



ESFGUS20-P175237-882794-FINAL ZAMFARA ACReSAL RAP REPORT

RESETTLEMENT ACTION PLAN (RAP) FOR BULKA EROSION AND STORM- WATER MANAGEMENT PROJECT IN GUSAU ZAMFARA STATE



FINAL REPORT

APRIL, 2026

LIST OF ACRONYMS

ACReSAL	Agro-Climatic Resilience in Semi-Arid Landscapes
ARF	Accountability and Response Framework
CBN	Central Bank of Nigeria
CBO	Community-Based Organization
C of O	Certificate of Occupancy
DAI	Disclosure and Access to Information
EIA	Environmental Impact Assessment
ESF	Environmental and Social Framework
ESMF	Environmental and Social Management Framework
ESMP	Environmental and Social Management Plan
ESS	Environmental and Social Standard(s)
ESS5	Environmental and Social Standard 5 (Land Acquisition, Restrictions on Land Use and Involuntary Resettlement)
FGD	Focus Group Discussion
FGN	Federal Government of Nigeria
FME_{nv}	Federal Ministry of Environment
FPMU	Federal Project Management Unit
GBV	Gender-Based Violence
GBV-GM	Gender-Based Violence Grievance Mechanism
GPS	Global Positioning System
GRC	Grievance Redress Committee
GRM	Grievance Redress Mechanism
GSC	Gully Stabilization Channel
IDF	International Development Fund
LGA	Local Government Area
M&E	Monitoring and Evaluation
MDA	Ministry, Department and Agency
MSC	Main Stabilization Channel
NBS	National Bureau of Statistics
NGO	Non-Governmental Organization
NIN	National Identification Number
NPC	National Population Commission
PAP(s)	Project Affected Person(s)
PIU	Project Implementation Unit
PMU	Project Management Unit
RAP	Resettlement Action Plan
RPF	Resettlement Policy Framework
ROW	Right of Way
SEA	Sexual Exploitation and Abuse
SEA/SH/GBV	Sexual Exploitation & Abuse / Sexual Harassment / Gender-Based Violence
SH	Sexual Harassment
SLO	Social and Livelihood Officer
SPC	State Project Coordinator
SPMU	State Project Management Unit
WB	World Bank

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EXECUTIVE SUMMARY

ES 1 Project Overview

The Agro-Climatic Resilience in Semi-Arid Landscapes (ACReSAL) Project is a Federal Government of Nigeria initiative supported by the World Bank. The Project aims to restore degraded landscapes, enhance climate resilience, and improve livelihoods in Nigeria's arid and semi-arid ecological zones. The ACReSAL Project contributes to Nigeria's national commitment to restore one million hectares of degraded land by 2030 through sustainable land and water management, livelihood enhancement, and institutional strengthening. Zamfara State is one of the participating states under the Project.

Zamfara State lies within Nigeria's semi-arid ecological zone and is increasingly affected by land degradation, gully erosion, and seasonal flooding driven by climate variability, rapid urbanization, and inadequate storm water drainage infrastructure. These challenges pose serious risks to residential settlements, farmlands, access roads, and public infrastructure. In response, the ACReSAL Project is supporting targeted flood control, storm water management, and watershed management interventions in high-risk locations across the State.

This Resettlement Action Plan (RAP) has been prepared for the Bulka Storm Water Management Subproject, located in Bulka community, Gusau Local Government Area (LGA), Zamfara State. This RAP has been prepared in accordance with the World Bank Environmental and Social Standard 5 (ESS5) on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement, as well as relevant Nigerian laws and regulations. The guiding principles of the RAP are to avoid or minimize involuntary resettlement where feasible, compensate all affected assets at full replacement cost, provide resettlement assistance where required, and implement livelihood restoration measures to ensure that PAPs' living standards are restored or improved relative to pre-project conditions. Special attention is given to vulnerable groups, including female-headed households and economically vulnerable PAPs.

The Bulka Storm Water Management Subproject covers approximately 5.68 km of main drainage channels and 5.08 km of connecting drains. The total project footprint affects an estimated 23,583 m² of land, 1,144 economic trees and 17,242 structures. Following a detailed census, socio-economic survey, and subsequent validation along the drainage bank corridor, a total of 518 Project Affected Persons (PAPs) were identified. Of these, 447 PAPs (86.3%) are male, while 71 PAPs (13.7%) are female.

Implementation of the RAP will be led by the Zamfara State Project Management Unit (SPMU) in collaboration with relevant Ministries, Departments and Agencies (MDAs), traditional institutions, and community representatives. A transparent and accessible Grievance Mechanism (GM) has been established to address complaints arising from RAP implementation in a timely and fair manner. Monitoring and evaluation will be carried out throughout RAP implementation to ensure compliance with ESS5 requirements and achievement of intended outcomes.

ES2 RAP Objectives

The Resettlement Action Plan (RAP) has been prepared to manage and mitigate land acquisition, restrictions on land use, and involuntary physical and economic displacement associated with the Bulka Storm Water (Flood and Erosion Control) Subproject in Gusau Local Government Area, Zamfara State, in line with the ACRoSAL Resettlement Policy Framework (RPF), relevant Nigerian laws, and the World Bank Environmental and Social Standard 5 (ESS5). The primary objective is to avoid involuntary resettlement where feasible and minimize displacement where avoidance is not possible through careful application of the approved engineering design footprint.

Where impacts cannot be avoided, the RAP provides a clear framework to ensure that Project Affected Persons (PAPs) receive compensation at full replacement cost, along with appropriate resettlement and livelihood restoration assistance, so that affected persons are able to restore or improve their livelihoods and living standards to at least pre-project levels.

Furthermore, the RAP process ensures compliance with legal requirements and international best practices through effective consultation, that include transparent information disclosure, meaningful stakeholder participation, targeted support for vulnerable groups, establishment of accessible grievance redress mechanisms, and clearly defined implementation responsibilities, timelines, and monitoring arrangements to ensure all resettlement measures are completed prior to commencement of civil works.

ES3 Scope and Approach

The Resettlement Action Plan covers the entire project area and zone of influence of the Bulka Storm Water (Flood and Erosion Control) intervention in Gusau Local Government Area of Zamfara State, covering all sections likely to experience land acquisition or livelihood impacts. Preparation of the RAP followed a systematic process that combined document review, field investigations, stakeholder consultations, and validation exercises. The main components of the scope and approach included:

1. Assessment of approved engineering designs and project footprint: Examination of finalized engineering drawings to delineate the project Right-of-Way and any temporary work areas in order to identify locations where resettlement impacts may arise.
2. Stakeholder engagement and consultations: Consultations with the Zamfara State ACRoSAL SPMU, relevant MDAs, traditional and community leaders, PAPs, women and youth groups, and other stakeholders through meetings, FGDs, and KIIs, with records maintained for transparency and disclosure.
3. Census of PAPs and establishment of a PAP database: Enumeration of all PAPs within the project area and development of a PAP register with unique identifiers to support eligibility screening, verification, entitlement delivery, and monitoring.
4. Socio-economic baseline survey and vulnerability assessment: Collection of baseline data on household composition, livelihoods, income sources, land tenure, access to education and health services, and expenditure patterns, with identification of vulnerable PAPs for targeted support.

5. Asset inventory with GPS referencing and photographic documentation: Detailed recording of affected land, structures, crops and economic trees, businesses, and community assets, supported by GPS coordinates and photographs linked to PAP records.
6. Replacement cost valuation: Determination of compensation values based on replacement cost principles consistent with ESS5, supported by market surveys and local rate verification for crops, economic trees, rental values, and livelihood disturbance proxies.

ES4 Summary of Impacts

Based on the final engineering footprint and findings from field verification in Gusau Local Government Area of Zamfara State, the Bulka Storm Water (Flood and Erosion Control) Subproject is anticipated to cause moderate resettlement-related impacts. The RAP assessment identified several categories of potential impacts, including permanent and temporary land acquisition, effects on residential and non-residential structures, loss of crops and economic trees, disruption of livelihoods and small businesses, and temporary restrictions to access during construction activities.

An overview of the anticipated impacts indicates, approximately 560 hectares of land affecting 518 PAPs households including Structures (houses, fences, kiosks, ancillary structures, fishponds) were affected, economic trees (such as mango, cahew etc) and Farm crops amounting to 28 nos of orchads

ES5 Eligibility, Entitlement and Cut-Off Date

The Cut-Off date of 16th October, 2025, was agreed with traditional and community leaders in Gusau LGA, in coordination with the Zamfara State ACRE SAL Project Implementation Unit (PIU), and was publicly announced to affected communities before and during the enumeration and asset inventory exercise. Any individuals who move into the project corridor or add new assets after this date will not qualify for compensation or resettlement support.

Eligibility for compensation and assistance under this RAP applies to persons affected within the Bulka Storm Water project area, including households and individuals with legally recognized ownership or use rights to land and assets, persons without formal titles but with legitimate or customary claims and continuous occupation or use of affected land prior to the cut-off date, as well as persons whose livelihoods, businesses, or access to resources are adversely affected by the project, including tenants, traders, and operators of informal economic activities.

Entitlements for Project Affected Persons (PAPs), as detailed in the Entitlement Matrix, include compensation for affected structures and immovable assets at full replacement value, payment for crops and economic trees based on prevailing market prices or approved valuation schedules, assistance for temporary impacts and livelihood interruptions, and additional targeted support for vulnerable PAPs through priority processing and tailored livelihood restoration measures.

ES6. Grievance Redress Mechanism (GRM)

A community-based and participatory Grievance Redress Mechanism (GRM) has been put in place to receive, manage, and resolve complaints arising from the preparation and implementation of the RAP for the Bulka Storm Water (Flood and Erosion Control) Subproject in Gusau Local Government Area, Zamfara State. The mechanism provides an accessible channel for addressing concerns related to eligibility status, asset valuation, compensation payments, resettlement assistance, and temporary access or construction-related disturbances. During stakeholder engagement meetings, community members, in collaboration with the Zamfara State ACRE SAL SPMU, democratically selected a 6-Grievance Redress Management Committee (GRMC) to function as the first point of contact for grievance intake and resolution at the community level. The committee serves as a local, culturally appropriate platform for early dispute resolution, dialogue, and feedback, with unresolved cases escalated to higher levels in line with the RAP grievance handling procedures. The list of the committee members are as follows:

1. Sa'adu Sahabi 08142422159- Chairman
2. Rabi'u Shehu - 08031230990-Religious Leader
3. Nura Mohd 09034066880- opinion leader
4. Sani Salisu 07062669146- Youth Leader
5. Habiba Abubakar 07045864785- women leader
6. Yusuf Abdulqadir 08065942922- 0816133409

The committee members formally pledged to discharge their responsibilities with fairness, openness, and integrity, and to work in support of the RAP implementation process to ensure that complaints are treated objectively. All grievances will be properly recorded in a complaints log and addressed using established procedures, with matters referred to the Project Implementation Unit (PIU) for further action where resolution is not achieved at the community level.

ES7: Stakeholder Engagement and Public Participation

Public consultations for the Bulka Storm Water (Flood and Erosion Control) Subproject in Gusau LGA, Zamfara State were planned to promote inclusive participation, open communication, and informed inputs throughout the RAP preparation process. Engagement began with entry meetings and sensitization visits to introduce the RAP objectives, describe the project corridor and likely impacts, explain eligibility conditions (including the cut-off date), and outline available grievance channels through which PAPs could lodge complaints or seek clarifications.

Different stakeholder groups within the Bulka project corridor were mapped and consulted to reflect the social composition of the affected communities and ensure broad representation. These included community leaders, men, women, and youths, persons with disabilities, vulnerable households, community-based and religious groups, as well as relevant government institutions. Consultations were undertaken through community-wide meetings, corridor-level discussions with PAPs, and targeted sessions with women and vulnerable groups to capture diverse perspectives.

Key discussion areas covered: the proposed works and RAP process; the need for accurate identification and documentation of PAPs; potential impact types and entitlement principles; awareness of grievance redress procedures and access points; and collection of community concerns to inform RAP design and implementation. Participants generally welcomed the project and expressed willingness to cooperate. Records of meetings (attendance lists, minutes, photographs, issues logs, and action trackers) are provided in the stakeholder engagement section and annexes.

ES8: Analysis of Project-Affected Persons (PAPs),

The civil works for the Bulka Storm Water (Flood and Erosion Control) Subproject in Gusau Local Government Area are anticipated to affect a number of Project-Affected Persons (PAPs), including those enumerated and absent during the census. Preliminary estimates indicate that around 518 PAP households along the project corridor may experience impacts on land parcels, residential or commercial structures, crops and economic trees, businesses, and livelihoods within the defined project footprint and immediate area of influence.

Comprehensive details on the socio-economic characteristics, land and asset ownership, and vulnerabilities of these PAPs are provided in the PAP profile section and annexes. The documentation includes the PAP register summary, detailed asset inventory, and valuation tables, providing a clear basis for entitlement determination and targeted support measures during project implementation.

ES9: Monitoring and Evaluation

The implementation of the RAP for the Bulka Storm Water (Flood and Erosion Control) Subproject will be monitored at two levels: internal monitoring and external or independent monitoring, where necessary.

Internal monitoring will be carried out by the Zamfara State ACREsAL Project Implementation Unit (PIU) through its safeguards and M&E structures, tracking progress of RAP activities against the work plan, budget, grievance resolution efficiency, and delivery of support measures, including assistance to vulnerable PAPs. External monitoring, when required, will be conducted by an independent agency to provide an impartial assessment of RAP implementation, ensuring adherence to ESS5 principles and evaluating the effectiveness of compensation, resettlement, and livelihood restoration measures.

The main objectives of monitoring include promoting transparency and accountability in the use of project resources, providing continuous feedback on the achievement of RAP objectives, identifying implementation challenges early to guide corrective actions, and generating lessons that can inform the design and planning of future interventions in similar contexts across Zamfara State.

ES10: Budget and Financing Plan

The total estimated cost for implementing the RAP for the Bulka Storm Water Management Subproject is Nine Hundred and Ninety Million, Three Hundred and Seventy-Nine Thousand,

One Hundred and One Naira (₦990,379,101.00), equivalent to Six Hundred and Eighteen Thousand, Nine Hundred and Eighty-Six United States Dollars and Ninety-Four Cents (USD \$613,361.94) at an exchange rate of ₦1,600 to USD 1. This budget covers compensation for affected land (₦479,550,000.00), structures (₦162,170,000.00), cash crops (₦101,940,000.00), and economic trees (₦134,753,502.00); livelihood restoration (₦1,935,000.00) and includes a 10% contingency provision to address unforeseen costs during implementation. The detailed of the budget is explained under the budget section in the subsequent sections.

CHAPTER ONE

1.1 Background

The Government of Nigeria, with financial support from the World Bank (WB), the International Development Fund (IDF), and counterpart funding from the Federal Government of Nigeria (FGN), is implementing the Agro-Climatic Resilience in Semi-Arid Landscapes (ACReSAL) Project. The programme targets nineteen (19) States and the Federal Capital Territory, focusing on landscapes increasingly vulnerable to land degradation, watershed deterioration, and climate-related shocks. ACReSAL aims to enhance Nigeria's capacity for climate-resilient landscape management through a combination of structural interventions, nature-based solutions, institutional strengthening, and community-level resilience measures that improve ecosystem services, reduce disaster risks, and support sustainable livelihoods.

In Zamfara State, the project is located within the semi-arid Sudano-Sahelian ecological zone, characterized by distinct wet and dry seasons. Rainfall generally occurs between May and September, with annual totals ranging between 500–900 mm, while high temperatures prevail throughout the year. Sparse vegetation, largely shrubs, scattered trees, and grasslands, combined with fragile soils, makes the area highly susceptible to erosion and surface runoff. Rapid urban expansion in Gusau LGA, unregulated construction, and land-use changes exacerbate stormwater concentration, leading to gully formation, soil loss, and localized flooding, threatening homes, farmland, and public infrastructure.

The Bulka Storm Water/Flood and Erosion Control Subproject is therefore a priority intervention, aimed at stabilizing gullies, improving drainage, reducing land loss, and protecting vulnerable households and community assets. Following environmental and social screening, the subproject was classified as moderate in nature under the World Bank Environmental and Social Framework (ESF), as potential impacts are expected to be localized, reversible, and manageable.

To address these impacts, a site-specific Resettlement Action Plan (RAP) has been prepared in accordance with the Project Resettlement Policy Framework (RPF) and ESS5 on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement. The RAP establishes a framework for identifying and enumerating Project-Affected Persons (PAPs), defining eligibility and cut-off dates, valuing affected assets at full replacement cost, outlining entitlements and assistance measures, restoring livelihoods, providing targeted support to vulnerable PAPs, and ensuring accessible grievance redress mechanisms. Additionally, the RAP aligns with other relevant ESS standards (ESS1, ESS2, ESS3, ESS4, ESS6, ESS8, and ESS10) to ensure effective risk management, inclusive stakeholder engagement, and accountability throughout project execution.

1.2 ACReSAL Project Components

The Agro-Climatic Resilience in Semi-Arid Landscapes (ACReSAL) Project is structured around four interconnected components aimed at addressing landscape degradation, strengthening climate resilience, and enhancing institutional capacity for sustainable land and water management (World Bank, 2024; FGN, 2023). Each component is designed to complement the others, ensuring a holistic approach to ecosystem restoration and climate adaptation in vulnerable semi-arid regions of Nigeria.

Component A: Dryland Management. This component focuses on the implementation of integrated watershed and landscape management strategies to mitigate large-scale watershed degradation and erosion risks (Onwuchekwa & Adebayo, 2022). It is delivered through three sub-components:

- A1: Strategic Watershed Planning – facilitates watershed planning, prioritization of interventions, and the adoption of coordinated catchment management approaches to optimize water use and reduce soil loss (FGN, 2023).
- A2: Landscape Infrastructure – supports the construction and rehabilitation of watershed and landscape infrastructure, such as gully stabilization works, drainage networks, and erosion control structures. Implementation of this sub-component may necessitate a defined construction footprint, which could involve land acquisition or temporary restrictions on land use (World Bank, 2024).
- A3: Special Ecosystems – emphasizes the protection, rehabilitation, and sustainable management of ecologically sensitive or priority areas, enhancing biodiversity conservation and maintaining ecosystem services critical to local communities (Adekola *et al.*, 2023).

Component B: Community Climate Resilience

This component aims to enhance the adaptive capacity of communities in semi-arid landscapes by supporting participatory planning and targeted interventions that address local climate risks and livelihood vulnerabilities (FGN, 2023; World Bank, 2024). It focuses on strengthening both social structures and practical measures that enable communities to anticipate, absorb, and recover from climate-related shocks.

- B1: Community Strengthening – emphasizes the development of local institutions, leadership structures, and community groups through capacity building, training, and inclusive engagement processes. These efforts empower communities to actively plan, implement, and sustain climate resilience actions tailored to their specific needs (Adekola *et al.*, 2023).
- B2: Community Investments – facilitates community-driven projects and small-scale infrastructure interventions that directly enhance resilience and improve livelihoods, such as water storage facilities, micro-irrigation systems, and soil conservation measures. Depending on the type and location of these investments, implementation may require temporary land access restrictions or, in some cases, land acquisition (World Bank, 2024).

Component D: Contingency Emergency Response (CERC)

This component serves as a flexible mechanism that can be activated to provide rapid support in response to eligible crises or emergency situations, allowing for timely reallocation of resources and implementation of emergency interventions (FGN, 2023; World Bank, 2024). In the context of Zamfara, CERC ensures that the project can respond efficiently to unexpected events such as extreme rainfall, flooding, or severe gully erosion that threaten communities and livelihoods.

As part of the ACRoSAL Environmental and Social Management Framework (ESMF) screening, the Bulka Storm Water Management Project sub-project in Gusau Zamfara State has been classified as Category B, indicating that potential adverse environmental and social

impacts are expected to be site-specific, localized, largely reversible, and manageable through mitigation measures. Implementation of the site-specific Environmental and Social Management Plan (ESMP) and associated safeguards will ensure that emergency activities under CERC do not generate significant negative effects, while enabling timely disaster risk reduction and protection of vulnerable households and community assets. Through this contingent component, ACRoSAL enhances adaptive capacity, ensuring that rapid responses are aligned with environmental and social safeguards while maintaining resilience of local communities in Zamfara and other semi-arid landscapes.

1.3 Justification of RAP

The World Bank Environmental and Social Standard 5 (ESS5) on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement outlines mandatory requirements for projects financed by the World Bank where activities may result in physical displacement (loss of shelter or relocation) or economic displacement (loss of land, assets, access to resources, or income). ESS5 emphasizes that involuntary resettlement should be avoided wherever possible, and where unavoidable, it must be minimized and managed to ensure that affected persons are compensated at full replacement cost and supported to restore or improve their livelihoods and living standards to at least pre-project levels (World Bank, 2024).

The Bulka Storm Water (Flood and Erosion Control) Subproject in Gusau Local Government Area, Zamfara State, involves medium-scale civil and bio-engineering interventions, requiring a clearly defined construction footprint, temporary access routes, and workspaces. These activities may lead to temporary or permanent land acquisition, restrictions on land use, loss of structures or fixed assets, loss of crops and economic trees, disruption of businesses, and restricted access during construction. These potential impacts trigger the need for a site-specific Resettlement Action Plan (RAP) to manage and mitigate resettlement risks before construction begins.

Beyond regulatory compliance, the RAP ensures that Project Affected Persons (PAPs) and communities participate meaningfully in project planning and implementation. In accordance with ESS5 and ESS10, PAPs are consulted, provided with timely and accessible information, and given opportunities to raise concerns through an operational Grievance Redress Mechanism (GRM). This participatory approach promotes transparency, strengthens understanding of local livelihoods and social structures, and improves project acceptance, ownership, and sustainability.

