or ARAPs.

The Subproject screening and RAP processes will include technical assistance from World Bank to ensure proper implementation.

An important aspect of preparing a RAP is to establish appropriate and accurate baseline socio-economic data and census to identify the persons who will be affected by the individual subproject, to determine who will be eligible for compensation and assistance, and to discourage inflow of people who are ineligible for these benefits (based on the cut-off date).

The PAPs may be classified into three groups:

- those who have formal legal rights to the land they occupy;
- those who do not have formal legal rights to land, but have a claim to land that is recognized or recognizable under the national, local, or traditional laws including those measures put in place by the draft land policy; or
- those who have no recognizable legal right or claim to the land they occupy.

In summary, the census consolidates information that 1),provides initial information on the scale of impacts; 2) gives an indication of further socioeconomic research needed to quantify losses to be compensated and, if required, to design appropriate development interventions; and 3) establishes indicators that can/be measured at a later date during monitoring and evaluation.

5.0 LEGAL, REGULATORY AND INSTITUTIONAL FRAMEWORK

5.1 The nature Land Ownership in Ghana

The ownership, acquisition, use and occupation of land in Ghana are the creation of the tenure regime and regulated by both statute and customary laws. Generally, there are three main types of land ownership in Ghana and these are:

- Private ownership (Customary ownership, individual leaseholds and freeholds)
- Public/State ownership
- Vested lands (Customary-ownership but state-managed lands).

Customary ownership of land occurs where the right to use or to dispose of use-rights over land is governed purely by customary laws of the land-owning community. It is estimated that about 80% of lands in Ghana are under customary ownership. Different types of interests and rights co-exist in within the customary land-owning system: The *Allodial Title* is the highest form of ownership in land vested a Stool/Skin,⁽¹⁾ a clan/ family (in Parts of Volta, Eastern and Greater Accra regions), or in private individuals who have purchased the freehold title in land. The owner of the *allodial title* has complete and absolute authority to dispose of the land for any use only subject to the laws of the country.

State owned lands are public lands which have been specifically acquired by the government under an appropriate enactment using the state powers of eminent domain. This constitute about 18% of lands in Ghana. The Constitution of Ghana provides for the compulsory acquisition of land to be used in the public interests (Article 20 of the 1992 Constitution). Compulsory acquisition of land by the state is done under a law such as the State Lands Act of 1962, Act 125 (as Amended), which also provides for the payment of compensation to the expropriated owner.

In between the customary ownership and state owned lands is what is termed as vested lands; these are lands (estimated to be about 2%) that are legally managed by the state for and on the behalf of the land owing stool/skin. The Administration of Lands Act 1962 (Act 123) empowers the President of the Republic to declare, by Executive Instrument (EI), any stool land to be vested in trust and accordingly the state could administer such land as a trustee for the stool involved. Under such ownership, the legal rights to sell, lease, manage, and collect rent is taken away from the customary landowners and vested in the state. However, the equitable right in the land, which is the right to enjoy the benefits, is retained by the land owners.

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1. The Terms "Stool" and "Skin" refer to traditional ruler's office and authority in the South and North respectively.

5.2 Regulatory framework

National Land Policy and Land Administration

Land administration in Ghana is guided by The National Land Policy 1999, which provides a broad framework and policy guidelines aimed at enhancing land management systems, use, conservation of land resource and enhancing environmental quality. The policy has the objective of ensuring a coordinated and orderly use of the land resources by present and future generations. Ultimately the

policy seeks to give protection to proprietary rights and promote the concept of prompt payment of adequate and fair compensation for compulsorily acquired lands and also create the enabling environment for community participation in sustainable land use and management.

To achieve the above broad objectives 2008 four public land agencies under the Ministry of Lands and Natural Resources were reorganized and established under the Lands Commission Act, 2008 with the principal objective: *to promote the judicious use of land by the society and ensure that land use is in accordance with sustainable management principles and the maintenance of a sound ecosystem.*

The Laws Governing Compulsory Acquisition in Ghana

The specific relevant laws with respect to compulsory land acquisition are:

- The Constitution of the Republic of Ghana 1992
- The State Lands Act 1962 (Act 125 as Amended)
- Administration of Lands Act 1962 (Act 123)
- Lands Statutory Wayleaves Act 1963 (Act 186)

The laws stated above provide for the compulsory acquisition of property by the state for use in the public interest. State expropriation of land under these laws require payment of appropriate compensation as may be agreed upon or determined in accordance with the law.

The Constitution of the Republic of Ghana (1992) upholds the private ownership of land. However Article 20 provides for compulsory acquisition of land for public benefit, subject to the payment of “fair and adequate compensation.” Article 20(3) further stipulates that where *the compulsorily acquisition involves the displacement of any inhabitants the state shall resettle them on suitable alternative land having due regard to their economic well-being and social and cultural values.* The taking of possession or acquisition is necessary in the interest of defense, public safety, public morality, public health, town and country planning or development or utilization of property in such a manner as to promote public benefit and (ii) the necessity for the acquisition is clearly stated and is such as to provide reasonable justification for causing any hardship that may result to any person who has an interest in or right over the property.” It is a requirement that sufficient provision must be made for the prompt payment of fair and adequate compensation (Article 20[2]). The law also makes provision for any aggrieved person to have right of access to the High court for redress.

