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**SUSTAINABLE RURAL WATER AND SANITATION
PROJECT - ADDITIONAL FINANCING
NORTHERN REGION**

**CONSTRUCTION OF NALERIGU SMALL TOWN PIPED
WATER SYSTEM**



(EAST MAMPRUSI MUNICIPAL ASSEMBLY)

ABBREVIATED RESETTLEMENT ACTION PLAN (ARAP)

By Safeguards Teams: *East Mamprusi Municipal Assembly &
Community Water and Sanitation Agency*

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List of Acronyms

AF- SRWSP – Additional Financing - Sustainable Rural Water and Sanitation Project

ARAP – Abbreviated Resettlement Action Plan

CWSA - Community Water and Sanitation Agency

EPA – Environmental Protection Agency

LVD - Land Valuation Division

MMDA - Metropolitan, District and District Assembly

PAPs - Project Affected Persons

S4Ts - Social Safeguards Support Services Team

WB - World Bank

Definition of terms

Concept/term	Definition/meaning
Compensation:	Payment in cash and / or in kind for an asset or resource that is adversely affected by the Project.
Cost of Disturbance	The reasonable expenses incidental to any necessary change of residence or place of business by any person having a right or interest in the land;
Economic displacement:	Loss of definable income streams or means of livelihood resulting from Project-related land acquisition in the Project Footprint and/or obstructed access to the resources (land, water, or forest) located therein for which a recognized right of access exists.
Entitlement:	The compensation, rights and assistance measures offered by this Abbreviated Resettlement Action Plan
Involuntary Resettlement:	Resettlement is involuntary when the affected persons or communities do not have the right to refuse land acquisition or restriction on land use that result in displacement.
Livelihoods restoration:	Programs that will provide Project Affected Households with a viable opportunity to restore their livelihoods to pre-Project levels.
Market value	Means the sum of money which the land might have been expected to realise if sold in the open market by a willing seller at the time of the declaration
Physical displacement:	Relocation or loss of residential land and/or non-residential structures and physical assets because such structures / assets are located in the Project Footprint.
Project Affected Person:	Any person who, as a result of the Project, loses an existing recognized right to own, use, or otherwise benefit from a built structure, land (residential, agricultural, or pasture), annual or perennial crops and trees, or any other fixed or moveable asset, either in full or in part, permanently or temporarily.
Replacement Value	The value of the land where there is no demand or market for the land by reason of the situation or of the purpose for which the land was devoted at a time and shall be the amount required for reasonable re-instatement equivalent to the condition of the land at the date of the said declaration.
Resettlement:	A compensation process through which physically displaced households are provided with replacement plots and residential structures at a resettlement community
Abbreviated Resettlement Action Plan (ARAP):	A public document which specifies the procedures and actions to be undertaken to mitigate adverse effects, compensate losses, and provide development benefits to project affected households. ARAP is recommended for less than 200 PAPs.
Stakeholders:	Persons or groups who are affected by or can affect the outcome of the Project. Stakeholders may be individuals, interest groups, government agencies, or corporate organizations.
Vulnerable:	Project Affected People who, by virtue of gender, ethnicity, age, physical or mental disability, economic disadvantage, or social status, may be more adversely affected by resettlement than others and who may be limited in their ability to claim or take advantage of resettlement assistance and related development benefits.

Source: State Lands Act, 1962, Act 125, World Bank OP 4.12

Summary of the Resettlement core data

Nos.	Variables	Data
1	Country	Ghana
2	Region/Province	Northern Region
3	District	East Mamprusi District
4	Village	Nalerigu
5	Activities that requires temporary or permanent lands	Laying of pipelines, construction high level tank, stand pipes and Water System Management Office
6	Project Total Cost	GHS 5,815,002.20
7	Total Resettlement Cost	GHS 40,552.80
8	Number of Affected People (PAP)	59
9	Number of Affected Households (AH)	59
10	Number of Affected Female	19
11	Number of Affected Vulnerable	1
12	Total Number of right-owners of affected asset	59
13	Total Areas of expropriated land in hectare (ha)	2 hectares
14	Number of commercial shops demolished	59
15	Number of street-sellers/traders displaced	59

EXECUTIVE SUMMARY

The Community Water and Sanitation Agency is being supported by the World Bank to construct Small Town Piped Water System in Ghana under the Additional Financing of the Sustainable Rural Water and Sanitation Project (AF-SRWSP). The AF-SRWSP is aimed at improving access to potable water and improved sanitation in rural communities and small towns in Ghana. As parts of the project, one Small Town Piped Water System will be constructed to deliver water to the Nalerigu community in the Northern Region.

1. Compensation Summary

In all, 59 Project Affected Persons (PAP) were identified which requires that processes for involuntarily land acquisition is triggered as per the World Bank Policy guidelines (OP 4.12) and the Resettlement Policy Framework of the SRWSP. All the 59 persons identified were major PAPs. One (1) PAP was vulnerable with physically challenged characteristics. The 59 PAPs are entitled to cash compensation as determined by the Lands Valuation Division of the Lands Commission of Ghana. The vulnerable PAP in addition will be given special assistance for his vulnerability.

2. Description of the Project / resettlement

The construction of the Nalerigu Small Town Piped Water System requires the establishment of source, laying of transmission and distribution pipelines, construction of Water System Office, High level tanks and pump house. The construction of the key components of the water system will require damage of structures. Fifty-nine (59) PAPs will have their business shops trenched through for the laying of transmission and distribution pipelines.

3. Objectives of the ARAP

The purpose and objective of the Abbreviated Resettlement Action Plan (ARAP) is to outline a set of mitigation and monitoring measures that will be used to curtail or minimize to acceptable levels the adverse social impacts that may occur during the construction of the small town piped water system. The methodology and approach to the preparation of the ARAP involved site verification visits, consultation with relevant stakeholders, review of literature, generation of baseline data, and identification of social issues associated with the construction works. The preparation of this Abbreviated Resettlement Action Plan (ARAP) is in response to the planning, implementation and monitoring processes required to ensure that people are better or at least, not made worse off than they were before the construction of the water system.

The ARAP considered policies and laws guiding land and property acquisition, ownership and compensation in Ghana including the Constitution of the Republic of Ghana, Administration of Lands Act, 1962 (Act 123), State Lands Act, 1962 (Act 125) and State Lands Regulations 1962 (LI 230). Other policy documents considered in the preparation of the ARAP were the State Lands (Amendment) (No.2) Regulations 1963 (LI 285), Lands (Statutory Way Leaves) Act, 1963 (Act 186) and the World Bank Operational Policy OP 4.12.

4. Socio-Economic Characteristics of PAPs

Out of the findings of the survey, 19 out of the 59 PAPs (32.2%) were females with 40 as males (67.8%). In assessing the literacy levels of the PAPs, 22 out of the 59 PAPs representing 37.3% were illiterates while 37 (62.7%) were literates. The PAPs who were literate had mainly completed basic schools whilst one had proceeded to the second cycle level. The survey also revealed that 50 PAPs representing 84.7% were natives of the community. In relation to livelihood, 42 PAPs representing (71.2%) depended on small and medium scale trading mainly

within the road reservations for their daily income. Again, 17 PAPs representing 28.8% depended on other sources including sale of credit cards, micro finance, mobile money, motor cycle servicing and retail services and sale of fuel and lubricants.

The livelihood of the PAPs will be affected during the trenching for the laying of pipelines. All the PAPs whose livelihood will be affected will be compensated for either loss of income or disturbance or both. The PAPs engage in the sale of provision and food items for their livelihood. The PAPs who carry out businesses on the road reservations will face a high risk of injury during the trenching for the laying of the pipelines. The income of the PAPs who sell along the road reservations will be affected during the construction. There is an opportunity for businesses of traders to boom during the construction period since the workers of the contractor will patronise items sold by the petty traders in the Nalerigu community.

There are land constraints especially along the community highway due to business opportunities that the high way presents. As a result several business shops have been established along the road. Most of these shops have encroached the road reservation for the construction of the water system in the community. However, there are several lands for the construction of mechanised boreholes, standpipes, system office and high level tank.

5. Socio-economic of the project on the PAPs

The lands that will be used for the laying of pipelines largely belong to the state (road reservations / Right of Way) whilst the land for the construction of high level tank and office space are communal lands entrusted in the hands of the chief. There are no structures, crops or other form of asset on the land.

In all, the businesses of 59 PAPs will be temporarily affected over a period of two (2) days. The pavement of 59 business shops will be affected since the business shops have encroached the road reservations year marked for the trenching and laying of distribution and transmission lines for the construction of the water system. The affected shops had mass concrete and tiled floors. The affected floor will be restituted with mass concrete and tiles of similar thickness and design. The 59 PAPs will be compensated for the damage of asset, disturbance and loss of income to be determined by the Lands Valuation Division and in accordance with the national regulations and Resettlement Policy Framework of the Project.

An estimated land space of 2 hectares will be used for the construction of the water system. A total of 1m*72,950 m (for transmission pipelines), 1m*422,630m (for distribution pipelines) were state lands reserved for the construction of utility lines including pipelines. There are no adverse social impact on the state (owner) since the land was reserved for the same purpose. Nineteen (19) number 5m*7m communal lands at different locations of the Nalerigu community will be used for the construction of standpipes. Two (2) 15m*15m parcel of land will also be used for the construction of high level tanks. These lands were reserved for development in the community by the chiefs. An estimated land space of two (2) hectare will be used for the construction of the water system.

6. Legal and Institutional Framework for Resettlement

The construction of the Nalerigu water system require the use of long stretch of lands especially for the laying of transmission and distributions lines. As a result various land holdings will be

impacted. It is therefore pertinent in the development of this ARAP to consider the various land holding arrangements in the assessment of compensation and resettlement for the various interests on lands to be affected. Regulatory oversight of water sector land acquisition and resettlement activities and actions is mostly governed by the following:

- a. the 1992 Constitution of the Republic Of Ghana (Article 20 especially); the State Lands Act, 1962 (Act 125) and State Lands (Amendment) Act, 2000 (Act 586) –which is the principal law under which private lands could be compulsorily acquired by the President for the public benefit;
- b. the Administration of Lands Act, 1962 (Act 123) –which facilitates the management and administration of stool lands;
- c. the Lands Statutory Wayleaves Act, 1963 (Act 186) which deals with the creation and enforcement of Right of Ways (ROW);
- d. The National Land Policy (1999), provide guidelines aimed at enhancing land management systems, land use, conservation of land resource and enhancing environmental quality. The policy give protection to proprietary rights and promotes 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 management.
- e. The World Bank policy on Involuntary Resettlement (OP 4.12) will be applied. The policy will complement existing national regulations to ensure that resettlement and rehabilitation principles are adopted under the project. This will ensure that compensation at replacement cost, resettlement and rehabilitation assistance to all project affected persons (loss of land, residences, business establishments and other such immovable properties), including the informal dwellers/squatters are well catered for under the project.
- f. The Resettlement Policy Framework (RPF) will serve as the guiding document for the implementing the resettlement issues under during the implementation of the project. In circumstances where gaps exist between the national regulations and the World Bank Policy, the World Bank Policy applies as stated in the RPF.

Several institutions will participate in the implementation of the resettlement processes for the construction of the water system. However, key actors shall include the

- a. Ministry of Sanitation and Water Resource will monitor and provide technical guidance for the attainment of project targets
- b. Ministry of Finance will provide the financial resources for the timely implementation of projects
- c. Community Water and Sanitation Agency will provide the overall supervision for the implementation of resettlement issues and assist in resolving grievances under the project:
- d. Municipal/ District Assembly will trigger the resettlement process through inventory of affected person and asset, implement the ARAP, resolve grievances and payment of compensation in collaboration with other stakeholders such as CWSA and the community
- e. Lands Commission will expropriate lands for public interest including the use of land for the provision of potable water to the citizens of Ghana

- f. Land Valuation Division will assist in the valuation and compensation payment process and reporting
- g. Community will support the District Assembly in the resettlement of Affected Persons in resolving grievances
- h. Safeguards Technical Team / Regional / District and Community Safeguards Team will coordinate and provide technical support for stakeholders in the implementation of resettlement issues and associated compensation payment at the National, Regional, District and Community Levels.

7. Compensation Plan

The East Mamprusi District Assembly with support from Community Water and Sanitation Agency set 9th November 2018 as the cut-off date for the determination of PAPs. Based on the cut-off date the joint team captured all the affected asset and PAPs. The date was agreed on by all stakeholders including the chief and elders of the Nalerigu community and Community Safeguards Team. The cut-off date was announced to the entire community in a general community meeting on 19th October 2018 and the rationale behind the cut-off date explained to all stakeholders.

The project identified 59 right owners of assets that will be affected by the construction of the water system. Different eligibility and entitlement will be applied to the various categories of PAPs as per the Resettlement Policy Framework and at values determined by the Lands Valuation Division of the Lands Commission.

According to the World Bank's Involuntary Resettlement Policies OP 4.12, PAPs may be eligible for compensation and resettlement assistance if they:

- a. Have formal legal rights to land (including customary and traditional rights recognized under the Lands Act.
- b. Do not have formal legal rights to land at the time the census begins but have a recognizable legal right or claim to such land or assets.
- c. Have no recognizable legal right or claim to the land they are occupying (i.e. squatters, ownerships under dispute, etc).