This RAP provides a framework for identifying PAPs and affected assets via census and asset inventory, establishing eligibility and a cut-off date, valuing assets at full replacement cost, defining entitlements and support for vulnerable groups, implementing livelihood restoration measures, and setting out schedules, budgets, and monitoring arrangements to ensure all resettlement commitments are fulfilled prior to project construction.

1.4 Objective of the Assignment

The purpose of this consultancy is to develop a site-specific Resettlement Action Plan (RAP) for the Bulka Storm Water (Flood and Erosion Control) Sub-Project in Gusau Local Government Area, Zamfara State. The RAP aims to identify, assess, and manage any impacts arising from land acquisition, restrictions on land use, or involuntary resettlement within the

approved project footprint. It provides a structured framework to ensure that all Project Affected Persons (PAPs) are properly identified, consulted, and compensated or assisted before the commencement of civil works, in compliance with the ACRsAL Resettlement Policy Framework (RPF) and the World Bank Environmental and Social Framework (ESF), particularly ESS5.

Specifically, the RAP will:

- a) Identify all PAPs and their affected assets through a systematic census and detailed asset inventory.
- b) Engage PAPs and other relevant stakeholders in meaningful consultations and participatory processes throughout the preparation and implementation of the RAP.
- c) Develop a clear and actionable resettlement plan that ensures compensation at full replacement cost, establishes eligibility and entitlements, and provides appropriate assistance to PAPs, with special attention to vulnerable households where impacts are unavoidable.
- d) Ensure that affected communities are well-informed about the project objectives, the necessity for land access, and any temporary restrictions required to implement erosion control works.
- e) Define procedures for announcing the cut-off date, preventing opportunistic occupation, and minimizing resettlement impacts as far as practicable by aligning interventions with approved engineering designs and construction schedules.

1.4.1 The Specific Objectives of RAP

The Resettlement Action Plan (RAP) for the Bulka Storm Water (Flood and Erosion Control) Sub-Project in Gusau, Zamfara State, is designed to manage resettlement impacts and support Project Affected Persons (PAPs). The specific objectives are:

- a) Avoid involuntary resettlement wherever feasible, and where unavoidable, minimize impacts through practical design and implementation alternatives.
- b) Prevent forced evictions and ensure any physical or economic displacement is managed in accordance with ESS5, with due process and provision of appropriate assistance.
- c) Restore or improve living conditions of vulnerable households, including secure tenure, access to essential services, and targeted resettlement support where necessary.
- d) Mitigate unavoidable social and economic impacts from land acquisition or land-use restrictions by:
 - Providing timely compensation at full replacement cost for affected assets, and
 - Assisting displaced persons to restore or enhance livelihoods and living standards to pre-project levels or better.
- e) Implement resettlement as a sustainable development measure, ensuring adequate resources are allocated to enable PAPs to benefit from the project and avoid being disadvantaged.
- f) Establish a transparent and accessible Grievance Redress Mechanism (GRM) to document, manage, and resolve complaints from PAPs and affected communities in a timely and fair manner.
- g) Ensure meaningful consultation, disclosure, and participation, engaging PAPs and stakeholders actively throughout RAP preparation and implementation.

1.5 Scope of the Project

The consultancy covers the preparation of a site-specific Resettlement Action Plan (RAP) for the Bulka Storm Water (Flood and Erosion Control) Sub-Project in Gusau, Zamfara State. The RAP is prepared in accordance with the World Bank Environmental and Social Standard 5 (ESS5) and the ACRoSAL Resettlement Policy Framework (RPF). The scope includes:

- a) Preparation of a RAP for project activities under Component A – Dryland Management / Landscape Infrastructure, which may involve construction and rehabilitation of erosion control and drainage structures, requiring land access or temporary restrictions on land use.
- b) Addressing potential impacts under Component B – Community Climate Resilience / Community Investments, where small-scale infrastructure or community-driven activities may similarly lead to temporary or permanent economic or physical displacement.
- c) Identification, assessment, and management of resettlement impacts, including compensation for affected assets, livelihood restoration, and support for vulnerable households within the project area.
- d) Ensuring compliance with ESS5 requirements, including consultation with Project Affected Persons (PAPs), eligibility determination, asset valuation at replacement cost, and the establishment of grievance redress mechanisms.
- e) Provision of a practical implementation framework, guiding the project proponent on minimizing resettlement risks and facilitating orderly execution of civil works.

1.5.1 Project Context and Works Relevant to Settlement

The Bulka Flood and Erosion Control intervention involves stabilization and rehabilitation of an active drainage and gully corridor located within a mixed urban and peri-urban area of Gusau, Zamfara State, where residential buildings, community facilities, farmland, and small-scale businesses are situated close to the drainage alignment and within the project's area of influence.

The Bulka Storm Water Management Project involves stabilization and rehabilitation works along an active gully and drainage corridor located within a built-up and peri-urban area of Gusau LGA, Zamfara State, where residential structures, commercial outlets, community facilities, and farmland occur close to the gully alignment and within the project area of influence. For planning, design, and field implementation purposes, the gully corridor has been segmented into four distinct zones with tailored implementation strategies and resettlement considerations.

1. Northern Segment (0+000 to 1+400): Characterized by residential areas with moderate to severe erosion damage and partially collapsed drainage structures
2. Central Commercial Zone (1+400 to 2+600): Urban core with high infrastructure density and significant channel degradation
3. Peripheral Transition Zone (2+600 to 3+600): Mixed urban and peri-urban landscapes with variable erosion severity
4. Southern Discharge Zone (3+600 to 4+700): Terminal segment connecting to natural waterways

The total corridor length is approximately 5.6 km, including tributary channels (“fingers”) that contribute to head-cut migration, slope instability, and erosion risks, posing threats to adjoining properties, infrastructure, and access routes.

The proposed interventions comprise medium-scale civil and bio-engineering measures, including:

- river training and channel realignment works to improve hydraulic flow;
- gabion lining, retaining structures, and erosion control measures to stabilize gully walls;
- desilting and clearing of obstructed channels to restore drainage capacity; and
- Construction of retention ponds with inset wells in key sub-catchments to attenuate peak storm water flows and reduce runoff velocities.

The Bulka Storm water& Erosion Control Project is designed to provide a sustainable and climate-resilient storm water management system within the Bulka area of Gusau Local Government Area, Zamfara State. The project will involve the construction and rehabilitation of approximately 5.6 kilometers of engineered storm water conveyance infrastructure, supported by integrated hydraulic and erosion control measures. These activities require a defined construction footprint and temporary workspaces, including access routes, contractor laydown areas, and working fronts. As such, the works may result in temporary or permanent land take, restrictions on land use, loss of structures or fixed assets, loss of crops and economic trees, business disruption, and other forms of economic displacement within the project area of influence. These social issues require the preparation and implementation of a Resettlement Action Plan (RAP) in accordance with the World Bank Environmental and Social Standard 5 (ESS5).

The RAP provides the framework for identifying, assessing, and managing these potential impacts in a compliant and implementation-ready manner before the commencement of civil works. By combining hydraulic engineering and ecological stabilization, the Bulka project aims to reclaim degraded land, protect lives and livelihoods, enhance environmental sustainability, and improve urban resilience in Gusau, Zamfara State.

1.5.2 Scope and Output of the RAP

This Resettlement Action Plan (RAP) has been prepared using the most current and reliable information available on:

- i. The approved engineering design and project footprint for the Bulka Flood and Erosion Control Sub-Project, including anticipated social impacts.
- ii. The legal and institutional framework governing land administration, land acquisition, and compensation in Zamfara State.
- iii. The local geography, land use patterns, and socio-economic characteristics of Project Affected Persons (PAPs) and communities within the Bulka gully corridor.
- iv. The site-specific Environmental and Social Management Plan (ESMP) developed for the Bulka sub-project, including findings from the Environmental and Social Management Framework (ESMF) screening and risk classification, identified environmental and social risks, mitigation measures, and stakeholder engagement requirements.

The RAP has been prepared in accordance with the principles, planning procedures, and implementation arrangements outlined in the ACRReSAL Resettlement Policy Framework (RPF) and fully applies the World Bank Environmental and Social Standard 5 (ESS5) requirements, ensuring higher standards where applicable.

1.5.3 Key Tasks Undertaken Under the Assignment

To achieve the objectives of this RAP, the Consultant will carry out (or has carried out) the following tasks in accordance with the Terms of Reference and applicable safeguard standards:

- i. Review of legal and policy framework: Examine relevant Nigerian and Zamfara State laws and regulations governing land administration, acquisition, compensation, and dispute resolution, including verification and documentation of land rights where applicable.
- ii. Review of World Bank requirements: Assess ESS5 and other applicable World Bank safeguard instruments (RPF, ESMF, ESMP, SEP) to ensure the RAP fully aligns with the World Bank Environmental and Social Framework and ACRReSAL commitments.
- iii. Gap analysis and bridging measures: Identify discrepancies between national/state provisions and ESS5, and propose practical measures to meet higher standards during RAP implementation.
- iv. Impact identification and analysis: Determine key social impacts associated with the project footprint, including temporary and permanent effects, and define impact categories and mitigation measures.
- v. Project area description: Provide detailed information on geography, land use, settlement patterns, and community characteristics along the Bulka gully corridor, covering upstream and downstream segments.
- vi. Analysis of proposed activities: Review the approved engineering design to define the project footprint, area of influence, temporary work areas, and access routes.
- vii. Census of PAPs and database establishment: Conduct a full census of Project Affected Persons (PAPs), assign unique IDs, and create a structured database for verification, entitlement processing, and monitoring.
- viii. Asset inventory and documentation: Compile a detailed inventory of affected assets, including land, structures, crops/economic trees, businesses/livelihood sources, and community assets, with GPS coordinates and photographic documentation where feasible.
- ix. Socio-economic baseline and vulnerability assessment: Conduct surveys to establish baseline household conditions and identify vulnerable PAPs requiring targeted support.
- x. Eligibility and entitlement framework: Define eligibility criteria (including cut-off date), develop an entitlement matrix covering all impact categories, and include transitional support and assistance for vulnerable PAPs.
- xi. Valuation and compensation standards: Apply replacement cost principles, using market surveys and local rate checks for crops, trees, structures, rentals, and business disruption, and prepare compensation schedules.
- xii. Stakeholder engagement and disclosure: Document consultation activities, ensure transparent information sharing and meaningful participation per ESS10, and define arrangements for disclosure of draft and final RAP documents.
- xiii. Grievance Redress Mechanism and institutional arrangements: Establish procedures for grievance registration and resolution, assign responsibilities across the PIU, community structures, and Zamfara State authorities, and set implementation schedules, budget, monitoring indicators, and reporting arrangements to ensure all RAP actions are completed prior to civil works.

1.6. RAP Methodology

The Resettlement Action Plan (RAP) for the Bulka Storm Water and Erosion Control Sub-Project in Zamfara was prepared following a structured methodology aligned with the

ACReSAL Resettlement Policy Framework (RPF) and the World Bank Environmental and Social Standard 5 (ESS5). The approach combined desk-based reviews, field verification, stakeholder consultations, a census and socio-economic surveys, detailed asset inventories, geo-referencing of affected properties, valuation exercises, and data analysis. This comprehensive process ensures that all resettlement-related impacts within the Bulka project area of influence are accurately identified, assessed, and appropriately addressed, providing a solid foundation for mitigation, compensation, and support measures for Project Affected Persons (PAPs).

The preparation of the Resettlement Action Plan (RAP) for the Bulka Storm Water Management Project in Gusau LGA, Zamfara State, followed a comprehensive, multi-step approach integrating desk-based research, field verification, impact assessment and participatory stakeholder engagement to accurately capture the social, economic, and environmental context of the project area.

- 1 *Desk Review and Planning:* The RAP process began with a detailed review of key project and safeguard documents, including approved engineering designs and drawings, the project Terms of Reference (TOR), the ACReSAL Resettlement Policy Framework (RPF), relevant Nigerian laws on land acquisition and compensation, and applicable World Bank Environmental and Social Standards (ESS5). This stage enabled identification of potential impact pathways, key stakeholders, and preparation of field tools for consultations, census, socio-economic surveys, and asset inventories.
- 2 *Field Reconnaissance, and Corridor Verification* A field reconnaissance was conducted to verify the Bulka drainage and erosion corridor, delineate upstream and downstream segments, and assess surrounding land uses. The survey confirmed access routes, practical corridor boundaries, and areas where Project Affected Persons (PAPs) and assets might be impacted.
- 3 *Early Impact Identification / Assessment:* A systematic walk-through survey of the Gusau gully corridor (head to tail) was conducted to verify the engineering footprint and 5 m ROW/setback on the ground. This enabled identification of at-risk assets, land uses, and access points, and helped to confirm the spatial extent of potential physical and economic displacement. Approved engineering designs and layout drawings for the Gusau gully intervention were reviewed to identify areas of permanent and temporary land take, potential displacement risks, and access restrictions. Where feasible, design options were assessed to minimize land acquisition and impacts on structures, farmland, crops/economic trees, and livelihood assets, in line with ESS5 principles of avoidance and minimization.
- 4 *Stakeholder Engagement and Consultations* Extensive consultations were held with Gusau LGA officials, traditional/community leaders, PAPs, women, youths, and vulnerable groups. Meetings and focus group discussions explained the project scope, RAP objectives, eligibility criteria, and the cut-off date. Engagements were recorded through attendance sheets, meeting minutes, photographs, and action logs. These engagements documented local land use practices, seasonal livelihood activities, concerns related to erosion and flooding, and expectations regarding compensation, assistance, and restoration of access and livelihoods, in line with ESS5 requirements for inclusive and meaningful engagement.
- 5 *Census of PAPs and Socio-Economic Survey* A full census of PAPs within the project footprint was conducted, capturing household demographics, tenure and occupancy status, affected assets, and extent of impact. Simultaneously, socio-economic surveys collected information on household size, livelihoods, income sources, land use, education levels, and access to services,

providing a baseline for livelihood restoration and monitoring outcomes. This information provides the basis for eligibility determination, entitlement formulation, and monitoring of livelihood restoration outcomes.

- 6 *Asset Inventory and Documentation.* All affected assets—including land parcels, residential and commercial structures, crops/economic trees, businesses, and community facilities—were inventoried. Where feasible, assets were geo-referenced, photographed, and measured to support accurate valuation and compensation scheduling. The verified inventory forms the basis for valuation at replacement cost and for defining entitlements and assistance measures under this RAP, in compliance with ESS5 standards.
- 7 *Eligibility Framework:* A cut-off date was communicated to affected communities following completion of the census and asset inventory. The verified PAP register and asset inventory constitute the official basis for eligibility for compensation and assistance, ensuring that all eligible PAPs, including non-titled persons occupying or using the land prior to the cut-off date, are covered under this RAP.
- 8 *Data Management and Analysis* Collected data were compiled, cleaned, and validated through cross-checks and supervisory review. Analysis produced PAP profiles, categorized impacts, assessed vulnerabilities, and generated inputs for entitlement matrices, valuation schedules, and RAP budgeting.

Through this rigorous methodology, the RAP ensures that all PAPs in Bulka, including vulnerable households, are identified, fairly compensated at replacement cost, supported to restore or improve livelihoods, and meaningfully involved in resettlement processes, in full compliance with Nigerian regulations and World Bank ESS5 standards.

1.7 Outline of Tasks for the RAP

The preparation of the RAP follows a systematic set of activities structured to ensure full alignment with the ACREsAL Resettlement Policy Framework (RPF) and the World Bank Environmental and Social Standard 5 (ESS5). The process spans the entire resettlement planning cycle, beginning with confirmation of the approved engineering design and definition of the project's area of influence, and extending through stakeholder consultations, census and socio-economic profiling of Project Affected Persons (PAPs), inventory and valuation of affected assets at replacement cost, formulation of eligibility and entitlement measures, establishment of grievance redress mechanisms, and development of practical implementation tools including schedules, budgets, and monitoring arrangements.

In this context, **Table 1** provides a comprehensive summary of the tasks to be carried out for the preparation of the RAP for the Gusau gully erosion control sub-project. The table outlines the specific activities to be undertaken, the methods and tools to be applied, and the expected outputs and documentation that will support validation, disclosure, and effective implementation of the RAP.

Table 1. Summary of the Outline of RAP tasks, methodology and outcome

S/N	RAP Task	What Will Done (Details)	Key Tools / Methodology	Main Outcome / Evidence
1	Review of engineering design & footprint definition	Review approved drawings to confirm permanent works footprint, corridor/ROW, temporary work areas, access routes, laydown/stockpile zones (if any); identify potential impact pathways (land take, structure loss, access restriction, livelihood disruption).	Desk review; design overlay interpretation; corridor segmentation (upstream/downstream).	Confirmed project footprint & area of influence description; preliminary impact screening notes; footprint maps (to annex).
2	Review of safeguard & legal instruments	Review ACREsAL RPF, ESMF, site ESMP, SEP/GRM framework (as applicable), and relevant Nigerian/Zamfara state legal and institutional requirements for land administration and compensation.	Desk review; gap check against ESS5.	Policy/legal summary; ESS5 requirements summary; gap analysis and bridging measures (short table).
3	Stakeholder mapping & engagement planning	Identify stakeholder groups (PAPs, leaders, women/youth groups, PWDs, religious leaders, Area Council, PIU); prepare consultation plan aligned with SEP and RAP milestones (entry, census, draft disclosure, final disclosure).	Stakeholder register; engagement plan; communication protocol.	Stakeholder register; consultation schedule; communication materials and notices (to annex).
4	Community entry & sensitization	Conduct community entry meetings with traditional/community leadership; introduce RAP purpose, process, eligibility principles and cut-off date concept; inform on GRM channels; agree on fieldwork schedule and local support.	Entry meetings; town-hall style briefing; Q&A.	Minutes, attendance sheets, photos; issues log/action tracker; agreed fieldwork schedule.
5	Establish and communicate cut-off date	Agree cut-off date with PIU/community leadership, announce publicly, document method of communication; explain consequences of opportunistic encroachment.	Public announcement; notices; meeting documentation.	Cut-off date statement; evidence of disclosure (minutes/photos/notices); cut-off date section in RAP.
6	Census of PAPs (100% enumeration)	Enumerate all PAPs within the verified footprint/area of influence; assign unique PAP IDs; capture identity, household composition, tenure/occupancy, affected asset category and impact type.	Structured census forms; unique ID system; supervised enumeration.	PAP database (HH and persons); census summary tables; verified PAP list (annex).
7	Socio-economic baseline survey	Collect baseline data for PAP households (education, livelihoods, income sources, expenditure proxies, housing conditions, service access, tenure, dependency ratio) to inform livelihood restoration and monitoring indicators.	Household questionnaire; sampling approach (if used) + full PAP baseline where feasible.	Baseline profile tables/graphs; PAP socio-economic summary; baseline indicators for monitoring.
8	Vulnerability screening & support planning	Identify vulnerable PAPs (elderly, female-headed households/widows, PWDs, chronically ill, extremely poor); assess assistance needs and propose targeted measures (priority payments, moving assistance, livelihood support).	Vulnerability checklist; key informant input; household verification.	Vulnerable PAP register; vulnerability analysis; targeted assistance measures (RAP section + annex).

9	Asset inventory (structures/land/crops/trees/businesses/community assets)	Record all affected assets with measurements and descriptions: land parcels, structures (residential/non-residential/fences), crops/economic trees, businesses, community assets; link each record to PAP ID.	Inventory forms; measurement tools; photo log; GPS tagging.	Asset inventory tables; photo log; geo-tagged asset list; community asset inventory.
10	GPS/GIS mapping & spatial referencing	Capture coordinates of affected assets and key corridor points; produce maps for upstream/downstream segments; support verification and transparency for compensation planning.	GPS; GIS mapping; geo-referencing.	Asset location map(s); corridor map; coordinate list (annex).
11	Valuation at replacement cost	Determine compensation values for structures, land use impacts, crops/trees, and business disturbance using replacement cost principles; conduct market checks and rate validation with relevant sources.	Replacement cost method; market survey; local rate references; cost build-up.	Valuation methodology; unit rates; valuation schedules; compensation computation tables.
12	Define eligibility & displaced persons categories	Define displaced persons (physical/economic), eligibility criteria, and treatment of different tenure categories (owners/tenants/users) consistent with ESS5 and RPF.	ESS5/RPF alignment; consultation inputs.	Eligibility framework; displaced persons definition; eligibility section in RAP.
13	Develop entitlement matrix	Prepare entitlement matrix covering all impact categories (land, structures, crops/trees, business, community assets, temporary impacts), including transitional support and vulnerable top-ups.	Matrix drafting; stakeholder validation where needed.	Entitlement matrix (main table in RAP).
14	Livelihood restoration planning	Identify appropriate livelihood restoration measures based on baseline data and impact severity (skills training, business grants, agricultural inputs, employment opportunities, transitional allowance).	Needs assessment; consultation; practical options mapping.	Livelihood restoration plan; eligibility criteria; implementation approach and budget lines.
15	Grievance Redress Mechanism (GRM) design & alignment	Document GRM structure, entry points, steps, timelines, escalation; align with project-level GRM; include committee roles and grievance log format.	Participatory design; GRM flowchart; registers/forms.	GRM section; GRM flowchart; grievance forms/register templates; committee details.
16	Institutional roles & implementation arrangements	Define responsibilities of PIU, Area Council, community structures/GRMC, AGIS linkages (where applicable), and other actors for implementing compensation and monitoring.	RACI-style role definition; implementation workflow.	Roles & responsibilities table; implementation arrangements section.
17	RAP implementation schedule	Prepare a step-by-step schedule ensuring compensation/assistance is completed before civil works; include disclosure milestones and grievance handling timelines.	Gantt-style schedule; sequencing.	Implementation schedule table (and/or Gantt); milestone plan.
18	Budgeting & financing plan	Prepare detailed RAP budget (compensation + admin + monitoring + GRM + contingencies); identify	Budget build-up; verification checks.	RAP budget table; budget narrative; financing plan.

		financing responsibilities and payment sequencing.		
19	Monitoring, evaluation & reporting framework	Define internal/external monitoring indicators, data sources, frequency, reporting lines; include completion audit approach to confirm livelihood restoration.	Indicator framework; reporting templates.	M&E matrix; monitoring indicators; reporting schedule; completion audit plan.
20	Draft RAP disclosure, feedback & finalization	Support PIU disclosure of draft RAP; collect feedback; update PAP lists/entitlements if validated; incorporate PIU/WB comments; finalize RAP for implementation readiness.	Disclosure meetings; feedback logs; revision tracking.	Draft RAP; disclosure records; response-to-comments matrix; Final RAP.