The State Lands Act 1962, Act 125 (as Amended in 2000, Act 586) empowers the President to acquire any land for the public use. The Act and its regulation, the State Lands Regulation 1962 (LI 230) provide the modalities and procedures for compulsorily land acquisition.

Section 4(3) of Act 125 stipulates that in assessing the compensation for land expropriated by the state due regard shall be had to the following:

- (a) the market or replacement value of the land;
- (b) the cost of disturbance or any other damage suffered thereby; and

(c) the benefits to be derived by the people of the area in which the land is situated from the use for which the land is acquired.

The Administration of Lands Act 1962 Act 123 empowers the President to compulsorily acquire stool lands for public benefit subject to the payment of compensation. The Act was enacted to facilitate the management and administration of stool lands. The Act provides for compensation entitlements to be assessed by giving due consideration to the values of the land (and other losses suffered) and the benefits to be derived by the people in the area (by way of the use to which the state is going to put the land).

The Lands Statutory Wayleaves Act 1963 (Act 186) provides for the compulsory acquisition of land for the purposes of construction, installation and maintenance of public utility works and creation of right of ways and other similar right for such works. Works for which right of ways may be created are “highways or works for purposes of, or in connection with any public utility works”.

Procedure for Compulsory Land Acquisition

The detail procedure for acquisition is outlined in the State Lands Regulations 1962-(Legal Instrument 230). Once a Government institution needs land it submits an application to the Minister responsible for lands who then authorizes the Regional Commissioner in whose region the land to be acquired is located to convene the Site Advisory Committee. The Committee undertakes a detail inspection and survey of the property in question to determine the legal boundary, ownership, and improvements effected. It examines the merits of the proposed acquisition and submits its recommendation to the Regional Commissioner who, in turn, forwards the recommendation together with a certificate of valuation of the land from the Land Valuation Division of the Lands Commission to the Minister for approval (sections 1-3).

Compulsory acquisition requires public notification of the land to be acquired and the use to which it will be put. It is a mandatory requirement that a copy of the instrument of acquisition be served on any person having an interest in or possession of such lands or be affixed at a convenient place on the land and be published thrice in a newspaper circulating in the district where the land is situated. Section 4 of State Lands Act 1962 requires that people seeking compensation submit their claims in writing to the Lands Commission which “*shall cause the payment to the owner, of fair and adequate compensation to be assessed by the Government for the land acquired.*” The valuation of affected assets gives due consideration to the values of the land (and other losses suffered) and the benefits to be derived by the people in the area (by way of the use to which the state is going to put the land). However, individuals are at liberty to engage the services of private Valuers,

5.3 Requirements of the World Bank Safeguard Policies

The World Bank policy (OP4.12) is one of the main sources of global standards for involuntary resettlement. The policy has the following overall objectives:

- (a) Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs.
- (b) Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to

enable the persons displaced by the project to share in project benefits. Displaced persons³ should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.

(c) Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

The operational policy OP / BP 4.12 «Involuntary Resettlement» must be followed when a project is likely to result in involuntary resettlement, impacts on livelihoods, land acquisition or restrictions on access to natural resources. The main requirements introduced by this policy are:

- Involuntary resettlement should be avoided or minimized by considering variations in the design of the project;
- When it is impossible to avoid resettlement, resettlement activities should be designed and implemented as sustainable development programs, by providing adequate resources for people displaced by the project to enjoy the benefits of the project. Displaced people must be consulted and should participate in planning and implementing resettlement programs.
- Displaced people should be assisted in their efforts to improve their living standard, or at least to restore it to its level before the displacement.

Thus, the policy is applicable where land acquisition and involuntary resettlement are unavoidable. Resettlement and compensation activities are required to be undertaken as a sustainable development program that provides sufficient opportunity for the PAPs to participate in the planning and implementation of the project. The World Bank's Safeguard Policy OP 4.12 applies to all components of the project and associated activities.

The OP 4.12 further requires particular attention to be given to the needs of vulnerable groups, especially those below the poverty line including;

- Landless individuals and households
- Elderly persons
- Women and children
- Indigenous groups and ethnic minorities and
- Other disadvantaged persons

The World Bank's Policy requires that where OP4.12 is triggered a resettlement action plan shall be prepared and cleared by the Bank prior to the implementation of resettlement activities. It is a requirement of the Bank for adequate provision be made for compensation and other assistance to Project Affected Persons, to restore livelihoods when these are affected appreciably and this must be done prior to the displacement of people. In particular, the policy requires that possession of land for project activities may take place only after compensation has been paid. Resettlement sites, new homes and related infrastructure, public services and moving allowances must be provided to the affected persons in accordance with the provisions of the RPF.

Furthermore, The World Bank also requires the preparation of an Abbreviated Resettlement Action Plan (ARAPs) where fewer than 200 people are going to be displaced by project activities (or <10 % of productive assets).. The ARAP must be ready, accepted and publicly disclosed before the Bank will appraise the project and it is expected to define the principle and procedures for resettlement operations: land acquisition; valuation; compensation and reporting (see Annex 2). Additional considerations required in an ARAP are that: persons occupying the land but have no legal title to it 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 the policy, if they occupy the project area prior to a cut-off date established by the borrower and acceptable to the Bank. The policy further requires that all other persons affected by the project are provided compensation for the loss assets other than land. Wherever there is a conflict or silence of the law or policy, most favorable option or alternative to the displaced person are to be applied under this policy.

