RESETTLEMENT ACTION PLAN FOR INTERVENTIONS IN NORTHERN BUSHROD ISLAND SUB-LOCATION ATLANTIC (NEW KRU TOWN)

Liberia Urban Resilience Project (LURP)

Consultancy Services for the Conduct of Feasibility Studies, Preparation of Technical Designs & Bidding Documents, Environmental & Social Instruments and Construction Works Supervision Services in Northern Bushrod Island and Southeastern Paynesville Areas (Phase One) and Central Monrovia and Omega Market (Phase Two)

Prepared for
Ministry of Public Works

August 2026

Project Details		
Client	Ministry of Public Works (MPW)	
Document type	Resettlement Action Plan	
Project title	Liberia Urban Resilience Project (LURP) Consultancy Services for the Conduct of Feasibility Studies, Preparation of Technical Designs & Bidding Documents, Environmental & Social Instruments and Construction Works Supervision Services in Northern Bushrod Island and Southeastern Paynesville Areas (Phase One) and Central Monrovia and Omega Market (Phase Two)	
Project code	EP2025056	
Version	4	
Date	August 2026	
Approved by	Wassim Hamdan	*Project Director*
Reviewed by	Issam Bou Jaoude	*Team Lead*
	Yasmin El Helwe	*Project Manager*
Prepared by	Thomas Grant	*Resettlement Specialist*
	Khuloud Bitar	*Social and Gender Consultant*
	Fatima Al Mokaddem	*Social and Gender Associate*
	Will Dormeyan	*Environmental Assistant*
	Massa Sandy	*Social and Gender Assistant*
	Joseph Kamara	*Socio-Economic Survey Team Leader*
	Christian Doe	*Socio-Economic Survey Data Manager*
	Yamah Kpatakollie-Clarke	*Socio-Economic Survey Field Manager*
	Jenkins Kamara	*Socio-Economic Survey Field Coordinator*
	Malue Dweh	*Socio-Economic Survey Supervisor*
	Chulue Wisseh	*Socio-Economic Survey Supervisor/Qualitative Enumerator*
	Joshua M. Gargar	*Socio-Economic Survey Enumerator*
	Sylvester David	*Socio-Economic Survey Enumerator*
	Austine Wolloh	*Socio-Economic Survey Enumerator*
	Diamond Ziambo	*Socio-Economic Survey Enumerator*
	Andria Natee Diggs	*Socio-Economic Survey Qualitative Enumerator*
	Anges Williams Rue	*Socio-Economic Survey Qualitative Enumerator*

Table of Contents

List of Figures

List of Tables

Abbreviations and Acronyms

CC	Community Consultation
CPI	Consumer Price Index
CRL	Community Rights Law
ESIA	Environmental and Social Impact Assessment
EPA	Environmental Protection Agency
ESIA	Environmental and Social Impact Assessment
ESS1	Environmental and Social Standard 1
ESS4	Environmental and Social Standard 4
ESS5	Environmental and Social Standard 5
FDA	Forestry Development Authority
FGD	Focus Group Discussions
FIES	Food Insecurity Experience Scale
GBV	Gender-Based-Violence
GoL	Government of Liberia
GPS	Global Positioning System
GRM	Grievance Redress Mechanism
HHH	Household Head
LLA	Liberia Land Authority
LURP	Liberia Urban Resilience Plan
MIA	Ministry of Internal Affairs
MoA	Ministry of Agriculture
MPI	Multidimensional Poverty Index
MPW	Ministry of Public Works
PAP	Project-affected Person
PMU	Project Management Unit
RAP	Resettlement Action Plan
RIC	Resettlement Implementation Committee
SDGs	Sustainable Development Goals
SEA	Sexual Exploitation and Abuse
SH	Sexual Harassment

Glossary

Affected asset	Any property—land, structures, crops, trees, businesses, or communal resources—that is impacted by the project and eligible for compensation
Affected/vulnerable household	A family unit whose members collectively experience project-related impacts such as loss of land, structures, livelihoods, or access
Census	A complete enumeration of PAPs and their affected assets; forms the basis for entitlements
Compensation	Payment (cash or in-kind) provided to PAPs for loss of land, assets, or income streams at full replacement cost.
Cut-off date	The date after which people moving into the project area or expanding assets are not eligible for compensation. It prevents opportunistic claims
Economic displacement	Loss of income, livelihood, or access to economically important resources—even if no physical relocation occurs
Eligibility	Criteria that determine who qualifies for compensation or assistance, based on presence, asset ownership, or use before the cut-off date
Entitlements	The package of compensation and assistance a PAP is eligible to receive based on impact type and eligibility category
Grievance Redress Mechanism (GRM)	A formal system allowing PAPs to submit concerns or complaints and receive timely resolutions
Host community	The community receiving relocated households and whose resources or services might be affected.
Involuntary resettlement	Resettlement that occurs without the full, free choice of the affected people, typically due to land acquisition for public interest projects
Livelihood restoration	Measures designed to help PAPs restore or improve their income-generating capacity after displacement.
Physical displacement	loss of residential or business premises and shelter resulting in relocation
Project-affected person	Any individual, household, or business who loses land, assets, income sources, or access to resources because of the project
Replacement cost	The amount needed to replace lost assets without depreciation and including transaction cost
Resettlement assistance	Support provided to PAPs during physical relocation—e.g., moving allowances, transitional support, and housing assistance
Resettlement site	A location prepared to host physically displaced households, providing housing and essential services
Socioeconomic survey	A study assessing socio-economic conditions—income, livelihood patterns, demographics—to design appropriate compensation and support programs
Vulnerable persons / vulnerable households	Individuals or households at higher risk of hardship—such as female-headed households, the elderly, persons with disabilities, or extremely poor households—and who require targeted support

Executive Summary

Introduction

This Resettlement Action Plan (RAP) has been prepared for the Liberia Urban Resilience Project (LURP) interventions in Northern Bushrod Island – Sub-location Atlantic, New Kru Town. Developed by Earthtime Inc. for the Ministry of Public Works, the RAP outlines a structured framework for managing land acquisition and resettlement impacts in compliance with Liberian regulations and World Bank Environmental and Social Standards (ESS1,ESS5 , and ESS10).

The LURP aims to enhance flood resilience and urban infrastructure in Greater Monrovia through drainage improvements and community infrastructure. In New Kru Town, interventions include flood risk management works, such as drainage channels and culverts, and community upgrades, including pedestrian footbridges.

The RAP establishes procedures to identify Project Affected Persons (PAPs), define eligibility and compensation principles, and implement livelihood restoration measures. It is guided by key principles of minimizing displacement, ensuring equitable treatment, promoting transparency, and providing accessible grievance mechanisms.

In summary, the RAP seeks to mitigate land acquisition and resettlement impacts by ensuring fair compensation and assistance, while supporting affected persons in restoring and improving their livelihoods and living standards.

Project Description, Impacts, and Mitigation Measures

The project will result in both physical and economic displacement, as well as impacts on community infrastructure and land.

- **Physical resettlement impacts** include displacement of 14 households and loss of 51 structures (mostly permanent), with impacts concentrated in Popo Beach and Funday. Vulnerable groups, particularly tenants and low-income households, face heightened challenges.
- **Economic impacts** primarily affect informal, location-based livelihoods. A total of 99 income sources affecting 92 PAPs are impacted, including fish driers/sellers, petty traders, and loss of rental income.
- **Business impacts** affect 3 businesses with 12 owner/employees.
- **Agricultural impacts** affect small gardens along the project footprint with approximately 1700 plants and trees that need to be compensated.
- **Community infrastructure impacts** involve the loss of bridges.

- **Land acquisition** affects 44 plots (mostly swamp land), with ownership often informal. Of the 44 plots, one plot is to accommodate the fish drier relocation site, and one is required temporarily during the construction period, leaving 42 plots that were identified for permanent land acquisition within the project footprint. A notable share of plots belongs to women, and the status some plots remain unresolved (i.e. regarding ownership and precise location), requiring further verification during implementation.

The total number of individuals and institutions that need to be compensated as a result of the above impacts is 175.

Mitigation measures follow the RAP hierarchy, prioritizing avoidance, minimizing land acquisition, maintaining access, and ensuring consultation. Design optimization has reduced impacts through alignment changes and refined footprint definition.

Legal Framework

The LURP Resettlement Action Plan (RAP) is guided by Liberia's legal and institutional framework and aligned with World Bank Environmental and Social Standards (ESS1 and ESS5). Implementation is led by the Liberia Land Authority (LLA) in collaboration with national and local government institutions to ensure that land acquisition, compensation, and resettlement are carried out in a transparent and equitable manner.

The framework is based on Liberia's Constitution and key land laws, which recognize statutory, customary, and informal land rights. In line with World Bank requirements, all eligible affected persons, including those without formal land titles, will receive appropriate compensation and livelihood restoration support based on their use and occupancy of land prior to the cut-off date.

Entitlement and Eligibility

PAPs are classified into key groups, including structure owners, tenants, business operators, and users of affected land or communal spaces. Eligibility is based on the presence and use of assets and livelihoods within the project area prior to the established cut-off date of 9 February 2026. Any assets or activities established after this date are not eligible for compensation.

The cut-off date serves as a critical mechanism to define eligibility, prevent ineligible claims, and support accurate census, valuation, and planning processes. It was formally disclosed to affected communities through multiple communication channels to ensure awareness and transparency.

Socio-Economic Baseline of PAPs

The socio-economic baseline was conducted on 113 affected households containing 661 individuals, with a slight majority of women and a relatively young demographic. The average household size is approximately 5.8 persons per household, with many dependents, and are concentrated in flood-prone areas. Educational attainment is mixed, with 74.7% of adults reported as literate and a notable gender gap (68% of women compared to 83.2% of men).

The findings highlight widespread economic vulnerability. Most households report expenses exceeding income, frequent money shortages, and reliance on coping mechanisms such as borrowing and reducing consumption. Food insecurity is also high, with many households experiencing reduced food intake or skipping meals due to lack of income.

Livelihoods are primarily based on informal activities, including fishing, fish drying, and small-scale and informal trade, with generally low income levels. Poverty is widespread, with the majority of households falling below the poverty line, particularly among female-headed households. In addition, many households experience multiple deprivations in living standards, including limited access to sanitation, clean cooking fuel, and household assets.

Valuation of Affected Assets

This chapter explains how values were determined for land, structures, crops, and associated costs using a combination of local knowledge, administrative benchmarks, and current market evidence.

- Land rates were based on limited and inconsistent data, with reliance on local government insights and validation from firms. A conservative approach adopted the upper end of credible market values.
- Structure valuation combined administrative rates (project valuer, independent valuer, MPW) with current contractor quotations, which were generally higher and aligned with inflation trends. Where market data was available, median quotation rates were used; otherwise, valuer rates were adjusted using derived uplift factors. Additional provisions include repair/reinstatement costs for partially affected structures and a site re-establishment allowance to ensure households can restore functional living or business space.
- Crop valuation is based on local market prices rather than standard agricultural rates due to the small-scale, subsistence nature of farming. Final yield estimation is still being developed, though overall compensation is expected to be limited.
- Transaction costs and moving allowances are included to cover all expenses associated with land purchase, rebuilding, and relocation. Standard allowances were set based on local consultations, including land transaction costs, household relocation costs, and smaller allowances for businesses.

Overall, the approach ensures compensation reflects full replacement cost and practical restoration needs, in line with RAP and ESS5 requirements.

Livelihood Restoration and Transitional Support

In line with ESS5, physically displaced households receive time-bound transitional allowances, rental support, and moving assistance, while livelihood restoration measures are tailored to affected groups such as petty traders, fish driers, and rental income earners. Additional support is provided for crop losses and re-establishment of small-scale cultivation.

An extra vulnerability allowance and enhanced monitoring are included to address the high risk of hardship among affected households. All measures are implemented based on strict principles ensuring that compensation, support, and replacement arrangements are in place before displacement or livelihood disruption occurs.

Budget

The budget is based on the asset inventory, valuation results, livelihood information and entitlement framework described in the preceding chapters. It covers compensation for affected structures, businesses, crops and trees, economic displacement and land plots, as well as transaction costs, moving allowances, livelihood restoration and transitional support measures. A contingency allowance of 10 per cent has been included to address potential changes or additional eligible impacts identified during implementation. The chapter concludes with a summary of the total estimated RAP implementation budget.

The approximate total estimated RAP budget, excluding any contingency or additional implementation management costs not listed above, is summarised in Table 9-9.

Table 0-1 Summary RAP budget

Budget category	Total (USD)
Structures	213,032.83
Businesses and economic displacement	61,614.40
Crops, trees and productive vegetation	7,845
Physical displacement	34,380
Land plots	39,945
Transaction costs	12,381.11
Vulnerability	10,800
Completion audit	10,000
Adaptive management	10,000
Total RAP budget excluding contingency	**400,058.34**
Contingency at 10%	**40,005.83**
Total RAP budget including contingency at 10%	**440,064.17**

Consultation and Disclosure

Stakeholders were identified through a scoping exercise and engaged through a combination of meetings, community consultations, focus group discussions, and household-level interactions.

Consultations involved government authorities, local leaders, and community members, with broad support expressed for the Project alongside concerns related to compensation, relocation, livelihood impacts, and transparency. These issues were captured and documented to inform RAP design and implementation measures.

The chapter also outlines the RAP disclosure process, which ensures that affected persons are informed of eligibility criteria, compensation standards, entitlements, and grievance mechanisms in a transparent and accessible manner, while maintaining confidentiality of individual data.

Stakeholder engagement has played a key role in shaping the RAP and ensuring that concerns of affected persons are systematically addressed.

Grievance Redress Mechanism

This chapter describes the Grievance Redress Mechanism (GRM), which has been established for the Project to outline procedures for receiving, managing, and resolving complaints from affected stakeholders. The GRM covers submission channels, grievance handling processes, and monitoring arrangements.

Monitoring and Evaluation

Monitoring activities, led by the Project Management Unit (PMU), focus on tracking compensation payments, livelihood restoration measures, grievance resolution, and overall implementation progress through regular reporting and field verification. These processes aim to ensure that all entitlements are delivered in a timely, transparent, and equitable manner, while identifying and addressing any implementation issues.

The chapter also defines the approach for evaluation and completion audit, which assesses whether RAP objectives have been achieved, including the restoration of livelihoods and living standards of affected persons. The RAP will be considered complete once an independent audit confirms that all compensation and assistance have been delivered, grievances addressed, and affected households are not worse off.

Institutional Arrangements, Roles and Responsibilities for RAP Implementation

Implementation is guided by principles requiring prior compensation, continuous stakeholder engagement, a functional GRM, and targeted support for vulnerable households. Clear procedures are established for verification of impacts, consultation and disclosure, secure payment processing, and delivery of relocation and livelihood restoration measures. Civil works can only proceed once all RAP commitments in an area are completed and verified.

Progress is supported by ongoing grievance management, monitoring, and reporting, with completion documentation confirming that all obligations have been met. In summary, the framework ensures coordinated, transparent, and accountable implementation while protecting affected persons throughout the process.

Adaptive Management

The RAP field surveys were undertaken based on the preliminary engineering design due to the project's compressed schedule. Following completion of the surveys, significant design revisions were incorporated into this RAP, resulting in a reduced resettlement footprint while ensuring, to the extent possible, that no previously unchecked land or assets were affected.