CHAPTER TWO

2.0 DESCRIPTION OF THE PROPOSED PROJECT INTERVENTION AREA

2.1 Background of the Project

The planned storm water management and erosion control intervention is situated in Gusau Local Government Area (LGA), Zamfara State, Nigeria (Figure 1). Gusau has recently witnessed rapid urban expansion due to population growth leading to increasing residential, commercial, and institutional development. This unplanned growth has significantly increased surface runoff while overstressing existing drainage infrastructure, leading to severe gully erosion, frequent flooding, and widespread land degradation within vulnerable urban corridors, including the Bulka axis.

The project corridor follows an established natural drainage route within the Bulka catchment, beginning near Yan mangurori area of Gusau, the upstream sections of the Koramar Wanke micro-watershed and passing through densely built-up residential neighborhoods, farmlands, and commercial clusters, behind Kanoma Mosques and the residence of the Commissioner of Police, continues through the Premier Area and Ungwan Dallatu, and crosses Alfijir Road, running parallel to the Central Bank of Nigeria (CBN) perimeter fence, within Gusau metropolis.

From the upstream catchment areas, storm water flows through the Bulka corridor, traversing highly erosion-prone sections and informal drainage channels before discharging into downstream receiving channels and natural waterways within the Gusau drainage system. The alignment cuts across critical urban zones where unchecked runoff has undermined road access, residential plots, community assets, and agricultural land, thereby necessitating urgent stabilization and channel improvement work.

It is important to note that along its alignment, the drainage corridor cuts across a diverse pattern of land use, including:

- Built-up residential areas made up of permanent and semi-permanent housing units;
- Social and institutional facilities such as schools, places of worship, and community centres;
- Local access roads, footpaths, and informal walkways;
- Property boundary walls and perimeter fencing structures;
- Small-scale commercial activities, notably roadside trading, kiosks, and service outlets; and
- Scattered peri-urban farmlands, especially toward the downstream sections, where crops such as maize, millet, sorghum, groundnut, and vegetables are cultivated.

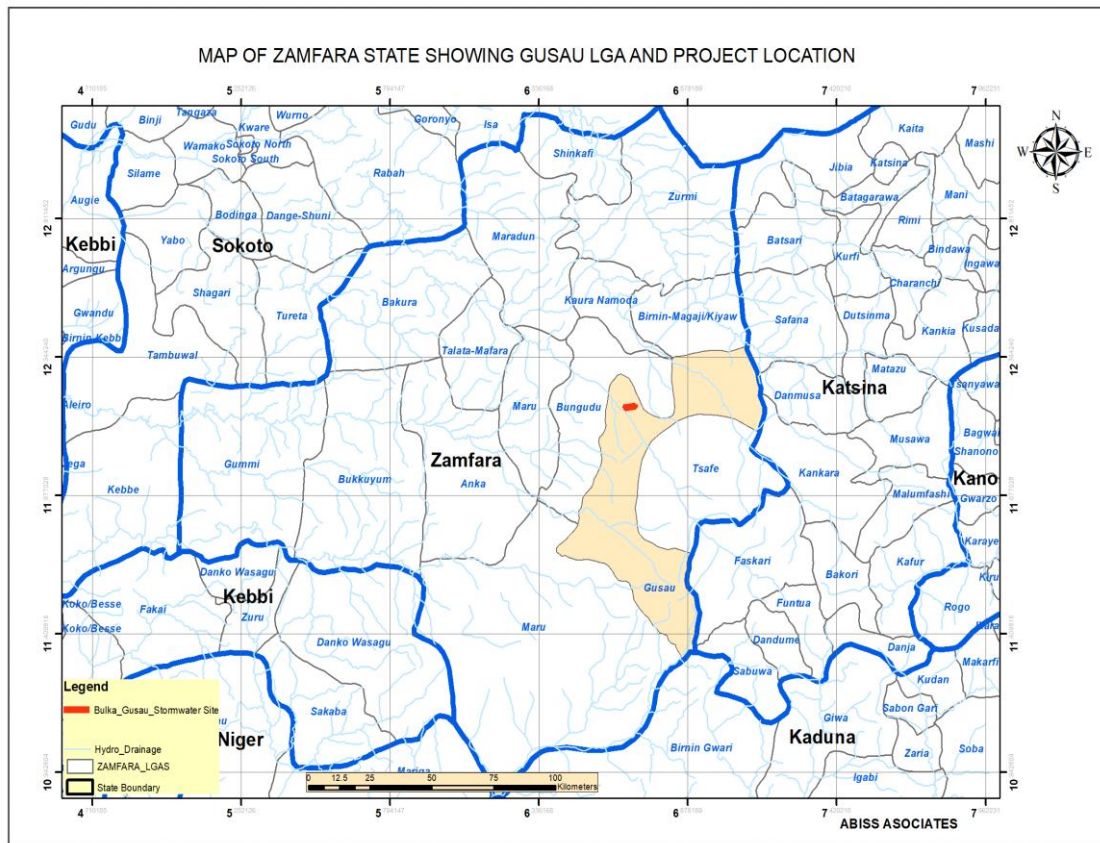


Figure 1: Map of Zamfara State showing Gusau LGA and the project location

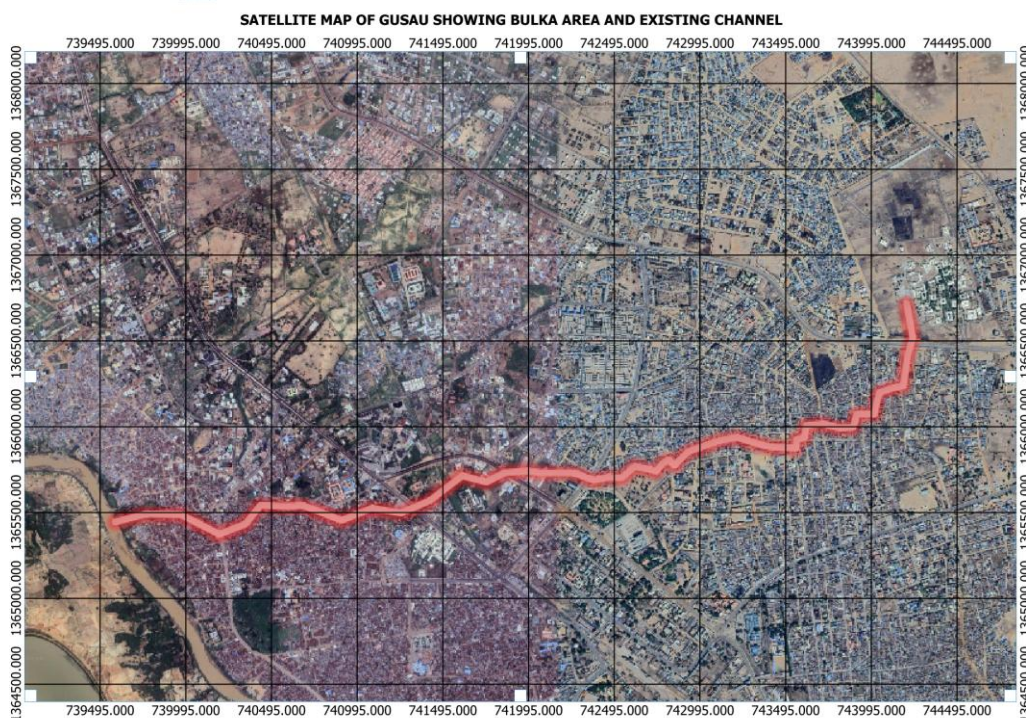


Figure.2 An aerial Map of the area showing the Gully site

2.2 Description of the Project site

The Bulka Storm water Management Project is a strategic storm water control initiative targeting a critical site within Gusau Local Government Area (LGA), Zamfara State, Nigeria. The primary objective of the project is to mitigate the adverse environmental, social, and

economic impacts of severe gully erosion by implementing sustainable engineering and ecological interventions. The project seeks to restore degraded land, protect infrastructure and livelihoods, and enhance the resilience of affected communities to climate-related hazards.

At its core, the project involves the restoration and stabilization of the Bulka storm water management system through a combination of civil and environmental works. Key interventions in Gusau include:

- River training works and realignment of existing channels to improve water flow;
- Desalting and clearing of obstructed channels to enhance drainage capacity;
- Installation of gabion linings and retaining structures to reinforce gully walls and reduce erosion;
- Construction of retention ponds with inset wells in three identified sub-catchments to attenuate peak storm water flows and reduce runoff velocity entering the Bulka gully.

The project carefully considers upstream and downstream impacts. Upstream interventions, such as retention ponds and channel stabilization, are designed to reduce the volume and speed of water entering the gully systems, thereby mitigating erosion at the source. Downstream, engineered channels ensure that storm water is safely conveyed to natural water bodies without causing flooding or sedimentation in adjacent areas. The social impacts along the Bulka corridor are predominantly economic, including the loss of crops and trees. A full record of affected vegetation and Project-Affected Persons (PAPs) is documented in Annex 2 of this RAP. To safeguard the environment, monitoring and mitigation measures outlined in the Environmental and Social Management Plan (ESMP) will track effectiveness and prevent unintended impacts beyond the immediate project site.

The Bulka project is expected to deliver long-term benefits by reclaiming degraded land, improving local drainage infrastructure, protecting lives and property, and enhancing environmental sustainability. The project corridor spans approximately 5.6 kilometers, establishing a modern engineered waterway through key urban sectors of Gusau. This intervention responds to the city's dramatic population growth, which increased from around 250,000 in the early 1990s to over 1,000,000 residents in recent decades, creating an urgent need for urban drainage modernization.

Strategically, the project corridor traverses the upper, middle, and lower reaches of the Koramar Wanke micro-watershed, targeting the most flood-prone and erosion-vulnerable areas while protecting vital residential, commercial, and public infrastructure. By addressing both the hydraulic and ecological dimensions of storm water management, the Bulka project represents a critical infrastructure intervention that enhances urban resilience and environmental sustainability in Gusau, Zamfara State.

2.3 Land Use and Anticipated Access during the Implementation of the Project

Land use along the Gusau gully corridor is primarily a mix of residential developments and peri-urban agriculture, with land held under diverse tenure arrangements, including inheritance, purchase, informal allocations, and leases. In addition to formal landowners, the corridor is utilized by non-titled and temporary users who cultivate crops or make seasonal use of the gully edges and adjacent low-lying areas for farming and other livelihood activities. This

combination of formal and informal land use highlights the importance of a thorough census and asset inventory to determine who occupies each portion of the corridor, the nature of their land use rights, and the degree of exposure to project-related impacts.

The planned erosion control works will be implemented within a 5-meter right-of-way (ROW)/setback buffer along the entire gully stretch, from head to tail, as defined by the approved engineering design and verified during site assessment. This ROW is necessary to accommodate construction activities, provide safe working space, and support post-construction bio-remediation and greenbelt establishment to stabilize exposed surfaces and minimize the risk of re-erosion. Consequently, any structures, fences, crops/economic trees, business assets, or other livelihood resources within the permanent footprint and buffer zone may experience permanent impacts. Other effects may be temporary, such as restricted access, disturbance, or disruption during construction.

During field consultations, the RAP team discussed local practices that exacerbate erosion and flooding, particularly waste dumping and blockage of drainage channels, which contribute to siltation, pollution, and concentrated runoff within the gully corridor. Addressing these practices is critical for the long-term sustainability of the intervention and for ensuring continued community access and safety after project completion.

Temporary access disruptions are anticipated during construction, especially at crossing points or where excavation, culvert installation, or channel works are carried out. These disruptions may affect pedestrian movement, access to homes and shops, and localized livelihood activities along the corridor. To mitigate these impacts, the project will implement access management measures, including temporary pedestrian crossings, safe passage routes, and traffic control where necessary. Vehicle diversion routes, if required, will be coordinated with relevant authorities in Gusau, including traffic/road safety agencies, to maintain safety, minimize disruption, and ensure emergency access.

The project design also envisions the ROW/setback serving as a controlled working corridor during civil works and, post-construction, as a permanent buffer zone for vegetative stabilization through bio-engineering measures. This dual use ensures that the setback meets both short-term construction access needs and long-term erosion protection objectives. All access-related impacts identified during RAP implementation, whether temporary or permanent, will be captured in the impact tables and addressed through the Entitlement Matrix, including disturbance allowances and targeted support for vulnerable PAPs, where applicable.

2.4 Description of the intervention Activities

The proposed intervention activities for the Gusau (Bulka) stormwater erosion control sub-project will comprise a mix of civil/structural works and bio-engineering (nature-based) stabilization measures intended to regulate stormwater flows, reinforce the gully channel and side slopes, and prevent further erosion and related threats to nearby properties and livelihoods. The implementation of these works will require a clearly defined construction corridor and temporary working areas and may therefore lead to temporary and/or permanent land acquisition, limitations on access, and impacts on structures, crops/economic trees, business

activities, and other assets situated within the project right-of-way (ROW) and designated buffer/setback areas.

2.4.1 Civil and Structural Construction Works,

The civil works will include, but are not limited to, the following:

- Removal and, where unavoidable, demolition of affected structures and obstructions within the project footprint, including deteriorated drainage sections, encroachments, and other features that hinder safe stormwater conveyance;
- Construction of new drainage and stabilization facilities, including reinforced concrete channels for both primary and secondary drainage lines;
- Termination and outlet protection works, with transitions into gabion and Reno mattress sections where necessary to prevent scouring and safeguard channel beds;
- Construction of critical hydraulic and stabilization structures, including:
 - Main Stabilization Channel (MSC);
 - Gully Stabilization Channel (GSC);
 - gabion rectangular open channels (where applicable);
 - culverts (pedestrian and/or vehicular crossings) to ensure continued connectivity;
 - stilling basin(s) for dissipation of flow energy; and
 - Riprap basins and outlet armoring to minimize erosion at high-velocity sections and discharge points.

Typical construction activities associated with these works will include:

- mobilization of workers, equipment, and construction materials to site;
- site clearing and setting-out of works;
- excavation, earthworks, cutting/filling, and material hauling;
- foundation preparation, levelling, and compaction of subgrade;
- installation of formwork, fixing of reinforcement, and concrete placement;
- shaping and stabilizing of slopes prior to surface protection; and
- Operation of heavy machinery such as excavators, bulldozers, compactors, and pay loaders, as required.

These activities may cause short-term disturbances such as noise, dust emissions, temporary restrictions to access, and general construction-related nuisance. Such impacts will be managed in line with the ESMP provisions and the contractor's environmental and social obligations.

2.4.2 Bio-Engineering and Remedial Stabilization Works

To complement the structural measures and improve long-term corridor resilience, the project integrates bio-engineering works intended to stabilize exposed surfaces, reduce runoff velocity, and prevent re-erosion. These measures will include:

- topsoil/manure dressing on exposed surfaces to support vegetation establishment;
- vegetative stabilization/green-belt development along the corridor as part of post-construction rehabilitation;
- planting of approved grasses such as Vetiver grass and Bahamas grass in suitable locations to improve slope stability and surface protection; and

- other corridor restoration measures as specified in the approved design and ESMP (e.g., re-vegetation of disturbed areas and stabilization of embankments).

Where the ROW/setback is designated for long-term stabilization and green-belt purposes, the land within that zone will remain protected as part of the erosion control system after construction.

2.4.3 outfall/Receiving Water and Intended Outcomes

Storm water conveyed through the stabilized drainage corridor will discharge safely at the downstream end of the system, ultimately draining into the main drainage in Gusau which serves as the receiving water body for the gully corridor. The integrated civil and bio-engineering measures are designed to:

- reduce the concentration and destructive force of stormwater flows;
- stabilize the gully bed and banks;
- protect households, community access routes, and nearby livelihood assets; and
- Reduce the risk of future erosion expansion and associated hazards.

CHAPTER THREE

3.0 POLICY AND REGULATORY FRAMEWORK

3.1 Policy and Regulatory Framework

A number of national and international guidelines are applicable to the operation of the ACREsAL Project. The policy and regulatory frameworks discussed in this section guided the preparation of this RAP.

3.2 The ACREsAL Resettlement Policy Framework (RPF)

The resettlement Policy Framework (RPF) provides technical guidance during project preparation to address resettlement related risk, and guide preparation of future RAPs.

The RPF clarifies resettlement principles, organizational arrangements and design criteria to be applied during project implementation. Subproject resettlement plans consistent with the RPF will subsequently be submitted to the Bank for approval after specific planning information becomes available. It should be noted that the policy is designed to mitigate harm caused by displacement or land acquisition occurring in the process of ACREsAL Implementation.

The framework is in line with the requirement of ESS5: Land acquisition, Restriction of land use and Involuntary Resettlement; and ESS10: Stakeholder Engagement and Information Disclosure.

The RPF serves as a practical tool (e.g. screening checklist) to guide the preparation of Resettlement Action Plans (RAPs) for sub-projects during the implementation of the comprehensive Agro-Climatic Resilience in Semi-Arid Landscapes (ACReSAL). It is vital to note that for each subproject supported under the Project that involves land acquisition or relocation of people, a separate Resettlement Action Plan (RAP) satisfactory to the Bank is required prior to signing a work order.

In particular, the ACREsAL RPF sets out the core requirements for resettlement planning and implementation, including:

- the need to avoid or minimize displacement through design alternatives where feasible;
- procedures for screening and identifying resettlement impacts within sub-project areas of influence;
- requirements for a census of Project Affected Persons (PAPs) and an inventory of affected assets;
- establishment and communication of a cut-off date to prevent opportunistic encroachment;
- principles for eligibility and entitlements, including provisions for vulnerable groups;
- valuation and compensation requirements consistent with replacement cost principles;
- preparation of livelihood restoration measures where economic displacement occurs; and
- Establishment of an accessible Grievance Redress Mechanism (GRM) aligned with project-level arrangements.

Consistent with the RPF, resettlement planning must ensure that displaced persons are, at minimum:

- informed of their options and rights relating to resettlement and compensation;

- meaningfully consulted and offered choices among feasible alternatives; and
- Provided with prompt and effective compensation at full replacement cost for losses of assets and access attributable to the project, together with appropriate assistance to restore livelihoods and living standards.

Therefore, this RAP has taken into consideration a site-specific instrument for the Bulka storm water management intervention in Gusau, Zamfara State. It operationalizes the procedures and standards set out in the RPF for the confirmed project footprint and the field-verified area of influence, ensuring that all eligible Project Affected Persons (PAPs), including non-title holders identified prior to the cut-off date, are recognized, treated equitably, and provided with appropriate support in line with ESS5 and the entitlement provisions established in this RAP

3.3 Disclosure and Access to Information (DAI) Policy

The Policy on Disclosure and Access to Information (DAI) by World Bank establishes the overall framework for transparency and public access to information relating to Bank-financed projects. The purpose of the DAI is to improve public awareness of the Bank's development interventions by encouraging timely release of relevant information and facilitating access to documents associated with project design, implementation, and outcomes.

Consistent with this, Environmental and Social Standard 10 (ESS10): Stakeholder Engagement and Information Disclosure requires that stakeholders are continuously and meaningfully involved throughout the project life cycle, and that project information is shared in ways that are timely, understandable, accessible, and culturally appropriate. ESS10 places emphasis on the disclosure of information on environmental and social risks and impacts, proposed mitigation and compensation measures, and implementation arrangements, using communication channels that are suitable and effective for the affected communities.

For this RAP, the DAI and ESS10 requirements mean that PAPs and other stakeholders within the Bulka storm water management corridor in Gusau will be:

- provided with clear, relevant, and timely information on the project objectives, scope and footprint, potential impacts, eligibility and entitlement provisions, the cut-off date, and implementation timelines;
- involved through structured consultations, community engagement forums, and feedback platforms during RAP preparation and prior to the start of project works; and
- given access to a functional, inclusive, and culturally appropriate grievance redress mechanism through which concerns, complaints, and disputes can be submitted and resolved in a fair, transparent, and timely manner.

Consequently, the RAP disclosure process will involve the development of user-friendly communication materials, proper documentation of consultation processes and feedback received, and formal disclosure of the approved RAP through appropriate national, state, and community-level platforms in line with ACREsAL procedures and World Bank requirements.

3.4 The Nigerian Land Law: Land Use Act (1978) and resettlement procedures

The Land Use Act, Cap 202, 1990 Laws of the Federation of Nigeria is the applicable law regarding ownership, transfer, acquisition and all such dealings on Land. The provisions of the

Act vest every Parcel of Land in every State of the Federation in the Executive Governor of the State. He holds such parcel of land in trust for the people and government of the State. The Act categorized the land in a state to urban and non-urban or local areas. The administration of the urban land is vested in the Governor, while the latter is vested in the Local Government Councils. At any rate, all lands irrespective of the category belongs to the State while individuals only enjoy a right of occupancy as contained in the certificate of occupancy, or where the grants are “deemed”.

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

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

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

Requirements of the Land Use Act

The State is required to establish an administrative system for the revocation of the rights of occupancy, and payment of compensation for the affected parties. So, the Land Use Act provides for the establishment of a Land Use and Allocation Committee in each State that determines disputes as to compensation payable for improvements on the land. (Section 2 (2) (c).

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

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

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

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

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

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

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

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

- *In respect of the land, an amount equal to the rent, if any, paid by the occupier during the year in which the right of occupancy was revoked.*
- *in respect of the building, installation or improvements therein, for the amount of the replacement cost of the building, installation or improvements to be assessed on the basis*

of prescribed method of assessment as determined by the appropriate officer less any depreciation, together with interest at the bank rate for delayed payment of compensation. With regards to reclamation works, the quantum of compensation is such cost as may be substantiated by documentary evidence and proof to the satisfaction of the appropriate officer.