The State Lands Act 1963 section 6(1) of the Government of Ghana also state that any person whose property is affected by public projects shall be entitled to compensation. As a result the census identifies three main eligible PAPs who all do not have formal legal rights to land at the time the census began but have a recognizable legal right or claim to such assets and will be provided with the following entitlement:

- a. the 48 PAPs whose business shops will be partly demolished (trenching through pavement of shop) will have their shops restituted at full replacement value together with compensation form loss of income and disturbance allowance of 10% of total compensation value;
- b. the vulnerable PAPs with physically challenged characteristics will receive additional vulnerability assistance in cash as the Resettlement Policy Framework

As per the OP 4.12 the compensation principles to be used include payment of adequate compensation, payment of compensation prior to displacement or destruction of assets at full

replacement value as determined by the Lands Valuation Division of the Land Commission of Ghana. Consultations with PAPs and host communities were carried out mainly to establish impacts and risks that PAPs will face due to relocation, and also to sensitize them on the impact of the project. The 59 PAPs were properly consulted in three separate meetings organised with their active participation to address their concerns. In addition, each PAP was consulted on one-on-one basis. In these consultations, the CWSA was guided by the need to ensure Free-Prior-and Informed Consultation with the PAPs. The entitlement sheets were endorsed by the PAPs confirming their readiness to accept their compensation packages. This exercise was necessary in order to solicit for feedbacks from the PAPs.

The total cost of affected asset of PAPs estimated at Forty Thousand Five Hundred and Fifty Two Ghana Cedis, Eighty Pesewas (GHS **40,552.80**) will be compensated for. In order to ensure that affected asset are well restituted the East Mamprusi District with support from CWSA and contractors will reconstitute all affected asset at full replacement cost to minimise adverse impacts on PAPs.

8. Arbitration and Grievance Redress

Grievance expression and management mechanism has been established to involve the already existing local structures at the community level, district, regional and national levels. By this approach, the gender-based teams called Safeguards Teams are responsible to ensure that grievances are timely resolved. The Safeguards Teams have been trained and resourced with grievance redress sheets to document and keep complaints and grievances. The Safeguards Teams receives complaints through varying means including one-on-one meeting, telephone calls, during community meetings and other means deemed convenient and appropriate by the aggrieved persons. Text messages is another means by which aggrieved persons can channel their complaints to them. If the grievance is not resolved within specified time, a higher safeguards team (Community-District-Regional-National) takes up the responsibility to resolves them. Aggrieved persons who are unsatisfied with the outcome of community, district, regional and national team's arbitration have the opportunity to seek redress from the law courts of Ghana.

9. Monitoring and Evaluation

An ARAP monitoring and evaluation mechanism has been provided to ensure timely and successful implementation of agreed actions and the delivery of resettlement package under the project. In order to ensure that resettlement issues that are captured in the ARAP are adhered to, the following monitoring measures have been put in place;

- i. compliance monitoring tools have been developed to assist effective monitoring of resettlement issues.
- ii. process or impact monitoring will be carried out periodical by National, Regional and District Safeguards monitoring teams
- iii. ARAP completion Audit will be carried out by an external consultant at the end of the project

General monitoring indicators shall include:

- (i) documented evidence of a number of public consultations,
- (ii) grievance procedures in place and functioning,

- (iii) timely execution of resettlement arrangements, and
- (iv) timely and adequate compensation payment to affected parties.

The PAPs and the community will actively participate in the monitoring and evaluation of resettlement issues. The monitoring outcomes and completion reports on resettlement issues will be disseminated to key stakeholders including the Ministry of Sanitation and Water Resources, Community Water and Sanitation Agency, East Mamprusi District, Nalerigu community and the World Bank. An estimated amount of **Sixty-Three Thousand, Five Hundred and Twenty Ghana Cedis, Ninety-One Pesewas (GHS 63,520.91)** is required to implement the ARAP.

10. PAPs Under Project Extension Works

The project identified and compensated additional thirty-three (33) persons affected by the pipeline extensions carried out under the project. These extensions were approved by the World Bank and CWSA project teams following persistent request from the District assembly on-behalf of residents in suburbs that were not included in the original project design. Accordingly, the project safeguard team followed all the safeguard procedures outlined in the RPF, and the compensation plan in this ARAP to identify, consult, negotiate, and pay all entitlements to PAPs and manage grievances. The total compensation package was GH¢1,915.56 for which GH¢584.96 was designated to the PAPs for loss of livelihood and disturbance and GH¢1,330.60 for restitution of immovable assets.

1.0 INTRODUCTION

The Community Water and Sanitation Agency, intends to construct Small Town Piped Water System in the Nalerigu Community of the Northern Region. This initiative is part of the Additional Financing of the Sustainable Rural Water and Sanitation Project (AF-SRWSP) to be financed by the International Development Association of the World Bank. The AF-SRWSP is aimed at improving access to potable water and improved sanitation in rural communities and small towns in Ghana.

Under the project, the Nalerigu Community will benefit from the construction of new water management office, high level tanks, stand pipes, distribution and transmission lines and pump houses. The water system is design to extend water to all houses in the community. The main objectives of the project are to expand access to water and sanitation facilities in rural and small town communities and strengthen local capacity to ensure sustainability of the water and sanitation facilities. The agency recognizes that construction works will lead to physical and economic displacement of some community members. As such, affected persons will be compensated and resettled for loss of access or assets that may result from the project.

In Ghana there are several pieces of legislation that support resettlement of people. These pieces of legislation include the Constitution of the Republic of Ghana, National Land Policy, the lands (statutory wayleaves) Act, 1963, the State Land Act, 162 and the Lands Commission Act 2008, Act 767. These legal frameworks have provisions for resettlement of people that may be displaced from their residential or non-residential areas in project settings. The legislation provide standard procedures for relocation of people. The regulations provide options for PAPs to be compensated for loss of assets and streams of income that came from their economic activities. The Land Valuation Division is empowered by the constitution of Ghana to carry out property valuations to provide guidance on economic compensation to cover losses in assets and economic activities. The World Bank's resettlement policies also provide guidance to the resettlement process. Lands required for the construction of the new water system have been assessed. In order to minimize displacement of asset, properties and businesses which affects livelihood of people, state and communal lands which are unoccupied were mainly identified for construction of the water system. Several assets and properties which were to be affected were avoided through alternative routing of the pipelines. The transmission and distribution lines were mainly routed through the right of way. The right of way was considered mainly to avoid destruction of several permanent assets in the community. The ARAP therefore covers those Project Affected Persons (PAPs) who despite all the alternatives will still have their assets affected.

According to the World Bank's Safeguards Policy on involuntary resettlement (OP 4.12) persons who will be impacted by the project 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 project is preparing this Abbreviated Resettlement Action Plan (ARAP) to guide the compensation process. An ARAP is prepared because the number of persons to be impacted are less than 200 persons.

The ARAP preparation is to ensure that people who will be affected by the SRWSP are informed about their options and rights pertaining to compensation, consulted on offered choices, provided with technically and economically feasible resettlement alternatives and given prompt and effective compensation at full replacement cost for losses of assets attributed directly to the project. The preparation of ARAP builds upon previous public consultations, negotiations and final agreements reached between CWSA, Chiefs and elders of Nalerigu Community, East Mamprusi Municipality Assembly, Environmental Protection Agency and Land Valuation Division of the Lands Commission with the aim of safeguarding the environment and social arrangements of the project beneficiaries.

1.1 Brief Description of the Sub Project

The Nalerigu Small Town Piped Water System has the following key components detailed on table 1:

Table 1: System Components

	Description	Details
1	Sources	4 new mechanised borehole located at different areas in the community. These boreholes will have 4 installed pump houses.
2	High Level	2 High Level Tanks (with 1 rehabilitated) with capacities 120m ³ and 160m ³
3	Transmission Lines	72,950 m
4	Distribution Lines	422,630 m
5	System Office	1 New Water System Office located in Nalerigu
6	Standpipe	19 stand pipes located in different areas in the Nalerigu community
7	Electro mechanical	The system will be connected to the National Grid

Other Key Project Profile are contained in table 2:

Table 2: Other Key System Profile

	Description	Details
1	Beneficiary Community(s)	Nalerigu Community
2	Consultant	Sal Consult Ltd / TBN Consult Ltd
3	Contractor	Messrs Beda Construction Engineers Limited
4	Client	East Mamprusi Municipality Assembly
5	Project Facilitator	Community Water and Sanitation Agency, Northern Region
6	Beneficiary Population	19,307 People
7	Contract Sum	GHS 5,815,002.20
8	Contract Duration	14 months
9	Proposed Start Date	1 st March, 2019
10	Proposed Practical Completion Date	30 th April, 2020

1.2 Sub-Project Activities, Location and Land Needs

1.2.1 Establishment of 4 Mechanised Boreholes

The Nalerigu Small Town Piped Water System requires the drilling and mechanization of 4 mechanised boreholes located in the Nalerigu Community. Four (4) 12m*12m piece of land is required for the drilling of the 4 mechanised boreholes and the construction of 4 pump houses to supply water into the two (2) high level tanks.

1.2.2: Transmission Lines

A total of 72,950m *1m length of land is required to support the laying of transmission pipelines for the construction of the Nalerigu water system. The lands required for the laying of the pipes are mainly public or community lands located along the right of way. The required lands for the laying of the transmission lines mainly fall within utility zones or along roads in the Nalerigu community. No privately owned lands will be involved in the laying of transmission lines.

1.2.3: High Level Tank

Two (2) 15m*15m piece of land are required for the construction of two (2) high level tanks in the Nalerigu community. The acquisition and documentation of the lands should be done before commencement of construction work.

1.2.4: Distribution Lines

A total of 422,630m*1m length of land will be required for the laying of distribution lines to various parts of the community. The main lines will be laid on public and community lands. No privately-owned lands are involved. The distribution network covers all parts of the community. Some institutions including basic Schools, Police station and a health facility will be covered.

1.2.5: Stand Pipes

A total of 19 No. 5m*7m pieces of land are required for the construction of 19 standpipes in the Nalerigu Community. The stand pipes will be located in 19 different suburbs in the Nalerigu Community. The stand pipes are all located on communal and individual lands. The Chief and opinion leaders have been consulted and lands have been released and documented for the construction of the 19 No. stand pipes. The project followed the land acquisition protocol provided in the RPF to acquire these lands for the stand-pipes, pay appropriate compensations and safeguard them with appropriate documentation

1.2.6: Office Building

A land space of 20m * 30m is needed for the construction of a Water System Management Office in Nalerigu. A new Water System Management Office will be constructed near the old one. The site was selected due to its suitability for an office. The office will built on communal land.

1.3: Land Needs Justification and Minimization

Lands are needed for the construction of all the key components of the water system. Communal or stool lands vested in the traditional authorities and public lands will be considered first in all cases to minimise individual land loss or adverse impact on people. The project will only resort to family lands and individual lands when communal or vested lands are unavailable or unsuitable for the construction of the key components to minimise adverse

impacts on people. Adequate measures will be put in place to prevent abuse of rights of PAPs. The scope of the project, lands sizes required for the construction of key components of the water system have been disclosed to the entire community and land owners at various community fora.

As much as possible, the project will minimise displacement of people. Public lands along roads (right of way or road reservation) will be used for the construction of transmission and distribution pipelines to minimise the displacement of people in the beneficiary community. Wherever inhabited dwellings may potentially be affected by a component of a project, the sub-project will be rerouted to avoid any impact on such dwellings and to avoid displacement or relocation. For major water facilities like reservoir and office buildings, minimization of land impact will be considered into site and technology selection and design criteria.

2: CENSUS SURVEY OF DISPLACED PERSONS AND VALUATION OF ASSETS

2.1 Methodology

In order to adequately collect information pertaining to PAPs, project area and affected assets, quantitative method was dominantly used. Semi structured questionnaires were used to carry out a census survey of affected PAPs. Quantitative assessment was also employed in the valuation of affected assets (crops, structures and land). Data was collected through one-on-one consultation with PAPs and key stakeholders in the community including the Chiefs, land owners, opinion leaders, Assembly members and District Assembly Staff. Through the consultations and meetings with PAPs and stakeholders coupled with field visitation, socio-economic data was collected and analysed.

Method employed for the preparation of the ARAP was aimed at ensuring transparency hence, affected people were consulted and given their demonstrable acceptance to the PAP identification, consultation, valuation of asset and ARAP preparation. Free-Prior and Informed Consultation (FPIC) method was used in consulting the PAPs. This helped the PAPs to contribute freely to the discussions and consultation processes.

2.1.1: Identification of Affected Assets

A professional water system drawing covering the locations of the key components namely the boreholes, transmission and distribution lines, high level tank, stand pipes and water system office was prepared. Three separate visits by Community Water and Sanitation Agency, East Mamprusi Municipality Assembly and Sal Consult (Water Consultant) and selected community members was carried out in the project community to validate the drawings and assess affected assets for review. The assessment was done to cover the lands to be used for the laying of pipelines and construction of sub project components, affected structures, crops and other intangible assets where necessary. Photograph of affected assets were taken for documentation.

2.1.2: Identification of PAPs

A semi structured questionnaire was developed to collect the socio-economic data on all PAPs. The PAPs were consulted one-on-one and the rationale for the administration of the semi structured questionnaires was explained to all the PAPs. Basic social and economic data covering the sex, livelihood, literacy, dependency, religion, vulnerability and income levels

among others were captured (see Appendix VIII). Photograph of the PAPs were taken for the development of the ARAP.

2.1.3: Valuation of Affected Asset

The valuation of affected asset was done in line with the eligibility and entitlement matrix of the Resettlement Policy Framework of the SRWSP. Officers of the Land Valuation Division led the valuation of all affected assets in the Nalerigu community with support from staff of Community Water and Sanitation Agency, East Mamprusi Municipality Assembly, Water Consultant and Community members of the Nalerigu Community. The valuation was done based on government approved standards as follows:

- **Buildings and Structure**

Replacement cost method was used to determine the market value and based on land in comparable site, related structure and support services, prices of items on the local market, cost of transport and estimate for construction of new ones.