Subsequent design refinements made after completion of the RAP may, however, require verification during implementation. A small number of locations, including an area opposite Redemption Hospital in Colonel West, may require additional field assessment to confirm whether previously unchecked land acquisition is needed. To address this uncertainty, contingency allowances for potential additional land acquisition and minor structural impacts have been included in the RAP budget. Any further design changes will be verified during RAP implementation and managed in accordance with the principles and entitlement framework established in this RAP.

1. Introduction

This document is the Resettlement Action Plan (RAP) Report for the Liberia Urban Resilience Project (LURP): Interventions in Northern Bushrod Island – Sub-Location Atlantic ("the Project"). The Project is located in New Kru Town, Monrovia, Montserrado County, Liberia.

The RAP has been prepared by Earthtime Inc. ("Earthtime" or "the Consultant") on behalf of the Ministry of Public Works (MPW), through its Project Management Unit (PMU, "the Client"), for submission to the EPA.

1.1. Background

The Government of the Republic of Liberia (GoL), through the MPW and its PMU, with financial support from the World Bank, is developing and implementing the LURP. The LURP seeks to enhance flood resilience and urban infrastructure in Greater Monrovia, through interventions such as drainage rehabilitation, construction of flood risk management infrastructure and community facilities to reduce vulnerability to flooding and improve living conditions.

The LURP focuses on four flood-prone areas in Greater Monrovia:

- Location 1: Northern Bushrod Island
- Location 2: Central Business District, Soniwein
- Location 3: Omega Market
- Location 4: South-eastern Paynesville

Location 1 (Northern Bushrod Island) was divided into two sub-locations for project implementation purposes:

- **Sub-location Atlantic in New Kru Town**, with drainages outfalls into the Atlantic Ocean and St. Paul Estuary.
- **Sub-location St. Paul Wetlands,** including the estuary and the associated wetlands located south of the St. Paul River and north of the Duala Market and wetlands areas around Caldwell Road and the Bong Mines Railway.

This RAP focuses on the LURP Interventions in the New Kru Town sublocation, a densely populated, low-lying urban area characterized by defined drainage corridors discharging primarily toward the Atlantic Ocean through an existing green corridor.

The Project includes the construction and operation of two main categories of interventions as follows:

- **Flood risk management infrastructure**, including drainage channels, culverts, bridges and drainage outlet structures

- **Community upgrading infrastructure**, including footbridges providing safe pedestrian routes for communities, drain maintenance facilities

A structured and comprehensive RAP is required to manage land acquisition and resettlement impacts in a transparent, equitable, and systematic manner.

The RAP establishes the framework to:

- Identify and document all PAPs and affected assets.
- Define eligibility criteria and the cut-off date.
- Establish valuation and compensation principles.
- Outline livelihood restoration and transitional support measures.
- Define institutional roles, implementation procedures, and monitoring arrangements.

1.2. Principles

The RAP has been developed to be in compliance with local liberian legislation, as well as World Bank ESS. Namely, it is guided by the following core principles derived from ESS1,ESS5, and ESS10:

- **Avoidance and minimization of displacement:** Avoidance of involuntary resettlement where feasible and minimization of land acquisition through design optimization.
- **Proportionate and risk-based approach:** Resettlement measures aligned with the scale and severity of impacts.
- **Equitable treatment and inclusion:** Compensation and assistance provided to all affected persons, regardless of land tenure status, with special attention to vulnerable groups.
- **Transparency and stakeholder engagement:** Ongoing consultation and clear information disclosure throughout RAP implementation.
- **Accountability and grievance redress:** Accessible mechanisms to address complaints and ensure timely resolution.

1.3. Objectives

The RAP aims to:

- Avoid and minimize involuntary displacement wherever feasible.
- Mitigate and compensate resettlement impacts where avoidance is not possible, including compensation at full replacement cost and provision of resettlement and transitional assistance.
- Ensure affected persons restore, and where possible improve, their livelihoods and living standards.

- Manage the resettlement process for LURP interventions in New Kru Town.
- Identify and address actual and potential resettlement impacts in line with Liberian legislation and World Bank ESS5.
- Establish a fair, transparent, and systematic framework for resettlement and compensation, including clear procedures for eligibility, asset valuation, and compensation delivery.

1.4. Scope

The RAP covers the full cycle of resettlement planning and implementation, including:

- Project-induced land and asset impacts
- Identification and categorization of PAPs, including vulnerable groups
- Baseline studies, including asset census and socioeconomic surveys
- Eligibility, cut-off date establishment, and compensation frameworks
- Livelihood restoration strategies to mitigate economic displacement
- Consultation, community engagement, and grievance mechanisms
- Implementation arrangements, institutional roles, and monitoring measures

2. Project Description, Impacts, and Mitigation Measures

2.1. Project Description

The LURP interventions in New Kru Town focus on improving urban drainage and flood risk management within densely built-up areas draining toward the Atlantic Ocean. The project includes the construction and rehabilitation of drainage channels, culvert upgrades, stabilized outlets, footbridges to maintain community access across channels, a waste management depot, and an access road to support construction activities. Works will be implemented across areas comprising a mix of public and private land, including existing drainage corridors, roads, and adjacent built-up zones. Figure 2-1 to Figure 2-4 show the final project footprint in New Kru Town.