5.4 Comparison of National laws and the World Bank Policy (OP4.12)

The World Bank Policy (OP 4.12) on involuntary resettlement explicitly states that adequate provision be made for PAPs who are either displaced physically or economically or suffer other losses, to ensure that they are not worse off as a result of Bank financed projects. Livelihoods of persons to be affected must be preserved, but where this is inevitable, minimal displacement should occur. Where also displacement is unavoidable, compensation should be paid to PAPs to help them to restore their social, economic and environmental livelihoods.

The Ghana statutes makes provision for compensations to be paid to only persons who have suffered any loss and can produce and show legal title to the land in the form of deeds, leaseholds, or legally binding tenancy agreement to the land in question. However, the OP4.12 requires that even those without legal claims to the land they are occupying (such as required under the national laws) are entitled to resettlement assistance in lieu of compensation for land and to compensation for lost non-land assets.

Under the Ghanaian national laws it is the Minister (acting through the Land Valuation Division) that is mandate to assess compensation for loss due to works done but the Bank policy, requires the active involvement of PAPs in the determination of compensation.

Project affected persons are also required to be offered assistance during the period of transition or relocation and efforts made to restore their livelihoods whereas the Ghana laws are silent on that.

The Table below highlights some important comparisons between the Ghanaian Laws and the World Bank policy on land acquisition and involuntary resettlement.

Table 2 Comparison of the national laws and the World Bank policies OP4.12

TOPIC	PROVISIONS UNDER GHANAIN LAWS	WORLD BANK POLCIY (OP 4.12) REQUIREMENT	RECOMMENDATIONS
When to pay compensation	Promptly	Prior to displacement and relocation of affected persons, Generally before any civil works commence	The Bank Policy is applied
Squatters		OP 4.12 Para. 15(c) covers squatters who are to be provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in this policy, if they occupy the project area prior to a cut-off date established by the borrower and acceptable to the Bank. All people included in Para. 15(a), (b), or (c) is provided compensation for loss of assets other than land	Bank Policy applies
Assessment of compensation	<ul style="list-style-type: none"> a. Fair and Adequate; b. Market/Replacement value taking into consideration costs for disturbance and other incidental expenses and damage suffered 	Compensation must be sufficient to replace land and other assets at FULL REPLACEMENT cost on the local market.	Compensation must be assessed at FULL REPLACEMENT (no provision for depreciation of structures and Land value is at the comparable market price)
Compensation in cash	No specific mention of cash payments	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 people 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.	The decision on cash payment must be made with the involvement of the PAPs. Generally, cash payments are offered for structures when no resettlement housing is provided.
In kind compensation	The Constitution1992 provides that displaced inhabitants “ the State shall resettle the displaced inhabitants on suitable alternative land with due regard for their economic well-being and social and cultural values”	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 people 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	Preference is to offer land for land-based activities

TOPIC	PROVISIONS UNDER GHANAIN LAWS	WORLD BANK POLICY (OP 4.12) REQUIREMENT	RECOMMENDATIONS
		land and other assets at full replacement cost in local markets.	
Resettlement	Displaced persons are to be resettled by the state on suitable alternative land with due regard to their economic and socio-cultural value	<ul style="list-style-type: none"> a. Physically Displaced persons are to be provided with resettlement housing or housing sites b. Land-based resettlement to all persons whose livelihoods are land based 	Resettlement of PAPs occurs when they is physical displacement
Resettlement Assistance	No specific provision with respect to additional assistance and monitoring	PAPs to be assisted during transition period at the resettlement site and efforts made to restore their livelihoods to pre-displacement level or better. Follow up monitoring is required during the period of transition	Bank policy applies
Information, Participation/Consultation	<ul style="list-style-type: none"> a. Copy of notice of acquisition is served on persons having an interest or in possession; or affixed at a convenient place on the land and published in a local newspapers; b. At least one week formal notice is required to be served on person to be affected about intent to enter and 24 hours' notice prior to actual entry 	Affected persons are provided timely information and disclosure, consulted on all issues about resettlement activities are offered and empowered with the opportunity to actively participate in the planning, implementation and monitoring of resettlement activities (as ongoing process)	Bank Policies apply
Vulnerable Groups	The laws do not make any specific reference to vulnerable groups	Requires that particular attention is 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 people who may not be protected through national land compensation legislation.	Bank Policies apply
Disputes Resolution/ GRM	Formal and informal mechanisms and formal access to State courts of law	Must establish an accessible grievance mechanism to receive and address specific concerns about compensation and relocation that are raised by displaced persons including a recourse mechanism designed to resolve disputes in an impartial manner.	Preferably the Bank Policy is applied
Resettlement	No specific provision for additional	Resettlement Costs are to be met by the project	Bank Policy applies

TOPIC	PROVISIONS UNDER GHANAIN LAWS	WORLD BANK POLCIY (OP 4.12) REQUIREMENT	RECOMMENDATIONS
Costs	assistance to meet resettlement cost		
Economic Rehabilitation	No specific provision for additional assistance for the economic rehabilitation of PAPs	Necessary where incomes are affected. The measure to be taken depends on the severity of the impact.	Bank Policy applies

6.0 ELIGIBILITY, ENTITLEMENTS AND METHOD FOR ASSESSING COMPENSATION

6.1 Cut-off date

In accordance with OP 4.12 and for each sub-project activities, a cut-off date will be determined, taking into account the likely implementation schedule of the sub-project. To ensure consistency between Ghanaian legal requirements and WB policies, this cut-off date should be the date of notification to owners/occupiers as provided under the Lands (Statutory Wayleaves) Act, 1963, where acquisition of land is involved.