- **Farm crops and trees**

Cash compensation was determined for the PAP for damages or destruction of crops based on negotiations between PAPs and the Land Valuation Division as per the approved annual crop rates in the table 3 below.

Table 3: Land Valuation Division Approved Annual Crop Rates

LAND VALUATION DIVISION (LVD) APPROVED ANNUAL CROP RATES						
S/N	CODE	CROP	STAGE I (SEEDLING)	STAGE 2 (1/4 GROWN)	STAGE 3 (1/2 GROWN)	STAGE 4 (MATURED)
			GH¢/ACRE	GH¢/ACRE	GH¢/ACRE	GH¢/ACRE
			SEEDLINGS	SMALL	MEDIUM	MATURED
1	Be	Beans	1,584.00	1,700.00	1,883.00	1,962.00
2	Cr	Corn/Maize	1,549.13	1,867.00	2,071.00	2,260.50
3	Gn	Groundnut	1340.63	1,441.00	1,581.00	2,976.60
4	Gc	Guinea Corn	1,377.00	1,622.00	1,932.00	2,260.50
5	Mi	Millet	1,549.13	1,867.00	2,173.00	2,311.88
6	Ok	Okro	2,340.00	2,949.00	3,643.20	3,776.63
7	Pe	Pepper	2,132.00	2,676.00	3,194.00	3,855.00
8	Rr	Rice (rain feed)	2,202.00	2,465.10	3,118.50	3,633.75
9	Sg	Sorghum	1,377.00	1,622.00	1,932.00	2,260.50
10	SB	Shea Butter	635.58	2,348.25	3,308.58	4,072.86
12	TK	Teak	22,050.00	33,075.00	44,100.00	55,125.00

- **Loss of Income**

Value was determined based on net monthly profit for the business to cover the period when the business is not operating during construction works.

- **Disturbance Allowance**

Disturbances allowance was valued at 10% of total compensation based on national regulations for compensation payment and in line with guidelines of Land Valuation Division of the Lands Commission

- **Persons with formal legal rights to land**

Persons with formal legal right to land were compensated for land lost and other assistance

- **Persons without formal legal rights to land at time of notification but have claims to property recognized by community leaders**

Persons without formal legal rights to land at time of notification but have claims to property recognized by community leaders were compensated for land lost and other assistance.

- **Persons with no recognizable legal right or claim to land they are occupying e.g. Squatters**

PAPs in this category were provided with resettlement assistance and compensation allowance for any physical development destroyed on the land during the relocation process. compensation for land occupied

- **Persons encroaching on land after the notification**

No compensation was paid to persons within this category

2.1.4 Cut-off Date

The East Mamprusi Municipality Assembly with support from Community Water and Sanitation Agency set 9th November, 2018 as the cut-off date for the determination of PAPs. Based on the cut-off date the joint team captured all the affected asset and PAPs. The date was agreed on by all stakeholders including the chief and elders of the Nalerigu Community and the Community Safeguards Team. The cut-off date was announced to the entire community in a general community meeting on 19th October, 2018 and the rationale behind the cut-off date was explained to all stakeholders.

2.2 Results

Table 4 shows the categories and numbers of PAPs and their assets that were affected by the sub project

Table 4: Categories and numbers of PAPs

S/N	Category of PAPs	Numbers
	LAND	
1	PAPs with no recognizable legal right or claim to land they are occupying, eg squatters	59

	STRUCTURES/ECONOMIC DISPLACEMENT	
2	PAPs whose structures are to be damaged and livelihood affected	59

3.0: AFFECTED ASSETS

The sub project affected some structures and land as summarised on table 5 below

Table 5: Affected Asset and their Conditions

Affected Asset	No. of PAPs	Condition	Categorisation of PAPs by Sex		Categorisation by Youth and Adult		Categorisation by vulnerability	Description
			Males	Female	Youth	Adult	No. of vulnerable PAPs	
Pavement	47	The pavement is in good condition	28	19	1	46	1	Trenching through the concrete pavement
Pavement walls	10	The walls are in good condition	10	0	0	7	0	Breaking of wall

Table below contains the number of PAPs affected by the key components of the sub project

Table 6: PAPs affected by key components of Water System

S/N	Component	Number of PAPs
a	Transmission Lines	20
b	Distribution Lines	39
	Total	59

4: SOCIO ECONOMIC FEATURES AND AFFECTED PEOPLE'S LIVELIHOODS

The Socio-economic survey carried out by the joint team from CWSA and East Mamprusi Municipality Assembly staff assessed the gender, literacy, livelihood, dependency, vulnerability statuses of the PAPs. Out of the findings of the survey, 19 out of the 59 PAPs (32.2%) were females with 40 as males (67.8%). In assessing the literacy levels of the PAPs, 22 out of the 59 PAPs representing 37.3% were illiterates while 37 (62.7%) were literates. The PAPs who were literate had mainly completed basic schools whilst one had proceeded to the second cycle level.

The survey also revealed that 50 PAPs representing 84.7% were natives of the community. In relation to livelihood. In all, 42 PAPs representing (71.2%) depended on small and medium scale trading mainly within the road reservations for their daily income with 17 PAPs

representing 28.8% depended on other sources including sale of credit cards, micro finance, mobile money, motor cycle servicing and retail services and sale of fuel and lubricants. The livelihood of these PAPs may be affected during the trenching for the laying of pipelines. All the PAPs whose livelihood will be affected will be compensated for either loss of income or disturbance or both.

The PAPs had number of dependants mainly ranging from 1 to 10 persons. A total of 13 PAPs representing 22.0% had dependants ranging below 3 persons whilst only 6 PAPs (10.2%) had 7 dependants and above. Majority of the PAPs (40) representing 67.8% had dependants ranging from 4 to 6. There was one vulnerable person (person with an amputated leg) identified as PAP in the community. Thirty- eight (38) PAPs representing 64.4% have a daily income of between GHS 21.00 to 40.00 whilst 10 PAPs (16.9%) receives a daily income of GHS 20.00 or less. Another 8 PAPs (13.6%) received a daily income of GHS 41.00 to 60.00 whilst only 3 PAPs (5.1%) earns more than GHS 60.00 as daily income. Assessing the religion, only 13 PAPs (22.0%) were Christians whilst, 44 PAPs (74.6%) were Muslims with 2 PAPs (3.4%) as Pagans.

Table 7: Summary of socio-economic data of PAP in Nalerigu Community

SEX DISTRIBUTION			LITERACY LEVELS			LIVELIHOOD			DEPENDENCY			VULNERABILITY		
Sex	No .	%	Literacy Level	No .	%	Livelihood	No .	%	Dependency	No.	%	Vulnerability	No .	%
Male	40	67.8	Literacy	22	37.3	Small and Medium Scale Trading	42	71.2	Below 3 dependants	13	22.0	Persons 70 years & above	0	0
Female	19	32.2	Illiteracy	37	62.7	Others	17	28.8	4-6 dependants	40	67.8	Physically Challenged Persons	1	100
						Farming	0	0	7 dependants and above	6	10.2	Widow/widower	0	0
												Orphans	0	0
												Pro-poor persons	0	0
Total	59	100		59	100		59	100		59	100		2	100

Source: Field Visits, 2018

Income Level of PAPs per Day	No.	%	Religion of PAPs	No.	%
GHS 20 & below	10	16.9	Christians	13	22.0
GHS 21 – 40	38	64.4	Muslims	44	74.6
GHS 41 – 60	8	13.6	Others	0	0
GHS 60 & above	3	5.1	Pagan	2	3.4
Total	59	100		59	100

Source: Field Visits, 2018

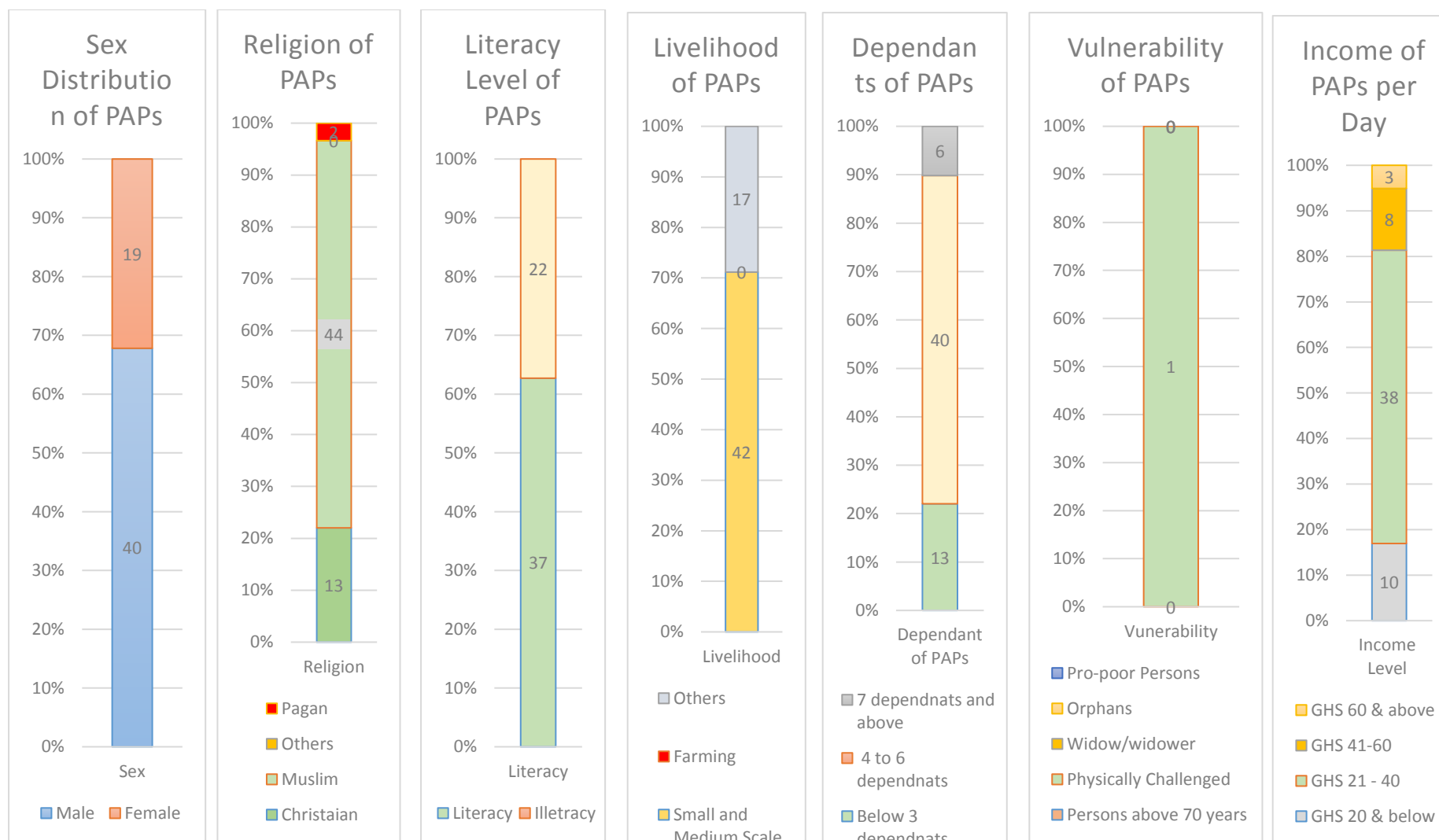


Figure 1: Assessment of basic socio-economic status of Project Affected Persons

Source: Field Visits, 2018

5.0: DESCRIPTION OF COMPENSATION AND OTHER RESETTLEMENT ASSISTANCE

5.1 Payment of Compensation

In the determination of the compensations to be offered, the PAPs will be considered not to be made worse off than they were before the project. Two main compensation packages are available under the project. Stakeholders including CWSA, East Mamprusi Municipality Assembly and Chief of Nalerigu community are ready to offer two main types of compensation.

1. Cash compensation to affected persons
2. Restitution of affected asset

All the 59 affected persons will attract cash compensations for disturbances during construction which affects their businesses.

5.2 Minimizing land acquisition and displacement

The transmission and distribution pipelines will be re-routed as much as possible to minimise adverse impact on properties and to ensure that payment of compensations are minimised. In addition, communal or stool lands vested in the traditional authorities and public lands will be considered first in all cases, but measures will be put in place to ensure that lands donated are free of encumbrances. This will be followed by family lands and individual lands will be the last resort.

5.3 Compensation payment principles

The compensation payment principles captured under the ARAP ensures that compensations are paid prior to displacement or destruction. Compensations are to be paid in full replacement value. Again, in the payment of compensation the “replacement value” shall include the full cost of materials and labour required to reconstruct a building of similar surfaces or objects. The PAPs must be able to have their structures re-located in a different place using the compensation paid for the affected structures.

5.4 Eligibility and entitlement of PAPs

In accordance with OP 4.12, all PAPs, including those who have no recognizable legal right or claim to the land they are occupying, are eligible for compensation or other assistance commensurate with the nature and extent of the impact involved. Compensation for lost assets can be monetary, in-kind (e.g., new land, housing and social infrastructure, work places or other replacement for lost assets) or a combination of both. Eligibility for the purposes of SRWSP will be defined as persons, groups of persons or families who are granted rights to claim fair and equitable compensation for physical and/or economic displacement as a direct result of the Project. For eligibility determined by land tenure status, the Project will consider OP 4.12 as guiding principle for eligibility for compensation and classifies displaced persons as persons (i) who have formal legal rights to the land or assets they occupy or use; (ii) who do not have formal legal rights to land or assets, but have a claim to land that is recognized or recognizable

under national law; or (iii) who have no recognizable legal right or claim to the land or assets they occupy or use.