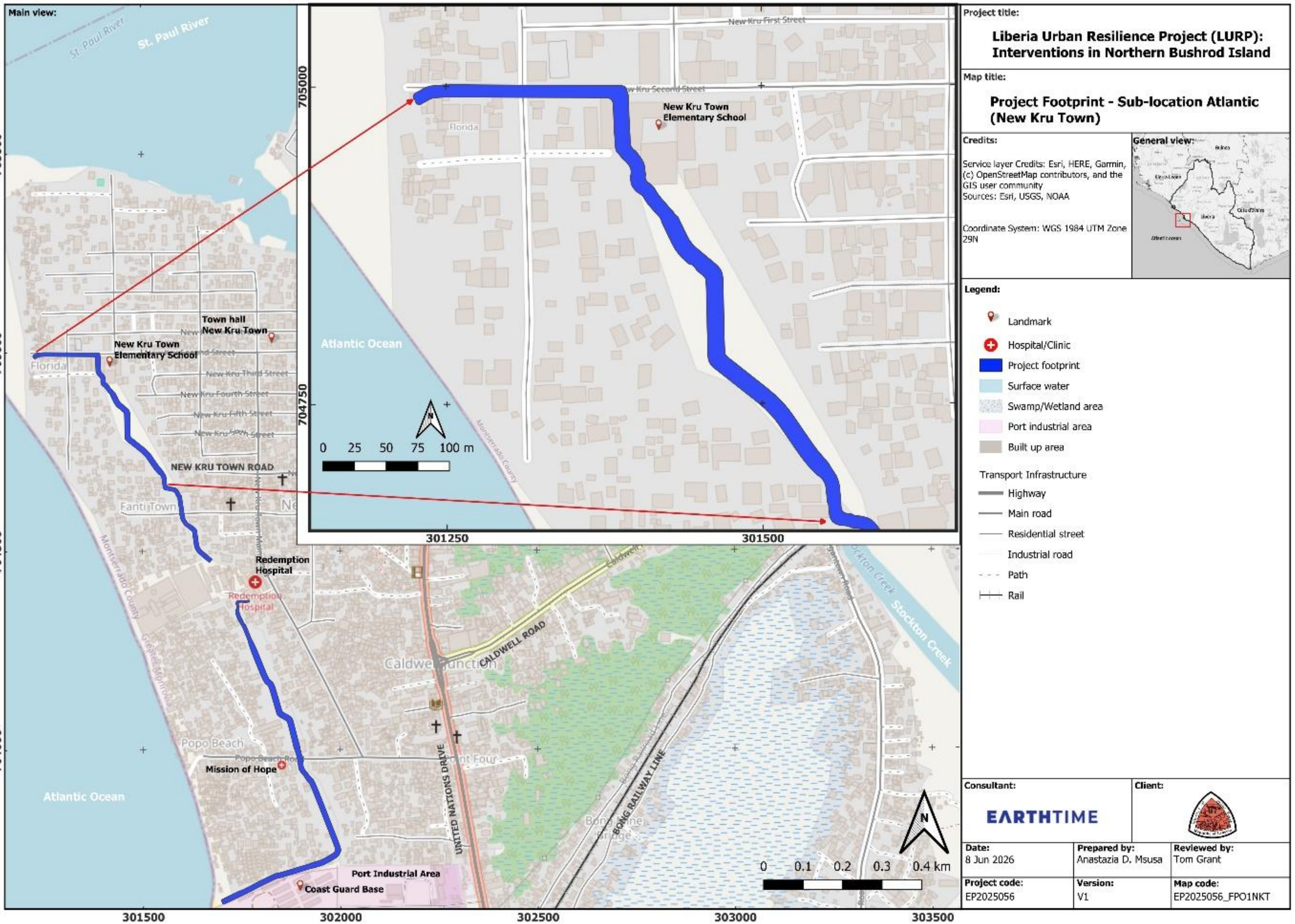

Figure 2-1 A1-DC.3a near New Kru Town Elementary School

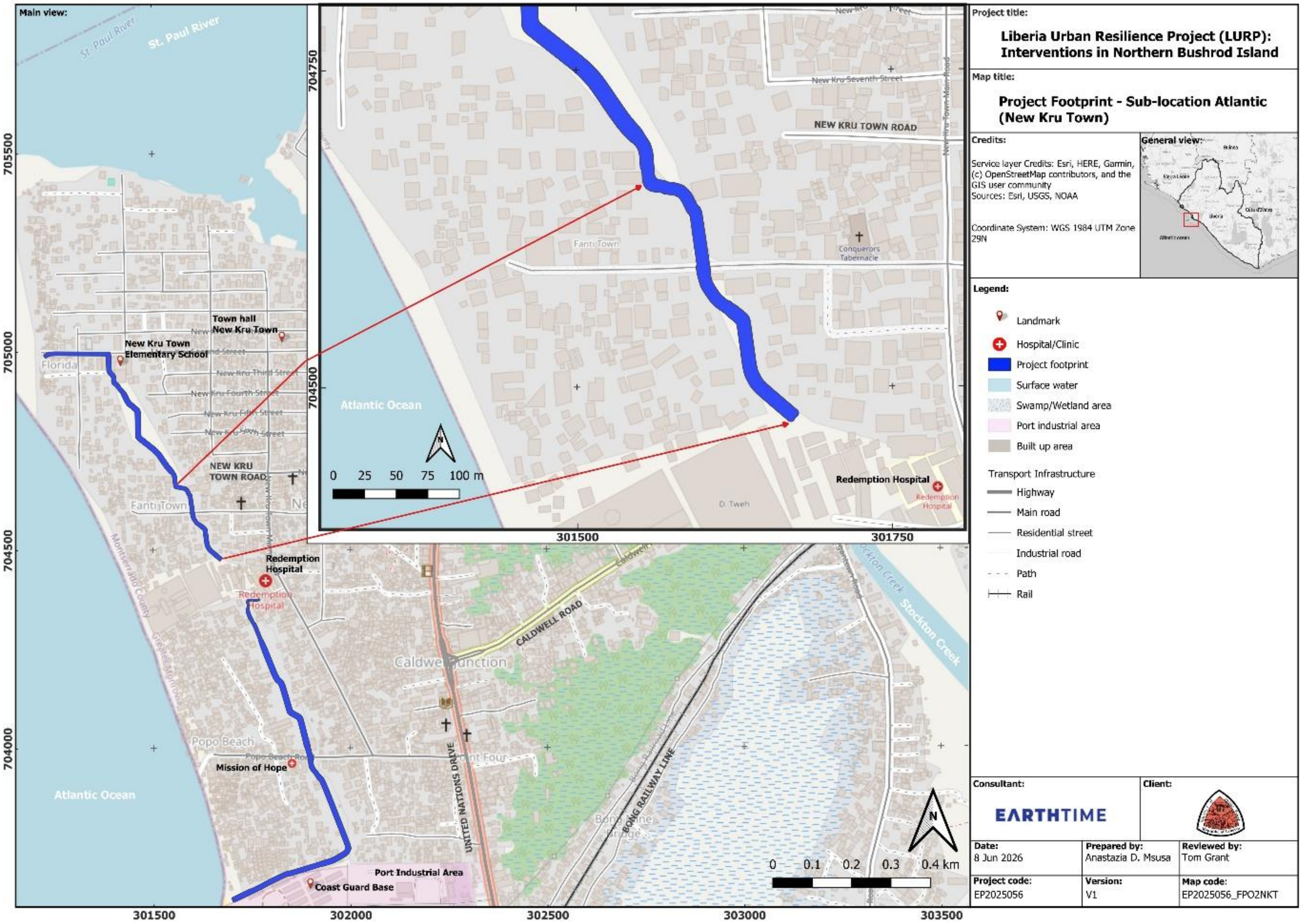

Figure 2-2 A1-DC.3c through Southern Funday and New Kru Town

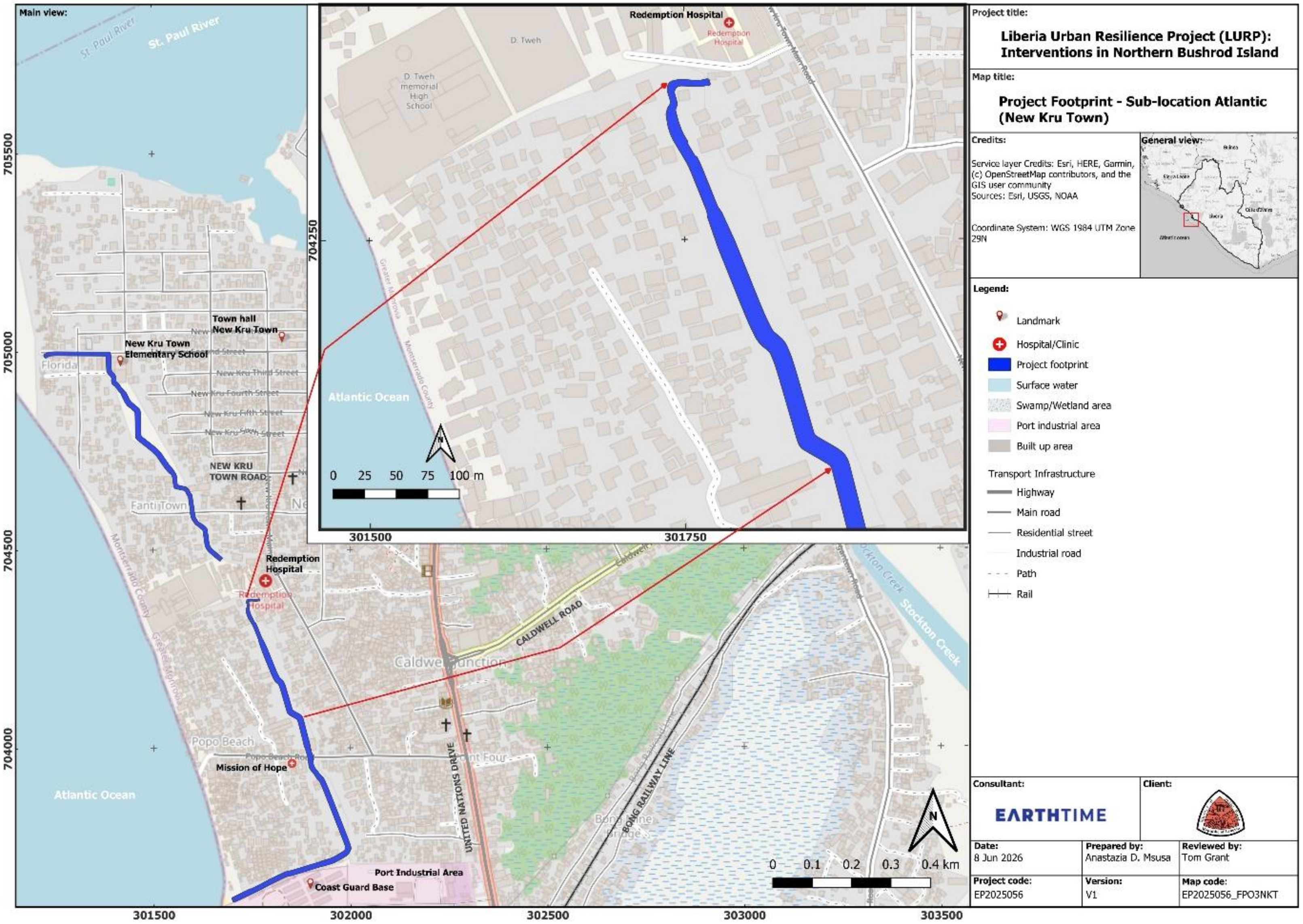

Figure 2-3 A3-DC.1a near Redemption Hospital

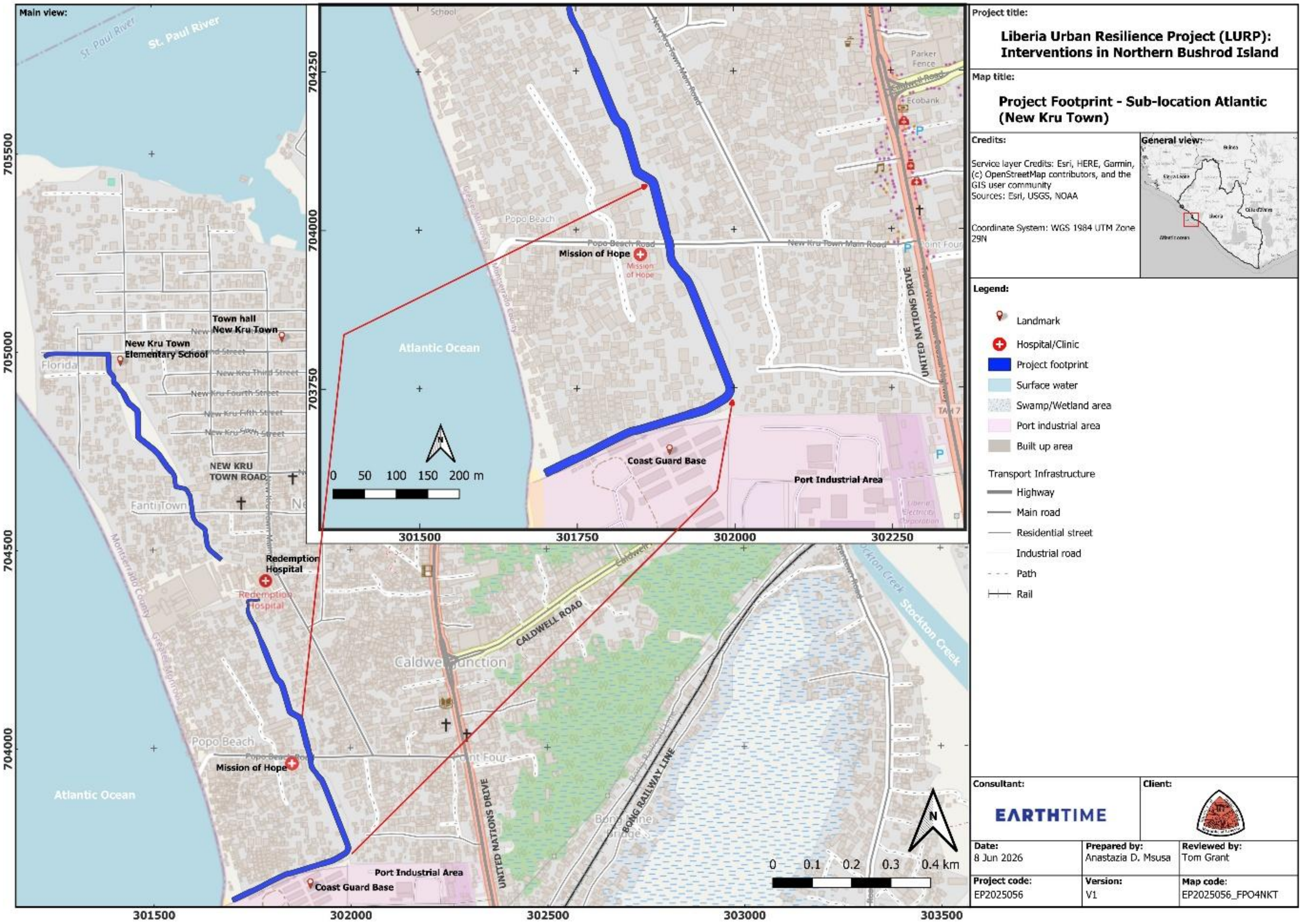

Figure 2-4 Southern end - Popo Beach and Point Four

2.2. Mitigation Approaches

The project integrates design, planning, and implementation measures to avoid and minimize physical and economic displacement in line with the Resettelement Action Plan (RAP) mitigation hierarchy. To address these impacts, the project has incorporated the following mitigation measures into its design and implementation.

- **Avoidance as priority**: Project design prioritizes avoidance of displacement wherever feasible.
- **Minimization of land acquisition**: Engineering design optimized to reduce land take and disturbance.
- **Impact reduction through engineering measures**: Optimized drainage layouts, culvert design, and limited work footprints.
- **Maintaining access during works**: Measures to retain access to homes, markets, vending areas, fishing points, and livelihood spaces where feasible.
- **Construction planning and sequencing**: Careful planning of work sites, routes, and access controls to limit disruption.
- **Stakeholder engagement**: Ongoing consultation to identify impacts early and adapt design and implementation.
- **Application of mitigation hierarchy**: Where avoidance is not possible, impacts are reduced before compensation or livelihood restoration is applied.

2.3. Design Optimization and Measures to Minimize Resettlement Impacts

Since the preliminary design stage, the drainage channel design in New Kru Town has undergone continuous refinement to minimize resettlement impacts and reduce interference with existing structures wherever feasible. Early optimization efforts focused on maintaining the proposed channel dimensions while introducing localized alignment adjustments in areas where structures could be avoided. These modifications resulted in reductions in structural impacts along portions of the alignment.

Subsequent optimization involved more substantial engineering revisions aimed at further reducing displacement. Key changes included reducing channel dimensions in upstream runoff sections and refining the alignment based on improved understanding of structure-specific impacts and associated resettlement implications. This enabled prioritization of avoidance measures for selected structures where technically feasible.

The approach used to define the intervention footprint was also refined during the design process. Initially, impact assessments relied on the excavation footprint with an additional buffer. However, the methodology was later revised to use the outer crest line as the primary reference for defining the extent of impacts. This adjustment was introduced because topographic conditions and accumulated waste in some areas resulted in excavation footprints that overstated the likely extent of permanent impacts. Under the revised approach, it was assumed that no structures would be removed solely to accommodate earthworks associated with tying surrounding ground levels into the drainage channels, and that some flexibility during implementation would allow these works to be undertaken while avoiding additional structural impacts where practicable.

The final result was a reduction of 43 structures that are no longer affected by the project footprint.

3. Legal Framework

This section provides an overview of the Liberian administrative and regulatory framework and the international standards within which the RAP should be implemented.

3.1. National Administrative Framework

3.1.1. Liberia Land Authority

The LLA is the principal government institution responsible for land governance in Liberia. Established in 2016 as an autonomous agency, the LLA consolidates land administration functions previously undertaken by multiple government entities.

The LLA is responsible for:

- Land administration and management
- Land registration, survey, and mapping services
- Development of land use plans
- Recognition and protection of property rights, including customary land rights
- Land dispute resolution

3.1.2. Other National Authorities

In addition to the LLA, some other ministries and national authorities have direct or indirect involvement in land and resettlement-related matters. These include:

- Environment Protection Agency (EPA)

  Reviews ESIAs, ensures compliance with environmental and social requirements, and supports coordination and monitoring of RAP implementation

- Ministry of Public Works (MPW)

  Leads project implementation and supports land use planning, zoning, and coordination of infrastructure works

- Forestry Development Authority (FDA)

  Plays a key role in defining compensation rates for economic tree crops and forest resources, which informs valuation and compensation under the RAP.

- Ministry of Agriculture (MoA)

  Provides reference data and official schedules on crop types and agricultural production, which are often used to inform or validate compensation rates for crops and agricultural livelihoods under the RAP

3.2. Local Administrative Framework

Resettlement implementation involves coordination between the PMU, relevant government institutions described in Section 3.1, and local authorities described below.

- County Level

  Each county is overseen by a County Superintendent who oversees county administration, supported by sectoral offices (e.g., agriculture, forestry, development, and social services) operating within the county governance framework. Coordination of land and resettlement activities is typically facilitated by the County Development Inspector. In urban projects such as LURP, this coordination is primarily led by the PMU in collaboration with the LLA and relevant county authorities, including the County Land Office (LLA), as well as county-level offices of the Ministry of Agriculture, the Forestry Development Authority, and the Ministry of Public Works, with support from project-specific committees (e.g., grievance redress or resettlement committees) to ensure oversight and stakeholder engagement.

- District Level

  At the district level, the District Commissioner represents the central government and supports coordination between county authorities, line ministries, and local communities. District authorities play a facilitation role in land acquisition and resettlement processes by supporting community engagement, communication with affected persons, and resolution of local issues.

- Community Level

  Traditional leadership structures play an important role in community governance, particularly in rural areas where chiefs and elders support dispute resolution and land-related matters. In urban areas, these structures are less formalized and are replaced by community leaders and local committees that represent residents and facilitate communication with authorities. While not part of the formal administrative system, these actors remain influential in stakeholder engagement and the implementation of resettlement activities.

3.3. The Constitution of the Republic of Liberia, 1986

The 1986 Constitution provides the overarching legal framework for the protection of rights, equality, and property in Liberia. It establishes key principles relevant to land acquisition and resettlement, including non-discrimination, property rights, and access to legal recourse. The law guarantees equal rights regardless of sex, age, ethnicity, religion, or socio-economic status.

Key provisions relevant to the RAP include:

- **Article 22** recognizes the right of Liberian citizens to own real property

- **Article 24** permits compulsory acquisition of property, subject to:
  - justification of public purpose
  - prompt payment of fair compensation
  - right to challenge compensation in court
  - right of first refusal if land is no longer needed for public use
- **Article 26** provides individuals the right to seek legal remedy for violations of rights or harm, including property-related claims
- **Article 65** acknowledges both statutory and customary law, supporting the coexistence of formal ownership, informal occupation, and customary claims

3.4. Land Tenure Regime in Liberia

The land tenure system in Liberia is complex and involves multiple layers of customary, statutory, and informal practices.

3.4.1. Statutory vs. Customary Tenure

Land tenure in Liberia consists of statutory, customary, and informal systems, resulting in complex and sometimes overlapping land claims.

- **Statutory tenure**: Statutory land is dominant in urban areas. Statutory land can be privately owned by individuals or entities, usually evidenced by deeds and titles registered with the government.
- **Customary tenure**: Customary land dominates in rural areas, with or without formal title. It is collectively owned and managed according to customary practices, typically administered by chiefs and elders. Land is often allocated through lineage, with rights based on traditional authority. Community members may receive use rights, while outsiders usually need to negotiate access with local leaders.
- **Informal arrangements**: These include undocumented occupation and access to land obtained through negotiated, non-formal agreements.

The coexistence of these systems often leads to unclear boundaries, competing claims, and land-related disputes.

3.4.2. Women's Rights

Liberian law recognizes women's rights to land and property under both statutory and customary systems. Married women have equal rights to marital property, and both spouses must consent to land transactions under the Land Rights Act (2018). Women in customary unions have equal inheritance rights, including rights of widows and daughters to property.

3.4.3. Public Land

The Government of Liberia owns and manages public land held in trust for national use. This includes land designated for infrastructure, public services, conservation, and other government purposes. The government has the authority to allocate or lease such land.

3.5. National Legislative Framework

A summary of Liberian legislation and policies relevant to land acquisition are provided in Table 3-1.

Table 3-1 Relevant national laws, regulations, and policies

Title	Year	Description
Land Acquisition Act	1929	• Permits government acquisition of land for public interest projects, including infrastructure and development • Provides fair and prompt compensation to affected persons for impacted assets • Allows property owners to challenge acquisition and compensation through legal channels
Aborigines Law	1956	• Recognizes the right of tribes to use and occupy public land for farming and essential activities • Applies these rights even where tribal land boundaries are not formally defined • Restrict land use to livelihood purposes without permitting transfer or sale by individuals or groups
Property Law	1972	• Requires a valid and registered title document for land ownership • Mandates formal registration procedures for all land transfers • Allows landowners to transfer or convey property through legal processes
Equal Rights of the Customary Marriage	1998	• Governs inheritance rights for spouses under both statutory and customary marriages • Provides equal legal status for customary and statutory spouses • Entitles customary spouses to a share of marital property, regardless of contribution • Allows women to retain ownership of personal property and engage in lawful economic activities
Rules and Regulations Governing the Hinterland of Liberia, Revised	2001	• Applies to customary land tenure systems, including beyond the hinterland • Grants tribal communities the right to use and occupy land within their area • Requires outsiders to provide compensation for the use of such land
The Environment Protection and Management Law (EPML)	2003	• Requires Environmental Impact Assessments (EIA) for land acquisition project • Promotes public participation and protection of environmentally sensitive areas • Ensures sustainable land use and resource conservation, supported by regular environmental monitoring
The Land Commission Act	2008	• Establishes the National Land Commission and defines its roles and functions • Mandates the Commission to develop and coordinate land reform policies and programs • Promotes equitable access to land, tenure security, and effective land administration

Title	Year	Description
Act to Establish the Community Rights Law with respect to Forest Lands	2009	• Recognizes community ownership of forest resources under customary systems • Establishes a framework for community management and use of land and forest resources
Land Right Policy	2013	• Promotes secure land rights, equitable access, and environmental protection • Recognizes customary land as community-owned, including rights to natural resources • Supports community participation in land management and improved governance
Land Authority Act (LLA)	2016	• Establishes the LLA as the main institution for land governance • Mandates the LLA to develop and implement land policies and programs • Provides for decentralized land administration, including county structures and community land institutions
Land Rights Act	2018	• Establishes the legal framework for land ownership, use, and management • Recognizes four land categories: public, government, customary, and private land • Provides for the registration, administration, and protection of land rights
Liberia Land Rights Act Regulations	2022	• Establish procedures for community land identification, mapping, registration, and boundary harmonization • Recognize community land ownership under customary practices and regulate land governance through community structures • Provide frameworks for land use planning, concession agreements, and dispute resolution, including fair compensation

3.6. Land Acquisition

Land ownership and acquisition in Liberia are governed by key legal instruments, including the **Land Acquisition Act (1929), Property Law (1972), and Land Rights Act (2018)**, which regulate land access, ownership, and transfer.