6.2 Eligibility for Compensation

According to the World Bank OP4.12 the following categories of PAPs will be eligible for compensation: In line with OP 4.12, the following three categories of affected people will be eligible to Project resettlement assistance:

- d) those who have formal legal rights to land (including customary and statutory rights of occupancy) recognized under national laws;
- e) those who do not have formal legal rights to land at the time of the census (or cut-off date) but have a claim to such land or assets-provided that such claims are recognized under the laws of Ghana or become recognized through a process identified in the RAP; and
- f) those who have no recognizable legal right or claim to the land they are occupying.

Those covered under (a) and (b) above are provided compensation for loss of land and assets and other assistance as needed. Persons covered under (c) above are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives of set out in the policy, if they occupy or use the land in the project area prior to the cut-off date. All persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. Furthermore, all persons covered in (a), (b) or (c) above are required to be provided with compensation for loss of assets other than land (structures and crops).

In practice, this means that people usually considered in Ghana as “squatters” will be entitled to Project assistance as long as they are present on site on or before the cut-off date. However, persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance.

In addition to the individuals, local communities permanently losing land and/or access to assets and other resources under customary or statutory rights will be eligible for compensation. These could be compensation for schools, market place and health posts. This is to ensure that pre-project socio-economic status of communities are restored.

6.3 Method of Valuation of Assets

Although subproject locations have not been fully determined it is expected that where land acquisition occurs it will impact on different types of land and assets and for which appropriate assessment for compensation will be applied.

6.3.1 Types of compensations

Compensation for individuals and households will be made in cash, in kind, and / or by assistance. The type of compensation will be selected and agreed in consultation with all actors.

Table 3 Types of compensation

Payments in cash	<ul style="list-style-type: none">• The compensation will be calculated and paid in local currency. The rates will be adjusted for inflation;;• the development of the land occupied (with or without formal rights) will also take into account the cost of investments / improvements made to make the land productive and viable• Compensation for inconvenience, transportation costs, loss of revenue and cost of labor may be valued in cash if necessary
Compensation in kind	Compensation may include items such as land, houses, wells, buildings and other structures, building materials, seedlings, agricultural inputs and financial credits for equipment
Assistance	Assistance may include allowances, food aid, transportation, and labor, or construction materials.

6.3.2 Compensation for land

Lands affected by the project, cultivated or uncultivated, will be replaced with lands of the same type or compensated in cash at market prices. Compensation in kind is always recommended when feasible. In cases where compensation in kind is not possible or if the PAP prefers compensation in cash, the procedures are based on national law, with consideration of local realities.

6.3.3 Compensation for buildings and infrastructures

The assessment of compensation for structures (e.g. as buildings and infrastructure) will be based on the full replacement cost and approved by the Lands Commission. The calculation will take into consideration the cost of transportation and delivery of materials on the site of replacement, and the cost of labor required for the construction of new buildings. The full replacement cost will not be depreciated for the cost of the structure. Where there is the need for physical resettlement or compensation in kind, all lost infrastructure will be rebuilt on acquired replacement land. The new structures must have the same area and be of the same quality. However, cash compensation for structures will be made to PAPs under certain considerations,

6.3.4 Compensation for cash crops and economic trees

The assessment of compensation for crops takes into consideration local knowledge on farming practices, costs of inputs, yield per unit of farm land and the prices offered for the produce on the local market. These process are subject to approval by the Lands Commission.

6.3.5 Compensation for sacred sites

Compensation for sacred sites will be determined through a process of negotiation between the project and affected local communities or authorities. Sacred sites include sacred grooves, cemeteries and ritual sites.

6.4 Livelihood support

Subproject activities may lead to the loss of business or source of livelihood for the PAPs. People affected by the project are inexorably deprived of their sources of income for some time. Although, PAPs may be resettled on alternative land by providing them with new homes, it takes time for them to start up new economic activities to earn incomes from lost businesses or farms. It also takes some time to adapt to the environment and the type of competition on the new site. Therefore, they should be provided with transition assistance. The nature of this support will be determined from the result of a socio-economic survey. The compensation will cover the whole of the transitional period.

6.5. Entitlement Matrix

The specific subproject locations and the census that will be conducted thereafter will help in the determination of entitlements to compensation and livelihood support. Below is a generic matrix of compensation entitlement.

Table 4 Entitlement matrix for the different types of compensation for project affected people