- *in respect of crops on land, the quantum of compensation is an amount equal to the value as prescribed and determined by the appropriate officer.*

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

3.5. Application on this RAP

The Gusau (Bulka stormwater) project, the provisions of the Land Use Act are applicable to the extent that the project footprint may involve permanent and/or temporary land acquisition, or may affect buildings, crops/economic trees, and livelihood-related assets located within the defined right-of-way (ROW) and setback areas. However, this RAP is also required to align with the World Bank Environmental and Social Standard 5 (ESS5), which is based on the principle of compensation at replacement cost and includes requirements for livelihood restoration and additional assistance measures that may exceed national legal provisions.

Accordingly, in situations where there are differences between the provisions of the Land Use Act and the requirements of ESS5, this RAP adopts and applies the higher standard to ensure resettlement framework is materially consistent with the requirements of ESS 5. This approach guarantees that all eligible Project Affected Persons (PAPs), including non-titled occupants identified prior to the cut-off date, receive fair, adequate, and equitable compensation and resettlement assistance.

3.6 Provision of Nigerian Land Use Act (1978) and World's Bank ESS5

Environmental and Social Standard 5 (ESS5) acknowledges that land acquisition and limitations on land use may result in negative impacts on individuals and communities. These impacts may take the form of physical displacement (such as relocation, loss of shelter, and loss of residential land), economic displacement (including loss of land, assets, access to resources, or sources of income), or a combination of both. Displacement is regarded as involuntary when affected persons have no legal right to refuse land acquisition or restrictions on land use that lead to such impacts.

In Nigeria, the Land Use Act (1978) establishes the statutory framework governing land tenure, administration, and compulsory acquisition for overriding public interest, including provisions for compensation to affected persons, particularly for unexhausted improvements such as structures and crops. However, ESS5 introduces additional obligations that extend beyond national legal requirements, notably with respect to compensation at replacement cost, livelihood restoration measures, and support for affected persons without formal land titles.

Table 2. Nigeria's land use act (1978) and world bank's ESS-5

S/N	Category	Nigerian Law	World Bank ESS5	Measures to Filling the Gaps
1.	Minimization of resettlement	No requirement to consider all options of project design in order to minimize the need for resettlement or displacement	Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs	Design of footprints (actual and specific designs) of project-related activities, particularly commercial farmland, will be undertaken to minimize resettlement.
2.	Information and Consultation	It's lawful to revoke or acquire land by the governor after issuance of notice. No consultation is required.	PAPs are required to be meaningfully consulted and participate in the resettlement process	PAPs shall be meaningfully consulted and engaged in the resettlement process
3.	Timing of Compensation	The law is silent on timing of payment	Compensation implementation to take precedence before construction or displacement	Compensation and resettlement implementation to take place before construction or displacement
4.	Livelihood restoration	Makes no proscription on livelihood restoration measures	Requires that vulnerable PAPs be rehabilitated	Livelihood restoration measures will be put in place for vulnerable PAPs
5.	Grievance Process	The land use and allocation committee appointed by the Governor is vested with all disputes/ grievances and compensation matters	Requires that a grievance redress mechanism be set early constituting the representative of PAPs and, prefers local redress mechanism. The law court is the last resort when available mechanism or outcome is unsatisfactory to PAP.	A grievance redress committee (GRC) shall be established early and existing local redress process shall be considered to address issues of project induced grievances. PAPs or their representatives shall be members of the GRC.
6.	Owners of economic trees and crops	Compensation for an amount equal to the value as prescribed by the appropriate officer of the government	Compensation for the market value of the yield plus the cost of nursery to maturity (for economic tree) and labor	Compensation for the market value of the yield plus the cost of nursery to maturity (for economic tree) and labor
7.	Community land with customary right	Compensation in cash to the community, chief or leader of the community for the benefit of the community	Land for land compensation or any other in-kind compensation agreed to with the community	Land for land compensation or any other in-kind compensation agreed to with the community
8.	Agricultural land	Entitled to alternative agricultural land	Land for land compensation	Land for land compensation
9.	Fallow land	No compensation	Land for land compensation subject to land holding right	Land for land compensation subject to land holding right
10.	Statutory and customary right Land Owners	Cash compensation equal to the rent paid by the occupier during the year in which the right of occupancy was revoked	Recommends land-for-land compensation or other form of compensation at full replacement cost.	Recommends land-for-land compensation or other form of compensation at full replacement cost.
11.	Land Tenants	Entitled to compensation based upon the amount of rights they hold upon land.	Are entitled to some form of compensation whatever the legal recognition of their occupancy.	Are entitled to some form of compensation whatever the legal recognition of their occupancy.
12.	Squatters settlers and migrants	Not entitled to compensation for land but entitled to compensation for crops.	Are to be provided resettlement assistance in addition to compensation	Are to be provided resettlement assistance in addition to compensation

			for affected assets; but no compensation for land	for affected assets; but no compensation for land
13.	Owners of —Non-permanent Buildings	Cash compensation based on market value of the building (that means depreciation is allowed)	Entitled to in-kind compensation or cash compensation at full replacement cost including labour and relocation expenses, prior to displacement.	Entitled to in-kind compensation or cash compensation at full replacement cost including labour and relocation expenses, prior to displacement.
14.	Owners of —Permanent buildings and installations	Resettlement in any other place by way of reasonable alternative accommodation or Cash Compensation based on market value.	Entitled to in-kind compensation or cash compensation at full replacement cost including labour and relocation expenses, prior to displacement.	Entitled to in-kind compensation or cash compensation at full replacement cost including labour and relocation expenses, prior to displacement
15.	Refusal to accept compensation or when PAP cannot be found	No categorical statement	The taking of land and related assets may only proceed if the project has deposited funds equal to the amount offered as compensation plus 10 percent in a secure form of escrow or other interest-bearing deposit	The project must provide a means satisfactory for resolving the dispute concerning the offer of compensation in a timely and equitable manner.
16.	Attention to vulnerable groups	Does not have any provision to give special attention to the vulnerable groups like women, disables or disadvantaged group	Special attention will be taken by the project for the vulnerable groups i.e. additional grant, livelihood training, job opportunities during construction etc.	Special attention will be taken by the project for the vulnerable groups' i.e. additional grant, access to finance, livelihood training and job opportunities during construction and movement allowance where required.

Compliance with ESS5 is reinforced through the Environmental and Social Commitment Plan (ESCP) agreed between the Borrower and the World Bank, which outlines the specific actions, timelines, and institutional responsibilities for implementing the project's environmental and social commitments, including resettlement planning and implementation. For the Zamfara state ACRoSAL Project, the ESCP is implemented and monitored through the established safeguard arrangements of the Zamfara State ACRoSAL PIU/SPMU, including the designated environmental and social safeguard officers responsible for ensuring adherence to ESF requirements throughout the project cycle.

CHAPTER FOUR

4.1 SOCIOECONOMIC PROFILE OF THE COMMUNITY

4.1.1 Location and Size

Zamfara State is located in the north-western part of Nigeria. The State lies approximately between latitudes 10°21'N and 13°15'N and longitudes 5°10'E and 7°40'E. Zamfara State has a total land area of about 39,762 square kilometers, representing roughly 4.3 percent of Nigeria's total land mass. The State shares boundaries with Sokoto State to the north, Katsina State to the west, Kaduna State to the south, and Niger State to the southeast, as well as the Republic of Niger to the north.

4.1.2. Population and People

It is standard practice to conduct censuses periodically, every ten years, to determine the size of populations. In post-independence Nigeria, five national censuses were conducted over the period of 1962, 1963, 1973, 1991 and 2006. After the last census conducted in Nigeria in 2006, the NPC published population figures at State and LGA levels but did not publish for individual communities. Based on the 2006 National Population Census, Zamfara State recorded a population of 3,278,873. Using an average annual growth rate of about 3.2 percent, the projected population of the State is estimated to be around 6,148,530, thus suggesting significant increase in recent years. The population is predominantly rural, with a relatively low population density compared to the national average. Settlements are largely dispersed, with concentrations around major towns and Local Government headquarters.

Zamfara State is largely homogeneous in terms of ethnicity. The Hausa and Fulani ethnic groups constitute the majority of the population, with strong inter-ethnic integration. Hausa is the dominant language spoken across the State, while Fulfulde is also widely spoken, particularly among pastoral communities. English remains the official language for administration and formal communication.

4.1.3 Occupation and Livelihoods

Agriculture is the dominant economic activity in Zamfara State, employing the majority of the population. Most households engage in subsistence farming, complemented by small-scale commercial production. Major crops cultivated include millet, sorghum, maize, rice, groundnut, cowpea, sesame, cotton, and soybeans.

Livestock rearing, particularly cattle, sheep, goats, and poultry is also a major livelihood activity, especially among Fulani pastoralists. Seasonal migration for grazing is common.

In addition to agriculture, artisanal and small-scale mining (ASM), especially gold mining, provides income for many rural households in parts of the State. Other economic activities include petty trading, crafts, agro-processing, and public sector employment. Fishing and dry-season farming are practiced on a limited scale around river valleys and seasonal streams.

4.1.4 Religion

The population of Zamfara State is predominantly Muslim, with a small presence of Christian and Traditional religious practitioners. Religious values play a significant role in social organization, governance, and community decision-making processes.

4.1.5 Cultural Heritage

Zamfara State has a rich cultural heritage expressed through traditional institutions, festivals, crafts, music, and dress. The Emirate system remains influential, with traditional rulers playing key roles in conflict resolution, land administration, and community mobilization. Cultural practices emphasize communal living, respect for elders, hospitality, and strong social cohesion. This social profile of the affected communities are summarized in table 3

Table 3 Social profile of the affected communities

Social Attributes	Gusau/Bulka
Most Recent Population	682,700 (NBS/NPC, 2022)
Livelihood	Subsistence farming, small-scale trade, and seasonal labour
Poverty Rate	Not available in the sub-project site
Health Facility	There are healthcare facilities such as the State Primary Healthcare Centre, Federal Medical Centre, and PHCs
Availability and Access to Drinking Water	The water supply system is unreliable, with only a fraction of boreholes functioning due to power supply issues and poor maintenance. Many households depend on streams or water vendors sourcing from wells and streams
Road Condition	Roads are in generally good condition but require periodic maintenance
Sources of Electricity	Electricity is supplied from the national grid, but supply is often unreliable due to aging infrastructure, vandalism, and limited capacity
Communication Facility	There is relatively good network coverage. Service providers include MTN, Airtel, Globacom, and Etisalat
Means of Transportation	Local transport is largely by tricycles (Keke), while buses and cars are used for inter-city travel
GBV Baseline Condition	No specific data on Gender-Based Violence (GBV) for the sub-project site

Source: NBS/SBS/NPC (2022); RAP Team survey (December 2025)

4.1.6 Topography and Drainage

The topography of Zamfara State is generally flat to gently undulating, with isolated hills and rocky outcrops in some areas. The State lies within the Sudan–Sahel savannah belt. Major rivers include River Sokoto, River Zamfara, River Gagare, and River Bunsuru, most of which are seasonal. These rivers form important drainage systems and support agricultural activities, particularly during the rainy season.

4.1.7 Climate

Zamfara State experiences a tropical continental climate, characterized by distinct wet and dry seasons. The rainy season usually begins in May and ends around October, while the dry season lasts from November to April.

Annual rainfall ranges between 600 mm and 1,000 mm, with peak rainfall occurring in August and September. Temperatures are generally high, ranging from an average minimum of 15–18°C during the harmattan period to maximum temperatures of 38–42°C in the hot season (March–April). The harmattan, occurring between December and February, is marked by dry, dusty winds and cooler temperatures.

4.1.8 Vegetation

Zamfara State lies mainly within the Sudan Savannah vegetation zone, characterized by short grasses, shrubs, and scattered drought-resistant trees such as acacia and baobab. Vegetation

cover has been affected by deforestation, overgrazing, bush burning, and climate variability, resulting in land degradation and desertification in some areas.

4.2 Land Tenure System and Ownership in Zamfara State

a. Land Tenure System

Land tenure in Zamfara State operates under a dual system comprising customary and statutory tenure, in line with the Land Use Act of 1978. The Act vests all land in the State in the Governor, who holds it in trust for the people.

In practice, however, customary tenure remains predominant in rural areas, where land is accessed through inheritance, family ownership, community allocation, and traditional authority approval. Leasehold arrangements and temporary land use agreements are also common, particularly for farming and grazing.

b. Land Ownership

Land ownership in the project area is therefore categorized into:

- Statutory ownership, evidenced by Certificates of Occupancy or Rights of Occupancy; and
- Customary ownership, where land is held through inheritance or community recognition without formal title documentation.

Individuals and households with customary rights are widely recognized by their communities and traditional leaders, even in the absence of formal land titles. These tenure arrangements are critical considerations for project planning, land acquisition, and resettlement processes.

c. Administrative Set-Up

Zamfara State is administratively divided into 14 Local Government Areas (LGAs), namely: Anka, Bakura, Birnin Magaji, Bukkuyum, Bungudu, Gummi, Gusau, Kaura Namoda, Maradun, Maru, Shinkafi, Talata Mafara, Tsafe, and Zurmi.

Each LGA is further subdivided into districts, wards, and communities, governed through a combination of formal local government structures and traditional institutions.

4.2.1 Grievance Redress Process and Mechanism in the Community

Consultations and field observations indicate that communities along the project corridor have existing informal mechanisms for resolving disputes, typically relying on trusted local leadership and social structures. Grievances among households or between individuals are commonly reported through community leadership channels, where dialogue, mediation, and reconciliation are pursued before escalation to formal institutions. This traditional approach supports early dispute resolution and helps maintain community cohesion, particularly in matters related to land use, boundaries, access, and shared community resources.

4.3 PAP Population Analysis

The socioeconomic survey of the Project Affected Persons (PAPs) was carried out for a total number of 518 PAPs who were physically available during the exercise.

The result of the assessment of the RAP exercise is summarized in table 4 as follows:

Table 4 Socio-Economic Profile of Project Affected Persons (PAPs) by Bulka

Category	Sub-Category / Indicator	Count	Percentage
Gender	Male	448	86%
	Female	71	14%
	Total	518	100%
Religion	Muslim/Islam	507	98%
	Christian	11	2%
	Total	518	100%
Type of Affected Assets	Crops/Economic Trees	25	4.94%
	Farmland	50	9.88%
	Residential Buildings	150	29.64%
	Residential Land	130	25.69%
	Structures (fences, ancillary)	145	28.66%
	Tenants	6	1.19%
	Total Assets	506	100%
Water Source	Well Water	212	44%
	Public Borehole	75	15%
	Public Pipe-Borne Water	104	22%
	Stream/River/Pond	32	7%
	Water Vendor	38	8%
	Private Borehole	18	4%
	Total Respondents	479	100%
Security Perception	Good	282	59%
	Fair	197	41%
	Total Respondents	479	100%

4.3.1 Inventory of affected assets by category

The summary of the number of beneficiary PAPs by impact category identified along the Bulka Storm Water Management corridor are presented in Table 5.

The field work was used to assess the social development impacts of the proposed erosion and land reclamation works in the two sites with a number of both positive and negative impacts observed and highlighted in the report.

Table 5. Summary of affected assets and livelihood

Asset Category	No. of Identified PAPs per Asset Category
Structures (houses, fences, kiosks, ancillary structures, fishponds)	17242
Economic trees (e.g., mango, cashew, etc.)	1144
Farm Crops	139
Total PAPs enumerated across asset categories	18525

4.3.2 Age Distribution of PAP

Gender Distribution. Out of the 518 identified Project Affected Persons (PAPs), 448 (86%) are male, while 71 (14%) are female, indicating a significant gender imbalance among those affected by the project. This disparity likely reflects prevailing patterns of land ownership and household headship within the project area. Nevertheless, deliberate efforts are required to ensure that women's specific vulnerabilities and needs are not overlooked. The compensation and livelihood restoration framework should be gender-responsive, and women's meaningful participation in consultations and decision-making processes should be actively promoted.

Religious Affiliation. The religious profile of the 518 PAPs shows that 507 persons (98%) are Muslims, while 11 persons (2%) are Christians. Although one faith is dominant in the area, the presence of religious minorities underscores the need for inclusive resettlement planning and stakeholder engagement approaches that respect religious diversity and ensure equal access to information, consultation, and project benefits.

Sources of Water Supply. Among the 479 PAPs surveyed on water sources, the majority rely on well water, with 212 respondents (44%) using this source as their primary supply. Public boreholes serve 75 respondents (15%), while 104 respondents (22%) depend on public pipe-borne water. Water vendors are used by 38 respondents (8%), and streams, rivers, or ponds by 32 respondents (7%). Only 18 respondents (4%) rely on private boreholes. This pattern shows a heavy dependence on informal and community-based water sources, highlighting potential vulnerability to disruptions during construction and the need to protect water access during project implementation.

Perception of Security. The general perception of security among the 479 PAPs is positive. A total of 282 respondents (59%) rated the security situation in their area as good, while 197 respondents (41%) described it as fair. No respondents reported poor or unsafe conditions, suggesting that the project area is perceived as relatively stable in terms of security. This provides a conducive environment for project implementation, although continued engagement with community leaders and local security agencies remains important to maintain safety during construction activities.

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CHAPTER FIVE

5.0 IDENTIFICATION OF PROJECT IMPACTS AND PROJECT AFFECTED PERSONS

5.1 Approach to Impact Identification and PAPs Enumeration (Gusau Sub-Project) – ESS5-Aligned

The identification of adverse impacts and Project Affected Persons (PAPs) for the Gusau erosion control sub-project was undertaken in line with the requirements of the World Bank Environmental and Social Standard 5 (ESS5) on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement. The approach adopted was designed to ensure early identification of impacts, meaningful engagement with affected communities, transparent documentation of losses, and fair treatment of all eligible PAPs, including non-titled users identified before the cut-off date.

5.2 Potential Project Risks and Impact

The proposed gully erosion and flood management works are expected to result in a mix of beneficial and adverse impacts. On the positive side, the construction of drainage infrastructure and the stabilization and rehabilitation of the gully channel will improve the flow of stormwater, reduce flooding on different type of asset (e.g. residential and farmland), and enhance safety for communities along the project corridor.

From the field assessment, the asset inventory indicates that residential buildings account for 150 affected assets (29.64%), structures such as fences and ancillary buildings account for 145 (28.66%), and residential land comprises 130 (25.69%). Farmland represents 50 affected assets (9.88%), while crops and economic trees account for 25 (4.94%). Tenants constitute a small proportion, with 6 cases (1.19%). This distribution reflects the dual residential and livelihood-related nature of project impacts, with significant effects on built structures and residential land, as well as notable impacts on farmland and productive assets that support household incomes.

The project will also generate short-term employment during site preparation and construction activities, while strengthening the capacity of relevant institutions and community-level committees responsible for safeguards implementation. Furthermore, the Livelihood Needs Assessment and the associated livelihood restoration interventions are anticipated to support income recovery and improve the overall living conditions of project-affected persons and host communities.

Table 6: Overview of Project Impact significance

No.	Population Group	Identified Impact Description	Impact Significance	Resettlement Compensation Requirement	/
1	Owners of buildings/structures within the 5 m ROW/setback along the gully corridor	Potential partial or total loss of structures and ancillary assets (e.g., fences, attachments) due to permanent works footprint	Significant	Compensation at replacement cost; assistance as applicable	
2	Land owners/users within the 5 m ROW/setback (including farm owners)	Permanent land take and/or loss of crops/economic trees within the permanent setback/buffer zone	Significant	Compensation at replacement cost for affected land-use/assets;	

				livelihood support where applicable
3	Residents/tenants occupying structures affected under Impact (1)	Potential loss of shelter and disruption associated with relocation (temporary or permanent), including rental displacement	Significant (reducible with mitigation)	Resettlement/relocation assistance where required; compensation/allowances per ESS5 and entitlement matrix
4	Residents and businesses along the corridor affected by construction disturbance	Temporary access restriction, nuisance (noise, dust), temporary loss of access to homes/shops; vulnerability considerations (elderly, PWD, female-headed households, etc.)	Significant (reducible with mitigation)	Disturbance allowance (where applicable); vulnerability support measures and construction-phase mitigation
5	Business operators/tenants (including informal/small vendors) within the 5 m ROW/setback	Business disruption or displacement leading to loss of income, customers, and time/cost to re-establish	Significant	Compensation for business disturbance/livelihood impacts; transitional support and livelihood restoration/empowerment measures
6	Owners of crops/economic trees within the 5 m ROW/setback	Permanent loss of crops and economic trees within the works footprint and/or permanent buffer zone	Significant	Compensation at replacement cost based on verified inventory and applicable rates

Overall, the intervention is expected to generate significant positive outcomes by improving safety, protecting assets and livelihoods, and enhancing climate resilience within the community. However, because construction requires a defined footprint and setback, the RAP assesses the potential for land acquisition, restrictions on land use, and economic impacts, and sets out measures for consultation, compensation, assistance, and grievance handling in line with ESS5 and the ACRSAL RPF.

5.2.1 Positive Impact

Positive impacts of the proposed intervention can have far-reaching benefits for communities and individuals. This includes:

- Improvement in agricultural productivity which will translate to economic empowerment, poverty reduction and socio-cultural wellbeing of the benefiting communities.
- Stimulation of local and regional economic activities due to improved drainage works that redirects storm water through the channels making which subsequently improves road navigation.
- Better drainages will protect the environment from run-offs, silted drainages, eroded areas, etc.
- Improvement of accessibility and mobility to rural communities, markets, farms and agro-processing centers in the project area due to proper storm water flows through the improved drainage channels.
- Increase in agricultural output as the drainages will properly channel storm water flows to receiving area without flooding the arable lands.
- Provision of employment opportunities as some locals may be engaged directly especially as semi-skilled (e.g. vulcanizers, carpenters, electrical technicians, welders, etc.) and unskilled labor (e.g. for site clearance, loading and offloading of materials, security services etc.).