Under the **Land Acquisition Act (1929)**, land acquisition procedures vary depending on location, but generally involve coordination with traditional authorities and government institutions. Key steps include:

- Obtaining consent from traditional authorities
- Submission of land documentation and verification by local authorities
- Survey and confirmation that the land is unencumbered
- Issuance of a land certificate and deed, subject to government approval

Only Liberian citizens have the right to own land, while foreign entities may access land through:

- Long-term lease agreements
- Concession agreements, where applicable under Liberian law

Property Law (1972) provide the legal framework governing private property rights and land transactions, including the ownership, transfer, leasing, inheritance, and registration of property interests.

The Land Rights Act (2018) provides the current framework for land governance and establishes:

- Recognition of four land categories: public, government, customary, and private land
- Mechanisms for registration, management, and protection of land rights
- Guarantees of secure tenure and due process in land acquisition
- Rights of communities to manage customary land and establish governance structures

3.7. Expropriation in Liberia

Expropriation (or eminent domain) refers to the Government's authority to acquire private or community land for public purposes, as governed by the **Land Rights Policy (2013)** and the **Land Rights Act (2018)**.

Key provisions include:

- The Government may acquire public, private, or customary land for legitimate public purposes, subject to legal procedures
- Expropriation must serve a clear public interest and be carried out in a transparent and accountable manner
- Affected landowners are entitled to fair and adequate compensation, and expropriation must follow due process

3.8. Lenders' Policies on Involuntary Resettlement

In addition to national legislation, this RAP is aligned with the World Bank Environmental and Social Standard on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement (ESS5).

- All affected persons are entitled to resettlement assistance and livelihood restoration
- Compensation for land is limited to those with legally recognized rights or claims
- Persons without formal rights are still eligible for assistance, non-land asset compensation, and livelihood support
- The Project must ensure that affected persons are not worse off as a result of implementation (World Bank, 2017)

3.8.1. Eligibility Criteria Under ESS5 and ESS1

Consistent with ESS1 and ESS5, eligibility under this RAP is determined based on the use or occupation of land and assets prior to the established cut-off date, rather than formal ownership alone. All affected persons identified through the census and asset inventory are eligible for appropriate assistance, based on the type and level of impact, with particular consideration given to vulnerable groups.

Eligible categories of affected persons include:

- Persons with formal legal rights to land or assets (statutory, customary, or traditional) — eligible for compensation for land and non-land assets at replacement cost, together with resettlement assistance and livelihood restoration measures.
- Persons with recognized or recognizable claims to land or assets under national law— eligible for compensation for land and non-land assets at replacement cost, together with resettlement assistance and livelihood restoration measures.
- Persons with no formal legal rights or claims, including informal occupants, not eligible for compensation for the land itself, but eligible for compensation for non-land assets (such as structures, crops and other improvements) at replacement cost, together with resettlement assistance and livelihood restoration measures.

3.9. Comparison of Liberian Legislation and the World Bank Resettlement Policy

Table 3-2 compares relevant Liberian legislation with the World Bank ESS1 and ESS5, highlighting areas of alignment, gaps, and the project-specific measures adopted to address these gaps.

Table 3-2 Comparative analysis of Liberian policies and World Bank ESS1 and ESS5, and project measures to address identified gaps

Theme	World Bank ESS5 / ESS1 requirements	Liberian policies/requirements	Measures to bridge gaps
Avoidance and minimization of displacement	ESS1 and ESS5 require avoidance of involuntary resettlement wherever feasible, and minimization through alternative designs and planning measures	Liberian law allows expropriation for public purposes but does not explicitly require avoidance or minimization of displacement as a priority.	Project applies to the ESS mitigation hierarchy by prioritizing design optimization, footprint reduction, and sequencing of works to avoid or minimize physical and economic displacement.
Eligibility and affected persons	ESS5 recognizes formal right holders, those with recognizable claims, and informal occupants present before the cut-off date.	National law primarily recognizes formal land rights; informal occupants and squatters have limited legal protection.	All affected people present before the cut-off date are considered eligible for assistance in accordance with ESS5, regardless of tenure status.
Cut-off date	ESS5 requires establishment and disclosure of a clear cut-off date to determine eligibility.	Liberian legislation does not explicitly require a cut-off date in land acquisition processes.	A project-specific cut-off date is established, publicly disclosed, and consistently applied through census and asset inventory procedures.
Compensation standards	ESS5 requires compensation at full replacement cost without depreciation, including transaction costs.	National compensation practices may apply statutory rates and may allow depreciation of assets.	Compensation is calculated at full replacement cost in line with ESS5, superseding national valuation practices where gaps exist.
Livelihood restoration	ESS5 requires restoration, and where possible improvement, of livelihoods and living standards of affected persons.	Liberian law does not explicitly require livelihood restoration beyond asset compensation.	Livelihood restoration measures are implemented to support income restoration and economic recovery for economically displaced PAPs.
Treatment of vulnerable groups	ESS1 and ESS5 require identification of vulnerable groups and provision of targeted assistance.	National legislation recognizes equality before the law but does not mandate specific resettlement assistance for vulnerable groups.	Vulnerable PAPs are identified during census and socioeconomic surveys and provided with tailored support measures during RAP implementation.
Consultation and disclosure	ESS1, ESS5, and ESS10 require meaningful consultation and disclosure throughout resettlement planning and implementation.	Consultation is encouraged under national frameworks but is not consistently structured or mandatory for resettlement planning.	Structured consultations are conducted at all RAP stages, with disclosure of RAP findings and grievance procedures in accessible formats.
Grievance redress mechanism	ESS5 requires a project-level GRM accessible to all affected persons.	National systems allow court-based remedies but do not require project-specific grievance mechanisms.	A project-specific GRM is established, aligned with MPW procedures and ESS requirements, allowing timely and accessible resolution of resettlement-related grievances.

4. Entitlement and Eligibility

4.1. Entitlement

The entitlement matrix defines the framework for compensation and assistance provided to Project Affected Persons based on the type of impact and eligibility criteria. It outlines the categories of impacts, eligible affected persons, and corresponding entitlements, along with key implementation considerations to ensure consistency and compliance with applicable standards.

The entitlement matrix is presented in Table 4-1.

4.2. Eligibility

Eligibility for compensation and resettlement assistance under the RAP is determined based on the status of individuals and assets as of the cut-off date (9 February 2026). PAPs are categorized into the following groups:

- Owners of affected structures

  Individuals who owned residential, commercial, or auxiliary structures located within the project footprint as of the cut-off date, regardless of formal land ownership status.

- Tenants and renters

  Individuals or households residing in or using affected structures under rental or informal tenancy arrangements as of the cut-off date, including those deriving residential or livelihood benefits from such structures.

- Business operators and livelihood users

  Individuals operating businesses or income-generating activities within the project-affected area as of the cut-off date, including small-scale commercial activities and informal enterprises.

- Users of affected land or communal spaces

  Individuals who were making recognized use of land or communal areas within the project footprint for livelihood purposes as of the cut-off date, where such use is verified through census, surveys, and community validation.

Only assets, structures, and livelihood activities that existed prior to or on the cut-off date are eligible for compensation or resettlement assistance. Any new structures, extensions, improvements, tree planting, or livelihood activities established after this date are not eligible for compensation under this RAP.

Table 4-1 Entitlement matrix

Type of loss/impact	Eligible entities	Entitlements	Implementation notes
Permanent loss of private land	Persons with formal legal rights to land; persons with legally recognizable claims to land	• Compensation at full replacement cost for affected land • Compensation for affected residual land where the remaining portion is not viable or accessible	• Where affected land or structures are subject to inheritance-related documentation issues, including intestate succession, the Project shall provide reasonable assistance to help affected persons regularize or demonstrate their entitlement, consistent with project eligibility rules and applicable law. • The Project shall facilitate surveying, deed preparation, registration, court validation, and other required transfer processes for replacement land. • Compensation to be completed prior to land take and transfer of possession. • The PMU shall liaise with the relevant land administration authorities to support timely transfer and regularization processes.
Permanent loss of land use	Residential land users, business land users, or cultivators without formal or recognizable legal claims to land	• Land Use Re-establishment Allowance sufficient to enable the affected person or household to restore residential, business, or cultivation use elsewhere • Allowances to facilitate re-establishment elsewhere • Fish driers will be provided with an in-kind relocation site rather than this allowance	• The Project shall provide practical support to help affected persons or households identify and secure an alternative site for continued residential, business, or cultivation use, where required.
Full or "severe partial loss" of structures	Owners of affected structures	• Compensation at full replacement cost for the whole structure	• Project-funded demolition and debris removal were required • Right to salvage materials without deduction from compensation • Compensation to be completed prior to demolition, displacement, or site clearance. • Partially affected structures need to be individually assessed in order to evaluate the viability of the remaining structure in terms of habitability and safety, and the potential for temporary relocation during the period of demolition and repair. The threshold for the RAP was set at 20% of structure loss.

Type of loss/impact	Eligible entities	Entitlements	Implementation notes
Partial loss of structures	Owners of affected structures	• Compensation at replacement cost for the affected portion of the structure Allowance sufficient to restore the remaining structure to safe and functional use • Treatment as full loss where the remaining structure proves non-viable	• Right to salvage materials without deduction from compensation • Partially affected structures need to be individually assessed in order the evaluate the viability of the remaining structure in terms of habitability and safety, and the potential for temporary relocation during the period of demolition and repair. • Project-funded demolition of the affected portions where required
Physical displacement from residential structure: owner-occupiers	Households who both occupy and own the dwelling affected and must move	Transitional support including moving and rental allowances to facilitate relocation into temporary or permanent accommodation Moving allowances and transaction costs Vulnerability allowance for vulnerable households	• Project to provide assistance finding new plots and with paperwork, registration etc. • Vulnerable groups to be closely monitored
Physical displacement from residential structure: tenants and other residential occupants	Tenant households, caretakers, or other residential occupants who must move	• Physical displacement moving allowance • Transitional support including moving and rental allowances to facilitate relocation into permanent accommodation • Vulnerability allowance for vulnerable households	• All compensation, allowances, and assistance to be provided prior to displacement. • Project to assist affected households in identifying alternative plots or accommodation and in completing related paperwork, registration, and transfer processes. • Physically displaced households to be treated as a priority group and monitored closely throughout relocation and re-establishment.
Permanent economic displacement	Persons whose income-earning activities are permanently disrupted by the project (e.g. through physical displacement)	Compensation for loss of income based on the level of disruption (e.g. physical relocation of owner-occupiers vs tenants) • Moving allowance where relocation is required • Vulnerability allowance for vulnerable households	• All applicable allowances and assistance to be provided prior to displacement.
Temporary economic displacement (fish driers in Popo Beach)	Fish driers and fish sellers along the drain in Popo Beach	• Transitional support and moving allowances to relocation site • Compensation for loss of income for 3 months • Improved replacement site near to previous site (concrete base and protection from the sea) • Vulnerability allowance for vulnerable households	• All compensation, allowances, and assistance to be provided prior to displacement. • Relocation process to be monitored closely in consultation with fish driers and local representatives

Type of loss/impact	Eligible entities	Entitlements	Implementation notes
Temporary economic displacement (excluding fish driers)	Persons whose income-earning activities are temporarily disrupted by the project, excluding fish driers.	• Compensation for loss of income for the expected duration of income disruption • Vulnerability allowance for vulnerable households	• Compensation to be provided prior to displacement.
Economic displacement: loss of rental income	Landowners or structure owners losing rental income from affected assets	• Transitional support equivalent to lost rental income for six months	• Compensation to be provided prior to displacement.
Loss of crops and trees	Owners or cultivators of annual or seasonal crops	• Compensation based on approved rates • Crop re-establishment allowance	• Compensation to be provided prior to displacement.
Community assets / public infrastructure	Communities, community groups, local authorities	• Restoration, reconstruction, or replacement in kind to equivalent or better functional standard • Reinstatement of utilities and communal services	• Consultation with communities required to ensure that replacement facilities are appropriate for their needs in terms of size, location, and design.

4.2.1. Cut-Off Date

A cut-off date has been established to define eligibility for compensation and resettlement assistance under this RAP. The cut-off date serves as a key reference for identifying affected persons, assets, and livelihood activities within the project footprint.

- Purpose: Defines eligibility for compensation and resettlement assistance
- Prevents ineligible or opportunistic claims after census and asset identification
- Establishes a fixed reference for affected persons, assets, and livelihood activities
- Supports accurate census, valuation, and resettlement planning
- Cut-off date: 9 February 2026 (start of structure marking and asset identification)

The cut-off date was disclosed through a range of communication channels to ensure that all affected persons and communities were adequately informed, as summarized in Table 4-2. Photos of the cut-off date notice, newspaper publication, and cut-off date public service and radio announcement, and photos from the cutt-off date are presented in Appendix A.

Affected persons were informed that assets or activities established after the cut-off date are not eligible for compensation.

Table 4-2 Summary of cut-off date disclosure activities by stakeholder group and communication method

Disclosure method	Numbers of meetings held	Date	Stakeholder targeted	Objectives
Community meetings	3	29 Jan 2026	Affected communities	Explain RAP process and cut-off date implications
Leader consultations	1	5 Feb 2026	Community leaders	Formal notification of cut-off date
Field walkthroughs	1	Jan-Feb 2026	Residents along corridor	Identify impacted areas and raise awareness
Public postings	Several posters across different areas	6-9 Feb 2026	General public	Provide visible notice in affected areas
Radio announcements	8	6-7 Feb 2026	Wider public	Broad awareness raising
Newspaper notice	1 notice in three different papers	9 Feb 2026	National audience	Formal public disclosure

5. Socio-Economic Baseline of Project-Affected Persons

A census and asset inventory were undertaken to identify all PAPs and to document affected structures, land, and other assets within the defined project footprint. This process established a comprehensive baseline for determining eligibility, assessing impacts, and informing compensation and livelihood restoration measures, in line with applicable standards and requirements.

5.1. Methodology

Data collection for the RAP was undertaken through a combination of census, asset inventory, socio-economic surveys, and land surveys, following the establishment of the cut-off date on 9 February, with field surveys commencing on 10 February and ending in March 21, 2026.

A 100 per cent census of all PAPs was conducted, covering owner-occupiers, tenants, and other affected residential occupants. Household interviews were carried out with the household head (HHH) or another well-informed adult member. For the purpose of the survey, a household was defined as a group of individuals who normally live together and share living arrangements, including sleeping and eating together, excluding temporary visitors.

A socio-economic baseline survey was conducted for affected households residing within or easily accessible from the project area. Where PAPs were not available or resided elsewhere, only the census was completed. In total, 113 of affected households were covered under the socio-economic survey.

A rapid asset survey was undertaken immediately following demarcation to identify affected structures and visible assets within the project footprint. This was conducted in the presence of community chairmen and local leaders, where available, to support the preliminary identification of ownership and occupancy. Structures and crops were photographed, and information was collected on structure type, use (residential, mixed-use, or business), and occupancy status, including details of owners, tenants, and other users. Tape measures were used where necessary to record small-scale land uses such as crops that were not captured through the land survey.

A separate land survey was conducted to record affected land parcels, including their boundaries and dimensions. This was also carried out in the presence of community representatives to support landholder identification and boundary verification.