Type of Asset	Type of Impact	Entitlement Units	Eligibility criteria	Entitlements
LAND	Permanent acquisition of land	Landowner (individual, household, stool)	Person with formal legal right to land /without formal legal right to land but have claims to property (including customary and traditional rights [recognize ownership and use systems inherent in customary land tenure systems] recognized under the laws of the country);	Replacement with an equivalent piece of land located in the vicinity of the affected area. If land is not available then cash compensation at full replacement value as well as disturbance allowance (10%) Users, reallocation of use rights. Community land – compensation to be granted to communities.
	Temporary acquisition of land	Landowner (individual, household, stool)	As above	<ul style="list-style-type: none"> • Full reinstatement to pre-project conditions; • Rent to be agreed upon for the period during which land is occupied. • Community land – compensation to be granted to communities.
	Acquisition of RoWs	Landowner (individual, household, stool)	As above	<ul style="list-style-type: none"> • Cash compensation to be negotiated based on value • Disturbance allowance (10%) • Community land – compensation to be granted to communities.
CROPS	Destruction of crops	Landowner/ tenant/ or farmer	Farmer	Cash compensation for crops not ready for harvesting at time of entry, and negotiated with LVB; Disturbance allowance
	Damage of crops	Landowner/ tenant/ or farmer	Farmer	<ul style="list-style-type: none"> • Cash crop compensation for damaged crops, and negotiated with LVB; • Disturbance allowance, 10%
STRUCTURE	Destruction of permanent immovable structures	Owner	Confirmed owner (with evidence) of affected structure irrespective of land ownership	<ul style="list-style-type: none"> • Resettlement to a similar dwelling in a similar location, or • Cash compensation at full replacement value of structure. • Cost of moving • Disturbance allowance (10%)
		Occupant	Tenant	Cost of moving Disturbance allowance (3 months' rent)

Type of Asset	Type of Impact	Entitlement Units	Eligibility criteria	Entitlements
	Temporary displacement of moveable structure	Owner	Confirmed owner (with evidence) of affected structure irrespective of land ownership	<ul style="list-style-type: none"> • Cost of displacing the affected structure • Cost of moving the affected structure back to project affected land • Disturbance allowance of 10%
LIVELIHOOD	Agriculture	Farmer as distinct from affected plot owner	Been using affected land for agriculture irrespective of ownership situation	<ul style="list-style-type: none"> • Cash compensation of any loss of income • Assistance to livelihood restoration
	Business	Business person as distinct from owner of structure	Been operating business on project affected land irrespective of ownership (includes squatters)	Cash compensation for temporary loss of income Assistance to livelihood restoration
	Use of communal resources	User of such resources (individuals/communities)	Use of communal resources for livelihood (e.g. Fulani Herdsmen)	<ul style="list-style-type: none"> • Assistance to identify and access similar resource elsewhere • Cash compensation of temporary loss of income

Source: Adapted from RPF for GCAP (2011:44)

7.0 STAKEHOLDER CONSULTATION AND PARTICIPATION

7.1 Consultation on the Resettlement Policy Framework

Public consultation and participation are essential because they provide an opportunity for informing the stakeholders about the proposed project. Public consultation and participation create a sense of ownership for the project, providing an opportunity for people to present their views and values and allowing consideration and discussion of sensitive social mitigation measures and trade-offs.

Public consultation and participation will afford the PAPs an opportunity to contribute to both the design and implementation of the program activities. In so doing, the likelihood for conflicts between and among the affected and with the management committees will be reduced. The information and consultation on the process of preparation of this RPF is organized as follows:

- (i) institutional meetings with key actors concerned by the resettlement,
- (ii) meetings with local officials and organizations at the level of Local authorities,
- (iii) interview with people who may be affected by the implementation of projects in some targeted communities
- (iv) Visits of the potential sites of intervention. At the level of the visited sites, consultation with potential PAP was about:
 - information on the activities of the project which can lead to resettlement;
 - discussion of land issues at the local level;
 - discussion of national expropriation procedures;
 - an information and discussion on the measures recommended by the World Bank procedures;
 - categorization of vulnerable people among the PAP;
 - the collection of suggestions and concerns in the preparation of resettlement, especially in regard to continuous information and the involvement of PAP in the process.

The purpose of consultation is that the PAP be contacted and involved in planning (determining how to design and conduct the resettlement and compensation; definition of guidelines for implementation) in the resettlement implementation and monitoring and methods of conflict resolution. In addition, the consultation process takes into account the views and concerns of PAPs about the program. In recognition of this, particular attention shall be paid to public consultation with PAPs, households and homesteads (including host communities) when resettlement and compensation concerns are involved. As a matter of strategy, public consultation shall be an on-going activity taking place throughout the entire project cycle.

7.2 Dissemination of information to the public

In terms of public dissemination of information, in accordance with OP 4.12, this RPF and RAP/ARAP will be made available to affected people and local NGOs, in an accessible location as feasible, in a form and a language that is understandable. The documents will also be published at the infoshop of the World Bank.

It will be the responsibility of the social safeguards specialists/officers of the Project (and other supporting staff of the PIU) to undertake the task of information dissemination and consultations as envisioned above. It is mandatory that the PAP are fully informed and enabled to achieve the intentions and objectives of resettlement.

8.0 GRIEVANCE REDRESS MECHANISM

Project implementation is likely to generate complaints and grievances. In order to address potential complaints and grievances in a well-structured manner the project will have in place an effective Grievance Redress Mechanism (GRM), which will adapt existing local structures linked to formal institutions, as feasible, to help the implementing team to be more responsive to the concerns of the PAPs. This will ensure trust and confidence amongst on the stakeholders during project implementation.

8.1 Types of complaints and disputes to be treated

Several types of conflicts can arise in case of resettlement and this justifies the need for a mechanism to address complaints and also provide clarification of issues. Problems that may occur include: errors in the identification of PAP and in the valuation of assets; disagreement over plot boundaries; dispute over ownership of property, disagreement on the assessment of a land or another property, eligibility concerns and disagreement on measures/plans for resettlement (location of the resettlement site, type of housing proposed, the characteristics of the resettlement land, etc).