- There will also be indirect opportunities for local contractors, businesses and food sellers amongst others.
- Improved communication and socio-economic integration amongst communities that are near each other
- Reduction in building collapse as a result of eroded surfaces and floods
- Healthier environment free of breathing spaces for mosquitoes.

5.2.2 Negative Impacts

While the project brings numerous positive impacts, it is important to acknowledge and address potential negative social and economic impacts. Some of the envisaged negative impacts that need to be considered:

1. **Disruption and Inconvenience:** During the implementation of the project, there may be temporary disruptions to the community daily routines and activities. Construction works, including excavation, levelling, grading and asphaltting can cause inconvenience, noise, dust, and temporary road closures. This may affect transportation, access to certain areas, and disrupt the community's normal functioning, Land degradation and biodiversity loss etc.
2. **Temporary Loss of Livelihoods:** Individuals or communities may experience temporary or permanent loss of livelihoods. As a result of impact on asset and livelihood
3. **Loss of Land, Properties, Trees, and Crops:** The project may lead to the acquisition of land and the demolition of structures, resulting in the loss of residential and commercial properties. Additionally, economic trees and cultivated crops may be destroyed, affecting food security and household income.
4. **Traffic disturbance during construction** especially in built up areas. Also, accidents may emanate during movement of materials and heavy-duty vehicles to site, and when the road is operational as a result of high-speed limit and other bad driving ethics
5. **Impact on Physical and cultural heritage (Mosques),** in form of Noise and vibration from construction vehicles. Also, possible restriction of access to the cultural spaces as a result of traffic, air pollution, desecration of sacred sites by foreign workers.
6. **Risks of occupational accident and injuries to workers during civil works**
7. **There may be threat to community culture, safety and security associated with labor influx**
8. **Increased risk of GBVs and SEAs.** Also, Child labor and associated drop out in school may occur as a result of the project

While other documents have been prepared to address impacts such as labor influx and environmental risks, this RAP, however, focuses on physical and economic displacement as proposed in ESS 5 such as loss of land, assets/ infrastructure, public utilities etc.

5.3 Impact Minimization Measures Undertaken

The Bank's ESS 5 require that as much as reasonably practicable, involuntary resettlement should be avoided or minimized. However, where these are unavoidable – that is, where suitable alternative project sites are not available or the cost of developing those sites is prohibitive – ESS 5 require that adverse resettlement impacts on affected individuals and communities are minimized through project design, adjustments in the siting of project facilities, etc. to achieve this the project took the following steps which has resulted in the reduction to adverse impacts of the project:

1. The engineering design for the intervention tried as much as possible to avoid damage as one of the proposed measures is to maintain alignment of the existing route as much as possible to avoid major damage to adjacent assets and property. The following impact avoidance strategy was undertaken
 - Sticking to the existing route alignment was prioritized in order to avoid or reduce the negative impacts on people and their assets. In most cases the existing drain width were too small to accommodate the magnitude of run-off hence the proposed drain width was retained while given little consideration using 1m setback on both sides to ensure unforeseen encroachment into farmlands or structures.
 - However, where the design has impacted on assets, consultations with stakeholders and PAPs and valuation of impacted assets were carried out to ensure appropriate mitigation measures such as replacement or compensation is implemented before civil works are carried out.

5.4 Mitigation Measures

The measures undertaken towards mitigation of more impacts in relation to the location are;

- ✓ Maintaining the proposed drain top width where the existing drains are wide enough.
- ✓ Ensuring working equipment are secured at only designated areas
- ✓ Truck and other machines maneuver only at bare lands and not in cultivated areas that were not acquired and compensated for
- ✓ Preserving access to farms
- ✓ Ensuring adequate notice for potential blockages of routes and access were given and communicated.
- ✓ Create alternative access/provide temporary access slabs
- ✓ Create awareness and conduct pre-construction meetings to inform road users within each gully bank about temporary changes in access routes.
- ✓ The public will receive prior notification of temporary disruptions to access and this will be agreed with the SPMU & Contractor
- ✓ Consulting/communicating with the people of the project area and PAPs on the day and time to expect civil work activities within their respective location.

Despite the outlined impact reduction measures above, mitigation measures have also been clearly prepared in this document, which is in line with the World Bank ESS 5 to ensure that those who must suffer economic impact are restored to the pre-project state. It should be noted that Payment of compensation is a condition before civil works can commence. Upon receipt of compensation, PAPs are expected to vacate the zone of impact which has been compensated for within a period of 12 weeks before commencing civil works.

5.5 Census Cut-Off Date

Community entry, awareness creation, and stakeholder consultations for the Gusau Bulka Storm Water Management Project commenced on 12th August, 2025, beginning with a kick-off meeting, community sensitization activities, and a reconnaissance survey of the project corridor. The cut-off date applies to all persons residing and assets located within the defined project footprint and right-of-way (ROW) that may be affected by the proposed works from 16th October, 2025. Accordingly, any person who moves into the project corridor or undertakes

new construction, planting, or other forms of asset improvement after the 16th of October, 2025 shall not be eligible for compensation or assistance under this RAP. This is consistent with the World Bank ESS5 requirement that new claims may be rendered ineligible provided that there has been effective public dissemination of information on the delineated project area and continuous dissemination thereafter to prevent opportunistic influx and speculative development.

5.6 Income Restoration and Support Measures for Vulnerable (PAPs)

Consistent with the requirements of the World Bank Environmental and Social Standard ESS5, targeted support will be extended to vulnerable Project Affected Persons (PAPs) identified through the RAP census and socio-economic assessments. The aim is to ensure that these vulnerable groups are not left behind in the resettlement process, are able to participate meaningfully, and receive fair access to project benefits. Specific, transparent, and accountable livelihood support measures will be put in place to cushion potential economic impacts and reduce the risk of hardship caused by the project. These interventions are intended to enable vulnerable PAPs to restore, and where possible improve, their livelihoods and living conditions to at least pre-project standards, with assistance scaled according to their level of vulnerability. The outcome of the census indicated a total of 518 PAPs, (male: 447; Female: 71) being the owners of items/structures captured during the census/inventory in the communities.

5.6.1 Livelihood Restoration and Vulnerability Support Measures

Vulnerability in its absolute definition can capture many aspects of socio-economic distributions. The field exercise identified various levels of vulnerability among the affected persons, which were assessed to be within a manageable range for effective intervention through the proposed support measures.

The Livelihood Restoration and Vulnerability Support Measures was carried out in such a way that the identified Vulnerable Persons will benefit from the support. Most of the identified persons are equally into farming hence the support measures are to help improve their farming activities and other small-scale business they identify profitable in their immediate environment.

5.6.2 Livelihood Restoration Support Program (LRSP)

The objective of livelihood restoration support program for the PAPs with impacted livelihoods is to ensure that they are reasonably assisted to regain their livelihoods to pre-project condition or better. PAPs with affected livelihoods along the Bulka water storm corridor spanning 5.68km with connection drains of about 5.08km, include (53) Vulnerable Persons (PAPs) composing of 47 males and 6 females that needs additional support measures due to being vulnerable and female family headship as presented in Table 7.

The Livelihood Restoration Plan (LRP) will be implemented in coordination with affected PAPs, community leaders, and business development consultants. The specific activities to be carried out will include:

- Distribution of Inputs: Fertilizers and seedlings will be distributed through agro-dealers within the community or state. Quantities will be determined based on farm size and crop type. Each farmer will receive inputs sufficient for at least one cropping season.

- **Training & Support:** Farmers will receive two rounds of training on best agricultural practices, post-harvest handling, and marketing. Business owners will attend a micro-enterprise training session with tailored advisory services.
- **Cash Grant Disbursement:** Grant payments (₦50,000 and ₦100,000 respectively) will be made through verified bank accounts or mobile money systems. Disbursements will be documented with signed receipts.
- **Timeline:** The LRP will be implemented over a 3-month period starting from the completion of the compensation exercise.
- **Monitoring & Evaluation:** Progress will be tracked through monthly field visits, feedback forms, and beneficiary interviews. Final assessment will measure increases in yield, income stability, and business continuity 2 months after the project closure.

Table 7 Vulnerability measures for identified PAPs

SN	Vulnerability Criteria	Description and Considerations	Additional Measures	Vulnerability-Differentiated
1.	The Aged (42) and Female Family Headship (5)	PAPs that are 60 years and above may not be able to easily gain restoration of their livelihoods without support. Also, female headed PAPs might find it difficult to access their entitlements especially where tradition limits them to involve certain jobs or participate in forum where men are. Such groups may require additional support to gain restoration of their livelihoods. Also, where the impact is not properly managed, this may cause shock to the PAP which may linger. The field assessment revealed that, 53 PAPs will be provided with additional vulnerability adjustment measure as stated in this section.	(a) Additional financial support of 200,000.00 to easily gain restoration (Annex 6). (b) Delivery of Compensation at PAPs residence (c) Provide opportunities for psychosocial support to help with shock management. (d) Access to income earning opportunities enabling affected persons to engage in new or sustained income-generating activities. This includes linkages to cooperative groups, assistance in enrolling in vocational skills programs (e.g., tailoring, carpentry, food processing), and facilitated access to microcredit schemes. (e) Additional empowerment for income earning opportunities including provision of targeted business mentoring and technical support with small business enterprises. Beneficiaries shall receive starter kits and simplified business management training . (f) LRSP training for business owners in financial planning practicable to the group. (g) Facilitation of memberships and participation to women saving cooperatives, savings and loans.	

5.6.3 Eligibility Criteria for Defining Categories of PAPs

In accordance with World Bank ESS5, the following categories of affected persons are eligible for compensation and/or resettlement assistance under this RAP, provided they are identified during the census and asset inventory exercise and meet the cut-off date requirements:

- Persons with formal legal rights to land, including statutory titles and customary/traditional rights recognized under Nigerian law and relevant Gusau land administration processes.
- Persons without formal legal rights to land at the time of the census, but who have claims to such land or assets, provided such claims are recognized through a process defined in this RAP (e.g., community validation, recognized customary ownership, or documented agreements).

- Persons with no recognizable legal right or claim to the land they occupy or use (non-titled persons/encroachers/squatters), who may not be eligible for land compensation but are eligible for compensation for affected assets and livelihood restoration assistance, consistent with ESS5.
- Owners of economic trees and/or crops, whether landowners or tenants/sharecroppers, whose productive assets fall within the project footprint.
- Owners of affected structures, whether residential, commercial, or ancillary (e.g., fences, kiosks, sheds).
- Tenants/renters whose accommodation or business premises are affected and who may require moving support or transitional assistance.
- Persons likely to experience disturbance/temporary disruption due to proximity to the project corridor, including temporary access restrictions or business interruption during construction.

5.6.4 Proof of Eligibility

Proof of eligibility for compensation and assistance under this RAP is established through the PAP Census Register and Asset Inventory Database prepared during the field survey. The register captures key identifiers and supporting evidence for each PAP, including (as applicable): name, phone number, NIN (where provided), unique reference code for assets/structures, geo-referenced coordinates, photographs, and a description of affected assets. Verified records are maintained in the RAP annexes.

Where a PAP is deceased, incapacitated, or otherwise unable to participate at the time of compensation, payment may be made to an identified next of kin/legal representative, subject to transparent verification. This will include confirmation by recognized community leadership, relevant supporting documentation (e.g., sworn affidavit), and consistency with details captured during the enumeration exercise. Next-of-kin information collected during the census will be used to guide this process and reduce the risk of fraud or dispute, while ensuring timely and fair access to entitlements

5.6.5. Entitlement Matrix for PAPs

Table 8 describes the kind of project impacts associated with projects activities. Project Affected Persons who fall in any of these categories will be eligible to receive entitlement hence the were enumerated on or before the Cut-Off-Date

Table 8 Entitlement criteria

Type of Loss	Application	Eligibility Criteria	Title/Use Rights	Compensation Entitlements
Loss of Structure and land within the project corridor	PAPs losing structures (parts of the structure, whole structure and whole structure, where the rest of the structure is unsafe), lands, and farmlands within the proposed project route	Those whose structures, lands and farmlands are located in the proposed design alignment	Customary Rights	(a) Cash compensation for loss of built-up structures, lands at full replacement costs and Cash compensation for loss of agricultural crops at current market value of mature crops, based on average production of the farmlands Owners of affected structures, lands and farmlands will be allowed to take/reuse their salvageable materials for rebuilding/rehabilitation of structure and crops. In case of relocation, transfer allowance to cover cost of Shifting (transport plus loading/unloading) the effects and materials will be paid on actual cost basis or on current market rates. (b) Onetime cash assistance equivalent to 4 months' rent moving to alternate premise. Transfer allowance to cover cost of shifting (transport plus loading/unloading) personal effects paid on actual cost basis or on current market rates.
Damage to private property during construction	PAPs losing structures within the proposed project route	Those whose structures are located in the proposed design alignment	Customary Rights	Same as above
Loss of structures owned by squatters and non-titled persons	PAPs losing structures within the proposed project route	Those whose structures are located in the proposed design alignment	Squatters/No title	Compensation for structures or crops and trees planted or other asset lost. A one- time lump sum grant for restoration of livelihood and assistance for relocation.
Temporary or permanent restriction of access	PAPs having restriction to access to their assets	Those whose structures, farms or other means of livelihood are located in the proposed design alignment	Formal/Customary Rights/ Squatters/No title	<u>For temporary access loss:</u> Estimated net income for each lost cropping season, based on land record averages of crops and area planted in the previous four years For temporary loss of structure relocation with compensation required for temporary displacements in accordance with WB ESS For Temporary Loss of Access, phased construction and/or Temporary Access route will be created to enable access to asset <u>For permanent access loss:</u> Cash compensation for loss of crops at the current market value of mature crops, based on average production. Resettlement/ relocation with compensation required for permanent displacements in accordance with WB ESS
Vulnerable PAPs	Special provision for vulnerable PAPs, Re-establishing and/or enhancing livelihood	Women headed households, disabled or elderly persons and the landless	PAPs under the category of vulnerable	Needs based special assistance to be provided either in cash or in kind.

Unanticipated adverse impact due to project intervention or associated activity	The Project team will deal with any unanticipated consequences of the Project during and after project implementation in the light and spirit of the principle of the entitlement matrix.			
Cultural, Religious, and community structures /facilities	School, church, water channels, pathways, and other community structures/ installation with the proposed project design route	Areas of cultural significant, common assets of the community	PAPs under this category	Complete rehabilitation/restoration by the SPMU; or, Cash compensation for restoring affected cultural/community structures and installations, to the recognized patron/custodian.

CHAPTER SIX

6.0 VALUATION AND COMPENSATION OF AFFECTED ASSETS

6.1 Introduction

The assessment of assets that may be impacted by the proposed works was carried out in accordance with the ACREsAL Resettlement Policy Framework (RPF) and the World Bank Environmental and Social Standard ESS5, applying the replacement cost approach. Based on this principle, compensation rates were determined to ensure that eligible Project Affected Persons (PAPs) do not suffer any loss of assets, income, or access to livelihood resources due to project activities. The results of the asset inventory, supported by GPS coordinates and photographic records, provide the foundation for the compensation plan and the RAP cost estimates.

6.2 Inflation and contingency Consideration for RAP Budget

In view of unstable market conditions and frequent price changes, the RAP budget includes a 10% contingency allowance on compensation amounts to cushion the effects of rising costs for labour, materials, transport, and asset values between the time of RAP preparation and actual payment. This provision helps safeguard against underpayment in the event of implementation delays. Where there is a substantial delay in RAP execution (for example, exceeding 24 months), the Zamfara-ACReSAL SPMU will reassess and revise the valuation rates in line with current market prices before compensation is disbursed.

6.3 Method of Valuation for Compensation

Asset valuation for the Bulka project was carried out using the Depreciated Replacement Cost (DRC) Method for structures and improvements, alongside applicable market-based approaches for land and livelihood-related assets, consistent with ESS5 and the Entitlement Matrix.

6.3.1 Valuation Methods for Land

In line with ESS5 requirements, compensation will be provided wherever land acquisition or limitations on land use cannot be avoided within the approved project corridor/right-of-way (ROW). The valuation of affected land parcels is determined using prevailing community market prices and key factors that influence land worth, including:

- Location and access (such as closeness to roads, services, and centres of economic activity);
- Nature of tenure or interest held (customary or statutory rights, with available documentation where applicable); and
- Plot size and land use (whether residential, commercial, agricultural, or a combination of uses).

The market values adopted in the RAP are informed by on-site market surveys, validation with community stakeholders, and relevant benchmarks from Zamfara state land administration authorities (where applicable). In cases where relocation is unavoidable, the SPMU will facilitate secure tenure for PAPs and ensure that resettlement solutions are culturally appropriate and socially acceptable, in compliance with ESS5.

6.3.2 Replacement Cost for Land

In line with ESS 5 of the World Bank on Land Acquisition, Restriction on land use and Involuntary Resettlement, as stated in the entitlement matrix, land for land entitlement is prescribed. It is worthy of note that land acquisition is envisaged in this proposed erosion control project under the Zamfara ACREsAL project as well as the crops. Land-space on which structures were built will be calculated with building cost at market value. It was identified that most activities within the project corridor (including farming and infrastructure development) were done under the government ROW while others are on individual Lands but will be minimal acquisition of each person's total holdings as assessed during the field survey.

For the structures replacement cost method was used in calculating compensation due to PAPs while Market Value Analysis was used in computing for the cash crops and economic trees.

The simple formula used for the Cash crops = Actual yield of crop/m² x total cultivated area x average market price. N/B: Crop yield per square meter produces 4.5kg of corresponding produce.

6.3.3 Valuation of the inventoried assets

In calculating for loss of business income with all data available the methodology below was adopted;

$$BI = T \times Q \times V$$

Where,

BI= Business Inconveniences

T- No of time (hours/days) operation are shut down

Q- The quantity of goods normally produced or sold/unit time used in T

V- The value of each unit of goods

The above formula was employed considering that the construction activities will be carried out in segments along the project thereby reducing the number of days for loss of income. However, no business will be distorted in the during the physical works implementation.

a. Valuation of Structure/Building

Assets' valuation was carried out by utilizing the general principle adopted in the formulation of the compensation valuation that lost income and asset will be valued at their full replacement cost such that the PAPs should experience no net loss. This was conducted using the current market prices of construction materials in the project areas. Data captured during valuation of structures include structure type, Dimensions/ total floor area, type of doors, windows, roof type, walls, and foundations.

b. Valuation of Economic Trees and building Materials

Market survey 'was carried out to determine the current cost of building materials, cash crops and economic trees within the affected project communities. Findings of this survey are summarized below for structural materials, economic trees and farm crops.

Table 9 Market value of crops and economic trees

Category	Items	Unit of measurement	Cost price
Crops and Economic trees	Palm tree	Per kg	4000.00
	Maize	per kg	3000.00
	Beans	per kg	3000.00
	Mango	Per kg	4000.00
	Neem	Per kg	4000.00
	Guava	Per kg	2500.00
	Banana	Per tree	5000.00

Table 10: Market Survey of Construction Materials and Labor Cost

SN	ITEMS	QTY	PRICE IN NAIRA (₦)
1	Cement	1 bag	10,500
2	Iron Rod	12mm	12,000
3	Sand	1 trip	15,000
4	Zinc	-	17,000
5	Block	9"	550
6	Block	6"	370
7	Gravel1	1 trip	100,000
8	Labor/ Mason	Per/daily	7,000
9	Laborer	Per/daily	4,000

Source: Zamfara ACREsAL RAP Field Survey, October, 2025

CHAPTER SEVEN

7.0 GRIEVANCE MECHANISM

7.1 Introduction

Grievance Mechanism (GM) is a proactive alternative dispute resolution arrangement. It is not inconceivable that grievances or complaints may arise as fallout of RAP implementation. The Grievance Mechanism (GM) establishes a defined process and tiered framework for the receipt, review, and resolution of complaints related to resettlement and compensation under the Bulka Storm Water Management Project. It is structured to handle concerns raised by Project Affected Persons (PAPs) in a prompt, transparent, and culturally sensitive way, with the aim of preventing conflict and avoiding implementation delays that could arise from unresolved disputes or legal action. The GM also serves as an accessible channel through which PAPs and other stakeholders can report issues related to eligibility, asset valuation, compensation payments, relocation assistance, and livelihood restoration, ensuring that grievances are addressed fairly alongside existing administrative and judicial options.

In line with World Bank ESS5 and ESS10, this RAP establishes a project-specific Grievance Mechanism (GM) that builds on local systems while ensuring a structured, transparent, and time-bound process for receiving and resolving complaints related to land acquisition, asset impacts, eligibility, valuation, compensation, and construction-related disturbances. The GM provides accessible entry points at the community level, clear escalation pathways to the PIU level, and documentation tools (grievance intake forms, registers, and resolution tracking).

Given the potential sensitivity of resettlement-related complaints and the broader social risks that can arise during project implementation, the GM will also incorporate confidential and survivor-centered channels for handling sensitive complaints (including SEA/SH where applicable), consistent with ethical principles of confidentiality, safety, and non-retaliation. Where required, service provider mapping and referral pathways will be maintained to ensure that survivors can access appropriate support services.

Overall, the GM is designed to:

- provide PAPs and community members with a trusted channel to raise concerns;
- resolve issues early and fairly at the lowest appropriate level;
- reduce conflict risks during RAP implementation and construction; and
- Strengthen accountability and transparency in decision-making relating to entitlements and compensation.

This mechanism prioritizes the resolution of complaints at the community level, giving PAPs the opportunity to settle issues informally before matters are referred to higher grievance tiers. While the GM seeks to achieve amicable and efficient outcomes, PAPs maintain their right to pursue remedies through the formal legal system. However, legal recourse is recommended only after all project-level grievance procedures have been fully explored.