All data were collected using tablet-based survey forms, with handheld Global Positioning System (GPS) devices used to capture the location of affected structures and assets. Each affected household, structure, and asset was assigned a unique identification code to enable cross-referencing across the census, socio-economic survey, asset inventory, valuation records, and land survey datasets.

In addition, targeted interviews with business owners and operators were conducted to capture information on business activities, income sources, and potential livelihood impacts.

The valuation of affected structures and fixed assets was carried out separately by a qualified professional valuer with prior experience supporting the MPW and World Bank-financed projects. Valuation records were linked to the asset inventory through the project identification system.

The survey team consisted of eight enumerators and two supervisors, who underwent three days of training prior to field deployment. Training covered data collection tools, survey methodology, ethical considerations, gender and social inclusion, and prevention of fraud and corruption.

All affected persons were informed of the purpose of the survey, and informed consent was obtained prior to conducting interviews.

5.2. Socio-economic Baseline Survey Results

5.2.1. Introduction and Survey Coverage

This chapter presents a summary of the baseline socio-economic profile of households and household members affected by the Project. Furher details are presented in Appendix C.

The baseline is based on the household-member and household survey data available at the time of preparation. The results are used to identify demographic characteristics, education and literacy conditions, income and expenditure pressures, food security, access to services, livelihoods, and poverty-related vulnerabilities that are relevant to resettlement planning under ESS5.

As presented in Table 5-1, dataset records 661 household members across 113 households (out of 115) that were surveyed and which had sufficient data for analysis. The socio-economic baseline does not include the owners/employees of the three affected businesses nor PAPs that will only lose land or crops (i.e. are not significantly physically or economically displaced, nor lose structures). It should be noted that the 661 household members includes any member of an affected household, it is not the number of people who are losing assets and who need to be compensated. For household-level tables, the denominator is generally 113 households unless otherwise stated; for person-level tables, the denominator is the relevant number of affected persons or subgroup members.

Table 5-1 Summary of affected household-member dataset

Indicator	Value
Affected household members	661
Affected households represented	113

Indicator	Value
Mean age	24.1
Age range	0-88
Mean household size	5.8
Median household size	6
Household size range	1-14

5.2.2. Affected Population Profile

Women and girls comprise a slight majority of the listed affected population. Of the 661 persons recorded, 363 are female (55%) and 298 are male (45%). The population is also relatively young. Children aged 0-14 account for a third of the population, while two-thirds are in the working-age population aged 15-64. A further 19 persons (2.9%) are aged 65 or above. The majority of affected persons are concentrated in Popo Beach, which is where the fish driers and most of the affected structures are located. Almost half of affected households have 5-7 members, while 25 households have 8 or more members. This indicates that many affected households include multiple dependants and may have limited capacity to absorb displacement-related shocks.

5.2.3. Education, Literacy and School Attendance

Educational attainment is mixed across the affected population and literacy among adults is 75% with men having a higher level of literacy than women. Among adults with known literacy status, 68% of women were reported as literate compared with 83% of men. This gender difference is relevant for consultation, disclosure, grievance management and livelihood restoration, because written information may not be equally accessible to all affected persons. School attendance among children aged 6-17 is relatively high but not universal. Attendance is almost identical for girls and boys in the dataset. However, many children reported not attending school, with the main reported being that school is too expensive.These findings indicate that the Project needs to ensure that physically displaced households and vulnerable households are supported to maintain their children in school. This is particularly important because household income stress is already reported as a major reason for non-attendance.

5.2.4. Flooding, Displacement History and Tenure-Related Insecurities

Flooding is a recurring source of insecurity in the affected communities. The survey records households that temporarily relocate during part of the year due to flooding. The baseline also indicates that almost 30% of households have previously been forced to relocate permanently from a former residence. Reported reasons include flooding (50%), eviction by landlords (13%), relocation associated with government or development projects (13%), other natural disasters (13%), and loss of livelihoods (9%). This history of movement suggests that some households may already have experience of insecure tenure, environmental risk or involuntary relocation, and may be less resilient to further displacement.

5.2.5. Household Income Adequacy, Expenditure Pressure, and Coping Strategies

A large majority of households report that monthly expenses exceeded income over the last year. The results indicate that many affected households have limited financial buffers. The prevalence of income shortfalls and their durations, borrowing, food-reduction strategies and delayed school or health payments is directly relevant to resettlement planning, because even without disruption, households are struggling to make ends meet. Compensation packages need to ensure that households are able to cope with delays, relocation costs and livelihood disruption.

5.2.6. Food Security and Household Resilience

Food security was assessed using eight experiential indicators aligned with the Food Insecurity Experience Scale. For this baseline, the indicators are presented descriptively and should not be interpreted as official internationally comparable Food Insecurity Experience Scale (FIES) prevalence estimates. The results show high levels of food-access stress across the affected households.

5.2.7. Livelihoods, Income sources, and Income Poverty

Recorded livelihood entries show that affected households rely heavily on fish drying, informal trade and small business, informal labor, trades, services and transport, and smaller numbers of formal wage employment. Fish drying is strongly associated with women in the recorded livelihood entries. Informal labor, trades, services and transport are more frequently recorded for men. Informal trade and small business are more frequently recorded for women. Monthly livelihood incomes are generally low. Across the recorded livelihood entries, the median monthly income is USD 55 and the mean is USD 90.5. Fish drying entries have a median monthly income of USD 55 and the mean monthly income for informal trade / small businesses is 50 USD.

Household income also differs by gender of HHH. The results indicate that female-headed households in the survey data have substantially lower recorded cash income than other households. Results also suggest that virtually all households are income poor and are therefore vulnerable to shocks. Compensation and transition assistance needs to be sufficient to cope with unintended costs that households will not be able to absorb. Moreover, the results also support targeted monitoring and support of female-headed households.

5.2.8. Multidimensional Poverty and Living-Standard Deprivations

The Multidimensional Poverty Index(MPI) is an internationally recognized poverty measure designed to capture deprivations that are not fully reflected by income alone. Whereas an income poverty measure assesses whether a household has enough monetary resources to meet a poverty threshold, the MPI assesses overlapping deprivations in key aspects of life, namely health, education and living standards. The global index uses ten weighted indicators across these three dimensions, and a person is normally identified as multidimensionally poor if they are deprived in at least one-third of the weighted indicators.

According to the MPI criteria used in the analysis as shown in Appendix E, 24% of affected households are classified as multidimensionally poor outside income alone. This should be interpreted alongside the individual deprivation indicators. A household is not classified as multidimensionally poor simply because it is deprived in one indicator; it is classified as multidimensionally poor only when the combined weighted score of deprivations reaches the relevant threshold. The high prevalence of sanitation, cooking fuel and asset deprivation nevertheless indicates substantial baseline disadvantage.

5.2.9. Implications for Resettlement Action Plan planning

The baseline findings indicate that the affected population includes a large share of children, many households with multiple dependants, a substantial number of female-headed households, low adult literacy among women relative to men, and high levels of income poverty, multi-dimensional poverty, food insecurity and short-term financial stress. These conditions increase the risk that displacement, relocation costs or livelihood disruption could cause temporary or longer-term deterioration in household welfare. This risk needs to be managed through compensation and allowances that exceed minimum replacement and which are delivered in a timely manner that is closely monitored.

Additionally, consultation and disclosure should not rely only on written information, because 25% of adults are reported as not literate and female adult literacy is lower than male adult literacy. Also, transition assistance should be sufficient to avoid worsening food insecurity, given the high prevalence of skipped meals, reduced consumption and more severe food-access stress.

5.3. Vulnerability Assessment

The basis of the vulnerability assessment is presented in Appendix D.

6. Inventory of Project Impacts

6.1. Affected Structures

This chapter summarizes the project impacts on affected structures identified through the asset inventory and valuation process. The purpose of the chapter is to describe the type, location, construction characteristics and degree of impact on affected structures, and to identify implementation issues that must be managed before clearance or demolition. The structure counts in this chapter refer to affected structures and ancillary assets; they should not be read as the number of affected households, because more than one structure may be associated with a single household or user.

6.1.1. Distribution of Affected Structures

The findings in Table 6-1 reveal that the affected structures are concentrated in Popo Beach and Funday.

Table 6-1 Affected structures by community

Community	No. affected structures	Percentage of affected structures
Popo Beach	27	52.9%
Funday	11	21.6%
Central New Kru Town	5	9.8%
Point Four	4	7.8%
Lagoon	3	5.9%
Colonel West	1	2%
Total	**51**	**100%**

6.1.2. Use and Function of Affected Structures

The affected assets include residential, commercial and ancillary structures. As shown in Table 6-2, commercial structures are the largest single category, accounting for 18 structures, or 35% of the total, the majority of these being used by the fish driers in Popo Beach. Residential structures account for 11 structures, or 22%. A substantial proportion of the affected assets are ancillary or service structures, including septic tanks, toilets, and walls or fences.

Table 6-2 Affected structures by use

Structure use	Count of structures	Percentage of structures
Commercial	18	35.3%
Residential	11	21.6%
Septic tanks	8	15.7%
Toilets	5	9.8%
Wall/fence	6	11.8%
Under construction	3	5.9%
Total	**51**	**100%**

6.1.3. Construction Characteristics

Most affected structures are constructed from zinc or zinc framing. As presented in Table 6-3, zinc is recorded as the main wall material for 33 affected structures, representing 65% of the total. Concrete structures account for 18 structures, or 35%. The valuation classifications show a varied mix of zinc-framed structures, fences, septic tanks, roofed concrete structures and structures under construction, as per the findings of Table 6-4. These are the classifications which provide the basis for asset valuation.

Table 6-3 Main wall material

Main wall material	Count of structures	Percentage of structures
Zinc	33	64.7%
Concrete	18	35.3%
Total	51	100%

Table 6-4 Valuer structure classifications

Structure classification	Count of structures	Percentage of structures
Zinc framing	24	47.1%
Septic tank	8	15.7%
Zinc with round poles (fence)	5	9.8%
Concrete roofed without tiles/glass	4	7.8%
Zinc framing, no roof	2	3.9%
Concrete no floor/roof at lintel level	2	3.9%
Concrete roofed without windows/floor	2	3.9%
Zinc with round poles	2	3.9%
Concrete at lintel level	1	2%
Fence without concertina	1	2%
Total	51	100%

6.1.4. Temporary and Permanent Structures

Most affected structures will need to be permanently removed, but in a small number of cases it will be possible for the structure to be rebuilt at the same location once the works are complete. This occurs where the drain passes underneath the road on the Lagoon/Funday boundary, and where the laydown area is required in the north of Point Four (see Figure 6-1). Table 6-5 presents the number of permanent and temporary structures.

Table 6-5 Affected structures by temporary/permanent status

Status	Count	Percentage
Permanent	44	86.3%
Temporary	7	13.7%
Total	51	100%

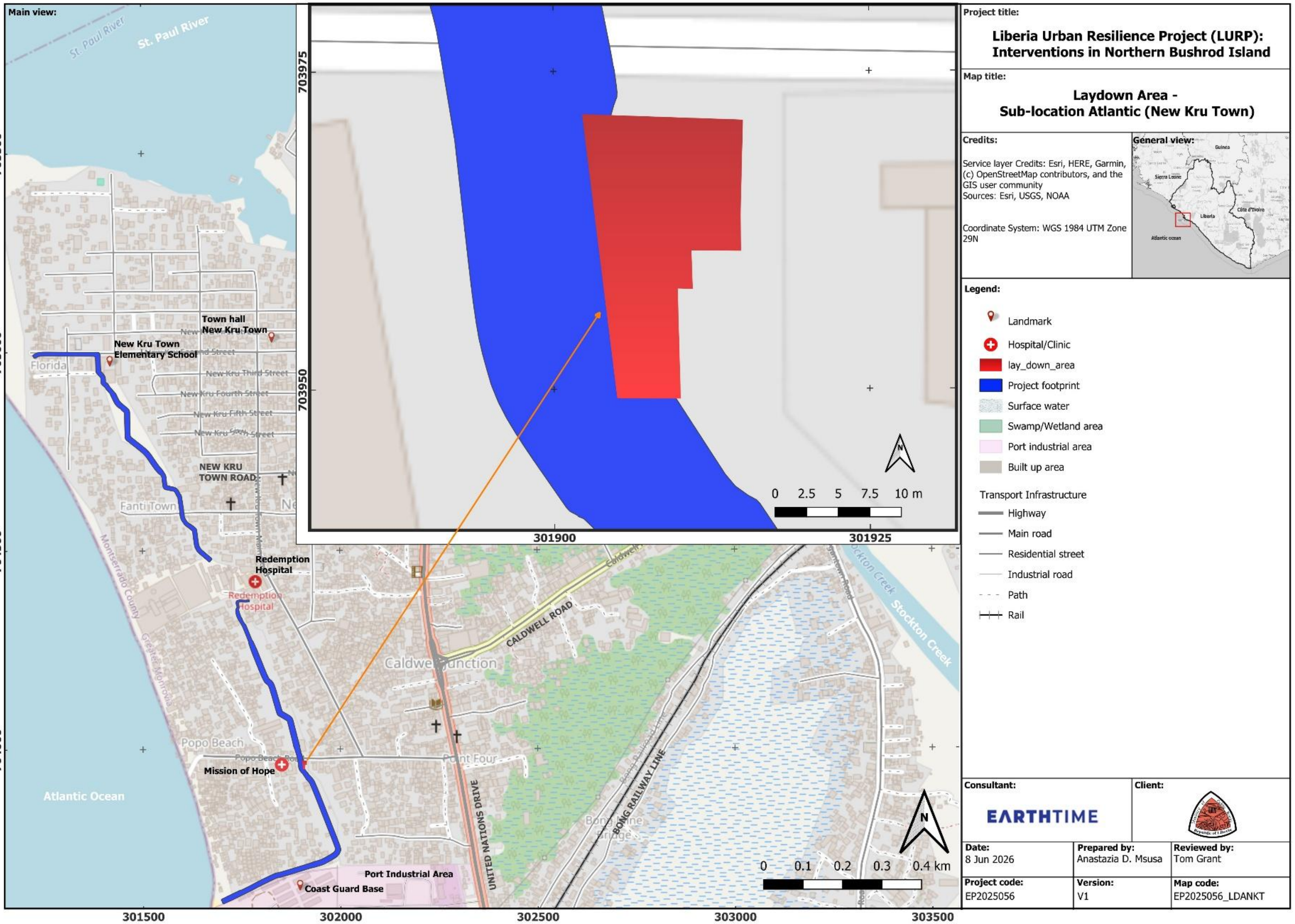

Figure 6-1 Location of the laydown area required in north of Point Four

6.1.5. Degree of Impact and Residual Viability

Most affected structures are recorded as wholly affected. As is revealed in Table 6-6, whole impacts account for 48 of the 51 affected structures, or 94%. Three structures, or 6%, are recorded as partially affected. For this RAP, structures are counted as partially affected where less than 20% of the structure's total footprint is required by the project.

Table 6-6 Affected structures by degree of impact

Degree of impact	Count of impacts	Percentage of impacts
Whole impact	48	94.1%
Partial impact	3	5.9%
Total	**51**	**100%**

All partially affected structures will therefore be subject to a residual viability check before demolition or clearance. The assessment should confirm whether the remaining portion is structurally stable, safe, accessible, weather-protected and sufficient for its existing residential, commercial, sanitation, storage, boundary or ancillary function. Where the remaining structure is not viable, or where partial demolition would make continued occupation or use unsafe or unreasonable, the structure should be treated as fully affected for compensation and assistance purposes. This check should be documented through photographs, verification forms and consultation with the affected owner or user.