8.1.1 Structure and Principles of the Grievance Redress Mechanism

At the experimental sites, local authorities first, then the land Commissions will receive all complaints and claims related to the resettlement process and at the same time ensure that resettlement is well conducted by the project in the affected communities. A model for recording and addressing complaints will be developed and used by the project.

The GRM model will ensure and have the following characteristics; (i) multiple uptake locations and channels for receiving grievances; (ii) service standards for grievance resolution; (iii) clear processing guidelines, providing effective and timely response system to inform complainants of the action taken/being taken. The GRM is established based on the following principles: (i) responsiveness and efficiency; (ii) objectivity and independence; (iii) accessibility and simplicity; (iv) fairness; (v) participatory and social inclusiveness. It is imperative that all the PAPs are well informed about the GRM and the process available for seeking redress from the outset of project implementation.

8.1.2 Operationalization of the GRM

The following mechanisms are proposed to resolve conflicts that can arise as a result of displacement:

- Any person prejudiced by the assessment / compensation process shall make an appeal in their locality with village Elders or Local Authorities who will consider it in the first

instance, this remedy (prior equitable remedy) is to be encouraged and supported very strongly.

- in case of disagreement, the complaint may be forwarded to the Land Commission for land disputes resolution through arbitration
- If a PAP is not satisfied, then an application may be made to a state court for determination.

9.0 INSTITUTIONAL ARRANGEMENTS AND RESPONSIBILITIES FOR RPF IMPLEMENTATION

9.1 Organization

The establishment of a coherent and effective organizational system is the prerequisite to enable the RPF respond to the imperative of sustainable human development it has been assigned. Therefore special attention should be paid to organizational and management aspects while being sensitive to the diversity of possible interventions the project seeks to address, the large number of actors and operators and the different institutions and agencies involved.

The main institutions involved with the implementation of the resettlement activities are:

- viii. Ministry of Food and Agriculture (MoFA),
- ix. The Project Implementation Unit (PIU);
- x. Local Government Authority, Traditional Authorities
- xi. Lands Commission (Land Valuation Division);
- xii. The Environmental Protection Agency (EPA);
- xiii. Thematic Consultants; and
- xiv. PAPs' representative

Table 5 Institutional arrangements and responsibilities for implementation

Institutional actors	Responsibilities
Ministry of Agriculture (MoFA)	<ul style="list-style-type: none"> • Overall Coordination of the Project and the PIU • Overall supervision of the RPF and Resettlement/Compensation Plan. • Provision of funds for compensation. • Undertake socio-economic study on affected persons and assets prior to project appraisal.
Project Implementation Unit (PIU)	<ul style="list-style-type: none"> • Coordination and implementation of project activities • Recruitment of consultants / NGOs to carry out any socio-economic studies, the RAP, awareness and monitoring / evaluation • Dissemination of RPF and RAP and other project documentation • Stakeholder consultation
Environmental Protection Agency (EPA)	<ul style="list-style-type: none"> • Review and monitor Social Impact Assessment.
District Assembly, Traditional authorities, Family Heads and PAPs	<ul style="list-style-type: none"> • To assist the community and support in the inventory of affected persons • Identification and release of sites to be subject to expropriation • Management of financial resources • Monitoring of resettlement and compensation • Participation in local monitoring • RAP dissemination
Land Commissions (Land	<ul style="list-style-type: none"> • Valuation of property affected

Institutional actors	Responsibilities
Valuation Division)	<ul style="list-style-type: none"> • Initiate land acquisition process

9.2 Responsibilities of the Project Implementation Unit

The Project Implementation Unit, operating under the authority of the MoFA, will be responsible for coordinating all the activities of resettlement. In practice, this includes the following tasks and responsibilities:

- Through its social Safeguards officers/specialists (Social Focal Persons- SFPs) implement all the social aspects of the Project, including the implementation of the provisions of Resettlement Policy Framework;
- Ensure that the requirement of minimization of displacement and resettlement is considered in the design of sub-projects at the level of the project area;
- Assess the impacts of each sub-project in terms of displacement, and pre-identify sub-projects which are subject to RAP;
- Ensure that expropriation procedures are initiated where need be (preparation of plans of expropriation and development by the relevant authorities);
- Select and hire consultants in charge of preparing the RAP;
- Ensure Consultants are in compliance with the terms of reference and deliver quality service in a timely manner,
- Ensure that consultation and information are provide at the right time and places to all stakeholders;
- Provide regular reporting and feedback to the World Bank as may be agreed
- Supervise the implementation of follow-up and evaluation actions.

9.3 Resettlement planning and implementation

The implementation plan of the resettlement program covers three phases: planning, implementation of resettlement and finally, monitoring and evaluation.

As part of the project, each entity must prepare a social form (specified in Annex 3) which will examine land rights and identify the owner and occupant. Based on this initial identification, it will be decided whether there will be preparation of RAP or not.

Once the RAP is approved by the various entities involved in the project in relation with all actors and the World Bank, the structures of implementation (PIU, Land Commissions, Local Authorities) can implement resettlement operations. In all cases, the implementation of resettlement must be completed before construction work starts.

The choice of the deadline of work completion must be adjusted as much as possible so as to prevent if not minimize the loss of crops. Development work should not start on a site before the resettlement and assistance is undertaken. In order to ensure better coordination at this level, it is necessary to comply with a deadline for the implementation stage, the details are as follows:

Step 1:

- Information/awareness raising of the population ;
- Comprehensive census of affected populations within the affected area;
- Identification of environmental and social problems;
- Dissemination of RAP at national, regional, and local levels and particularly among those affected.