The table 8 below shows the entitlement matrix for PAPs.

Table 8: Eligibility and Entitlement Matrix

Asset	Type of Impact	Entitled person	Eligibility criteria	Entitlement
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 recognized by community leaders	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 at open market value as well as disturbance allowance (10%)
	Temporary acquisition of land	Landowner (individual, household, stool)	As above	Full reinstatement to pre-project conditions; rent to be agreed upon for the period during which land is occupied Disturbance allowance
	Acquisition of Right of Ways	Landowner (individual, household, stool)	As above	Cash compensation for crops not ready for harvesting at time of entry, and negotiated with LVB; Compensation for unmovable structure or civil improvement Disturbance allowance.
	Loss of rental space	Occupant	Tenants including squatters (with or without documents)	Relocation to new site of similar type or cash compensation for rent value Moving allowance Compensation for unmovable structure or civil improvement Disturbance allowance
Crop	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	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	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	Tenants including squatters	Cost of moving Disturbance allowance (3 months rent) Cash compensation for destroyed structures
	Temporary displacement of movable structure	Owner	Confirmed owner (with evidence) of affected structure	Cost of displacing the affected structure

			irrespective of land ownership	Cost of move the affected structure back to project affected land Disturbance allowance of 10%
Livelihood	Agriculture	Farmer as distinct from affected plot owner	Been operating business project affected land irrespective of ownership (including squatters)	Cash compensation of any loss of income Assistance to livelihood restoration
	Business	Business person as distinct from owner of structure	Been operating business project affected land irrespective of ownership (including squatters)	Cash compensation of any loss of income Assistance to livelihood restoration

5.5 Compensation Payment Team

The compensation payment team will be made of the Regional Accountant of CWSA, District Finance Officer of the East Mamprusi Municipality Assembly, a member of the National and Regional Safeguards Team, District Safeguards Team member, and a Community Safeguards Officer of the Nalerigu Community.

5.6 Role of the Compensation Payment Team

The compensation payment team shall ensure that appropriate valued compensation on assets and livelihood are paid to eligible PAPs. The team is also responsible for documenting and keeping records of all compensation payment processes.

6.0 CONSULTATION WITH DISPLACED PEOPLE

All PAPs who have movable asset within the road reservation were willing to move out from the right of way. PAPs with immovable asset such as pavement will be trenched through for the laying of the pipeline be restituted after construction. Such PAPs will also receive disturbance packages. After all the necessary project impact and compensation issues were discussed, all the PAPs accepted the entitlement packages disclosed to them. The compensation value to be paid to them was negotiated with the PAPs.

Consultations with PAPs and host communities were carried out mainly to establish impacts and risks that PAPs may face due to relocation, and also to sensitize them on the impact of the project. This exercise was necessary in order to solicit for feedbacks from the PAPs. The outcomes of the consultations helped in the establishment of robust Grievance Team for Conflict resolution.

In all, three separate meetings were held at the local market square and the Market Square. The meetings were held on 23rd July 2018, 13th August 2018 and 22nd October 2018. The meetings were aimed at describing the project impact to PAPs, consulting PAPs and explaining the compensation options available and explaining the key contents of the Resettlement Policy Framework to the community. The PAPs were met one-on-one to discuss their individual

entitlements. The PAPs were met also in group to discuss the compensation options and procedure for payments and other entitlement issues. In all the meetings, Community Water and Sanitation Agency, the East Mamprusi Municipal Assembly and stakeholders from the community including the Chief, elders, Community Safeguards Facilitators were involved in the meeting (See Annex IV for Minutes of Meetings).

The key issues discussed at the meetings include the impact of the project, steps taken by CWSA to avoid, or minimize impact and destruction of assets and compensation packages and eligibility issues. The other issues discussed were on grievance redress under the project, compensation payment and processes and general ARAP development, disclosure and implementation.

The key stakeholders who were consulted in the development of the ARAP include the Chief of Nalerigu, District Works Engineer, District Environmental Health Officer and District Planning Officer. Others were Community Safeguards Officers, women leaders, Assembly members, Unit Committee members and opinion leaders.

7.0 PROCEDURE FOR GRIEVANCE REDRESS

7.1 Community Safeguards Teams / Community Grievance Redress

Grievance expression and management mechanism has been established to involve the already existing local structures at the community level. By this approach, three (3) gender based community members have been selected to form the Community Safeguards Team. The team has a membership of two (2) males and one (1) female. The responsibility of the team is to ensure that grievances of community members are resolved within 7 days at the community level. The Community Safeguards Team have been trained and resourced with grievance redress sheets to document and keep complaints and grievances of community members. The Community Safeguards Team received complaints from community members through varying means including one-on-one meeting, telephone calls, during community meetings and other means deemed convenient and appropriate by the aggrieved persons. Text messages is another means by which aggrieved persons can channel their complaints to them. If the grievance is not resolved within a week, the issues is referred to the District Safeguards Team for redress. The team has a file and grievance redress sheet to document all grievances received and resolved (See Appendix IV for details). The entire grievance redress procedure and community safeguard team were introduced to the PAPs during three separate meetings held with them on 23rd July 2018, 13th August 2018 and 22nd October 2018. The telephone numbers of the safeguard team were also made available to the community members at these meetings.

In addition to the above structures, Safeguards Social Support Services Teams (S4Ts) have been identified in Nalerigu to provide counselling and grievances services to aggrieved persons under the AF-SRWSP. The membership includes the Iman of the Community, head teacher, assembly members, head of women group, leader of the youth and one opinion leader.

7.2 District Safeguards Team

A three (3) member District Safeguards Team has been formed to handle grievances beyond the capacity of the Community Safeguards Teams. The three-member team is made up of two males and one female. They are District Works Engineer, District Environmental Health Officer of the East Mamprusi Municipality Assembly. They receive complaints from the Community Safeguards Officers and community members through telephone calls, face-to-face information delivery, complaints during meetings, written complaints and e-mails. Text messages is another means by which aggrieved persons can channel their complaints to them. The District Safeguards Officers have a maximum of two (2) weeks to resolve grievances or it is referred to the Regional Safeguards Team for redress. The team has a file and grievance redress sheet to documents all grievances received and resolved.

7.3 Regional Safeguards Team

At the Regional Level is a three-member team made up of Extension Services Specialist, Hydro Geologist and Water and Sanitation Engineer of CWSA, Northern Region. The role of the Regional Safeguards Team is to resolve complaints and provide technical back stopping to both the District Safeguards Team and Community Safeguards Teams. The team has the mandate to resolve issues within two weeks of filling of complaints or the case is referred to the National Safeguards Technical Team for redress. The Regional Safeguards Team receives complaints through letters, mails, phone calls and through face to face meetings with grievied person. Text messages is another means by which aggrieved persons can channel their complaints to the Grievance Redress Teams. The team has a file and grievance redress sheet to documents all grievances received and resolved.

7.4 National Safeguards Team

The National Safeguards Technical Team made up Extension Services Coordinator, CWSA, Head Office, Extension Services Specialist, CWSA Upper West Region, Water and Sanitation Engineer, CWSA, Ashanti Region and Water and Sanitation Engineer, CWSA, Central Region are mandated to receive complaints that are beyond the Regional Safeguards Team. The National Safeguards Technical Team receives complaints through letters, mails, phone calls and through face to face meetings with grievied person. Text messages is another means by which aggrieved persons can channel their complaints to them. The team has the mandate to resolve issues within two weeks of filing of complaints. The team has a file and grievance redress sheet to documents all grievances received and resolved.

8.0 MONITORING AND EVALUATION

The Community Safeguards Team established at the community level will monitor the progress of safeguards implementation on daily basis. The team will monitor to ensure that community members are satisfied with all safeguards issues under the project in the community. The Chiefs and opinion leaders of the community will participate in monthly meetings to assess compliance to all safeguards issues relating to the project. The District and Regional Safeguards Team will

monitor the implementation of the project on monthly basis to assess the compliance of safeguards standards. District Safeguards Team will prepare the Resettlement Completion Report to be monitored by the Regional and National Safeguards Technical Teams. The National Safeguards Team will monitor the implementation of the project on quarterly basis to ensure effected compliance to the safeguards standards (See Appendix VII) for monitoring tools and indicators). The issues to be monitored by the Regional and National Safeguards Technical Team shall include the following:

1. Formation and functionality of District and Community Safeguards Teams
2. Existence and compliance to Environmental Permit Conditions and environmental approvals
3. Public disclosure and project awareness creation
4. Availability and implementation of Environmental and Social Management Plans
5. Land acquisition and documentation
6. Payment of compensations
7. Contribution of institutions in the implementation of the ARAPs
8. Functionality of Grievance structures and grievance resolution / documentation
9. Usage of Personal Protective Equipment
10. Organisation of safeguards meetings and compilation of reports etc.

A third party consultant will carry out evaluation of the project at the end of the project. The assessment of the third party shall cover

1. Assessment and Management of Environmental and Social Risks and Impacts
2. Labour and Working Conditions
3. Community Health and Safety
4. Land Acquisition, Restrictions on Land Use and Involuntary Resettlement –
5. Communities
6. Stakeholder Engagement and Information Disclosure

9.0 INSTITUTIONAL RESPONSIBILITIES AND ARRANGEMENT FOR IMPLEMENTATION

The East Mamprusi Municipality Assembly is the lead institution in implementing this ARAP but will be supported by the CWSA and Safeguards Team of the Nalerigu Community working closely with the Chief of Nalerigu. The implementation schedule of this ARAP starts with the submission of draft report to the World Bank for review and clearance and disclosure by the CWSA. CWSA will disclose the ARAP through newspapers and on its website. In the project area, the district safeguard team will help publicised to the general public and all stakeholders involved through announcement at local radio station where applicable. Copies of the ARAP will be placed at the District Assembly to allow public access. In addition, the ARAP will be disclosed during a scheduled disclosure meeting at the project community.

The East Mamprusi Municipal Assembly will be responsible for ensuring that the 59 PAPs receive adequate compensations before construction of civil works. The East Mamprusi Municipal Assembly with support from CWSA will complete the compensation entitlement forms (see Appendix IV) with the compensation values determined by the Land Valuation Division of the Land Commission. The East Mamprusi Municipal Assembly will organise a

meeting for PAPs with active participation of the compensation payment team. The PAPs and the compensation payment team will complete the compensation payment sheet (see Appendix III) in duplicates and file one for records keeping of receipt of compensation payment to PAPs.

In terms of institutional responsibilities and monitoring and relocation of PAPs from the project site, this ARAP recommends the following in (Table 9):

Table 9: Institutional Responsibilities for ARAP implementation

S/N	Activity	Lead Institution	Supporting Institution
1	Identification of PAP	MMDA	CWSA/ Community Safeguards Team
2	Land Acquisition	MMDA	CWSA/ Community Safeguards Team / Land Valuation Division
3	Valuation of Asset and Compensation Determination	Land Valuation	MMDA, CWSA and Community Safeguards Team
4	ARAP Development	MMDA	CWSA/ Community Safeguards Team
5	ARAP Implementation	MMDA	CWSA/ Community Safeguards Team
6	Compensation Payment	MMDA	CWSA / Community Safeguards Team
7	Grievance Redress	Community Safeguards Team	MMDA and CWSA
8	Monitoring of ARAP Implementation	MMDA	CWSA / Community Safeguards Team
9	Evaluation of ARAP implementation	Independent Verifier / Third Party Consultant	CWSA / STT

10.0: TIMETABLE, BUDGET AND FUNDING ARRANGEMENTS

10.1 Timetable

In order to ensure that the ARAPs well implemented, the following ARAP implementation schedule is proposed in (Table 10):

Table 10: ARAP Implementation Schedule

S/N	Activities	Start Date	Completion Date	Responsibility
1	Submission of Draft ARAP	22 nd November 2018	26 th November 2018	East Mamprusi Municipality Assembly

2	Finalization of ARAP	4 th March 2019	8 th March 2019	CWSA / East Mamprusi Municipality
3	Disclosure of ARAP	12 th March 2019	18 th March 2019	East Mamprusi Municipality / CWSA
4	Payment of Compensation	19 th March 2019	22 nd March 2019	East Mamprusi Municipality
5	Relocation of PAPs	22 nd March 2019	25 th March 2019	East Mamprusi Municipality
6	Monitoring of ARAP implementation	12 th March 2019	26 th June 2020	CWSA / East Mamprusi Municipality
7	Independent Verifiers' end of ARAP implementation /evaluation	30 th May 2020	26 th June 2020	Independent / Third Party Consultant

10.2 Budget and funding arrangements

An amount of **Forty Thousand, Five Hundred and Fifty Two Ghana Cedis, and Eighty Pesewas (GHS 40,552.80)** is required for the payment of compensation for the construction of Nalerigu Small Town Piped Water System in the Northern Region. The budget covers the cost of preparatory phase activities, compensation cost, livelihood restoration cost, capacity building, implementation cost and contingency.

The preparatory phase covers inventory of affected persons, assets and livelihood and preparation of resettlement plans or compensation reports. The two activities were estimated based on the cost of fuel, logistics and DSA of staff to carry out the assignment. The valuation fee of the lands valuation is estimated at 10% of the total compensation. This is a statutory fee established to cater for the administration expenses of the Land Valuation Division in valuation of assets.