6.2. Affected Businesses & Economic Displacement

This chapter summarizes the affected businesses and the economic displacement identified through the census and asset inventory.

6.2.1. Affected Businesses

Three businesses were identified as impacted within the project footprint; two car wash stations and a garage (Table 6-7).

The impacts differ between businesses:

- Sea Breeze Car Wash:
    - Temporary disruption during the construction of the subsurface drain in Lagoon. No permanent loss of land or assets. This business will potentially lose access to clients and the water source during the construction period.
    - Entitlements: Three months of lost income for owners and employees.
- Cellcom Tower Garage:
    - Permanent loss of land, minor disruption during demolition and construction works of the wall that marks the property boundary, and a need to move broken down vehicles that will be in the right of way.

  - Entitlements: Three months of lost income for owners and employees and small business moving allowance to cover the cost of moving the vehicles.
- Colonel West Car Wash:
  - Permanent loss of access to land behind the road
  - Permanent loss of access to well used as the water source for washing vehicles.
  - Disruption to business activities during relocation
  - Entitlements:
  - Cash to cover the expense of digging a new well
  - Three months of transitional support for lost income
  - Assistance to find new land for relocation

Table 6-7 Affected businesses

Community	Name of business	Type of business	No. employees and owners
Lagoon	Sea Breeze Car Wash	Car wash	4
Funday	Cellcom Tower Garage	Garage	4
Colonel West	Car Wash	Car wash	4

6.2.2. Economic Displacement

For the purposes of this RAP, economic displacement refers to the loss of income sources, access to income-generating locations, rent, productive assets, or livelihood opportunities caused by land acquisition, restrictions on land use, or temporary project occupation.

The economic impacts identified by the RAP are concentrated in two livelihood systems: petty trading and fish drying/fish selling. In addition, some owners will lose rental income from affected structures or affected land. These impacts require compensation and transitional support because affected livelihoods are strongly location-dependent and because disruption to income may affect households that already have limited resilience.

Table 6-8 summarizes the number of income sources that will be displaced, categorized by type of impact and income source. The total number of PAPs that are economically displaced is 92 (note that individuals may have more than one affected income source). Table 6-8 Summary of economic displacement categories

Economic displacement category	Income sources
Permanent physical displacement of owner-occupier petty traders	4
Permanent physical displacement of tenant petty traders	7
Fish driers / fish sellers	70
Temporary displacement of petty traders on Lagoon Road	3
Structure rental earners	11
Land rent earners	4
Total	**99**

6.2.2.1. Petty Traders and Informal Small Businesses

Petty traders and informal small businesses include persons selling small goods, food or other items from fixed shops, the front of dwellings, stalls, or established trading locations. Their livelihood is location-dependent because income is tied to regular customers, footfall, proximity to home, and familiarity with the trading location. Where these traders must move because of project impacts, the impact is not limited to the physical loss of a structure or stall: the trader may also need time to re-establish customers and regular sales in a new location.

Fourteen petty traders are identified as affected, as presented in Table 6-9. The nature and duration of disruption differ according to whether the trader is an owner-occupier, tenant, or temporarily affected trader along Lagoon Road. Owner-occupier petty traders who are permanently physically displaced may experience the longest period of livelihood disruption because they may need to secure temporary accommodation, find and acquire replacement land or premises, construct or arrange a replacement dwelling, and re-establish their trading activity. Tenant petty traders are assumed to require a shorter disruption period because they need to relocate once rather than transition through both temporary and permanent accommodation. Petty traders along Lagoon Road are expected to experience temporary disruption associated with works in that area (see Figure 6-2).

Table 6-9 Petty trader economic displacement assumptions

Petty-trader impact category	Count	Indicative disruption period	Basis
Owner-occupier petty traders permanently physically displaced	4	Up to 12 months	Relocation may require temporary accommodation, acquisition or transfer of replacement land or premises, reconstruction, and re-establishment of customer base.
Tenant petty traders permanently physically displaced	7	Up to 6 months	Tenant traders are assumed to relocate once and re-establish trading activity in a new location.
Petty traders temporarily affected along Lagoon Road	3	Approximately 4 months	Temporary disruption during construction works affecting trading location.
Total	**14**	-	-

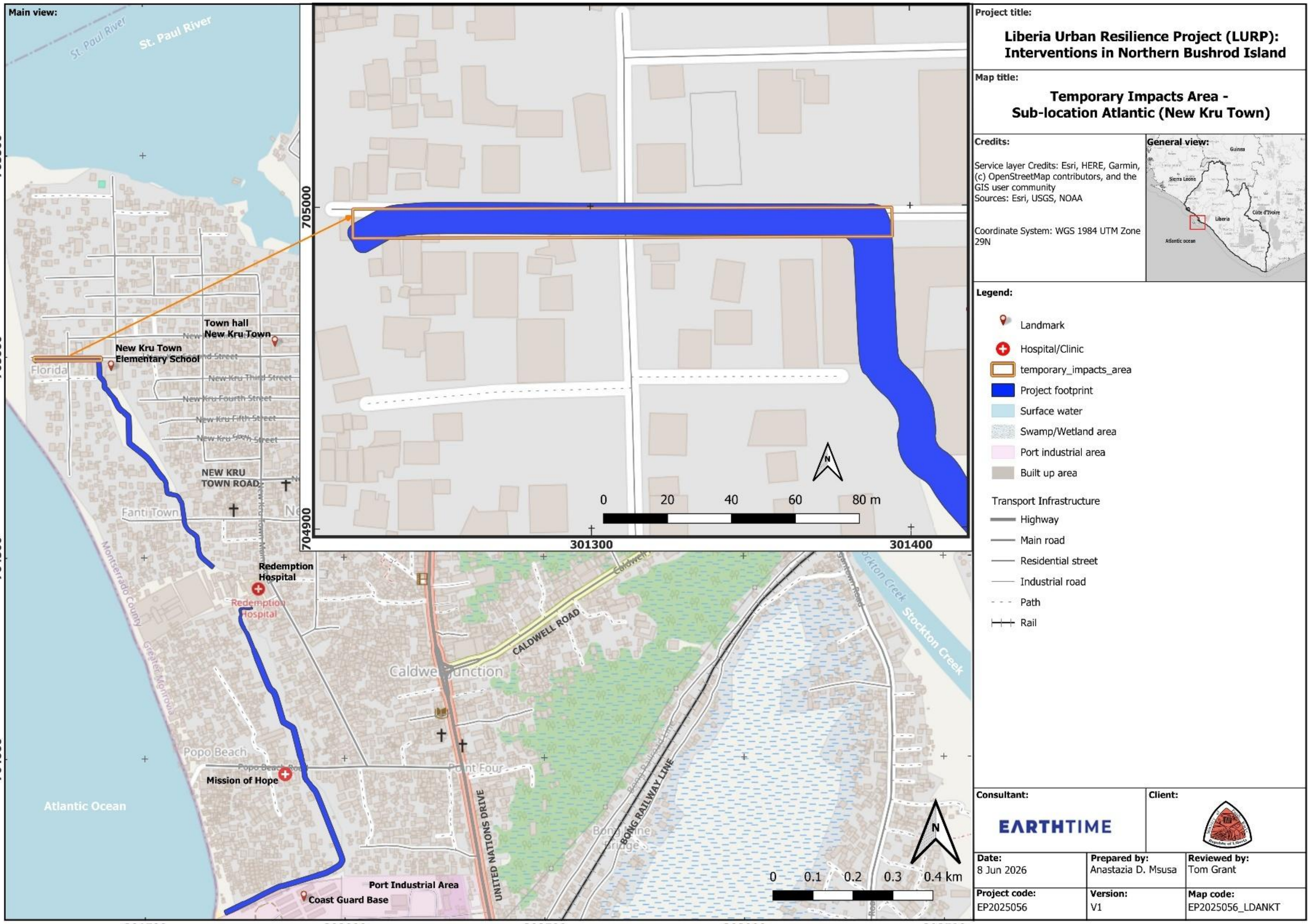

Figure 6-2 Map showing the temporary impact area along Lagoon Road

6.2.2.2. Fish Driers and Fish Sellers

The RAP identifies 70 fish driers / fish sellers whose activities will be temporarily displaced. Results are presented in Table 6-10.

The fish driers and fish sellers operate at the southern end of Popo Beach (see Figure 6-3). They buy fish directly from fishermen who land on the nearby beach, smoke fish over barrels, and sell the smoked fish along with fresh fish.

Fish drying and fish selling are established livelihood activities in Popo Beach. Focus group participants reported operating in the area for periods ranging from a few years to more than a decade, with some participants reporting that they had worked in the location since the 1990s. The activity is an important source of household income and was described by participants as supporting food, rent, school fees, susu contributions and other household needs. The mean reported income for affected fish driers is **USD 93 per month**.

Consultations with the fish driers showed that their current location is central to the success of their livelihoods. Participants repeatedly emphasized the importance of being close to the fishermen, because fish may arrive at irregular hours, including late at night or early in the morning, and those who are not present may lose the opportunity to buy fish. Proximity to customers was also identified as important, but many participants placed particular emphasis on access to fishermen and the beach. The current location also has practical advantages for some operators because it is close to their homes, enabling them to monitor children, secure belongings, and remain available when fishermen arrive. For some participants, the ability to lock or secure their kitchen or drying area was also an important reason why the existing location works for them.

Because the activity is highly location-dependent, a relocation site has been identified at the northern end of Popo Beach (see Figure 6-4) to accommodate the economic activity of all 70 fish driers/fish sellers identified by the RAP. This relocation applies to the livelihood activity only: affected fish driers and fish sellers will continue to reside in their own homes and are not being physically or residentially relocated as part of this measure. The proposed site has been assessed and agreed as suitable to accommodate the fish drying and selling activity for all 70 affected persons, and will provide a raised concrete slab to protect smoking ovens from flooding and a sea wall to provide protection from storms and weather. Additionally, provision will be made in the entitlements for the fish driers to store their assets securely. The required space is approximately 1,000 square feet, which is slightly larger than the approximately 800 square feet currently used. The aim of the Project is to prepare the site before the fish driers need to relocate in order to minimise disruptionT

All 70 affected fish driers/fish sellers are economically displaced and will receive economic displacement compensation, comprising: transitional support, provided on a monthly basis; a fish drier moving allowance; and compensation for the fish drier structure. These three components together make up the total economic displacement compensation payable to each affected fish drier/fish seller.

Table 6-10 Fish drier / fish seller impact summary

Item	Description
Affected livelihood group	Fish driers / fish sellers
Number affected	70
Current location	Southern end of Popo Beach
Relocation site	Northern end of Popo Beach
Approximate current area used	800 sq ft
Approximate replacement area required	1,000 sq ft
Key mitigation measure	Replacement site prepared before relocation; compensation for lost earnings and disruption during move and settling-in period