Step 2:

- Development of final development plans;
- Agreements on most optimal alternative development;
- Information on the date of resettlement.

Step 3:

- Consultation, meeting with affected people on the project;
- Notification of evictions, presentations of rights and options;
- Identification procedure, each right will be served with an identity card. A written agreement will be given to those affected a on their rights and support within the framework of the project;
- Involvement of consultation and facilitation groups.

Step 4:

- Back to the affected population within a reasonable time, finalizing choices about options;
- Problems related to identification options agreed on;
- Updating information on the impacts of the project adjustment of costs and budget of the action plan for resettlement.

Step 5:

- Implementation of Resettlement Action Plan within the affected areas;
- Monitoring and documentation showing that the resettlement, compensation and other support mechanisms have been properly implemented; assistance to replace lost property, the expenses for the period of transition and access to trading houses will be made available before the people affected are asked to move or abandon their property;
- Other support mechanisms, such as aid to livelihoods, must be initiated;
- Evaluation of the implementation of RAP.

Responsibilities

The Table below identifies for each requirement of the RAP, structures involved, the means of receiving them and the need to mobilize additional resources may require

Table 6 Institutional responsibilities for RAP implementation

N°	Requirements	Structures involved	Additional resource required
1	Land acquisition, including assessment of compensation	<ul style="list-style-type: none"> • Project Implementation Unit • Land Commission 	Budget for compensation payment

N°	Requirements	Structures involved	Additional resource required
2	Compensation Payment	Project Implementation Unit	Budget for compensation payment
3	Resettlement	<ul style="list-style-type: none"> • Project Implementation Unit • Local Authorities • Land Commission 	Resettlement sites
4	Livelihood Assistant	Project Implementation	Support to income-making

10.0 MONITORING AND EVALUATION

10.1 Objectives

Given the potential social consequence of resettlement, all of the process must be monitored and evaluated at local, regional and national levels. The provisions for monitoring and evaluation are intended to ensure, firstly, that the proposed actions are implemented as intended and within the deadline established and, secondly, that the expected results are achieved. When deficiencies or problems are found, monitoring and evaluation can initiate appropriate corrective action.

The monitoring of project activities related to land acquisition, compensation and resettlement must fit into the overall project Monitoring and Evaluation (M and E) framework. The objective of the monitoring plan is to ensure that all stakeholders are provided with timely and updated information with regards to the implementation of the RAP/ARAP. The focus of the M and E will include an assessment of the following:

- RAP implementation is in accordance with the schedule
- Whether RAP implementation has to be adjusted due to changes that have occurred
- Whether complaints and grievances are being properly and effectively addressed
- Inform decisions to resolve problems encountered during RAP implementation

To achieve the above objective the monitoring and evaluation of the actions proposed should focus primarily on the following: supervision, monitoring, evaluation.

Supervision: Check, especially at the start of RAP, that its detailed specifications are designed, as its implementation is carried out in accordance with the approved RAP.

Monitoring:

- Check that the ongoing work program and budget of the RAP are executed according to plan.
- Check permanently that the quality and quantity of the desired results are obtained within the set deadline.
- Identify any factors and unexpected changes that could influence the implementation of the RAP, the definition of its measures, to reduce the effectiveness or present opportunities to be developed.
- Recommend as soon as possible to the relevant bodies responsible appropriate corrective action, as Part of normal procedures and exceptional programming.

Evaluation:

- Establish and interpret the reference situation of affected populations, before starting the project in socioeconomic and health (the census conducted in the framework of this mandate has developed the reference situation).
- Set at regular intervals, some or all of the above Parameters in order to appreciate and understand the changes.
- Establish, at the end of the project, a new reference situation to evaluate the impacts of the RAP as regard socioeconomic and health.

- Analyze, in a programmed manner or in response to the findings of monitoring / evaluation, elements of the human environment and measures to improve the effectiveness of the RAP.

10.2 Monitoring the implementation of the RAP

It is to ensure continually that:

- Measures contained in the work programs of agencies on the one hand, and contract operators, on the other hand, are executed, and in the deadline;
- the costs of measures are in line with budgets.

Monitoring the implementation of the RAP depends on national project coordination unit attached to the project management and, more particularly, to an expert in programming, monitoring and evaluation.

Table 7 Objectively Verifiable Indicators

<p>Within the framework of the monitoring, some comprehensive indicators will be used, especially:</p> <ul style="list-style-type: none"> • Number of households and people affected by the project activities ; • Number of PAP informed; • Number of households compensated by the Project ; • Number of households and people resettled by the Project ; • Level of the PAP participation in the process • Number and nature of justified grievances solved • Number of households or PAP satisfied with the resettlement

Table 8 Indicators for Monitoring and Evaluating the Implementation of resettlement/Rehabilitation Plans

VERIFIABLE INDICATORS	
Monitoring	Evaluation
Number of outstanding compensation or resettlement contracts not completed before next agricultural season.	Number of outstanding individual compensation or resettlement contracts.
Number of communities unable to access village-level compensation after two years.	Number of outstanding village compensation contracts.
Number of Grievances recognized as legitimate out of all complaints lodged.	All legitimate grievances rectified
Pre- project production and income (year before land used) versus present production and income of re-settlers, off-farm-income trainees, and users of improved mining or agricultural	Affected individuals and/or households compensated or resettled in first year who have maintained their previous standard of living at final evaluation.