As experienced in projects, complaints and grievances may arise during implementation of the resettlement and compensation program and may be related to but not limited to the following issues:

- Disputed ownership of a given asset by two or more affected individuals having claim on the same land and inheritance of the acquired lands to affected persons,
- Incomplete census as well as inadequate valuation of affected assets,
- Compensation entitlements, complains against noise, pollution, accident,

- Errors related to identification and disputes on boundaries between affected individual(s) in specifying their land parcels and associated development.
- Disagreements on plot/asset valuation.
- Divorces, successor, and family issues resulting into ownership dispute or dispute share between heirs or family.
- Where affected individual(s) opt for a resettlement-based option, disagreement on the resettlement package (the location of the resettlement site does not suit them).
- GBV /sexual harassment of locals as a result of labor influx and other social and environmental issues.
- Losses not identified correctly.
- Delay in disbursement of assistance and improper distribution of assistance;
- Non-inclusion of community members in paid labor/workforce;
- Omission of eligible PAPs;
- Uncompensated loss of assets;
- Delay in execution of sub-projects leading to breakdown of trust;
- Non-implementation or discrepancies in the implementation of LRP/SEP/LMP and other documents as stipulated in the project;

Cases related to GBV shall be treated in a private and confidential manner, limiting information to what the survivor or complainant is freely willing to provide. A separate register shall be opened for this category of cases and shall ONLY be accessed by the GC secretary and the GM focal person at the PIU. The complainant shall be attended to with empathy, assurance of safety and confidentiality. In the event that the complainant is not willing to divulge any information, this view should be respected by the GM officer, and the complainant referred to the appropriate nearest medical Centre, approved available GBV service provider or police, depending on the complainant's choice. Such a complaint should be reported to the World Bank Task Team as well by the PIU GRC within 24 hours.

This grievance redress mechanism takes into consideration existing grievance redress systems already in place as prepared for ACREsAL Project. There is no ideal model or one-size-fits-all approach to grievance resolution. The best solutions to conflicts are generally achieved through localized mechanisms that take account of the specific issues, cultural context, local customs, and project conditions and scale. To ensure accessibility, PAPs and community members can report grievances through the following channels:

Phone Call or SMS: Social Safeguard officer (+2348033107687), WhatsApp: (+23480133107687) and Toll-free line: +2348031230990

7.2 GBV Grievance Mechanism

7.2.1 Grievance Mechanism Process

There is no ideal model or one-size-fits-all approach to grievance resolution. The best solutions to conflicts are generally achieved through localized mechanisms that take account of the specific issues, cultural context, local customs, and project conditions and scale.

To ensure accessibility, PAPs and community members can report grievances through the following channels: Phone Call or SMS: Social Safeguard officer (+2348033107687), WhatsApp: (+23480133107687) and Toll-free line: +2348031230990

Suggestion/Complaint Boxes: placed within accessible locations in the project areas.

- its simplest form, grievance mechanisms, which can be broken down into the following primary components: Receiving and registering a complaint.
- Screening and assessing the complaint.

- Formulating a response.
- Selecting a resolution approach.
- Implementing the approach.
- Announcing the result.
- Tracking and evaluating the results.
- Learning from the experience and communicate back to all parties involved.
- Preparing a timely report to management on the nature and resolution of grievances.

Three levels of grievance redress channels have been identified and will be operationalized for the storm water and drainage control project:

a. First Level GM: RCC at the Site/Community Level

Complaints regarding project implementation and activities arising from the project area shall be channeled to the Village head, who shall convene the Resettlement and Compensation Committee (RCC) committee at that level to review and address the complaint. The underlying merit is that the community has proven a notable channel for conflict resolution in the project area. The Village head shall head this committee while membership of the committee will consist of those outlined in table 11 as follows:

Table 11 Membership of Community Level RCC

S/N	Membership	No of Persons	Designation
1	Community Leader	1	Chairman
2	1 Representative from CBOs	3	Members
3	Representative from Ministry of Land and Survey	1	Member
4	Representative Community development Unit (LGA)	1	Member
5	Representative from social welfare office	1	Member
6	Environmental Officer (SPMU)		
7	Representative from Focal NGO	1	Member
8	Social and Livelihood Officer (SPMU)	1	Secretary
9	2 Representatives of PAPs (male and Female)	2	Members

This committee will be expected to report to the SPMU. In addition, complaint box will be placed in the Community leader's palace, where complaints from PAPs can be dropped without retribution. The complaints are received (in written, verbal, or electronic form) at various points at Community Level.

The various points of receiving complaints at the provincial level would be as follows:

- Respective LGAs
- Community Town hall
- Designated spots along the road
- Traditional Ruler's Palace
- Social Livelihoods Officer (SLO) (SPMU)

After registering the complaint in the Grievance Redress Registration and Monitoring Sheet, the Chairman of the community level Resettlement and Compensation Committee (RCC) would study the complaint made in detail and issue an acknowledgement letter within five working days, including an outline of the complaint review and appeal process. A written response shall be issued within two weeks. The Community level RCC shall coordinate a

meeting with the aggrieved party to address such issues. The deliberations of the meetings and decisions taken are recorded.

The resolution at the first tier will be normally done within 14 working days and notified to the concerned through a disclosure form. Should the Grievance not be solved within this period, this would be referred to the next level of Grievance Redress. However, if the social safeguard officer feels that adequate solutions are being worked out and it would require a few more days for actions to be taken, he can decide on retaining the issue at the first level by informing the complainant accordingly. However, if the complainant requests for an immediate transfer of the issue to the next level, it would be accepted, and the issue would be taken to the next channel. But in any case, if the issue is not addressed within 21 days, it needs to be taken to the next level.

b. Second Level GM: RCC at the SPMU Level

The PMU shall receive, hear, and address complaints arising from the project implementation. The Representative from Dept. of Ecology and Forestry Min of Environment shall head this committee while membership of the committee shall be as outlined in the table 12.

Table 1: Membership of State Level RCC (PMU-RCC)

S/N	Membership	No of Persons	Designation
1	Representative from Dept. Of Ecology and Forestry, Ministry of Environment	1	Chairman
2	Representative from Ministry of Agric	1	Member
3	Representative from Ministry of Land and Survey	1	Member
4	Representative from Ministry of Water Resources	1	Member
5	Ministry of Local Govt And Chieftaincy Affairs	1	Member
6	Project Accountant in SPMU	1	Member
7	Representative from focal NGO	1	Member
8	Environmental Officer (SPMU)	1	Member
9	SPMU Coordinator	1	Member
10	State Livelihoods Officer SPMU)	1	Secretary
11	2 Representatives of PAPs (Male and Female)	2	Members

The GM contact person shall be the Social Safeguard officer (+2348133107687) who is the Secretary at the GM-PMU level.

If the complainant is not satisfied by the first level RCC response nor has a complaint regarding their decision-making process, they can directly write to the SPMU. All complaints submitted to the SPMU shall be logged with a unique ID code. Complainants shall receive an acknowledgement letter within 5 working days, including an outline of the complaint review and appeal process. The complaint shall be filed according to a tracking system, so that complaints are classified, and responded to consistently. Furthermore, the complaint shall be discussed within the SPMU and responded to in writing within 2 weeks. The SPMU shall also convene a meeting of the aggrieved parties if required. The SPMU shall undertake a six-monthly internal review of the complaint handling mechanism, and make necessary corrections, if need be.

The SPMU-RCC will hold the necessary meetings with the complainant and the concerned officers and attempt to find a solution acceptable at all levels. RCC would record the minutes of the meeting. The decisions of the SPMU-RCC are communicated to the complainant formally and if he accepts the resolutions, the complainant's acceptance is obtained on a disclosure form.

If the complainant does not accept the solution offered by the SPMU-RCC, then the complaint is passed on to the next level / or the complainant can reach the next level.

The Chairman of the SPMU-RCC would be required to forward the issue to the Third level through the Secretary of the SPMU-RCC, the case should be forwarded to the next level if no solution is reached within 14 days of the case reaching the second level and, in a case(s), nearing the required solution, it can be retained to an extent of 21 days.

c. Third Level GM: RCC at the State Technical Committee Level

Any unresolved matter at the SPMU level will be channelled to the Project Technical Committee. The committee at this level shall be headed by the Commissioner for Environment while the Social Livelihood Officer (SLO) shall serve as the secretary of the committee.

The unresolved matter may be due to dissatisfaction of the aggrieved party with the Community or SPMU response or has a complaint about the overall ACREsAL or there is a time delay of more than a month in solving the issue. This committee shall convene on a case-by case basis, arbitrate the issue based on the guidelines established, and convene the necessary stakeholders if necessary. All the stakeholders, including state and non-state actors shall be able to lodge a complaint with the TC-RCC.

The TC-RCC will be constituted as the Third Level of redress to investigate the problems not solved in the Second Level. Membership of the RCC at this level shall constitute as outlined in the table 13:

Table 2: Third Level RCC (TC-RCC)

S/N	Membership	No of Persons	Designation
1	Commissioner for Environment	1	Chairman
2	PAP representatives	2	Members
3	Representative from Focal NGO	1	Member
4	SPMU SLO	1	Member
5	Representative from Umbrella NGO	1	Member
6	SLOs FROM 2 SPMUs	2	Members
7	Environmental Officer (SPMU)	1	Member
8	SLO (SPMU)	1	Secretary
9	2 Representatives of PAPs (Male and Female)	2	Members

The Traditional/Community Leaders and the Commissioner of Local Government of the project Community will be the invitees to the Committee meetings to enable the TC-RCC to understand the deliberations of the Community Level RCC.

The Social Safeguard Officer of the SPMU will collect all the details of the Grievance including the deliberations of First and Second level efforts and present it to the TC-RCC. The TC-RCC will deliberate upon the issue and give suitable recommendations and record their discussions. The decisions of the TC-RCC are communicated to the complainant formally and if he accepts the resolutions, the complainant's acceptance is obtained on a disclosure form.

The decisions of the TC-RCC would be final from the Project side and the Complainant may decide to take a legal or any other recourse if he /she is not satisfied with the resolutions due to the deliberations of the Third Level RCC.

If affected person is not satisfied with the decision received, he/she can, as a last resort, appeal to a court of competent jurisdiction. Affected persons will be exempted from all administrative and legal fees incurred pursuant to grievance redress procedures

7.3 GM Jurisdiction

This is a project specific GM and applicable to solve the concerns of the stakeholders of the Project. This is however not intended to bypass Governments own redress process; rather intended to address affected people's concerns and complaints promptly, making it readily accessible to all segments of the affected people and is scaled to the risks and impacts of the Project. The government judicial system remains the utmost form of redress if a complainant is unsatisfied with the mediation from the levels of project GM. The Government Redress mechanism takes priority over this one.

7.3.1 Expectation When Grievance Arise

When local people present a grievance, they expect to be heard and taken seriously. Therefore, the SPMU and others such as the engineers Stakeholders and workers involved in one aspect of the project or other must convince people that they can voice grievances and work to resolve them without retribution.

It should be understood that all or any of the following is or are expected from the project management/channel of grievance resolution by the local people:

- acknowledgement of their problem,
- an honest response to questions/issues brought forward,
- an apology, adequate compensation,
- modification of the conduct that caused the grievance and some other fair remedies

7.3.2 Management of Reported Grievances

The procedure for managing grievances should be as follows:

1. The affected person files his/ her grievance, relating to any issue associated with the resettlement process or compensation, in writing or phone to the project Resettlement and Compensation committee. Where it is written, the grievance note should be signed and dated by the aggrieved person. And where it is phone, the receiver should document every detail.
2. A selected member of the Site Committee will act as the Project Liaison Officer who will be the direct liaison with PAPs in collaboration with an independent agency/NGO person to ensure objectivity in the grievance process.
3. Where the affected person is unable to write, the local Project Liaison Officer will write the note on the aggrieved person's behalf.
4. Any informal grievances will also be documented

7.3.3 Grievance Log and Response Time

A grievance log book will be established by the project and copies of the records kept with all the relevant authorities. A review of grievances will be conducted at least once in every two months during implementation to detect and correct systemic problems.

In addition, where displacement is unavoidable and displaced people are dissatisfied with the compensation and rehabilitation offered, The SPMU will establish an informal forum for the presentation and consideration of individual appeals after the administrative route has been exhausted. The informal forum will include local government, and other responsible parties concerned, as deemed appropriate by them.

The existence, location, purpose, and composition of this forum will be publicized, so that displaced persons are knowledgeable about the availability of this forum for resolving any grievance. If a grievance cannot be resolved in these informal venues, the complainant may take recourse to the administrative and legal systems for satisfaction.

Table 14 Implementation Plan for Grievance Redress

Steps	Process	Description	Completion frame	Time	Responsible Agency/Person
1	Receipt of complaint	Document date of receipt, name of complainant, village, nature of complaint, inform the SPMU	1 day		Social safeguard officer to GRC at project level
2	Acknowledgement of grievance	By letter, email, phone	1-5 days		Social safeguard officer at SPMU
3	Screen and Establish the Merit of the Grievance	Visit the site; listen to the complainant/community; assess the merit	7-14 days		GRC including the social safeguard officer & the aggrieved PAP or his/her representative
4	Implement and monitor a redress action	Where complaint is justified, carry out resettlement redress in line with the entitlement matrix/ESS 5	21 days or at a time specified in writing to the aggrieved PAP		PC-PMU and Social safeguard Officer
5	Extra intervention for a dissatisfied scenario	Review the redress steps and conclusions, provide intervention solution	2-3 weeks of receiving status report		PC-PMU
6	Judicial adjudication	Take complaint to court of law	No fixed time		Complainant
7	Funding of grievance process	GRC logistics and training, redress compensation, court process	No fixed time		The proponent

The SPMU Social Safeguards Officer will ensure that each complaint has an individual reference number and is appropriately tracked, and recorded actions are completed. The log book also contains a record of the person responsible for an individual complaint, and Records dates for the following events:

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

7.3.4 Monitoring Complaints

The Project Liaison Officer will be responsible for:

- providing the grievance Committee with a weekly report detailing the number and status of complaints
- any outstanding issues to be addressed
- Monthly reports, including analysis of the type of complaints, levels of complaints, actions to reduce complaints and initiator of such action.

Table 15 Typical Reporting Format for Grievance Redress

Community project & Name of Complainant	Type of Grievance						Grievance Resolution			
	Affected, but not informed about impacts and options	Compensation awarded is inadequate	Compensation not paid before assets acquisition	Resettlement benefits awarded are not provided	Other		Date of complaint	Date received	Pending	Case referred to the Court
Community Leader										
1. Complainant										
2. Complainant										
3. Complainant										
TOTAL										

7.4 GBV–Grievance Mechanism (GBV-GM)

Grievances related to Gender-Based Violence (GBV), Sexual Exploitation and Abuse, and Sexual Harassment (SEA/SH) will not follow the general grievance redress pathway due to the sensitive and confidential nature of such cases. Instead, these cases will be managed through a dedicated GBV–Grievance Mechanism (GBV-GM) in line with the project’s GBV Action Plan, Response and Accountability Framework (ARF).

Main actors in GM for SEA/SH

In the case of an allegation of sexual exploitation and abuse (SEA) or sexual harassment (SH), the main actors are:

- (1) the survivor;
- (2) the Project GM operator who receives the allegation (the Focal Person);
- (3) the service provider(s) who will support the survivor; and
- (4) the team (SEA/SH Committee) that will check on the likelihood that the allegation is linked to the project and will take action accordingly, if requested by the survivor.

The intermediary is an organization with the basic competency to manage GBV cases. However, the organization cannot possibly offer all GBV services and will need to refer cases to other GBV Service Providers as the case demands. GBV service providers include agencies providing health/medical support, psychosocial support, safety and security-related services, legal and justice related services and economic empowerment opportunities.

The team following up and acting upon the allegation can be a specially constituted “SEA/SH Committee” or “GBV Response Committee”, composed for instance of representatives of the client, consultant, contractor and the GBV Service Providers and charged with monitoring SEA/SH response (only when the survivor wants a response).

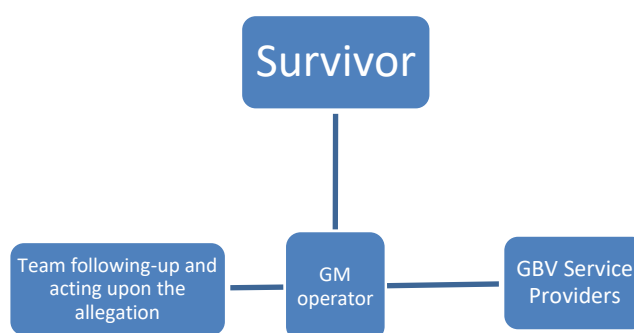


Figure 3: Models for the design of the GBV

The GBV Service Providers includes agencies providing health/medical support, psychosocial support, safety and security-related services, legal and justice related services and economic empowerment opportunities as presented in Figure.3.

The 3 models for the design of the GBV as prescribed by the World Bank GRMs for SEA/SH Interim Technical Notes include:

- Model 1: Adapt overall project grievance mechanism to allow for the uptake of SEA/SH allegations.

- Model 2: Link project grievance mechanism to an existing intermediary to handle SEA/SH allegations; and
- Model 3: Outsource SEA/SH allegation management to a third party.

The ACRoSAL Project would adapt Model 2, since project activities regarding Mapping of GBV Service Providers and their engagements have been carried out and ongoing respectively and in line with the outcomes of the project's SEA/SH risk assessment.

Under model 2, an existing intermediary will be identified and tasked with promptly addressing SEA/SH allegations. Each of the SPMUs shall select intermediaries for their respective states based on its qualifications to receive and respond to potential SEA/SH allegations in terms of experience, quality of service provision, outreach, and relationships with other GBV actors. The intermediary can be a government actor, such as a GBV service provider in the health sector, or a nongovernmental actor with GBV expertise, such as a nongovernmental organization (NGO), an academic institution, or a community organization.

SEA/SH allegations should be reported directly to the intermediary. However, if a SEA/SH allegation report is received through the formal grievance mechanism, the GM operator (GM Focal Person) should refer the matter promptly to the intermediary. The intermediary may provide immediate support services in its sphere of competency, such as health or psychological support, and then refer the survivor to other relevant GBV service providers and coordinate with the project GM operator on the survivor's behalf with the survivor's consent. The intermediary is responsible for informing the GRM operator of all SEA/SH allegations that have been identified as originating from the project, such as those against contractors, workers, or consultants. In this way, the SPMU and the World Bank can be kept apprised and appropriate action can be taken if the alleged perpetrator is linked to project activities and if the survivor wants to seek disciplinary action.

If the SEA/SH allegation is linked to the Project but the survivor does not want to submit a grievance with the alleged perpetrator, the intermediary only shares information with the GM operator about the survivor's sex and the fact that he or she does not choose to proceed with accountability processes. However, if a survivor does consent, the service provider can act as his or her representative and can provide additional case-related information to the GM operator so as to notify the World Bank within 24 hours. The SPMU Focal Officer for GBV, consulting with the selected intermediary will confirm the likelihood that the allegation is linked to the project, leaving the ultimate responsibility of implementing sanctions to the perpetrator's employer.

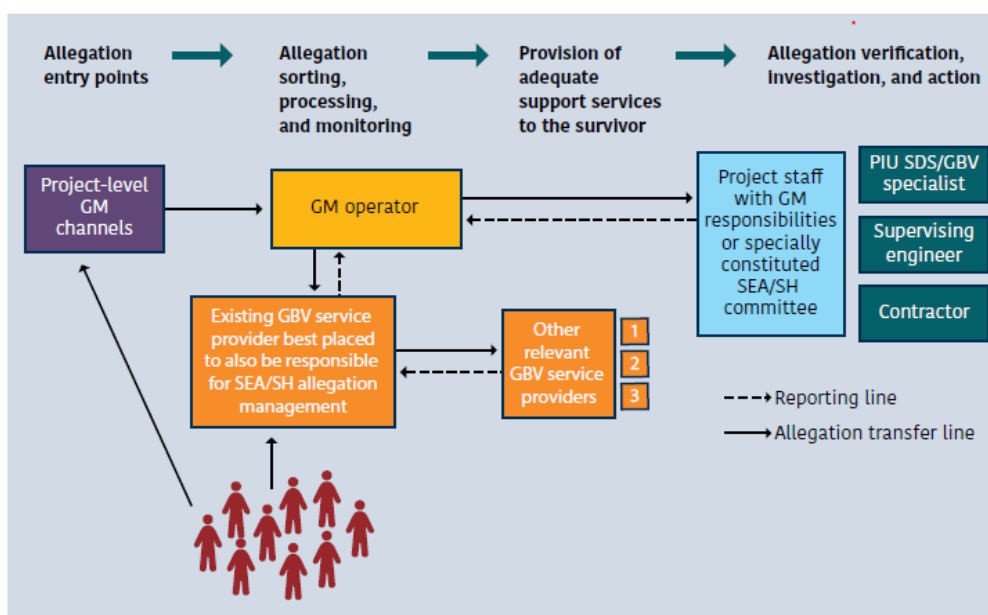


Figure 2 Model 2- Link up the Project Grievance Mechanism to an existing intermediary for the handling of SEA/SH allegations

Note: The intermediary can be an existing government GBV service provider or a NGO GBV service provider. GBV = gender-based violence; GRM = grievance mechanism; PMU = project implementation unit; SDS = Social Development Specialist; SEA = Sexual Exploitation and Abuse; SH = Sexual Harassment.

The intermediary can be tasked with additional responsibilities to support the grievance management process, including conducting dialogue and awareness-raising activities about gender-based violence if they have the competency and skills to do so and/or monitoring other SEA/SH risk mitigation measures, such as if the codes of conduct are being developed and signed by contractors, workers, and consultants. From the SPMU, the appointed GBV Specialist can be tasked with remaining in constant communication with the intermediary to manage issues properly and promptly, monitor the gathered information, and report limited information to the World Bank that does not include specific

Information reported back to the SPMU by the GBV Service Provider should include: the number of project-related SEA/SH allegations received and/or referred by the grievance mechanism disaggregated by age and sex, the number of open cases and the average time they have remained open, and the number of cases closed and the average time they had remained open (*World Bank 2020: 39*). In models 2 and 3, this might be complemented by data on how many survivors accepted GBV services for the reported incident and how many did not.