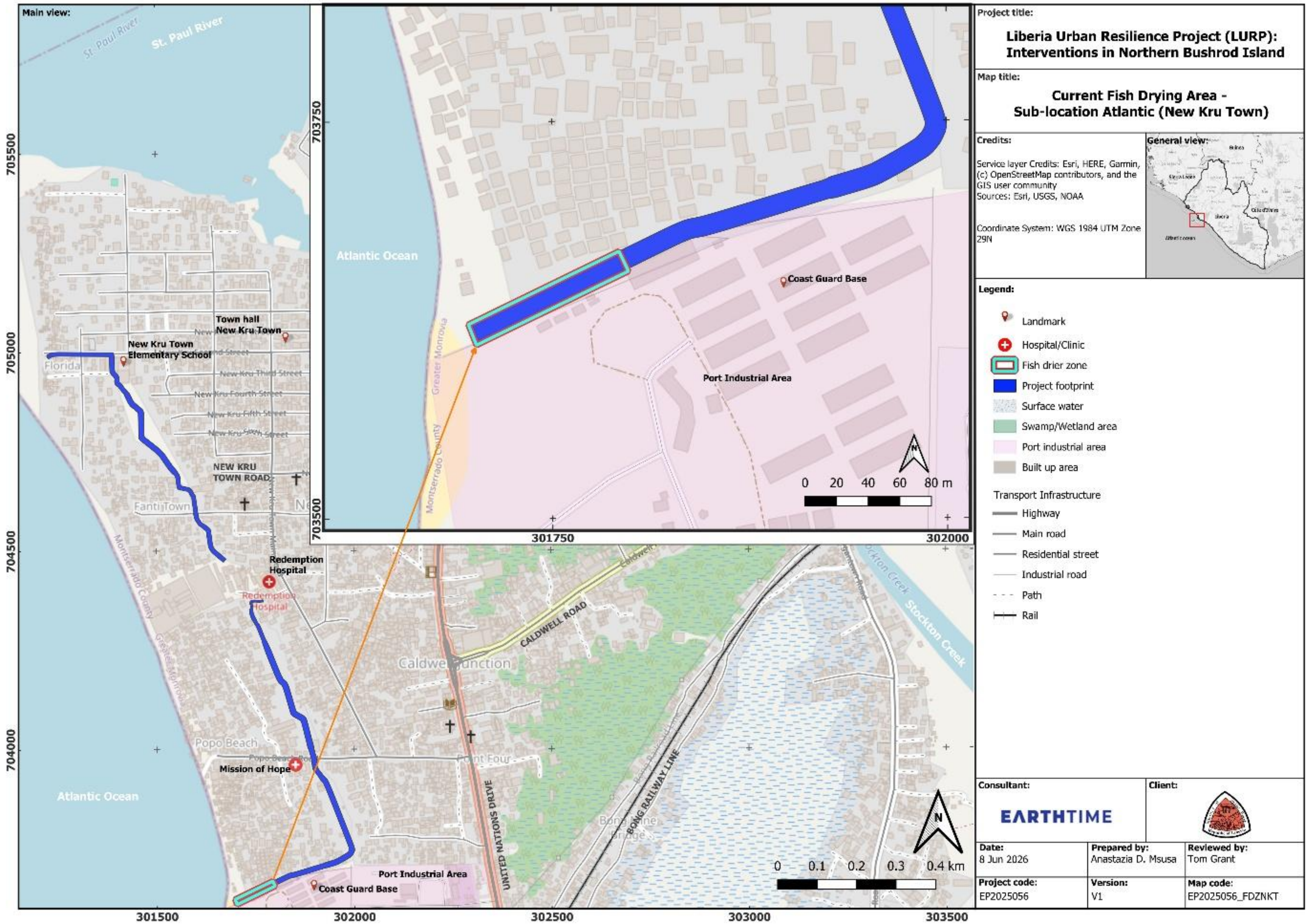

Figure 6-3 Current fish drying area

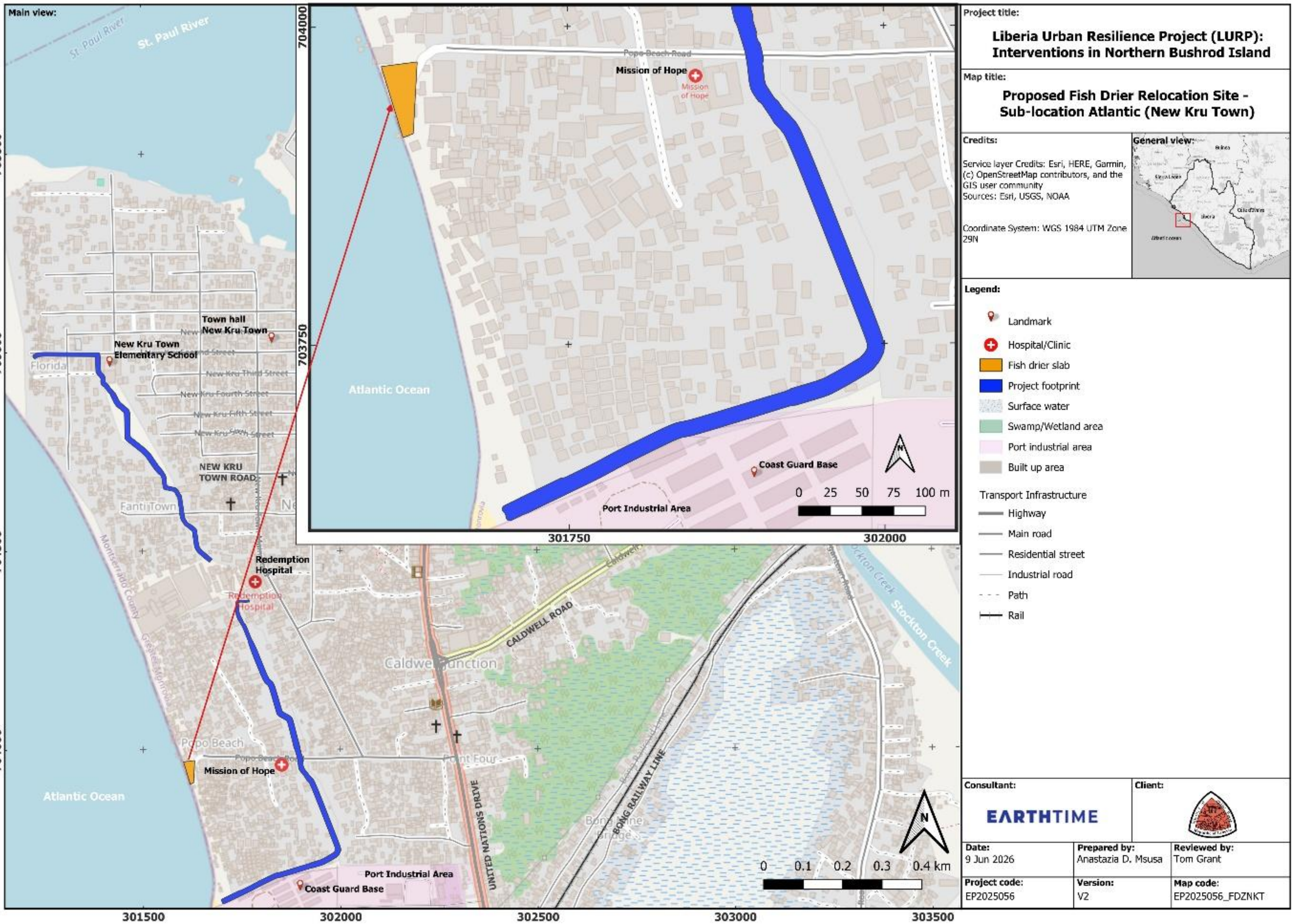

Figure 6-4 Proposed fish drier relocation site

6.2.2.3. Rental Income from Structures and Land

The project will also affect income derived from rent. As shown in Table 6-11, eleven landlords are recorded as losing rental income from affected structures. The project also passes through four land parcels from which rent is currently earned. None of these parcels is severely affected and the remaining land is likely to remain viable, subject to verification. This should be verified during implementation, particularly where the remaining parcel area, access, drainage, or layout could affect continued rental use.

Table 6-11 Rental income impacts

Rental impact category	Count	Impact
Structure rental earners	11	Loss of rent while replacement premises and new tenants are found.
Land rent earners	4	Reduced land footprint; remaining land expected to remain viable, subject to verification.
Total	**15**	**-**

6.3. Impact on Crops, Trees and Productive Vegetation

The project will affect minor crops, trees and other productive vegetation grown or owned by affected households. In total, 25 individuals were recorded as growing crops or owning trees. These crops are generally cultivated on a small scale on land in the vicinity of affected homes and structures, either for household consumption or for sale to others. Representative photos of the affected crops and crop conditions are provided in Appendix B. Although these activities are not the main livelihood source for most affected households, they represent a small but important contribution to household food security and income.

As shown in Table 6-12, the asset inventory recorded a mix of fruit trees, food crops, medicinal plants, productive vegetation and small cultivated plots. The table below shows the counts and areas per crop. It should be noted that where crops were countable, the area has been extrapolated and vice versa.

Table 6-12 Affected crops, trees and productive vegetation

Crop, tree or productive vegetation type	Crop count	Crop area (sq. ft.)
Almond tree	3	33
Avocado	2	22
Bamboo reeves	9	82
Coconut tree	2	22
Corn/Maize	88	107.36
Family Tree	1	11
Golden Plum	2	22
Mango	13	143
Medicinal plants	111	111
Moringa	4	44
Oil Palm	8	88
Orange	2	22

Crop, tree or productive vegetation type	Crop count	Crop area (sq. ft.)
Organic fence	9	99
Palm butter leaf	3	3
Papaya	10	110
Pineapple	4	14
Plantain/Banana	45	90
Roots & Tubers (cassava, eddos, potatoes, yam, etc.)	242	965
Sour Sap	2	22
Sugar Cane	102	102
Vegetables Fruity (pepper, bitter ball, eggplant, okra, etc.)	140	313.5
Vegetables Leafy (cabbage, lettuce, mustard, etc.)	653	653
Leafy vegetables (collard greens)	275	619
Total	**1,730**	**3,697.86**

6.3.1. Crop Maturity

As shown in Table 6-13, most recorded crops and trees were productive at the time of the survey. Of the 68 crop or tree maturity records, 52, or 76.47%, were recorded as being in production. A further 12, or 17.65%, were recorded as immature, while 3, or 4.41%, were recorded as out of production, and 1, or 1.47%, was recorded as a seedling. This indicates that the affected vegetation includes both currently productive assets and assets with potential future value.

Table 6-13 Crop and tree maturity

Maturity status	Count	Percentage
Immature	12	17.65%
In production	52	76.47%
Out of production	3	4.41%
Seedling	1	1.47%
Total	**68**	**100%**

6.3.2. Compensation and Assistance Approach

Although affected households will be given notice and allowed to harvest crops before clearance where feasible, the RAP will provide compensation for affected crops and productive vegetation recorded during the asset inventory. This approach reflects the practical difficulty of aligning construction timing with crop maturity and planting cycles, and recognises that the cut-off date and pending land take may prevent households from continuing normal cultivation or re-establishing crops before the next growing cycle. Crop compensation will therefore be provided in accordance with the valuation methodology, while affected households will be permitted to retain any harvest obtained before clearance. This ensures that households are not made worse off as a result of project-related loss of small-scale cultivation.

Affected households will also receive assistance to re-establish minor cultivation elsewhere. This may include notice before clearance, practical coordination during implementation, and assistance finding new areas to cultivate.

6.4. Affected Community Infrastructure

Impacts on community infrastructure consist primarily of the loss of bridges crossing the drain and the loss of toilet facilities. The bridges affected will be replaced in kind by the project at key crossing points. The toilet facilities, by contrast, are privately owned and will be compensated through the relevant households' structure compensation at full replacement cost.

6.5. Physical Displacement

Physical displacement refers to the loss of shelter or the need for a household to move from an affected residential structure, whether the household owns the structure or occupies it as a tenant. The analysis distinguishes between owner-occupiers and tenants, and between permanent and temporary footprint requirements, because these categories have different implications for compensation, relocation assistance, transitional support and implementation monitoring.

In total, 14 households occupying 9 affected residential structures are physically displaced, as shown in Table 6-14. Three of these households are owner-occupiers and 11 are tenants. The owner-occupier impacts include one potentially permanent displacement case in Funday and two temporary displacement cases in Lagoon and Point Four (one in each).

The tenant households occupy six affected residential structures across Central New Kru Town, Funday, Point Four and Popo Beach.

For resettlement planning purposes, all physically displaced tenants are treated as permanently displaced, even where the affected structure or land requirement may be temporary, because tenants do not control the land or structure and cannot be assumed to have a right to return after works are complete.

Note that owner occupiers and tenants can both occupy the same structure.

Table 6-14 Summary of physical displacement

Category	Households	Affected residential structures
Owner-occupiers	3	3
Tenants	11	6
Total	**14**	**9**

6.5.1. Physically Displaced Owner-Occupiers

Table 6-15 provides a summary of the communities affected by physical displacement, the nature of the impacts (permanent or temporary), and the expected duration of land take in each case.

Three owner-occupier households are physically displaced. One household in Funday may be permanently physically displaced. The Project footprint has been updated to avoid this structure; however, due to the limited accuracy of commercial GPS units and because the structure is not visible on the orthophoto, its precise location cannot yet be confirmed with sufficient accuracy. The structure should therefore be set out using survey-grade GPS or an equivalent survey method before clearance, and the degree of impact should be reassessed. If the structure is confirmed to be severely affected or no longer viable for continued occupation, it will be treated as permanently physically displaced for compensation and resettlement assistance purposes.

Two owner-occupier households will be temporarily physically displaced. In these cases, the land on which the affected structure is located is required only for a defined construction period and can be returned after completion of works. One affected property is located in Lagoon, where the land is required for approximately three months while the sub-surface drain is completed along Lagoon Road. The second is located in Point Four, where the land is required for the laydown area for approximately six months. These households will require temporary relocation support, including sufficient assistance to cover rental accommodation for the period during which the land is unavailable, the time needed to reconstruct the affected structure, and a reasonable buffer to avoid premature return before the site is safe and usable.

Table 6-15 Physically displaced owner-occupiers by community and duration of impact

Community	Nature of impact	Duration of footprint requirement
Funday	Permanent / to be confirmed by survey	Permanent if severe impact is confirmed
Lagoon	Temporary	Approximately 3 months
Point Four	Temporary	Approximately 6 months

6.5.2. Physically Displaced Tenants

As presented in Table 6-16, there are 11 physically displaced tenant households occupying six affected residential structures. These households live in affected structures but do not own the structures. Tenant households therefore require a distinct resettlement approach from structure owners, because compensation for the fixed structure is payable to the owner, while the tenant household experiences loss of shelter, disruption to daily life, and the cost and burden of securing alternative accommodation.

The affected tenant households are distributed across four communities, as shown in Table 6-17. Funday and Popo Beach each account for four physically displaced tenant households, while Point Four accounts for two and Central New Kru Town accounts for one. The six affected tenant-occupied structures are located in Central New Kru Town, Funday, Point Four and Popo Beach.

Although the affected tenant-occupied structures include a mix of temporary and permanent structure impacts, tenant households are assumed to be permanently displaced for the purposes of resettlement planning.

Table 6-16 Physically displaced tenant households by community

Community	Tenant households
Central New Kru Town	1
Funday	4
Point Four	2
Popo Beach	4
Total	**11**

Table 6-17 Tenant-occupied affected residential structures by community

Community	Affected residential structures
Central New Kru Town	1
Funday	2
Point Four	1
Popo Beach	2
Total	**6**

6.5.3. Implementation Requirements

All physically displaced households must be fully informed of the nature and timing of the impact before displacement occurs. Compensation, relocation assistance and transitional support should be provided before the household is required to move. For owner-occupiers, this includes compensation for the affected residential structure at full replacement cost and any applicable support for temporary accommodation, rebuilding and return where the displacement is temporary. For tenants, this includes assistance to secure alternative accommodation and transitional support to reduce the risk of deterioration in living standards.

The Funday owner-occupier case requires particular attention during implementation. Before any clearance or demolition decision is made, the structure location should be verified using survey-grade equipment and compared with the final construction footprint. The outcome should be documented and agreed with the affected household. If avoidance is confirmed, the household should not be treated as physically displaced. If severe impact is confirmed, the household should receive the full package of physical displacement entitlements before displacement occurs.

In addition to the physical displacement cases above, the ownership of six land plots identified in 6.6 could not be confirmed during the survey because the owners were absent or the plots are subject to ownership disputes, resulting in 36 recorded owners rather than the expected

42. To ensure this does not slip during implementation, the identity and eligibility of the owners of these six plots will need to be determined during the implementation phase through documented efforts to trace absentee owners and through facilitation of dispute resolution, consistent with the procedures set out in section 13.3.1.

6.6. Land Plots

Under ESS5, land required for project purposes is treated as land acquisition where land rights, land use rights, access rights, easements, or rights of way are acquired or restricted for the project. Where land is acquired, or where project impacts render land unusable or inaccessible, eligible affected persons are entitled to compensation and assistance in accordance with ESS5, including timely compensation for loss of assets at replacement cost before displacement occurs. The Project footprint passes through 42 plots of land that have ownership claims on them as identified by the land survey. In addition, two more plots are needed, one for the fish drier relocation site that is required permanently, and an area that is required temporarily as a laydown area during the construction phase. Six of the 42 plots that are required for the project footprint directly, were under dispute or had owners who were absent at the time of survey. Where legally recognisable claims to land are confirmed, the Project will acquire and compensate for the land required for the footprint. The identification and verification of affected land plots within the project area proved particularly challenging. In many cases, deeds and other ownership documents presented by claimants were incomplete, inconsistent, or referenced road names and boundary descriptions that could not be reliably matched to present-day conditions on the ground. Given the dense, informal, and rapidly changing nature of the settlement pattern, documentary records alone were often insufficient to establish the precise location and extent of claimed parcels. As a result, it was not possible to confirm plot boundaries with a high degree of certainty. In light of these constraints, the assessment adopted a conservative upper-bound approach to assessing impacts, presenting parcels on the basis of their maximum plausible extent of intersection with the project footprint. Many of these parcels are therefore unlikely to be affected to the full extent presented here.

This section describes the land plots identified in the study area where claims to formal ownership were made either through a “Squatter’s Rights” document or a title deed. Table 6-18 presents the distribution of land owners by gender, including institutional land owners. The total is 36 rather than 42 because the owners of 6 plots were not available for survey due to absence or disputes. The owners of these plots will need to be determined during the implementation phase by making reasonable efforts to track down absentee owners, and through facilitating the resolution of disputes.

Table 6-18 Gender breakdown of affected plots by gender

Gender	Number of affected plots
Male	22
Female	12

Gender	Number of affected plots
Institutions	2
Total	**36**

Table 6-19 summarizes the number of plots that fall under the right of way across the five communities (excluding the fish drier relocation site and the laydown area (see below).

Table 6-19 Distribution of affected plots by community

Community	Number of affected plots
Central new Kru Town	8
Colonel West	7
Funday	14
Point Four	2
Popo Beach	11
Total	**42**

Table 6-20 below summarizes the number of affected plots by community and land category (road vs. swamp) across the project area.