Since the lands used for the construction of the pipelines were on road reservation owned by government, compensation was not paid in lieu of the land but for the damages of immovable structures, displacement or relocation of movable structures on the land. All PAPs identified on the road reservations were squatters and hence will be supported with funds for relocation and associated assistance (see Appendix IV). No compensation was paid in lieu of land in the Nalerigu community. Loss of income was determined by the Land Valuation Division and added to the total compensation of the PAPs. The loss of income ranges from loss of income from crops and income from business of PAPs. The business profit of the PAPs over the period of construction of specific sub projects and the loss of income from the destruction of crops were used.

The cost of training District Safeguards Teams, Community Safeguards Teams and Consultants on the identification of PAPs, consultations with PAPs, socio-economic survey on PAPs and development of ARAPs was calculated based on the cost of fuel, logistics and DSA of staff to carry out the assignment. Overhead cost for ARAP disclosure, compensation disbursement,

grievance redress, monitoring and evaluation was estimated at 20% of the total compensation. This cover the fuel, logistics and DSA of staff to carry out the assignment. The legal fee was estimated at 15% of the total compensation. This fund was set aside to cover the cost of legal expenses in the implementation of the ARAP. An estimated 10% of the total cost of implementing the ARAP was added as contingency to cater for unforeseen circumstances or eventualities. Since safeguard completion audit will cover all ARAPs prepared under this project, the budget for this exercise is captured separately in the overall project budget. Table 11 below has the details.

Table 11: Budget for Preparation and Implementation of ARAP

S/ N	ITEM	GHS
1	<i>COMPENSATION COST WITH DISTURBANCE AND LOSS OF INCOME ON LAND, CROPS & STRUCTURES</i>	
a.	Compensation for destruction of permanent immovable structures	39,897.80
b.	Compensation for temporary displacement of moveable structures	555.00
c	Cost of special assistance to vulnerable persons	100.00
	<i>SUB TOTAL</i>	40,552.80
2	<i>CAPACITY BUILDING & IMPLEMENTATION COST</i>	
a	Capacity building for key stakeholders–local consultant	3,000.00
b	Overhead cost for ARAP disclosure compensation disbursement/ grievance redress/monitoring & evaluation	8,110.56 (20%-40% of compensation cost, 20% used)
c	Legal fees (in case of court dispute)	6,082.92 (15% of compensation cost)
	<i>SUB TOTAL</i>	17,193.48
3	TOTAL COST (Addition of all sub totals)	57,746.28
4	CONTINGENCY	5,774.63 (10% of total cost)
5	GRAND TOTAL (Addition of Total Cost and Contingency)	63,520.91

11.0 COMPENSATION PAYMENTS TO PAPs UNDER PROJECT EXTENSION WORKS

The project identified and compensated additional thirty-three (33) persons affected by the pipeline extensions carried out under the project. These extensions were approved by the World Bank and CWSA project teams following persistent request from the District assembly on-behalf of residents in suburbs that were not included in the original project design. Accordingly, the project safeguard team followed all the safeguard procedures outlined in the RPF, and the compensation plan in this ARAP to identify, consult, negotiate, and pay all entitlements to PAPs and manage grievances. The compensations were paid on 1st February 2020.

The compensation payment process was led by the Community Safeguard Facilitators by first identifying all the PAPs. Subsequently, they were gathered at a convenient place for a consultative meeting, during which the project team explain to them the compensation options available, key contents of the RPF and project grievance process. All their names were compiled and reconciled with that taken during the PAPs identification. After confirming the list, the entitlement packages were disclosed to PAPs in a dialect that each PAP understands. Subsequently, the PAPs and their witness(es) were given an entitlement form to complete and endorsed after which the CWSA Regional and the Nalerigu District Safeguard Teams also endorsed.

A total of thirty-three (33) PAPs were registered during the PAPs identification at Nalerigu. Of these twenty-one (21) were males and twelve (12) were females. Further details are provided in annex 2. The total compensation package was GH¢1,915.56 for which GH¢584.96 was designated to the PAPs for loss of livelihood and disturbance and GH¢1,330.60 for restitution of immovable assets.

CONCLUSION

This ARAP has been prepared to ensure that all the 92 Project Affected Persons under the AF-SRWSP are well compensated. This ARAP is a result of a consultative process between Land Valuation Division, Community Water and Sanitation Agency, East Mamprusi District Assembly and the Chief, Community Safeguards Team and PAPs in the Nalerigu community. An amount of **Sixty Three Thousand, Five Hundred and Twenty Ghana Cedis, and Ninety One Pesewas (GH¢63,520.91) in addition to One Thousand Nine Hundred and Fifteen Ghana Cedis and Fifty-Six pesewas (GH¢1,915. 56)** is required for the payment of compensation for the construction of Nalerigu Small Town Piped Water System and implementation of related ARAP activities.

11.0 REFERENCES

CWSA (2007), Community Water and Sanitation Regulation 2007 of 2011, Accra

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CWSA (2017), Environmental and Social Management Framework (ESMF for Sustainable rural water and Sanitation project – additional financing, Addendum Report (Final), Community Water and Sanitation Agency, Accra

CWSA (2010), Environmental and Social Management Framework, Community Water and Sanitation Agency, Accra

CWSA (2010), Design Guideline for Small Town Piped Water Systems, General, CWSA, Accra

CWSA (2010), Resettlement Policy Framework, Community Water and Sanitation Agency, Accra

The World Bank's New Environmental and Social Framework (2016), Fact Sheet, World Bank, Washington, DC

The World Bank's Environmental and Social Framework (2016), World Bank, Washington, DC

APPENDIX I: PAP TABLE

S/N	Sex	Description of Asset/Impact	Ownership of Affected Asset (Owners or Tenants)	Compensation Value (GHc)	PAP Consultation and Negotiation
1	Male	Block wall of Sachet water shop located on right of way Restitution of block wall required PAP satisfied	Owner	200	Yes
2	Male	Block wall of filling station located on right of way Drilling through block wall required Restitution of block wall required PAP satisfied	Owner	200	Yes
3	Male	Blocks packed on right of way Payment for repacking of blocks and required PAP satisfied	Owner	495	Yes
4	Male	Pavement of provision shop (1.3m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	143	Yes
5	Female	Firewood packed on right of way Payment for Repacking of firewood required PAP satisfied	Owner	30	Yes
6	Male	Pavement of shop (4.4m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	484	Yes
7	Male	Packing of wood located on right of way Payment for repacking of wood required PAP satisfied	Owner	30	Yes
8	Male	Pavement of water vending point (10.0m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	1100	Yes
9	Female	Pavement of cold store (5.3m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	699.60	Yes
10.	Female	Pavement of drinks and provision shop (6.2m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	682	Yes
11	Male	Pavement of shop (23.7m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	2607 + additional 100 = 2707	Yes
12	Male	Pavement of shop (8.1m*1m) located on right of way Restitution of mass concrete pavement required	Owner	891	No
13	Female	Pavement of shop (8.2m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	902	Yes
14	Female	Pavement of provision shop (5.1m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	561	Yes
15	Male	Pavement of shop (5.8m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	638	Yes
16	Male	Pavement of shop (7.2m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	792	Yes

S/N	Sex	Description of Asset/Impact	Ownership of Affected Asset (Owners or Tenants)	Compensation Value (GHc)	PAP Consultation and Negotiation
17	Male	Pavement of egg shop (4.7m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	517	Yes
18	Male	Pavement of shop (4.3m*1m) located on right of way Restitution of mass concrete pavement required	Owner	473	No
19	Female	Pavement of drinks shop (4.9m*1m) located on right of way Restitution of mass concrete pavement required	Owner	539	No
20	Male	Pavement of shop (12.6m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	1386	Yes
21	Female	Pavement of textiles shop (6.8m*1m) located on right of way Restitution of mass concrete pavement required	Owner	748	No
22	Male	Block wall located on right of way Digging through wall required Restitution of block wall and bare ground required	Owner	200	No
23	Male	Block wall of filling station located on right of way Digging through block wall required Restitution of block wall and bare ground required PAP satisfied	Owner	200	Yes
24	Male	Pavement in front of house (manager of Bizvel filling station) (8.7m*1m) located on right of way Restitution of mass concrete pavement required	Owner	669.90	No
25	Male	Block wall of Naagamni filling station (8.2m*1m) located on right of way Digging through wall required Restitution of block wall and bare ground required PAP satisfied	Owner	200	Yes
26	Male	Block wall of Petrobouy filling station located on right of way Digging through wall required Restitution of block wall and bare ground required PAP satisfied	Owner	200	Yes
27	Male	Pavement of hotel (8.4m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	646.80	Yes
28	Female	Pavement of hair dressing shop (5.1m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	841.50	Yes
29	Female	Pavement of plastic bowls shop (4.4m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	484	Yes
30	Male	Block Pavement of MTN mobile money shop (4.8m*1m) located on right of way Restitution of block pavement required PAP satisfied	Owner	369.60	Yes
31	Female	Pavement of provision and drinks shop (3.7m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	407	Yes
32	Male	Pavement of provision shop (6.9m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	759	Yes
33	Male	Pavement in front of metallic container as MTN mobile money shop (3.2m*1m) located on right of way Restitution of mass concrete pavement required	Owner	352	Yes

S/N	Sex	Description of Asset/Impact	Ownership of Affected Asset (Owners or Tenants)	Compensation Value (GHC)	PAP Consultation and Negotiation
		PAP satisfied			
34	Female	Pavement of shop (8.3m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	821.70	Yes
35	Male	Pavement of boutique shop (4.1m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	451	Yes
36	Male	Pavement of shop (4.3m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	451	Yes
37	Male	Pavement of restaurant (17.3m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	1903	Yes
38	Female	Pavement of hardware shop (2.5m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	275	Yes
39	Female	Broken tile pavement of shop (6.1m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	805.20	Yes
40	Male	Pavement of shop (3.1m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	341	Yes
41	Male	Pavement of shop (5.7m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	627	Yes
42	Female	Pavement of food vending tent (8.1m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	891	Yes
43	Male	Pavement of car fitting accessories shop (3.7m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	407	Yes
44	Male	Pavement of electrical gadget shop (2.5m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	275	Yes
45	Male	Pavement of provision shop (2.7m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	297	Yes
46		Old palace wall located on the right of way Digging through the wall required Restitution of palace wall required	Owner	200	No
47	Female	Pavement of provision shop (1.9m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	297	Yes
48	Male	Pavement of car fitting accessories and provision shop (5.2m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	1100	Yes
49	Female	Pavement of sewing shop (4.1m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	451	Yes
50	Male	Broken tile pavement of drinks shop (4.0m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	440	Yes

S/N	Sex	Description of Asset/Impact	Ownership of Affected Asset (Owners or Tenants)	Compensation Value (GHc)	PAP Consultation and Negotiation
51	Female	Pavement of mattress shop (10.9m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	1199	Yes
52	Male	Pavement of metallic container shop (5.2m*1m) and urinal located on right of way Demolition of urinal required Restitution of mass concrete pavement required	Owner	1716	No
53	Female	Tile pavement MTN mobile money shop (6.3m*1m) located on right of way Restitution of tile pavement required PAP satisfied	Owner	1039.50	Yes
54	Male	Urinal located on right of way Demolition of urinal required Payment for demolition of urinal required PAP satisfied	Owner	836	Yes
55	Female	Pavement of shop (4.6m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	506	Yes
56	Male	Pavement of floor (6.9m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	759	Yes
57	Male	Pavement of drinking spot (7.2m*1m) located on right of way Restitution of mass concrete pavement required	Owner	792	Yes
58	Male	Pavement of boutique shop (12.0m*1m) located on right of way Restitution of mass concrete pavement required PAP satisfied	Owner	1034	Yes
59	Male	Pavement in front of Metallic container located in the right of way (4.4m*1m)		484	

APPENDIX II: PAPs UNDER EXTENSION

Sn	Sex Age	Compensation Paid (GHS)	Description of Asset/Impact	Outstanding Compensation
1	Male 27	37.00	Broken tile pavement in front of recharge cards retail shop (3.7m*1m) located on right of way Restitution of broken tile pavement and payment for disturbance required PAP was satisfied	Restitution of broken tiles (3.7m *1m) required
2	Female 35	27.20	Screed pavement in front of spices shop (3.4m*1m) located on right of way Restitution of screed pavement and payment of disturbance required PAP was satisfied	Restitution of broken tiles (3.4m *1m) required
3	Male 33	96.80	Screed pavement in front of cement shop (12.1m*1m) located on right of way Restitution of screed pavement and payment for disturbance required PAP was satisfied	Restitution of broken tiles (12.1m *1m) required
4	Male 33	112.00	Screed pavement behind wall of house (14m*1m) located on right of way Restitution of screed pavement and payment for disturbance required PAP was satisfied	Restitution of broken tiles (14m *1m) required
5	Male 40	56.00	Screed pavement in front of drug store and provision shop (7m*1m) located on right of way Restitution of screed pavement and payment for disturbance required PAP was satisfied	Restitution of (7m*1m) pavement required