CHAPTER EIGHT

8.0 MONITORING AND EVALUATION

8.1 Introduction

The primary aim of resettlement monitoring is to ensure that the strategies implemented to mitigate project impacts—particularly compensation and livelihood restoration—successfully restore the living standards and income levels of Project Affected Persons (PAPs). The Zamfara ACREsAL SPMU will conduct monitoring throughout the entire lifecycle of the Bulka Storm Water Management Project

Monitoring and evaluation (M&E) serve as essential tools for adaptive management of RAP implementation, allowing for the review, strengthening, restructuring, or discontinuation of measures that are not achieving the intended objectives.

8.2 Objectives of the M&E Framework

The M&E framework is designed to evaluate the effectiveness of land acquisition, asset compensation, resettlement activities, and mitigation measures addressing adverse social impacts. It includes:

- a. Internal Monitoring – Conducted by the SPMU to track ongoing implementation.
- b. External Monitoring – Conducted periodically by an independent consultant or third party to provide objective assessment.

Specifically, resettlement monitoring will ensure that:

- All actions and commitments outlined in the RAP are implemented as planned.
- Eligible PAPs receive full compensation and any applicable assistance before civil works begin in affected areas.
- Compensation and RAP measures enable PAPs, particularly those opting for cash compensation, to restore lost income and maintain or improve pre-project living standards.
- Complaints and grievances are systematically recorded, tracked, and resolved promptly, with corrective actions applied as necessary.
- RAP procedures are updated or adjusted when required to enhance entitlement delivery and improve overall implementation outcomes.

8.3. Coordination and Reporting

If design modifications or implementation changes become necessary, the SPMU will notify the World Bank through the FPMU. Any revised RAP or addendum will be submitted for review and clearance by the World Bank before implementation.

The SPMU Safeguards Unit is responsible for:

- Ensuring effective monitoring of all RAP activities.
- Maintaining a functional feedback mechanism for PAPs to report concerns or gaps in implementation.

Monitoring acts as an early warning system for both the SPMU and the World Bank, facilitating timely identification and resolution of emerging issues. Activities will be adequately funded, staffed, and documented, with findings presented in quarterly reports submitted to the FPMU and the World Bank.

Two levels of monitoring will be applied:

Internal Monitoring: Led by the SPMU M&E Officer through the SPMU M&E Unit.

External Monitoring: Conducted periodically by an independent M&E consultant.

8.3.1. Internal Monitoring

The Zamfara State ACRoSAL SPMU Safeguards Unit will conduct regular internal monitoring of all resettlement and compensation activities under the Bulka Storm Water Management Project the primary aim is to ensure compliance with the RAP, track implementation progress, and assess whether livelihood restoration measures are effectively supporting PAPs in restoring or improving their pre-project living standards.

To strengthen oversight, the SPMU will coordinate with relevant Federal and Zamfara State agencies, including environmental and social management authorities (e.g., FMEnv and other Zamfara State environmental bodies), ensuring integrated social monitoring.

Internal monitoring will be performed monthly by SPMU Social Safeguards/M&E personnel. Core monitoring activities will include:

- Tracking RAP implementation against agreed timelines and commitments.
- Verifying that compensation and assistance are provided in accordance with the Entitlement Matrix, ensuring completeness and timeliness.
- Assessing progress toward income and livelihood restoration for PAPs, including vulnerable groups.
- Monitoring delivery, utilization, and effectiveness of livelihood restoration support.
- Reviewing the status of grievances and corrective measures taken.
- Evaluating the extent and quality of stakeholder engagement and community participation.
- Assessing the performance and efficiency of institutions and committees involved in RAP implementation.
- Monitoring will be guided by specific indicators and a structured checklist covering entitlement delivery, documentation, participation, grievance handling, and post-compensation outcomes.
- Monthly monitoring reports will be prepared by the Social Safeguards Officer and submitted to the State Project Coordinator/Project Coordinator. These reports will be consolidated into quarterly progress reports for submission to the FPMU and the World Bank.

The SPMU will continue internal monitoring for at least two years after completion of resettlement activities to ensure sustained livelihood restoration and identify any remaining impacts requiring intervention. Lessons learned will be documented and shared to improve future project performance.

8.3.2 External / Independent Monitoring

The Zamfara State ACRoSAL SPMU will engage an independent consultant or firm to carry out external monitoring twice a year. The purpose is to provide an objective assessment of RAP performance, verify compliance with the ACRoSAL RPF, World Bank safeguards requirements, and commitments outlined in this RAP.

A detailed external monitoring work plan and Terms of Reference (ToR) will be prepared by the SPMU based on the approved RAP. The SPMU will procure a qualified organization with demonstrated experience in social surveys, resettlement monitoring, and safeguards compliance. Monitoring instruments and methodology, including questionnaires, inventory verification formats, sampling strategy, research techniques, and reporting templates, will be reviewed and approved by SPMU.

a. External Monitoring

The external monitoring will focus on:

- Compliance with resettlement policies and RAP commitments.
- Implementation of progress and adherence to timelines, including delivery of compensation prior to civil work.
- Adequacy and effectiveness of consultation, disclosure, and stakeholder engagement.
- Functionality and responsiveness of the GRM/GBV-GM.
- Changes in livelihood and income among PAPs, including vulnerable groups, and the effectiveness of livelihood restoration measures.

At the end of RAP implementation, the SPMU will engage an independent consultant to conduct a RAP Completion Audit to confirm that all entitlements and commitments have been fulfilled and that any outstanding issues are addressed.

8.4 Monitoring Indicators

The outlines of the monitoring indicators and variables for the RAP implementation are presented in table 16 as follows.

Table 16 Monitoring Indicators

Indicator	Variable	Indicator Category by Responsible Organization		Monitoring Responsibility
		Internal	External	
Consultation	Number of people reached or accessing Information, Information requests, issues raised etc.	X	X	E & S Team
	Number of local CBOs participating	X		
Compensation and reestablishment of PAPs	Physical Progress of compensation and assistance			E & S Team, M & E
	Number of PAPs affected (buildings, land, trees, crops)	X		
	Number of PAPs compensated by type of loss	X		
	Amount compensated by type and owner	X		
	Number of replacement asset recovered	X		
	Compensation disbursement to the correct parties;	X		
Socio-economic Changes	Level of income and standard of living of the PAPs No of income restored, improved or declined from the pre-displacement levels;	X	X	E & S Team
Training	Number of SPMU and RAP committee members trained	X	X	E & S Team
Grievance Mechanism	No. of cases referred to GRC No. of cases settled by GRC No. of cases pending with GRC Average time taken for settlement of cases No. of GRC meetings No. of cases referred to the court	X	X	E & S Team

	No. of pending cases with the court No. of cases settled by the court			
Presence SEA/SH cases	No. of incidences No. of report cases	X	X	E & S Team
Overall Manageme nt	Effectiveness of compensation delivery system Timely disbursement of compensation. Census and asset verification/quantification procedures in place Co-ordination between local community structures, PAPs and SPMU	X	X	SPC E & S Team M & E NGO State Steering Committee

Performance Indicators for Assessing Livelihood Restoration

Performance indicators and monitoring are essential for evaluating the progress and effectiveness of this RAP, particularly the livelihood restoration measures for PAPs affected by the Bulka Storm Water Management Project. The SPMU M&E Officer, in collaboration with the Social and Livelihood Officer, will design a monitoring schedule and budget to track RAP implementation. Monitoring will commence prior to civil works and continue throughout the project lifecycle and the post-compensation follow-up period.

Improvement relative to baseline socio-economic conditions will indicate that livelihood restoration measures are achieving intended outcomes, while performance below baseline may suggest gaps requiring corrective action. Where monitoring shows that PAPs' livelihoods are not being restored as expected, the Social and Livelihood Officer will promptly report to the SPMU management and recommend practical adjustments to restoration measures (e.g., additional support, targeted follow-up, revised implementation approaches, or strengthened linkage to livelihood programs).

To support successful implementation, PAPs will receive prior orientation, through sensitization and enlightenment sessions, on their entitlements, available livelihood support options, and the fact that periodic monitoring will be conducted to assess recovery and outcomes.

8.5 RAP Completion Audit

A RAP Completion Audit will be undertaken when routine monitoring indicates that there are no significant outstanding issues regarding compensation delivery, resettlement assistance, grievance resolution, and livelihood restoration. The completion audit will be carried out by an independent and qualified/accredited consultant or firm, with support from the Zamfara State ACRE SAL SPMU and the FPMU as required.

The RAP Completion Audit will be conducted not later than three (3) years after completion of resettlement activities, and will provide an independent assessment of whether:

All RAP commitments and entitlements have been delivered in full; Livelihood restoration outcomes are sustainable, and PAPs have restored or improved their pre-project living standards; Outstanding grievances (if any) have been resolved; and

RAP implementation complied with the provisions of this RAP, applicable Nigerian legal requirements, and World Bank standards (including ESS5).

The audit report will be disclosed through appropriate channels, including the SPMU and community-level public disclosure mechanisms (e.g., meetings and public announcements using agreed media), to ensure transparency and accountability.

8.6 Reporting

RAP monitoring reports will be prepared in accordance with World Bank guidelines and ACRoSAL reporting requirements. Progress reporting will cover:

Internal monitoring activities;

- External/independent monitoring findings;
- Compensation and assistance delivery (including livelihood restoration); and
- Post-completion reporting, including RAP completion audit and close-out documentation.

The Zamfara State ACRoSAL SPMU will have primary responsibility for implementing internal monitoring and preparing routine monitoring reports. Designated staff will collect and compile data using standardized tools (e.g., monitoring checklists, entitlement tracking sheets, grievance logs, and consultation records). To track time-bound actions and implementation milestones, the SPMU will use tools such as Gantt charts, bar charts, or Microsoft Project schedules to present implementation progress clearly.

CHAPTER NINE

9.0 INSTITUTIONAL ARRANGEMENT AND RESPONSIBILITIES

9.1 Introduction

The implementation of this Resettlement Action Plan (RAP) for the ACRoSAL project in Zamfara State hinges on the coordinated efforts of multiple stakeholders across government, community, and civil society levels. The implementation of this RAP shall require close collaboration among all the project stakeholders.

At the core of the institutional framework is the Zamfara State ACRoSAL Project Management Unit (SPMU), which serves as the lead implementing body. The SPMU is responsible for coordinating RAP activities, ensuring compliance with World Bank Environmental and Social Standards (ESS5), and overseeing compensation, grievance redress, and livelihood restoration. The Social Safeguards Officer (SSO) and Monitoring & Evaluation Officer within the SPMU play pivotal roles in day-to-day RAP execution and reporting.

Key ministries involved include:

- Ministry of Environment – Provides overall environmental oversight and chairs the State-level Resettlement and Compensation Committee (RCC).
- Ministry of Lands and Survey – Oversees land acquisition, valuation, and compensation processes.
- Ministry of Agriculture – Supports livelihood restoration and agricultural interventions for affected persons.
- Ministry of Water Resources – Ensures alignment with water resource management strategies.
- Ministry of Local Government and Chieftaincy Affairs – Facilitates local-level coordination and engagement with traditional institutions.

At the local level, the Gusau Local Government Authorities are instrumental in mobilizing communities, verifying PAPs, and supporting grievance redress mechanisms. They also appoint RAP Desk Officers and participate in the Local Government Technical Committees. Community-level structures such as the Resettlement and Compensation Committees (RICs) and Grievance Redress Committees (GRCs) are established to ensure transparency, fairness, and timely resolution of issues. These committees include representatives of PAPs, traditional leaders, and local NGOs.

Supporting organizations such as Focal NGOs and Witness NGOs provide independent monitoring, facilitate community engagement, and assist in delivering livelihood and vulnerability support measures.

Contractors engaged for civil works are also required to comply with RAP provisions, employ local labor, and mitigate construction-related impacts in line with the RAP and environmental safeguards.

This multi-tiered institutional arrangement ensures that all aspects of the RAP—from compensation to grievance redress and monitoring are implemented effectively, inclusively, and in a timely manner.

9.2 Implementation Schedule

The implementation schedule for this RAP is presented in the chart below (Table 17). The schedule is indicative and may be adjusted if delays occur during RAP review, clearance, disclosure, verification, or payment processes. Any significant changes to the implementation timeline will be communicated to the FPMU and the World Bank and will be reflected in the RAP implementation progress reports. These include the target dates for start and completion of all compensation payment before commencement of construction work.

Table 17. Major Tasks for the RAP

Activities	Timelines (weeks)											
	April 2026				May 2026				June 2026			
	1	2	3	4	1	2	3	4	1	2	3	4
1	Clearance of RAP and Disclosure of RAP											
2	Consultation with PAPs on the implementation agenda											
3	Field verification and validation of claims											
4	Setting up GRCs at different levels											
5	RAP capacity building / training of GRCs											
6	Sensitization of PAPs											
7	Payment of compensation, delivery of resettlement assistance and delivery of other forms of in-kind assistance to vulnerable persons.											
8	Delivery of Livelihood support measures											
9	Submission of compensation & resettlement assistance completion report to FPMU & WB											
10	Commencement of civil works upon completion report acceptance											
11	RAP Implementation Monitoring/GM											

Based on the assessment of the institutional capacities of the community representatives in the understanding and implementation of the RAP, the State PMU shall provide training and operational support to the community representatives and other agencies involved in the RAP implementation in areas of principles of Resettlement Action Plan, Monitoring & Evaluation of RAP Implementation, Conflict Management and Resolution in RAP implementation as well as RAPs implementation and monitoring before the civil works commences. This capacity building plan has been taken into consideration.

9.3 Training and Capacity Needs

Based on the assessment of the institutional capacities of the community representatives in the understanding and implementation of the RAP, it is recommended that they Contract technical assistance through the State PMU to provide training and operational support to the community representatives and other agencies involved in the RAP implementation in areas of principles of Resettlement Action Plan, Monitoring & Evaluation of RAP Implementation, Conflict Management and Resolution in RAP implementation as well as RAPs implementation and monitoring. This capacity building plan has been taken into consideration.

Capacity building and enlightenment will be provided not only to SPMU staff, but also to key actors and stakeholders involved in RAP delivery, including:

- SPMU staff and field teams (especially safeguards, M&E, finance, and technical staff);
- Resettlement Implementation Committee (RIC) members.
- Grievance Redress Committee (GRC) members, including GBV focal persons; and \
- Project Affected Persons (PAPs) (through sensitization/enlightenment sessions on entitlements, procedures, and documentation, GRM/GBV-GM, and livelihood restoration options).

The detailed of the training needs and responsible Institutions is presented in Table 18.

Table 18 Shows the Training Needs for the Responsible Institutions

	Description/ Module	Course content	Target	Duration	Estimated Amount (₦)
Training & Awareness	Involuntary Resettlement And Rehabilitation	Principles of Resettlement Action Plan Conflict Management and Resolution in RAP implementation	Community leaders, member of the Grievance/ Compliant Handling Mechanism Committees (CHC), Resettlement & Compensation committee (RCC)	2 Days	6,750,000.00
	Sensitization and Awareness on RAP Process	Monitoring & Evaluation of RAP Implementation	member of the Grievance/ Compliant Handling Mechanism Committees (CHC), Resettlement & Compensation committee (RCC)		5,500,000.00
Subtotal					11,250,000.00

In Words: Eleven Million, Two Hundred and Fifty Thousand Naira Only

CHAPTER TEN

10.0 COMPENSATION FUNDING AND ARRANGMENT

10.1. Budget for Resettlement Activities Related to the project

The cost for implementing the RAP for the Bulka Storm Water Management Subproject amounted to Nine Hundred and Ninety Million, Three Hundred and Seventy-Nine Thousand, One Hundred and One Naira (₦990,379,101.00). It is expected to cover compensation of assets affected and additional mitigations for livelihood restoration measures, coordination of mitigations, grievance management, logistics, and cost of disclosure and compensation commission. It also covers for SPMU, Monitoring/Evaluation of the RAP process as well as logistics for implementation. In addition, a provision of 10% of the total budget for contingencies is added to the current budget as presented in Table 19.

Table 19 Summary of RAP Implementation cost

Item		Indicative Costing in Naira (₦)	Indicative Costing in USD (@1600 Naira to 1 USD)
Compensation	Land	479,550,000.00	299,718.75
	Structures	162,170,000.00	101,356.25
	Cash crops	101,940,000.00	63,712.50
	Economic trees	134,753,502.00	84,220.94
Sub-total 1		878,413,502.00	549,008.44
Capacity Building & Training/institutional strengthening		11,250,000.00	7,031.25
Additional Mitigation (Including Livelihood support measures)	GM management implementation including engagements.	1,935,000.00	1,209.38
Monitoring and Evaluation/ Compensation budget)	Logistics (5% of RAP	32,655,599.00	20,409.75
Cost of Disclosure		1,125,000.00	703.13
Sub total		46,965,599.00	29,353.50
Contingency (10% of RAP compensation budget)		65,000,000.00	40,625.00
Total		990,379,101.00	618,986.94

Compensation budget for this RAP implementation is to be fully funded by the Zamfara State Government and shall be disbursed from the project counterpart fund account. Detail of compensation for each asset and structure are in the appendices.

10.2 Responsibility for RAP Budget Funding

The Zamfara State Government, through the Zamfara ACREsAL Project Management Unit will be responsibility for funding the RAP budget rests. This covers the resettlement costs including planning and implementation, management, and administration, monitoring and evaluation, and contingencies. RAP implementation will be coordinated by the Zamfara ACREsAL SPMU, and all disbursements will follow the project's approved administrative and financial management procedures and manuals, consistent with other eligible project activities.

CHAPTER ELEVEN

11.0 PUBLIC CONSULTATION

11.1 Introduction

Public consultation and participation are essential because they afford Project Affected Persons (PAPs) the opportunity to contribute to both the design and implementation of the project activities and reduce the likelihood for conflicts. It also provides an avenue where the benefiting communities will contribute significantly to the success of the project thereby making their observations and suggestions most especially as regard to the existing environmental and social sensitivities of the project locations.

The consultation process will ensure that those identified as stakeholders, Project Affected Persons (PAPs) are consulted. Information about the project was shared with the stakeholders, to enable meaningful contribution, and enhance the success of the project

The public consultation strategy for the RAP activities evolved around the provision of a full opportunity for involvement for all stakeholders, especially the PAPs. Concerns raised by the stakeholders are documented and incorporated in this report and used to develop mitigation and/or enhancement measures for the Grievance Redress Mechanism (GRM).

The following were taken into full account:

1. The project will have foreseeable environmental and social impacts, especially on the people and structures around the corridor of the drainage route.
2. The project aims at impacting more positively to the environment and social conditions, and will devise suitable, practicable mitigation measures through the ESMP to reduce or eliminate negative impacts.
3. That positive impact of sub-project activities will be enhanced.
4. The priority concerns raised by PAPs and other relevant stakeholders will be put into account and incorporated in project planning.

The stakeholders were informed of the visits through the Project desk officer via phone calls to the respective ward heads that in turn passed the information to their communities and residents of the respective wards

The identified groups include:

- Traditional Leaders (Village heads, District heads, Ward heads)
- Religious leaders
- Youth group Representatives
- Women group Representatives
- PAPs / People living along the corridors of the project

11.2 Strategies for Consultation Process

The consultation process for this RAP was guided by the following key considerations and sequential activities:

- Site reconnaissance and boundary verification: Conducted site visits to understand the project corridor/footprint and confirm the intervention boundaries and parameters.

- Stakeholder mapping and leadership entry meetings: Identified relevant administrative structures and engaged community leadership (traditional/district heads, ward/village heads) as entry points for mobilization and coordination.
- PAP identification and meeting notifications: Identified PAPs and, in collaboration with community leadership, issued notices and invitations for consultation meetings, including date, venue, and time.
- Public consultation forums: Held public stakeholder forums to present project information, discuss potential impacts, explain RAP processes, and obtain community inputs, concerns, and suggestions.
- Socio-economic baseline consultations: Identified PAPs and collected socio-economic baseline information to support vulnerability assessment and livelihood restoration planning.
- Asset inventory and verification: Conducted enumeration and inventory of PAPs and affected assets, including verification of ownership/use rights and documentation to support entitlement determination.

11.3 Community Consultation and Engagement (Gusau)

Community consultations were carried out in neighborhoods affected by the Bulka Storm Water Management Project in Gusau, Zamfara State. These engagements brought together a broad range of stakeholders, including traditional and community leaders, religious leaders, women and youth representatives, community-based organizations (CBOs), Project Affected Persons (PAPs), and other interested residents.

In addition to the general consultations, Focus Group Discussions (FGDs) were organized with relevant stakeholder groups to gain deeper understanding of local livelihood practices, vulnerability issues, and community expectations in areas likely to be impacted by the proposed storm water management interventions.

The stakeholders' consultation was conducted in different communities along the project corridor with different groups including ward heads and other community members. The consultations provided an opportunity to interact with the opinion leaders in the host communities and intimate them on the proposed project.

11.4 Rights and Choices

The information passed to stakeholders includes the project design, anticipated timeframe for project commencement, and the possibility for the stakeholders to contribute to the project design. In other words, the PAPs, specifically, were told that they have the opportunity to air their concerns and suggestions which will be incorporated to the project design and implementation process.

Summary of Consultations, Concerns Raised and Responses to Address Concerns Initial Consultation with the Zamfara ACRoSAL PMU and Ministries

The initial consultation meeting was held at the Project office on the 17th of November, 2025. This meeting has in attendance the total number of 14 persons (Female: 3 Male: 11) including the Project Coordinator, the Safeguards Team, the project Engineer and the RAP Consultant.