VERIFIABLE INDICATORS	
Monitoring	Evaluation
techniques.	
Pre- project production versus present production (crop for crop, land for land).	Equal or improved production per household.
Pre-project income of vulnerable individuals identified versus present income of vulnerable groups	Higher post- project income of vulnerable individuals.

Assessment of monitoring measures and indicators of the RAP

The RAP identified some environmental and social components for which it will be necessary to ensure a monitoring during the construction and exploitation phases of the project. The monitoring will be made based on the following components:

Monitoring measures to be implemented before, during and after PAP displacement

Activities	Responsible authority
Information and consultation	<ul style="list-style-type: none"> • Local authorities • SFP of the project
Quality and life standard	<ul style="list-style-type: none"> • Local authorities • SFP of the project
Gender equity	<ul style="list-style-type: none"> • Local authorities • SFP of the project
Administrative and social organization	<ul style="list-style-type: none"> • Local authorities • SFP of the project
Occupation of the land	<ul style="list-style-type: none"> • Local authorities • SFP of the project
Agriculture	<ul style="list-style-type: none"> • Local authorities • SFP of the project • Ministries in charge of Agriculture
Fruit trees and ordinary trees	<ul style="list-style-type: none"> • Local authorities • SFP of the project • Ministries in charge of Agriculture
Compensation for wrong	<ul style="list-style-type: none"> • Local authorities • SFP implementation Agencies • Ministry of Justice

The PAP will participate in the monitoring / evaluation in different ways:

- Data collection about their activity.
- Participation of representatives of the PAP in meetings related to programming, monitoring and evaluation, including through local committees.
- Participation in meetings during development of work programs and evaluation of the previous program implementation.

- Calling their representatives to order in case of dissatisfaction vis-à-vis the implementation of the RAP and procedures for operator intervention.
- Participation of Local Authorities and / or representatives of PAP to the receipt of investment that affects them.
- Opinion surveys during evaluations.
- Regular visits of a sociologist consultant sociologist careful to identify problems and risks related to community coherence, inter-community and unexpected situations of marginalization and impoverishment of households.

11.0 BUDGET AND FUNDING SOURCES

11.1 Initial provision and estimates for resettlement

At this stage (RPF), it is not possible to know accurately the costs associated with resettlement, but rather an initial financial provision. The overall cost of resettlement and compensation will be determined following the socio-economic studies. This estimate will account for the different forms of compensation which are: cash, kind or form of assistance. A concerted and detailed budget for the implementation of the plan will be established as Part of the RAP. The budget must be approved by the local community in relation with the structures involved in the project financing.

However, an estimate is made below to help provide funding related to the possible resettlement. The overall costs of resettlement include:

- compensation costs for agricultural losses ;
- the costs of achieving any RAP;
- the costs of awareness raising and public consultation;
- the costs of sites protection to minimize resettlement;
- the costs of use of Consultants / NGOs;
- the costs of monitoring / evaluation.

In total, the initial financial provision of resettlement is estimated at Twenty Thousand Dollars (USD 20,000). The cost of compensation will be financed from state funds.

The World Bank (the project budget) will finance capacity building, monitoring / evaluation and resettlement assistance including assistance measures aimed at vulnerable groups and measures of social and environmental development of the new resettlement sites.

Table 9 Total resettlement cost estimate

Country	Potential social impacts	Resettlement activities	Costs	Funding source
Ghana		Compensation for lands	nil	-
		Compensation for crops/trees	nil	Government
		Preparation of RBP/RAP	none	Government
		Information/Awareness raising	5 000 USD	PROJECT
		Training of SFP and the members of the evaluation commissions	10 000	PROJECT
		Security improvement on the sites so as to avoid or minimize resettlement		PROJECT
		Monitoring-Follow up	5000 USD	PROJECT
TOTAL			20,000	

ANNEXES

Annex 1: **Outline of Resettlement Action Plan**

- i. Introduction and Project Description
- ii. Minimizing Resettlement
- iii. Census and Socioeconomic Surveys
- iv. Legal and Policy Framework
- v. Resettlement Sites
- vi. Income Restoration
- vii. Institutional Arrangements for Implementation
- viii. Implementation Schedule
- ix. Participation and Consultation
- x. Grievance Redress Mechanism
- xi. Monitoring and Evaluation with Indicators
- xii. Costs and Budgets
- xiii. Annexes: *detailed valuations, names of PAPs and compensation values, forms or formats- complaints etc., reporting outlines, details on consultations etc.*

Annex 2: Outline of Abbreviated Resettlement Action Plan

Depending on the magnitude of the displacement, an Abbreviated Resettlement Action Plan (ARAP) should be between 10 and 25 pages.

1. Brief Description of the Sub-Project
 - 1.1. Sub-Project Land Needs
 - 1.2. Land Needs Justification and Minimization
2. Results of Census Survey of Displaced Persons and Valuation of Assets
 - 2.1. Methodology
 - 2.2. Results
3. Affected Assets
4. Socio-Economic Features and Affected People's Livelihoods
5. Description of Compensation and Other Resettlement Assistance
6. Consultation with Displaced People
7. Procedures for Grievance Redress
8. Monitoring and Evaluation
9. Institutional Responsibilities and Arrangements for Implementation
10. Timetable, Budget and Funding Arrangements
11. Annexes

ⁱ Monitoring and Evaluation Component – This is a mandatory component -- see comment vii above