6	Female 27	56.00	Screed pavement of provision and tailoring shop (7m*1m) located on right of way Restitution of screed pavement and payment of disturbance required PAP was satisfied	Restitution of pavement (7m *1m) required
7	Male 40	38.40	Screed pavement in front of shop (4.8m*1m) located on right of way Restitution of screed pavement and payment for disturbance required PAP was satisfied	Restitution of broken tiles (4.8m*1m) required
8	Male 55	132.00	Screed pavement of house (16.5m*1m) located on right of way Restitution of Screed pavement and payment for disturbance required PAP was satisfied	Restitution of pavement (16.5m *1m) required
9	Male 30	64.00	Screed pavement of house (8m*1m) located on right of way Restitution of Screed pavement and payment for disturbance required PAP was satisfied	Restitution of concrete pavement (8.0m*1m) required
10.	Male 65	100	Concrete pavement located on right of way Restitution of concrete pavement and payment for disturbance required PAP was satisfied (100 cedis)	Restitution of concrete pavement (5.6m*1m) required
11	Female 18	48.00	Screed pavement of cosmetic shop (6m*1m) located on right of way Restitution of Screed pavement and payment for disturbance required PAP was satisfied	Restitution of screed floor (6.0m *1m) required
12	Female 45	29.60	Screed pavement in front of provision shop (3.7m*1m) located on right of way Restitution of Screed pavement and payment for disturbance required PAP was satisfied	Restitution of pavement (3.7m*1m) required
13	Male 70	109.16	Maize farm under maturity (194m*1m) located on right of way Restitution of farm land, payment for vulnerability and affected crops are required PAP was satisfied	No outstanding compensation
14	Male 40	105.79	Maize farm under maturity (188m*1m) located on right of way Restitution of farm land and affected crops are required PAP was satisfied	No outstanding compensation
15			Beans farm under maturity (112m*1m) located on right of way Restitution of farm land and affected crops are required	No outstanding compensation
16	Female 40	124.00	Screed pavement in front of shop (15.5m*1m) located on right of way Restitution of Screed pavement and payment for disturbance required PAP was satisfied	Restitution of screed floor (15.5m x 1.0m) required
17	Female 25	48.00	Screed pavement in front of provision shop (6.1m*1m) located on right of way Restitution of Screed pavement and payment for disturbance required	Restitution of screed floor (6.1m *1m) required
18	Male 25	33.56	Maize farm under maturity (56m*1m) located on right of way Restitution of farm land and affected crops are required PAP was satisfied	No outstanding compensation
19	Male 29	20.82	Maize farm under maturity (37m*1m) located on right of way Restitution of farm land and affected crops are required PAP was satisfied	No outstanding compensation
20	Female 30	054537984	Maize and Beans farm under maturity (75m*1m) and (18m*1m) respectively located on right of way Restitution of farm land and affected crops are required PAP was satisfied	No outstanding compensation
21	Male		Maize farm under maturity (210m*1m) located on right of way Restitution of farm land and affected crops are required PAP was satisfied	No outstanding compensation
22	Female 68	0205584456	Screed pavement in front of shop (6m*1m) located on right of way Restitution of Screed pavement and payment for disturbance required PAP was satisfied	Restitution of screed floor (6m x 1.0m) required

23	Female 27	26.40	Screed pavement in front of materials shop (4m*1m) located on right of way Restitution of Screed pavement and payment for disturbance required PAP was satisfied	Restitution of screed floor (4m x 1.0m) required
24	Male 35	48.00	Screed pavement in front tailoring shop (3.3m*1m) located on right of way Restitution of Screed pavement and payment for disturbance required PAP was satisfied	Restitution of screed floor (3.3m x 1.0m) required
25	Male 30	34.40	Screed pavement in front of phone repairing shop (4.3m*1m) located in the right of way Restitution of Screed pavement and payment for disturbance required PAP was satisfied	Restitution of screed floor 4.3m x 1.0m) required
26	Female 35	48.00	Screed pavement of tailoring shop (6m*1m) located in the right of way Restitution of Screed pavement and payment for disturbance required PAP was satisfied	Restitution of screed floor (6.0m x 1.0m) required
27	Female 29	33.60	Screed pavement of provision shop (4.2m*1m) located in the right of way Restitution of Screed pavement and payment for disturbance required PAP was satisfied	Restitution of screed floor (4.2m x 1.0m) required
28	Male 25	26.40	Screed pavement under a tent (3.3m*1m) located in the right of way Restitution of Screed pavement and payment for disturbance required PAP was satisfied	Restitution of screed floor (3.3m x 1.0m) required
29	Male	48.00	Screed pavement of shop (5m*1m) located in the right of way Restitution of Screed pavement and payment for disturbance required PAP was satisfied	Restitution of screed floor (5.0m x 1.0m) required
30	Male	34.40	Screed pavement of shop (4.3m*1m) located in the right of way Restitution of Screed pavement and payment for disturbance required PAP was satisfied	Restitution of screed floor (4.3m x 1.0m) required
31	Male	48.00	Screed pavement of shop (6m*1m) located in the right of way Restitution of Screed pavement and payment for disturbance required PAP was satisfied	Restitution of screed floor (6m x 1.0m) required
32	Male	34.40	Screed pavement of shop (4.3m*1m) located in the right of way Restitution of Screed pavement and payment for disturbance required PAP was satisfied	Restitution of screed floor (4.3m x 1.0m) required
33	Male	32.00	Screed pavement of shop (4m*1m) located in the right of way Restitution of Screed pavement and payment for disturbance required PAP was satisfied	Restitution of screed floor (4m x 1.0m) required

APPENDIX III: COMPENSATION PAYMENT FORM

COMPENSATION PAYMENT FORM

NAME OF PROJECT AFFECTED PERSON (S):	
HOUSE ADDRESS:	TEL.....
COMMUNITY:	DISTRICT.....
REGION:	
AFFECTED ASSET.....	

DATE.....

RECEIVED FROM.....

.....

The sum of

..... ~~CEDIS~~ PESEWAS

Being the cost/ compensation for

.....

..... in community.....

Cash / ~~Cheque~~ No. Balance.....

GH¢

~~PAP's~~ Signature Date

Payment Officer: Name (Org.)


Sign Date

To be attached to the PAP's Entitlement Disclosure Form

APPENDIX IV: COMPENSATION DISCLOSURE FORM

ADDITIONAL FINANCING – SUSTAINABLE RURAL WATER AND SANITATION PROJECT

PROJECT AFFECTED PERSONS' COMPENSATION DISCLOSURE FORM

SECTION A: (Personal data on PAPs)				
Region			Affix photograph	
Municipal / District				
Community				
Suburb				
Name of PAP				
Sex	Male <input type="checkbox"/>	Female <input type="checkbox"/>		
Age				
Telephone Number(s)				
SECTION B: (Affected Asset)				
Which asset(s) is affected	Land <input type="checkbox"/>	Specify		
	Structure <input type="checkbox"/>	Specify		
	Crop <input type="checkbox"/>	Specify		
	Business Table <input type="checkbox"/>	Specify		
	Others <input type="checkbox"/>	Specify		
SECTION C: (Valuation of asset and consultation with PAPs)				
Who valued the affected asset?	Land Valuation Division of Lands Commission			
Asset Valuation Date				
Valuation Procedure	In line with the project's <u>RPF</u> and Land Valuation Divisions Acts			
Was the PAP consulted?	Yes <input type="checkbox"/> No <input type="checkbox"/>			
SECTION D: (Entitlement for PAP)				
What is the PAP entitle to?	ENTITLEMENT		Tick	Specify
	Replacement value for land		<input type="checkbox"/>	
	Replacement value for crops		<input type="checkbox"/>	
	Replacement value of other immovable asset		<input type="checkbox"/>	
	Replacement value of other movable assets		<input type="checkbox"/>	
	Transportation for displacement of asset?		<input type="checkbox"/>	
	Value for livelihood restoration / loss of income		<input type="checkbox"/>	
	Disturbance		<input type="checkbox"/>	
	Restitution of damaged asset		<input type="checkbox"/>	
	Appreciation value to persons who voluntarily release asset		<input type="checkbox"/>	
Others		<input type="checkbox"/>		
SECTION E: COMPENSATION VALUE AND ENDORSEMENTS				
Compensation Payable	GHS.....		Determined by Land Valuation Division	
Endorsement of Entitlement by PAPs	I..... having been consulted and the compensation process explained to me in a language that I understand, accept my entitlement as a Project Affected Person / AF-SRWSP		<u>Witness of PAP</u> Name: Sign Date..... Tel.....	
	Sign..... Date			
	 (Thumb Print)			
Name of authorizing officer/ Org:		Name of authorizing officer/ Org:		
..... ()	 ()		
Sign Date		Sign Date		
Tel:		Tel:		
Stamp		Stamp		

APPENDIX V: GRIEVANCE REDRESS SHEET

SUSTAINABLE RURAL WATER AND SANITATION PROJECT GRIEVANCE REDRESS SHEET	
COMMUNITY.....	
GRIEVANCE SECTION	
Date	
Grievance(s)	
1.	
2.	
A. Has the grievance been redressed?	
B. If yes, how was the grievance redressed	
C. Who lead the grievance redress process?	
D. When was the grievance redressed?	
We the under listed declare that the grievance has been fully redressed amicably by all parties.	
Aggrieved person Name..... Sign..... Witness Name:..... Sign.....	Grievance Redress Team Name..... Sign Witness Name:..... Sign:

APPENDIX VI: LAND ACQUISITION FORM

COMMUNITY WATER AND SANITATION AGENCY

.....**REGION**

(LAND ACQUISITION FORM)

ACQUISITION OF LAND FOR THE CONSTRUCTION OF

.....

ATAREA/ SUBURB

IN THECOMMUNITY

OF THEDISTRICT

NAME OF LEAD FACILITATOR (S) 1.

Signature.....

NAME OF ASSOCIATE FACILITATOR (S) 1.

Signature.....

DATE:/...../20.....

SUSTAINABLE RURAL WATER SUPPLY & SANITATION PROJECT (AF-SRWSP)

COMMUNITY SMALL TOWN PIPED WATER PROJECT

LAND ACQUISITION FORM

RELEASE OF LAND FOR COMMUNITY SMALL TOWN PIPED WATER PROJECT

I/We being the owner(s) of the parcel of land located inarea of the Community, have agreed to release the said land measuringm² as shown on the sketch (see attached) to theCommunity in support of the community Small Town Piped Water Supply Project.

This document and the process involved were read and explained to me in a language that I/We understand. I/We therefore agree to release the said land under the following conditions:

1.
2.
3. Out of my (our) own free will without any compensation consideration whatsoever and under no circumstance will I/We claim back the land in so far as the purpose for which the land was taken still holds.

LAND OWNER(S)

Signed

Signed.....

Name

Name.....

Date.....

Date

Tel

Tel

WITNESS FOR LANDOWNER(S)

Signed Tel

Name

Relationship with land owner(s).....

Date.....

CHIEF/ TINDANA/ CLAN HEAD

Signed

Name

Position.....

Date.....

DISTRICTASSEMBLY

Signed Tel

Name

Position.....

Date.....

WITNESS (DWST/ DISTRICTSAFEGUARD OFFICER)

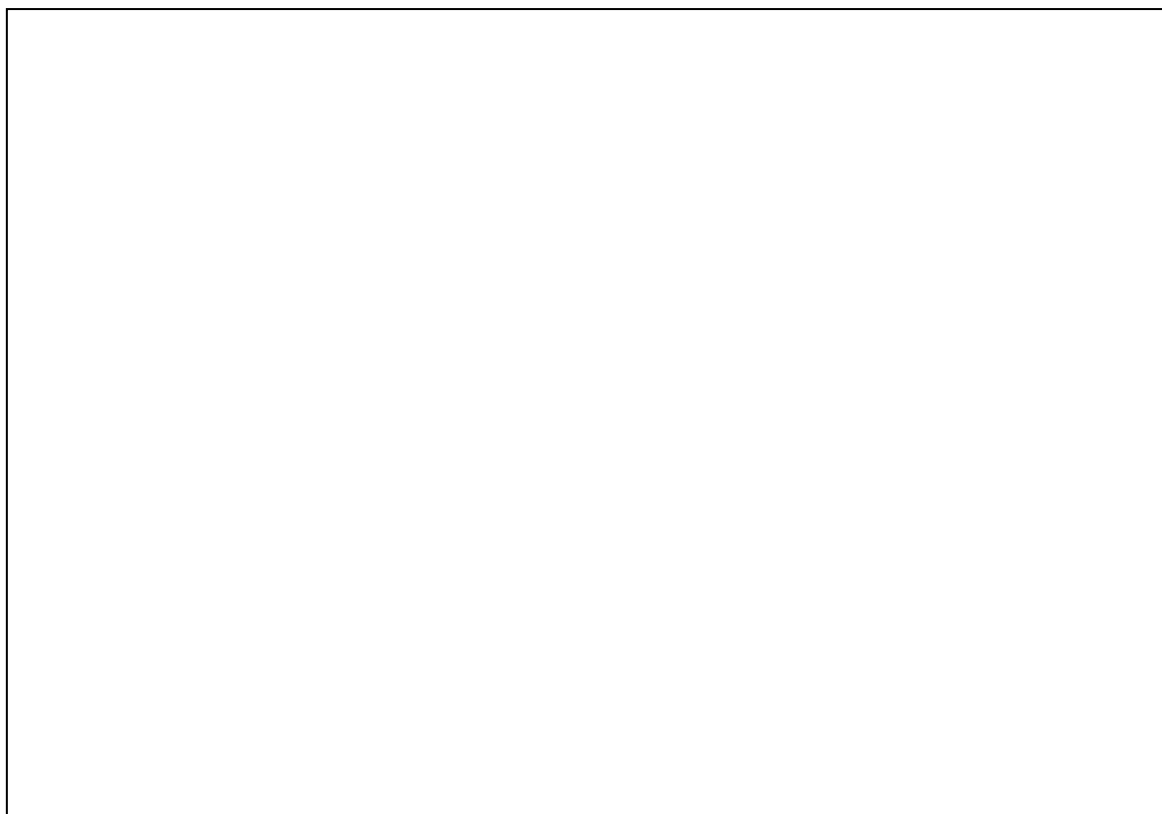
Signed Tel

Name

Position.....