The discussion meeting commenced with the Project Coordinator's opening remarks followed by the RAP Consultant explanation of his work approach to ensure a bankable Resettlement Action Plan is achieved. The other PMU team members expressed their willingness to assist to achieve a fruitful exercise.

They also sought to know the number of field officers that will be required and how the Consultant wish to engage them while noting that it is very important to engage those that have experience in such work to avoid mistakes.

The PMU ESO stated the need for the Consultant to corporate and work with the community members in order to achieve best and swift result. He further enquired of the Itinerary for the duration of the field work

The Consultant finally appreciated the team on the way they organized the meeting and the helpful insights they gave to ensure the work was successful and timely. He also used the opportunity to state that consultation will be extended to the project communities as the field exercise progresses and lastly requested for the relevant documents that will aide the work.

11.5 Consultation with relevant MDAs

The consultation was held on 18th November, 2025 in the Office of the Permanent Secretary, Ministry of Environment. The total number of participants was 17 (Females: 4 Males 13) comprising the following MDAs:

- Focal Persons, Ministry of Agriculture
- Focal Persons, Ministry of Water Resources
- Director, Ministry of Environment
- ACRESAL PIU
- Consultants and support team

Meeting Proceedings

Opening & Introductions:

The ACRESAL Environmental Officer welcomed all attendees and introduced the focal persons from the various ministries as well as the consultants and their team. He stated that the purpose of the meeting was to brief the stakeholders on the presence and role of the consultants in the state and the expected scope of work during their stay.



Consultants' Remarks

The lead consultant expressed appreciation to all attendees for responding on short notice. He introduced his team and outlined the purpose of their visit — to develop safeguard instruments, specifically Resettlement Action Plan (RAP). This is intended to ensure that those whose Land will be acquired or restricted access to their means of livelihood is

captured and taken care of through the instrument. He noted that stakeholder awareness and collaboration are critical to the successful implementation of these plans.

Key Highlights from Discussions:

- Clarification on the Consultation with MDAs:

A question was raised on whether the consultation with the MDAs was part of the formal study. The team clarified that consultations with key stakeholders are crucial components of the study and that MDAs are considered principal stakeholders in the process.

- Scope of Intervention:

A query was raised regarding the potential expansion of intervention sites beyond Gusau. The Environmental and Social Officer confirmed that, as of now, these are the approved location, but additional sites may be considered in the future.

- Water Resources Utilization:

The focal person from the Ministry of Water Resources inquired on whether water from the planned drainage systems would be harnessed for irrigation and livestock use. The Project Implementation Unit responded that all engineering designs under ACRESAL include provisions for water harvesting to support agriculture, a key component of the project.

- Input from Ministry of Environment:

The Ministry commended ACRESAL for its commitment to environmental compliance and pledged to monitor the ongoing studies in alignment with the Environmental Impact Assessment (EIA) Act.

- Justification for Selected Sites:

All attendees agreed that Gusau is in dire need of the intervention, as the water storm erosion has severely affected homes, livelihoods, and community mobility.

- Policy Documents Request:

The consultant highlighted the need to review existing state policies on land use and asset valuation to compare with the World Bank's policies, aiming to harmonize both for the benefit of affected persons. Stakeholders agreed that state policies exist but acknowledged

that the World Bank's policies are often more favorable and should guide the project. It was agreed that the requested policy documents will be shared with the consultants.

- **Importance of Community Consultation:**

Stakeholders emphasized the critical need to consult project communities to reduce grievances, especially concerning land acquisition and compensation. They were assured that meaningful engagement and attention to vulnerable groups will be prioritized as required under the RAP.

11.6 Consultation & Next Steps:

The consultant thanked all participants and shared the schedule of fieldwork and activities planned over the next few days. Stakeholders were encouraged to remain engaged and supportive throughout the project implementation process.

Other consultations held with the communities and their stakeholders are presented in the table 20:

Table 20 Summary of Stakeholders Consultations in the affected communities Gusau LGA

Summary of Stakeholders Consultations in Masallacin Kanoma Gusau LGA	
Date	12 th July 2025
Time	9:30 AM
Venue	Malan Kanoma Juma'at Mosque
Attendees Number of Females: 18 Number of Males: 32 Total Participants: 50	• Zamfara ACRESA Project Management Unit (PMU) • Consultant's Team • Malan Kanoma Juma'at Mosque & Environs • Community Members – including elders, women, youth, and persons living near the storm water channel area
Opening and Introduction	The consultation commenced with an opening prayer. Thereafter, the Environmental Officer of the Zamfara State ACRESA Project welcomed participants and formally introduced the PMU and the Consultant's Team to the community. A brief overview of the ACRESA Project and its objectives was presented, after which the RAP Consultant outlined the purpose and scope of the engagement.
Purpose of Consultation and Overview of RAP Activities	The RAP Consultant explained that the visit was part of preparatory activities for the Bulka Storm water and Gully Erosion Control Subproject. He highlighted that the Resettlement Action Plan (RAP) is designed to identify and address potential impacts of the proposed civil and bioremediation works on persons living and conducting activities along the storm water drainage corridor and gully erosion channel. The Consultant emphasized that the RAP process involves the enumeration of Project Affected Persons (PAPs) to ensure that project implementation does not worsen their living conditions, but rather restores or improves their livelihoods, in line with World Bank and ACRESA safeguard requirements. Community members residing close to the affected area were encouraged to make themselves available for the upcoming census and socio-economic survey.
Key points shared included:	• Nature of Information to be collected: Household data, asset ownership, and personal details of identified PAPs. • Cut-off Date: The cut-off date becomes effective from the date of this consultation until the completion of the enumeration exercise. Any assets introduced after this period will not be eligible for compensation. • Eligibility Criteria: Eligibility for compensation will be determined based on the approved engineering and bioremediation designs and the proximity of assets to the stormwater drainage and gully erosion intervention area. • Support for Affected Structures: PAPs with immovable assets affected by the project will be assisted through compensation, relocation support, and livelihood restoration measures, as applicable. • Community Support: A request was made to the Chairman to nominate a community liaison person to support communication and field activities during RAP implementation.

Questions	Responses
What if a PAP is unavailable during the enumeration exercise?	A recognized representative can present the PAP's identification to ensure that their details are captured.
If part of a house is affected and renders the entire structure unsafe or unusable, what happens?	The RAP provides for such cases, and the full replacement value of the structure will be considered for compensation.
Focus Group Discussion with the women 	A separate, disaggregated consultation was conducted with women to ensure their effective participation and to prevent coercion or misrepresentation of views. Discussions focused on: - Gender-Based Violence (GBV): Participants were informed that the Zamfara State ACREsAL Project will ensure contractors and their workforces are trained on community codes of conduct and GBV prevention measures. - Grievance Redress and Emergency Response: The availability of a grievance redress mechanism and rapid response procedures for GBV-related cases was explained. - The team assured participants that contractors would sensitize workers before deployment to the site and enforce compliance with established codes of conduct to safeguard community values.
Questions	Responses
Should a woman relocate if she lives very close to the affected area?	If her property is confirmed as affected during enumeration, she will be compensated prior to commencement of civil works. If the structure is currently at risk, she was advised to relocate temporarily for safety, with assurance that her property will still be captured in the RAP.
Closing Remarks The Chairman Kanoma Juma'at Mosque and environs community expressed appreciation to the ACREsAL PMU and the Consultant's Team for engaging the community and for the proposed storm water and gully erosion intervention. He assured the team of the community's full cooperation and committed to providing necessary support, including the appointment of a community liaison person.	

Summary of Stakeholders Consultations in Dan Bedi (Hayin Buba), Bulka Community, Gusau LGA	
Date	12 th July 2025
Time	12:00 AM
Venue	Massallacin Dan Bedi (Hayin Buba)
Attendees Number of Females: 18 Number of Males: 32 Total Participants: 50	- Zamfara ACREsAL Project Management Unit (PMU) - Consultant's Team - Community Leaders of Dan Bedi (Hayin Buba), Bulka Community - Community Members – including elders, women, youth, and persons living near the storm water channel area
Opening and Introduction	The consultation began with an opening prayer, after which the Environmental Officer from ACREsAL welcomed all participants and introduced the PMU and Consultant Team to the community. The Environmental Officer gave a brief background of the ACREsAL project, after which he invited the RAP Consultant to explain the planned activities to stakeholders.
Purpose of Consultation and Overview of RAP Activities 	The Consultant explained the objective of the visit and the upcoming activities to be conducted in Dan Bedi (Hayin Buba). He explained that the Resettlement Action Plan (RAP) is intended to identify persons whose houses, fences, farmlands, or economic trees may be affected by the proposed stormwater and gully erosion control works, so that such persons are not made worse-off by the project. The Consultant emphasized that the RAP will focus on households and assets located close to the gully erosion corridor, and encouraged residents to be available for the enumeration exercise.
Key points shared included:	- Nature of Information to be collected: Household data, asset ownership, and personal details of identified PAPs. - Cut-off Date: The cut-off date becomes effective from the date of this consultation until the completion of the enumeration exercise. Any assets introduced after this period will not be eligible for compensation.

	• Eligibility Criteria: Eligibility for compensation will be determined based on the approved engineering and bioremediation designs and the proximity of assets to the stormwater drainage and gully erosion intervention area. • Support for Affected Structures: PAPs with immovable assets affected by the project will be assisted through compensation, relocation support, and livelihood restoration measures, as applicable. • Community Support: A request was made to the village heads to nominate a community liaison person to support communication and field activities during RAP implementation.
Questions	Responses
Will access paths be blocked during construction?	Temporary access will be provided during construction and restored after works are completed.
What will happen to mango and neem trees close to the gully?	All affected economic trees will be enumerated and compensated in line with RAP provisions.
Focus Group Discussion with the women 	A separate, disaggregated consultation was conducted with women to ensure their effective participation and to prevent coercion or misrepresentation of views. Discussions focused on: • Gender-Based Violence (GBV): Participants were informed that the Zamfara State ACRSAL Project will ensure contractors and their workforces are trained on community codes of conduct and GBV prevention measures. • Grievance Redress and Emergency Response: The availability of a grievance redress mechanism and rapid response procedures for GBV-related cases was explained. • The team assured participants that contractors would sensitize workers before deployment to the site and enforce compliance with established codes of conduct to safeguard community values.
Questions	Responses
Will women be compensated equally with men during payment of compensation and other entitlements?	Yes. Compensation and all resettlement entitlements will be provided equally to women and men in accordance with the Resettlement Action Plan (RAP) and World Bank ESS5. Eligibility and compensation are based on loss of assets and livelihoods, not gender. Women, including female-headed households, will receive compensation and assistance directly and fairly, and vulnerable women will receive additional support where applicable.
Closing Remarks The Community Leaders expressed appreciation to the ACRSAL PMU and the Consultant's Team for engaging the community and for the proposed storm water and gully erosion intervention. He assured the team of the community's full cooperation and committed to providing necessary support, including the appointment of a community liaison person.	

Summary of Stakeholders Consultations in Yar Dole, Bulka Community, Gusau LGA	
Date	12 th July 2025
Time	1:30 AM
Venue	Yar Dole, Bulka Community
Attendees Number of Females: 18 Number of Males: 32 Total Participants: 50	• Zamfara ACRESAL Project Management Unit (PMU) • Consultant's Team • Chairman Yar Dole market • Community Members – including elders, women, youth, and persons living near the storm water channel area
Opening and Introduction	The consultation commenced with an opening prayer, after which the Environmental Officer welcomed participants and introduced the PMU and Consultant Team. He provided a brief overview of the ACRSAL Project and highlighted the erosion challenges in Yar Dole before inviting the RAP Consultant to speak.
Purpose of Consultation and Overview of RAP Activities	The Consultant explained that Yar Dole has been identified as a critical gully erosion hotspot threatening residential structures and access routes. He explained that the RAP process will ensure identification, compensation, and assistance for PAPs prior to commencement of erosion control works. Community members were encouraged to cooperate fully during the enumeration exercise.

	
Key points shared included: 	• Nature of Information to be Collected: Household data, asset ownership, and personal details of identified PAPs. • Cut-off Date: The cut-off date becomes effective from the date of this consultation until the completion of the enumeration exercise. Any assets introduced after this period will not be eligible for compensation. • Eligibility Criteria: Eligibility for compensation will be determined based on the approved engineering and bioremediation designs and the proximity of assets to the stormwater drainage and gully erosion intervention area. • Support for Affected Structures: PAPs with immovable assets affected by the project will be assisted through compensation, relocation support, and livelihood restoration measures, as applicable. • Community Support: A request was made to the village heads to nominate a community liaison person to support communication and field activities during RAP implementation.
Questions	Responses
How will old or dilapidated houses be valued?	Valuation will be based on full replacement cost without depreciation.
What will happen to mango and neem trees close to the gully?	All affected economic trees will be enumerated and compensated in line with RAP provisions.
Questions	Responses
Closing Remarks The Chairman expressed appreciation to the ACRReSAL PMU and the Consultant's Team for engaging the community and for the proposed storm water and gully erosion intervention. He assured the team of the community's full cooperation and committed to providing necessary support, including the appointment of a community liaison person.	

Summary of Stakeholders Consultations in Hayin Dan Hausa, Bulka Community, Gusau LGA	
Date	12 th July 2025
Time	9:30 AM
Venue	Hayin Dan Hausa Community Meeting Point
Attendees Number of Females: 18 Number of Males: 32 Total Participants: 50	• Zamfara ACRReSAL Project Management Unit (PMU) • Consultant's Team • Village Heads Hayin Dan Hausa Community • Community Members – including elders, women, youth, and persons living near the storm water channel area
Opening and Introduction	The meeting began with an opening prayer, followed by a welcome address by the Environmental Officer, who introduced the ACRReSAL PMU and Consultant Team. He provided a brief overview of the ACRReSAL Project and its relevance to stormwater challenges in Hayin Dan Hausa.
Purpose of Consultation and Overview of RAP Activities 	The Consultant explained that Hayin Dan Hausa is mainly affected by uncontrolled storm water runoff, which undermines house foundations and damages fences. He explained that the RAP will identify affected persons and ensure appropriate compensation and assistance before civil works commence.
Key points shared included:	• Nature of Information to be Collected: Household data, asset ownership, and personal details of identified PAPs.

	• Cut-off Date: The cut-off date becomes effective from the date of this consultation until the completion of the enumeration exercise. Any assets introduced after this period will not be eligible for compensation. • Eligibility Criteria: Eligibility for compensation will be determined based on the approved engineering and bioremediation designs and the proximity of assets to the stormwater drainage and gully erosion intervention area. • Support for Affected Structures: PAPs with immovable assets affected by the project will be assisted through compensation, relocation support, and livelihood restoration measures, as applicable. • Community Support: A request was made to the Chairman to nominate a community liaison person to support communication and field activities during RAP implementation.
Questions	Responses
What happens to shared family houses?	All legitimate interests will be documented and addressed in line with RAP provisions.
Focus Group Discussion with the women 	A separate, disaggregated consultation was conducted with women to ensure their effective participation and to prevent coercion or misrepresentation of views. Discussions focused on: • Gender-Based Violence (GBV): Participants were informed that the Zamfara State ACReSAL Project will ensure contractors and their workforces are trained on community codes of conduct and GBV prevention measures. • Grievance Redress and Emergency Response: The availability of a grievance redress mechanism and rapid response procedures for GBV-related cases was explained. • The team assured participants that contractors would sensitize workers before deployment to the site and enforce compliance with established codes of conduct to safeguard community values.
Questions	Responses
How will the project ensure that women actually receive their compensation?	The project will ensure that compensation is paid directly to the rightful owners or beneficiaries, including women. Where necessary, joint verification, community validation, and appropriate payment arrangements will be used to ensure transparency and prevent exclusion or diversion of women's entitlements.
Closing Remarks The community thanked the PMU and Consultant Team and assured full cooperation throughout RAP implementation.	

References

Federal Republic of Nigeria Infrastructure Concession Regulatory Commission (ICRC) (2009); Resettlement Policy Framework (RPF) for Nigeria Public Private Partnership (PPP) Project, prepared by ERML, December

Handbook for Preparing a Resettlement Action Plan: Environment and Social Development Department, International Finance Corporation (IFC); 2012

National Population Commission (2016), Statistical yearbook

Resettlement Action Plan for Amugulang-Ebudouge Class III Port highway. Inner Monogolia Autonomous Region Communications Department 2004.

Resettlement Policy Framework (RPF); Agro-Climatic Resilience In Semi-Arid Landscapes (ACReSAL) Project 2021

World Bank Policies, World Bank website: www.worldbank.org

ANNEXES 1: QUESTIONNAIRE

Annex 1: Socio-Economic Inventory Instrument for RAP

ASSET SURVEY SHEET

Community:

LGA:

Date:

**Pap Photograph,
(Pls Insert Phone
Picture No.
captured against
Affected Property)**

IDENTIFICATION/ BIO INFORMATION

- 1.1. Full Name of PAP:
- 1.2. PAP Means of Identification
- 1.3. Sex:
- 1.4. Age:
- 1.5. Religion.....
- 1.6. Marital Status: Married..... Single..... Divorced..... Separated
- 1.7. No of wives.....
- 1.8. No of Children.....
- 1.9. Is the PAP the Land Owner? (Yes/No).....
- 1.10. If no:
 - a. What is the relationship to the Land Owner? (a) Tenant (b) Sharecropper (c) Other (specify)
 - b. Full name of Land Owner:
 - c. PAP number if different from Land Owner:
- 1.11. PAP's Telephone Number:

SOCIO-ECONOMICS

- 1.12. Level of Education: (a) Tertiary (b) Secondary..... (c)Primary..... (d) None.....
- 1.13. Major Occupation: Additional Occupation:
- 1.14. Income: Monthly Annually:
- 1.15. If farmer, Type of farming practiced: (a) crop (b) Livestock
- 1.16. Means of Transportation a) Motorcycle b) Keke c) Working Animal, d) Others.....
- 1.17. Type of Residential House where you are living a) Mud house with thatch roof b) Mud house with zinc roof c) block bungalow
- 1.18. Dispute Resolution
What body resolves land related conflict in the community?
.....
.....
- 1.19. Are women consulted or involved in decision-making concerning activities or development projects carried out in this community? Yes=3, No=2, I do not know=1
- 1.20. Do women own land in this community?
- 1.21. How do you acquire land in this community? (tick)

Inheritance	Community Allocation	Gift	Lease	Govt. Allocation	Buying from Individuals or Government

AFFECTED ITEM CENSUS

1.22. Trees Information

GPS track/ waypoint number	Tree type:	Maturity	Quantity	Unit	Ownership status

1.23. Crops Information

GPS track of plot ¹	Crop type:	Maturity	Quantity	Unit	Ownership status

FOR AFFECTED LAND (ONLY):

1.24. Land ID(GPS):

1.25. Who owns this land? A) Community... b) Family joint Ownership, c) PAP alone

1.26. If Jointly own by joint family members, List the name & Phone numbers of co-owners:

A:.....Phone.....

...

B:.....Phone.....

...

C: Phone ...

D:.....Phone.....

...

1.27. Type of Right PAP has over affected land:

a) Right of Occupancy (R of O)..... (b) Certificate of Occupancy..... (C) Owned by Inheritance (d) Others..... (Please clearly state)

1.28. Land use: (a) Agricultural..... (b) Industrial..... (c) Commercial (d) Other

1.29. Size of Land: Total Area of Land Total Area of Land Affected

FOR AFFECTED STRUCTURE/HOUSE:

1.31. GPS coordinate:

1.32. Structure Reference Code:

¹In cases of intercropping, the same track number will be entered in more than one row, with each row containing information on each type of intercropped crop. E.g. Maize 70%, Legumes 30%

- 1.33. Who owns the affected structure or house? (Please tick one)
a) Landlord (b) Tenant (c) Company / organization (d) Government i. Local ii. State iii. Federal
(e) Family
others (please specify).....
- 1.34. Type of affected Structure: (a) Mud House (b) Block House (c) Open well (d) Hand pump
(e) Borehole
- 1.35. What type of roofing materials were used for the affected structure? (a) Thatch (b)
corrugated iron sheet (c) Aluminum zinc (d) Asbestos (e) others(please
specify).....
- 1.36. What type of ceiling materials were used for the affected structure? (a) Asbestos (b) POP
(c) Cement (d) PVC (e) others (please specify).....
- 1.37. What type of floor materials were used for the affected structure? (a) Cement (b) Mud (c)
Tiles (d) wood (e) others (please specify).....
- 1.38. What type of door materials were used for the affected structure? (a) Iron (b) Zinc (c)
wooden
- 1.39. What type of wall finishing does the structure have? (a) Plastered (b) plastered with paint
(c) Un plastered (d) Tiles (e) others (please
specify).....
- 1.40. Entrance porch with concrete pillars. Yes/No
- 1.41. Borehole with concrete decking. Yes/No
- 1.42. Borehole with iron stand. Yes/N

Full Description of affected structure	Size of Structure in M2	No of rooms

1.43. if rented, how much do you pay annually?.....

FOR BUSINESS PREMISES LOSS OF MANHOUR

- 1.44. What type of business would be affected?
- 1.45. What are your average daily income/sales?
- 1.46. How many days in the week do you operate your business
- 1.47. How many staff/workers has the business employed?
- 1.48. What implication will relocating have on your business?
(i)
(ii)
(iii)
- 1.49. How do you think this impact can be minimized?
(i)
(ii)
- Endorsements

I/we certify that this is the correct account of my/our land, crops and/or trees:

Claimant(s) signature/thumb print: Date:
.....

Name of Interviewer/Enumerator:

Phone number of Enumerator.....
.....Signature.....

ANNEX 2: LIST OF PAPS AND COMPENSATION DUE

ANNEX 3: ATTENDANCE LIST

ANNEX 4: LIST OF PAPS ELIGIBLE FOR LRP AND VULNERABILITY SUPPORT MEASURES

ANNEX 5: DEATILED CHANNEL DESIGNED WORK RESULT