Date.....

SKETCH SHEET FOR THE ACQUIRED LAND



GPS Coordinate of land

Point	Longitude	Latitude	Line	Distance
A			A-B	
B			B -C	
C			C-D	
D			D-A	
E				
F				
G				

PICTURE SHEET

(Must capture the owner(s) and witnesses involved in the land acquisition and compensation payment processes)



Figure 1: Picture of land owner(s) signing the land acquisition form

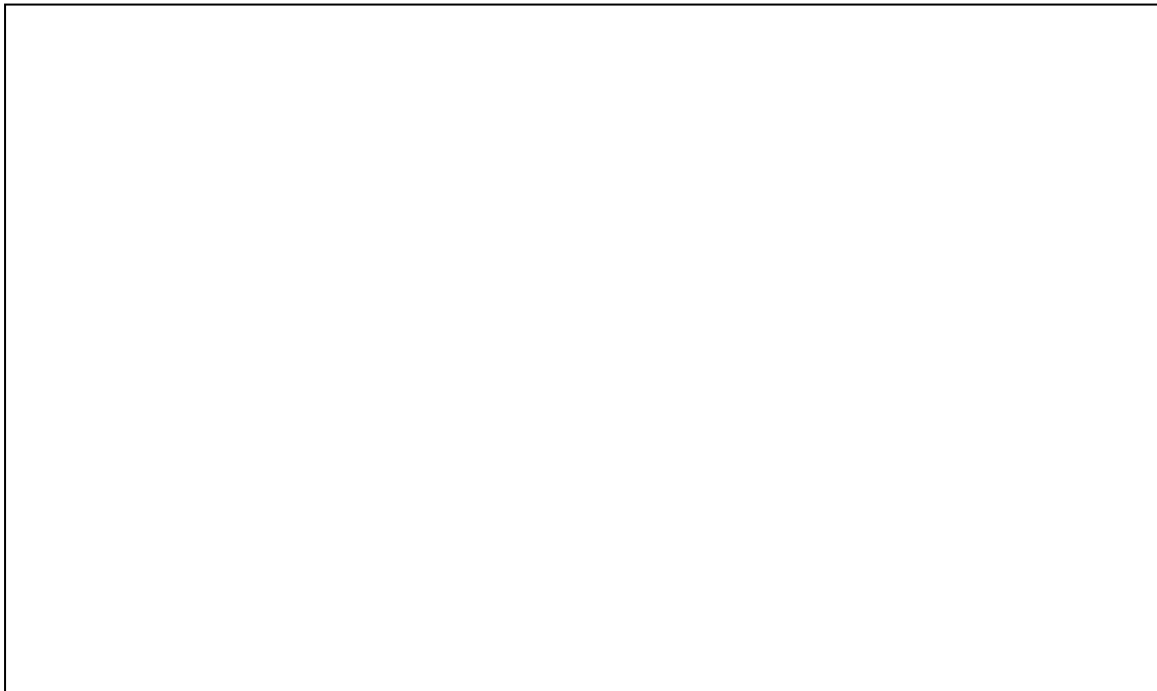


Figure 2: Picture of the payment processes for the land acquisition form

LAND COMPENSATION RECEIPT

NAME OF LANDOWNER(S):

HOUSE ADDRESS:

COMMUNITY:DISTRICT.....

REGION:

TELEPHONE NUMBER.....

DATE.....

RECEIVED FROM.....

.....

The sum of

..... CEDIS.....PESEWAS

Being the cost/ compensation form² piece of land located at.....

.....in the.....community

.....

Cash / Cheque No.Balance.....

GH¢

.....

Signature

APPENDIX VII: COMPLIANCE MONITORING, PERFORMANCE TRACKING AND REPORTING TOOL

SUSTAINABLE RURAL WATER AND SANITATION PROJECT

SAFEGUARDS COMPLIANCE MONITORING, PERFORMANCE TRACKING AND REPORTING TOOL

STPWS CONSTRUCTION

	Compliance to Safeguards Measures	Month			Month			Month			Quarterly Remarks	Rating
Issue	Safeguards Measures	Complied	Partially Complied	Not Complied	Complied	Partially Complied	Not Complied	Complied	Partially Complied	Not Complied		
Involuntary Resettlement	Resettlement issues captured during feasibility studies and hydro-geological investigations											
	Project design and layout shared with communities											
	Land owners investigated, Project Affected Persons identified and documented											
	DistrictSafeguards Team disclose right and compensation benefits to beneficiaries											
	Consultation with land owners carried out											

	Land acquisition forms used to document released lands											
	Cut of date disclosed to beneficiary community											
	DistrictARAP prepared to guide resettlement issues											
	Compensation paid											
Voluntary Resettlement	Resettlement issues captured during feasibility studies and hydro-geological investigations											
	Project design and layout shared with communities											
	Land owners investigated, Project Affected Persons identified and documented											
	DistrictSafeguards Team disclose right and compensation benefits to beneficiaries											
	Land acquisition forms used to document released lands											

	Cut of date disclosed to beneficiary community											
	District ARAP prepared to guide resettlement issues											
	Safeguards speaking points for community meeting prepared											
	Land size determined and voluntary land donors safeguarded from 50% loss of land											
	Lands confirmed not to be under litigation											
	Lands acquisition document endorsed by owners with witnesses											
Citizen Engagement / Grievance Redress	Setting of Grievance Redress Teams											
	Training of Grievance Redress Teams											
	Speaking points on Grievance Redress Prepared											
	Grievances prepared and available for use											

	by aggrieved persons											
	Grievance Redress Team consults aggrieved persons on time for redress											
	Grievances and resolution process well documented and filled											
	Stakeholder engagement plan prepared											
	Monthly stakeholder / site meetings organised											
Gender	Representation of Women in WSMTs and safeguards activities											
	Women participation in sitting of boreholes											
Safeguards Capacity Enhancement	CSF trained on Safeguards issues											
	DST trained on Safeguards issues											

	Safeguards officers of borehole firm & water consultants trained											
	Safeguards Team in place and functional											
	ARAP implementation plans in place											
	Monitoring of ARAP implementation on-going											
Report	Submission of report by contractor											

APPENDIX VIII: SOCIO-ECONOMIC DATA COLLECTION INSTRUMENT
COMMUNITY WATER AND SANITATION AGENCY

NORTHERN REGION

ADDITIONAL FINANCING – SUSTAINABLE RURAL WATER AND SANITATION
PROJECT

SOCIO-ECONOMIC DATA COLLECTION INSTRUMENT FOR CONSULTATION
WITH PROJECT AFFECTED PERSONS

INTRODUCTION

Good morning / afternoon Sir or Madam. My name is
and I work for I am here to collect
socio economic data on Project Affected Persons associated with the construction of
.....Small Town Piped Water System in the
.....District in theRegion for the
development of Abbreviated Resettlement Action Plan (ARAP).

All information that I will solicit from you will only be used for the development of ARAP so
kindly provide me with accurate data. Your participation is however voluntary and you may
withdraw from the exercise whenever you deem it necessary.

BASIC SOCIO ECONOMIC DATA

- | | | | | |
|-------------------|---------------------------|--------|--------------------------------|--------|
| 1. Sex: | A. Male | [] | B. Female | [] |
| 2. Religion: | A. Christian | [] | B. Muslim | [] |
| | C. Pagan | [] | D. Others | [] |
| 3. Literacy: | A. Literacy | [] | B. Illiteracy | [] |
| 4. Livelihood: | A Petty Trading | [] | B. Farming | [] |
| | C. Others | [] | | |
| 5. Dependency: | A. Below 3 dependants | [] | B. 4 to 6 dependants | [] |
| | C. 7 dependants and above | [] | | |
| 6. Vulnerability: | A. 70 years and above | [] | B. Physically Challenge Person | [] |
| | C. Widow/Widower | [] | D. Organ | [] |
| | E. Pro Poor | [] | | |
| 7. Income: | A. GHS 20.00 and below | [] | B. GHS 21.00 to 40.00 | [] |
| | C. GHS 41.00 to 60.00 | [] | D. GHS 60.00 and above | [] |

THANK YOU FOR YOUR PARTICIPATION

APPENDIX IX: CHECKLIST FOR CONSULTATION AND NEGOTIATION WITH PAPs

COMMUNITY WATER AND SANITATION AGENCY NORTHERN REGION ADDITIONAL FINANCING – SUSTAINABLE RURAL WATER AND SANITATION PROJECT

CHECKLIST FOR CONSULTATION AND NEGOTIATION WITH PROJECT AFFECTED PERSONS

<i>S/N</i>	<i>Issue</i>	<i>Brief Speaking Point</i>
1.	<i>Scope of the Project / Basic Project Information</i>	High level Tanks
		Water System Office
		Stand Pipes
		Household Connections
		Transmission and distribution Lines
		Commencement of sub project
		Project duration
		Constructors and Consultants and their key project safeguards responsibilities (public safety)
2.	<i>Identification of Project Affected Persons / Impact disclosure to PAPs</i>	All PAPs are to be consulted and negotiated with before the commencement of works
		The PAPs are made to understand the specific sub project that will affect them and its associated impact on their asset or livelihood: a. Environmental impact b. Social impact c. Livelihood impact etc.
3.	<i>Compensation Discussion</i>	PAPs are made known that fair and adequate compensation will be paid to them before the commencement of construction works.
4.	<i>Eligibility and Entitlement</i>	a. Structures Replacement cost method will be used to determine the market value and based on land in comparable site, related structure and support services, prices of items on the local market, cost of transport and estimate for construction of new ones.
		b. Farm crops and trees Cash compensation will be determined for the PAP for damages or destruction of crops based on negotiations with the Land Valuation Division. c. Loss of Income

		<p>Value will be based on net monthly profit for the business to cover the period when the business is not operating.</p> <p>d. Disturbance Allowance</p> <p>Disturbances allowance will be valued at 10% of total compensation</p> <p>a. Persons with formal legal rights to land</p> <p>Persons with formal legal right to land will be compensated for land lost and other assistance</p> <p>b. Persons without formal legal rights to land at time of notification but have claims to property recognized by community leaders</p> <p>Persons without formal legal rights to land at time of notification but have claims to property recognized by community leaders will be compensated for land lost and other assistance</p> <p>c. Persons with no recognizable legal right or claim to land they are occupying e.g. Squatters</p> <p>PAPs will be provided with resettlement assistance in lieu of compensation for land occupied</p> <p>d. Persons encroaching on land after the notification</p> <p>No compensation will be given to such persons to relocate</p>
5.	Valuation	Valuation of asset will be done by the land commission. PAPs are entitle to negotiate with the Land Valuation Division in the determination of the compensation
6.	Compensation Payment / options	<p>3. Cash compensation to affected persons</p> <p>4. Material support to build structures or to relocate</p> <p>5. Restitution of affected asset</p>
7.	Compensation Payment Process	<p>1. Compensation will be paid to PAPs before the commencement of construction</p> <p>2. Compensation will be paid by a compensation payment team comprising of the MMDAs / CWSA and the Community Safeguards Team</p> <p>3. Entitlement forms will be given to every PAP stating the his/her compensation entitlement</p> <p>4. Compensation Payment Form will be completed in duplicate to demonstrate payment of compensation.</p>
8	Grievance Redress	PAP are made to understand that they can channel all their grievances through the Community Safeguards Officers for redress. If their grievances remain unresolved with 2 weeks the Regional and National Safeguards Teams will take up the issues for redress.

APPENDIX X: MINUTES OF MEETING WITH PAPs
COMMUNITY WATER AND SANITATION AGENCY – NORTHERN REGION
MINUTES OF CONSULTATION AND NEGOTIATION MEETING WITH PROJECT
AFFECTED PERSONS HELD ON THURSDAY 7TH AUGUST 2018 AT PREMISES
OF SUB CHIEF

Attendance list of Key Personalities:

- | | | |
|--|---------------------------|------------|
| 1. Alahaji Goro Abdallah | - CWSA, NR | - ESS |
| 2. Ato Quansah | - CWSA, STT | - ESS |
| 3. Ing. Edward Ackom | - CWSA, STT | - WSS |
| 4. Ing. Richard Atiogbe | - CWSA, STT | - ESS |
| 5. Wuni Alhassan | - East Mamprusi Municipal | - DEHO |
| 6. Musa Fataw | - East Mamprusi Municipal | - Engineer |
| 7. Zulka Sulemana | - East Mamprusi Municipal | - Planner |
| 8. Number of PAPs Present / Representatives (59) | | |

ITEM	DECISION	ACTION BY
1.0	<u>OPENING:</u> The meeting began at about 5:30 pm at the premises of the Sub Chief. The District Chief Executive of the East Mamprusi introduced the guests made of Mr. Emmanuel Ato Quansah, Ing. Edward Ackom and Ing. Richard Atiogbe from the National Safeguards Team and Alhaji Goro Abdallah a member of the Northern Regional Safeguards Team to the people of Nalerigu.	DCE, East Mamprusi
2.0	The District Chief Executive expressed gratitude to the Safeguards Team for the visit and encouraged them to engage and solicit for views from community members towards the implementation of the project.	DCE, East Mamprusi
3.0	The DCE assured the guests of their cooperation in the consultation meeting and pledged their support for the project.	DCE, East Mamprusi
3.1.1	Alhaji Goro Abdallah asked permission from the people to allow the CWSA team to brief the PAPs on the project related information regarding identification of PAPs, asset valuation and payment of compensation.	Alhaji Abdallah Goro
3.1.2	<u>Scope of the Project:</u>	

	<p>Mr. Emmanuel Ato Quansah disclosed to the people that the community will benefit from the construction of a rehabilitated system intended to supply water to all households in the community. He said the community will get new and rehabilitated stand pipes, high level tanks, pump houses and system offices.</p>	Mr. Ato Quansah
4.0	<p><u>Impact of the Project:</u></p> <p>Mr. Emmanuel Ato Quansah explained to all the PAPs the impact of the project covering environmental, social and livelihood impacts.</p>	Mr. Ato Quansah
4.1.1	<p>a. Environmental</p> <p>He mentioned that the trenches to be dug for the laying of the pipelines may create some disturbances including noise and dust pollution.</p>	
4.1.2	<p>b. Social and livelihood issues</p> <p>Mr. Ato Quansah stated that the sub projects may affect their lands intended for other forms of development. The relocation of businesses tables, tents and other structures including kiosks and containers may affect businesses and income of the PAPs during the project.</p>	Mr. Ato Quansah
4.1.3	<p>Entitlement and Eligibility Structures</p> <p>Mr. Emmanuel Ato Quansah explained that replacement cost method will be used to determine the market value, and based on land in comparable site, related structure and support services. He also mentioned that the prices of items on the local market, cost of transport and estimate for construction of new ones will be used to determine the entitlement of PAPs. In all that the officers of the land valuation will negotiate with PAPs in the final determination of compensation values.</p>	Mr. Emmanuel Ato Quansah
4.1.4	<p>Farm crops and Trees</p> <p>Mr. Emmanuel Ato Quansah mentioned that cash compensation will be determined for the PAP for damages or destruction of crops based on negotiations with the Land Valuation Division.</p>	Mr. Emmanuel Ato Quansah
4.1.5	<p>Loss of Income</p>	Mr. Emmanuel Ato Quansah

4.1.6	<p>Mr. Emmanuel Ato Quansah emphasised that the value will be based on net monthly profit for the business to cover the period when the business is not operating.</p> <p>Disturbance Allowance Mr. Emmanuel Ato Quansah mentioned that disturbances allowance will be valued at 10% of total compensation as per the Resettlement Policy Framework of the SRWSP.</p>	Mr. Emmanuel Ato Quansah
5.0	<p>Persons with formal legal rights to land / Persons without formal legal rights to land at time of notification but have claims to property recognized by community</p> <p>Mr. Emmanuel Ato Quansah took time to explain the eligibility and entitlement packages to all the PAPs and other stakeholders. He explained that persons within this category will be compensated for land lost and other assistance.</p> <p>However, he mentioned that persons with no recognizable legal right or claim to land they are occupying e.g. squatters will be provided with resettlement assistance in lieu of compensation for land occupied. He then stated that persons encroaching on land after the notification will not be paid any form of compensation.</p>	Mr. Emmanuel Ato Quansah
6.0	<p>Valuation</p> <p>Mr. Emmanuel Ato Quansah mentioned that valuation of asset will be done by the land commission. PAPs are entitled to negotiate with the Land Valuation Division in the determination of the compensation. The valuation will be done in line with statutory guidelines and as per the Resettlement Policy Framework. He assured the PAPs that adequate and fair compensation will be paid to them.</p>	Mr. Emmanuel Ato Quansah
7.0	<p>Compensation Option</p> <p>Mr. Emmanuel Ato Quansah stated the three main compensation options available for payment under the project. He outlined the three main compensation option to include</p> <ol style="list-style-type: none"> 1. Cash compensation to affected persons 	Emmanuel Ato Quansah

	<ol style="list-style-type: none"> 2. Material support to build structures or to relocate 3. Restitution of affected asset 	
<p>8.0</p>	<p>Compensation Payment Process</p> <p>According to Mr. Emmanuel Ato Quansah e the payment of compensation will involve a number of process. He explained that:</p> <ol style="list-style-type: none"> 1. Compensation will be paid to PAPs before the commencement of construction 2. Compensation will be paid by a compensation payment team comprising of the MMDAs/CWSA and the Community Safeguards Team 3. Entitlement forms will be given to every PAP stating the his/her compensation entitlement 4. Compensation Payment Form will be completed in duplicate to demonstrate payment of compensation 	<p>Mr. Wuni Alhassan</p> <p>Mr. Wuni Alhassan</p>
<p>9.0</p>	<p>Grievance Redress</p> <p>Mr. Wuni Alhassan a member of the East Mamprusi Municipality Safeguards Team took his time to address the PAPs on Grievance Redress Issues. He explained that PAP can channel all their grievances through the Community Safeguards Officers for redress. If their grievances remain unresolved within 2 weeks, the Regional and National Safeguards Teams will take up the issues for redress.</p> <p>Mr. Wuni Alhassan on behalf of the District Safeguards Team pledged the district's support for the entire project and committed themselves in ensuring that fair and adequate compensation are paid to the PAPs. The District Safeguards Team assured the participants of the meeting that they will keep all the necessary documentation on all the processes.</p>	<p>The people of Nalerigu</p>
<p>10.0</p>	<p>Feedback from stakeholders / PAPs</p> <p>The DCE expressed delight about the meeting and pleaded with safeguards team to support them to minimise the adverse impact of the project on PAPs. The people asked the District Safeguards Team to serve as a conduit for them to get information from the Regional and National Safeguards Team when the need arises. The people thanked the safeguards teams for ensuring that measures are put in place to compensate the affected person</p>	<p>Mr. Wuni Alhassan</p> <p>Alhaji Abdallah Goro</p>

	<p>They entreated the safeguards teams to ensure that persons whose assets cannot be avoided during the project should be adequately compensated. DCE said he will ensure that the people of the community are not made worse off than they were before the project.</p> <p>Mr. Wuni Alhassan of the East Mamprusi Municipal Assembly pleaded with the community to cooperate with CWSA and land valuation in the valuation of asset and entire compensation determination and payment processes.</p> <p>Alhaji Abdallah Goro thanked the people for the wonderful audience they gave to the CWSA team.</p> <p><u>CLOSING:</u></p> <p>The meeting was brought to an end with a closing prayer from Mr. Wuni Alhassan. The meeting officially ended at 6:30 pm with all stakeholders satisfied.</p>	Mr. Wuni Alhassan
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APPENDIX XI: EVALUATION INDICATORS FOR RESETTLEMENT ISSUES

EVALUATION INDICATORS FOR RESETTLEMENT ISSUES

1. Was land ownership categorized and handled separately (voluntarily and involuntary)?
2. How were public institutions involved in the Land Acquisition processes?
3. How was the impact / land acquisition, resettlement and livelihood restoration addressed in compliance with the RPF?
4. Were communal/stool/public lands were considered first to minimise compensation payment?
5. Were voluntary land donations encouraged but carried out within strict guidelines to avoid abuse?
6. Were physical displacement were avoided as much as possible?
7. Were fair and adequate compensation paid to affected people?
8. Were compensations paid before destruction of property/crops?
9. Were compensations determined at full replacement cost?
10. How were affected structures (buildings, kiosks etc.) valued?
11. Were market value as at the time of replacement and that of the Land Valuation Board rates used as a guide in the valuation of crops affected on farms?
12. Were EPA requirements followed during tree felling?
13. Were cash paid for every tree felled and in addition grow two or more at location similar to where the other was felled?
14. Was 10% of the total compensation paid as disturbance allowance to project affected person?
15. Were the estimations of net monthly profit for affected business based on records, application of net monthly profit to the period when business is not operating used in cases of loss of income?
16. Was the framework for the compensation/resettlement applied
17. Were livelihood restoration measures considered
18. Were vulnerable persons identified and special assistance offered during the compensation implementation process.
19. Were Communities properly and adequately informed of plans and also their rights and options relating to their properties that may be affected by the project?
20. Were compensation offered timely in cash and/ or kind?
21. Were consultations done to ensure that all community members were informed and made fully aware of their rights and options regarding the resettlement activity?
22. Were the impact on lands and assets made?
23. Was a compensation committee established with representatives of the affected persons
24. Were the affected persons engaged in active consultations at the beginning of the project?
25. Were affected persons notified through both formal (in writing or entitlement notice) and informal (verbal) manner?
26. Is there an inventory of land donations and/or assets acquired prepared to inform the basis for planning, progress reporting, and monitoring of sub-projects that require land for civil works?
27. A contract listing all property and land/ farms surrendered and the types of compensation (both cash and kind) were prepared?
28. Are donors of voluntarily lands fully informed of the subproject and the implications

of donating the property

29. Were the land acquisition forms used?
30. Were community members made aware of the grievance redress sheet and its usage?
31. Is grievance redress structure available in the community and how has the grievance redress mechanism provide feedback to the project and community?
32. How do affected persons who were not satisfied with proposed entitlements or its implementation, able to seek for redress?
33. Was it the responsibility of the GoG through the DAs to pay compensations and the CWSA to facilitate this through the sector Minister and the RCC?
34. Has the evaluation programme implemented to periodically check on compliance with policy and provided lessons to amend strategies, especially in the longer term?
35. Was the evaluation done based on current World Bank procedures including gender considerations, and also national provisions on resettlement where they were consistent?
36. Was the community consulted when developing the concepts of the subproject with the intent of engaging their interests in the subproject?
37. Were key stakeholders consulted in the development of the ARAP?
38. Were all persons directly and indirectly affected by the project made to feel any sense of belonging to the project?

APPENDIX XII: GRIEVANCE REDRESS MECHANISM

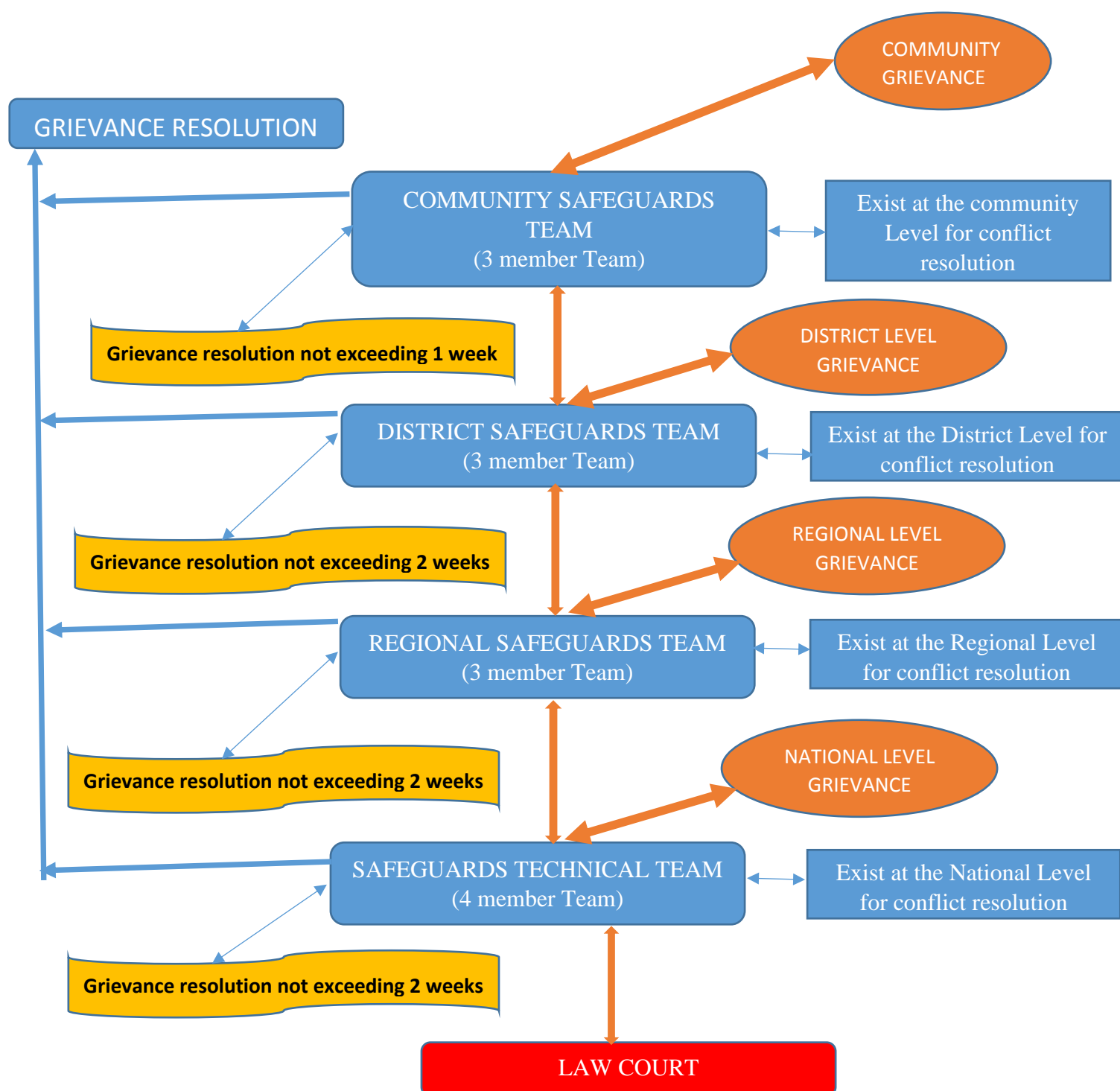


Figure 1: Grievance Redress Flow Chart

Source: CWSA-STT, 2018