Table 6-20 Number of affected plots by community and land category (road and swamp)

Community	Land Category	Number of plots
Central New Kru Town	Road	3
	Swamp	5
Colonel West	Swamp	6
	Road	1
Funday	Road	2
	Swamp	12
Point Four	Road	1
	Swamp	1
Popo Beach	Road	1
	Swamp	10
Total		**42**

6.6.1. Temporary Land Acquisition

A laydown area in the north of Point Four is required for the construction of the drain (see Figure 6-1). This will require temporary land access during the construction phase for six months. Terms of temporary occupation with the affected owner will be agreed before the area is taken. The agreement will specify the area required, duration of use, compensation for temporary loss of access or use, any compensation for affected assets, crops, trees, structures, or income, and the condition in which the area must be returned. Temporary occupation compensation will be based on the period of use and the value of the affected use or rental equivalent, with additional compensation provided for any verified losses arising from the temporary occupation. On completion of use, the Project or contractor will reinstate the area to its previous condition, or to another agreed condition, including making the area suitable for construction or continued use where that was its previous function. Reinstatement will be verified with the affected person before the temporary occupation case is closed.

6.6.2. Land Acquisition for Fish Drier Relocation Site

Land will be required to accommodate the fish drier relocation site at the North of Popo Beach (Figure 6-4). Approximately 1,000 sqft of land alongside the road to Point Four Junction will need to be acquired early in the implementation phase in order for the site to be ready for the fish driers prior to relocation.

6.7. Summary of Impacts by PAP

The following section provides a break down of the above impacts aggregated by PAP.

6.7.1. Profile of Project-Affected Persons by Compensation Category and Gender

The consolidated compensation dataset contains 175 project-affected persons (PAPs). The data includes institutions and individual cases where the owner of an asset is absentee or unknown for which gender is not applicable or not recorded. The compensation profile reflects the different forms of loss and displacement identified through the census and asset inventory, including economic and physical displacement, structure, land, crop and business losses.

Many PAPs are affected in more than one way. Accordingly, the compensation categories are not mutually exclusive: a single PAP may, for example, receive support for economic displacement alongside compensation for a structure or crops. The combined compensation-package categories sum to 175 PAPs, while counts presented for individual compensation components overlap and therefore exceed the total number of PAP records when added together.

Female PAPs comprise the largest group, accounting for 105 records (60%), compared with 57 male PAPs (32.6%). A further 13 records (7.4%) relate to institutions or cases where gender is unknown or not applicable. The gender distribution should be read alongside the compensation categories, as the types of impact are not evenly distributed between women and men. Data is presented in Table 6-21

Table 6-21 Distribution of PAP records by gender

Gender / Category	Number of PAP records	Share of total (%s)
Female	105	60
Male	57	32.6
Institution	5	2.8
Unknown	8	4.6
Total	**175**	**100**

Economic displacement is the most widespread component, applying to 92 PAP records (52.6%). Structure and land losses each affect 43 PAP records (24.6%), while crop loss affects

25 records (14.3%). Fourteen household heads are associated with physical displacement support, and 12 PAPs are recorded in relation to business loss.

The most common combined compensation package is economic displacement together with vulnerability-related support, which applies to 51 PAPs (29.1% of the total). A further 29 PAPs (16.6%) are recorded for land loss alone, while 18 PAPs (10.3%) combine economic displacement, structure loss and vulnerability-related support. Other relatively common single-impact categories include crop loss (13 PAPs), business loss (11 PAPs), economic displacement without another listed component (11 PAPs), and structure loss (10 PAPs). The remaining PAPs are distributed across a range of smaller combinations, reflecting the site-specific and sometimes overlapping nature of impacts.

Data is presented in Table 6-22.

Table 6-22 PAP records associated with each compensation or support component

Compensation / support component	Number of PAP records	Share of all PAP records (%)
Economic displacement	92	52.6
Head of eligible vulnerable household	82	46.9
Structure loss	43	24.6
Land loss	43	24.6
Crop loss	25	14.3
Physically displaced household head	14	8
Business loss	12	6.9
Note: Categories overlap because a PAP may receive more than one compensation or support component. Percentages therefore do not come to 100%.		

Women account for the clear majority of PAPs associated with economic displacement (84 of 92) and with vulnerability-related support (74 of 82) which is due to the high proportion of displaced fish-driers, all of whom are women. This indicates that measures to restore livelihoods and deliver vulnerability assistance will need to be implemented in a gender-responsive manner, including through accessible communication, payment arrangements and follow-up support.

Male PAPs are more prominent among those associated with physical displacement support (9 of 14) and land loss (23 of 43), and all 12 business-loss records are male. Crop loss is almost evenly divided between women and men, with 12 and 13 records respectively. Institutional or unknown-gender records occur within the land- and structure-loss categories. These differences reinforce the need to tailor implementation and livelihood-restoration measures to the circumstances of each PAP rather than applying a uniform approach.

Overall, the data demonstrates that the compensation program must address both direct asset losses and the wider livelihood and vulnerability consequences of displacement. The predominance of women among economically displaced and vulnerable PAPs is particularly important for implementation planning and monitoring. Data is presented in Table 6-23.

Table 6-23 Compensation and support components by gender/category

Compensation / support component	Female	Male	Institution or unknown	Total
Economic displacement	84	8	0	92
Head of eligible vulnerable household	74	8	0	82
Structure loss	24	13	6	43
Land loss	13	23	7	43
Crop loss	12	13	0	25
Physically displaced head of household	5	9	0	14
Business loss	0	12	0	12
Note: Counts relate to compensation components and may include the same PAP in more than one row.				

6.8. Summary of PAPs Per Distinct Category of Compensation

Table 6-24 shows the number of PAPs affected per distinct compensation category.

Table 6-24 Distribution of PAPs per distinict compensation reason

Compensation Reason	PAPs
Economic displacement; Head of eligible vulnerable household	51
Land loss	29
Economic displacement; Structure loss; Head of eligible vulnerable household	18
Crop loss	13
Business loss	11
Economic displacement	11
Structure loss	10
Physically displaced household head; Head of eligible vulnerable household	7
Economic displacement; Land loss	4
Structure loss; Land loss	4
Structure loss; Crop loss	3
Crop loss; Land loss	2
Economic displacement; Physically displaced household head; Head of eligible vulnerable household	2
Economic displacement; Structure loss; Crop loss; Land loss	2
Economic displacement; Physically displaced household head; Structure loss; Crop loss; Head of eligible vulnerable household	1
Economic displacement; Physically displaced household head; Structure loss; Crop loss; Land loss; Head of eligible vulnerable household	1
Economic displacement; Physically displaced household head; Structure loss; Head of eligible vulnerable household	1
Economic displacement; Structure loss	1
Physically displaced household head; Crop loss	1
Physically displaced household head; Crop loss; Head of eligible vulnerable household	1
Structure loss; Business loss	1
Structure loss; Crop loss; Land loss	1
Total	175

7. Valuation Methodology and Asset Compensation Rates

This chapter sets out the methodology, rates and calculation rules used to value affected assets and associated asset replacement-cost measures. Household-level transitional support, and vulnerability support are described in the livelihood restoration and transitional support chapter and costed in the RAP budget.

7.1. Land Rates

The assessment of land values was constrained by the scarcity and inconsistency of available market evidence. The fings in Table 7-1 show that the most locally specific source was the area-based valuation provided by the New Kru Town local government land officer, who has extensive practical knowledge of land transactions and landholding patterns within the project area. Additional checks were obtained from valuation firms: Caesar's Architects and Smart Brothers Construction. Ministry of Public Works rates were reviewed but treated cautiously, as the applicable unit was unclear and the road rate relates to the main road rather than the smaller roads around in the Project area. Given the scarcity of reliable evidence, a conservative reconciliation approach was adopted. For each land category, the upper end of the credible current market indications was selected, excluding the MPW road rate, resulting in adopted rates of **USD 0.37 per square foot for swamp land** and **USD 0.64 per square foot for road-access land**. The MPW value for roads was not used because it represented land values along the main road, rather than the roads that are typical in the project area and was therefore too considered too high.

Table 7-1 Land rate estimates by source and land category

Rate source	Unit	Swamp rate	Road Rate	Swamp rate near road	Swamp rate USD/sqft	Road rate USD/sqft
New Kru Town Land Officer	Half lot	1,750	3,500	-	0.32	0.64
Caesar's Architects	Sqft	-		-	0.25	0.4
MPW	Half lot	1,000	5,000	-	0.18	0.92
Smart Brothers Construction	Half lot	1,500-2,000	-	1,500-2,500	0.37	0.46

7.2. Structure Valuation and Reinstatement Costs

The valuation process drew on two broad types of evidence: administrative valuation benchmarks and current market quotations.

Administrative benchmarks comprised the rates provided by the project valuer, the independent valuer, and the 2020 MPW schedule. The independent valuer's rates were generally closely aligned with the historic MPW rates, indicating consistency with prevailing administrative valuation practice.

However, quotations obtained from Monrovia-based construction firms indicated materially higher current replacement costs for several comparable structure types. This upward movement was also broadly consistent with official Consumer Price Index (CPI) trends for building materials since 2020.

Accordingly, for structure types where sufficient current market evidence was available, adopted rates were based on the median of comparable quotations from construction companies. Photos of structure types are presented in Appendix B.

To test whether the current construction quotations were reasonable, the 2020 MPW rates were cross-checked against the closest available official inflation proxy, namely the CPI series for materials for the maintenance and repair of dwellings. Using January 2021 as the earliest consistent reference point available in the working dataset and February 2026 as the target point, the uplift factor was calculated as 149.07 / 112.6 = 1.32. Applying this ratio to the MPW rates produced adjusted values that were broadly similar to the median construction-company rates for the structure types that could be directly compared. The directly checked structure types account for 71 per cent of all affected structures. For the remaining structure types, where direct current market quotations were not available, the project valuer's baseline rates were calibrated using uplift factors derived from the nearest comparable structure groups. Specifically, separate uplift factors were calculated for concrete and zinc structures by taking the median ratio between the median construction-company rates and the valuer's rates for the directly matched structure types. These category-based uplift factors were then applied to the remaining valuer rates so that the final schedule remained aligned with observed current market conditions.

In addition to compensation for affected structures, repair and reinstatement costs have been included for partially affected structures where the remaining portion will require works following partial demolition to ensure that it is safe, stable and usable. The reinstatement cost has been calculated on the basis of the replacement cost for one square metre of the relevant structure type, applied along the length of repair required. An additional allowance of USD 80 has been included for technical input from an architect or engineer, calculated as two days of professional time at USD 40 per day. The findings of the Final structure rates used for replacement cost valuation are presented in Table 7-2.

For households without formal legal rights or recognisable claims to the affected area, a Site Re-establishment Allowance will be calculated by reference to the space required to restore equivalent residential, or business use elsewhere. For residential structures the calculation includes a 50% curtilage to allow for access, circulation, sanitation, drainage, and basic yard use.

The allowance is intended to ensure that affected households can re-establish a usable household or business setting, rather than merely replace the built footprint of the affected structure. It applies only to residential structures, commercial structures, and buildings under construction. It does not apply to partially affected structures, walls/fences, abandoned structures, toilets, septic tanks, or other ancillary structures. Fish drier structures are also excluded because replacement operating space will be provided in kind. Where a user is verified as having legal ownership, the allowance will be deducted from land compensation to avoid double counting.

For physically displaced households, structure compensation has been calculated to support adequate replacement housing, rather than simply replicating existing housing conditions where these are inadequate. The valuation therefore applies a minimum adequate housing threshold.

Replacement dwellings must include, at minimum, a concrete floor, sanitation provision through a septic tank where the affected household does not already have one, and sufficient living space to avoid overcrowding. For valuation purposes, the septic tank allowance is based on the median size of affected septic tanks recorded in the asset inventory, equivalent to 30 sq ft. The minimum living area is calculated at 100 sq ft per person, based on a rounded application of the internationally recognised 97 sq ft per person overcrowding threshold. Where the replacement-cost value of the affected dwelling would not provide for these minimum conditions, compensation is adjusted upward to meet the adequate housing threshold. This ensures that physically displaced households are able to restore housing that is safe, functional and adequate, and are not required to use other compensation or support payments to meet basic replacement housing needs.

7.3. Crop Rates

Crop, tree and productive vegetation compensation has been calculated using the Ministry of Agriculture crop compensation rates as the primary reference. The rates used for this RAP are based on the 2023 Ministry of Agriculture schedule and have been uplifted to reflect food-price inflation between the date of the schedule and the valuation period. The uplift has been calculated using the Consumer Price Index for Domestic Food Items, increasing from 676.59 in June 2023 to 878.47 in April 2026. This gives an uplift factor of 1.30 and the 2023 crop rates have therefore been multiplied by 1.30 to derive the updated compensation rates applied in this RAP.

Where affected crops or productive plants are not listed separately in the Ministry of Agriculture schedule, the closest reasonable proxy rate has been applied based on plant type, growth form, maturity and productive use. Where rates are expressed per stand or hill but affected crops were recorded by area, the number of compensable units has been estimated using standardised crop-spacing assumptions (see Appendix D).

Table 7-2 Final structure rates used for replacement cost valuation

Crop	Unit	Units per sqft	Price per Unit of Crop in Production (100%)	In production (adjusted)	Price per Unit of Immature Crop (50% Crop in Production)	50% in production (adjusted)	Price per Unit of Crop out of Production (25% Crop in Production)	25% in production (adjusted)	Notes
Rubber	Tree	-	57.17	71.07	28.59	35.54	14.29	17.76	-
Cocoa	Tree	-	7.39	9.19	3.69	4.59	1.85	2.3	-
Coffee	Tree	-	3.9	4.85	1.95	2.42	0.98	1.22	-
Grapefruit	Tree	-	53	65.88	26.5	32.94	13.25	16.47	-
Lime	Tree	-	49.6	61.66	24.8	30.83	12.4	15.41	-
Orange	Tree	-	94	116.85	47	58.43	23.5	29.21	-
Lemon	Tree	-	31.5	39.16	15.75	19.58	7.88	9.8	-
Tangerine	Tree	-	56	69.61	28	34.81	14	17.4	-
Mango	Tree	-	84	104.42	42	52.21	21	26.11	-
Kola	Tree	-	69.6	86.52	34.8	43.26	17.4	21.63	-
Avocado	Tree	-	74	91.99	37	45.99	18.5	23	-
Bread fruit/Nuts	Tree	-	48	59.67	24	29.83	12	14.92	-
Oil palm	Tree	-	13	16.16	6.5	8.08	3.25	4.04	-
Plantain/ Banana	Tree	-	2.1	2.61	1.05	1.31	0.525	0.65	-
Pineapple	Head	-	2.33	2.9	1.165	1.45	0.582	0.72	-
Pawpaw	Tree	-	11.25	13.98	5.625	6.99	2.81	3.49	-
Roots and Tubers (cassava, eddos, potatoes, yam, etc.)	Stand /Hill	4	1.19	1.48	0.6	0.75	0.3	0.37	-
Sugar cane	Stand	-	0.55	0.68	0.27	0.34	0.14	0.17	-
Sour sap	Tree	-	11.7	14.54	5.85	7.27	2.93	3.64	-
Guava	Tree	-	7.9	9.82	3.95	4.91	1.97	2.45	-
Golden plum	Tree	-	15.78	19.62	7.89	9.81	3.94	4.9	-
Vegetables Fruity (pepper, bitter ball, eggplant, okra, etc.)	Stand /Tree	2.25	4.21	5.23	2.1	2.61	1.05	1.31	-
Vegetables Leafy (collard greens)	Stand /Hill	2.25	5.26	6.54	2.63	3.27	1.31	1.63	-

Crop	Unit	Units per sqft	Price per Unit of Crop in Production (100%)	In production (adjusted)	Price per Unit of Immature Crop (50% Crop in Production)	50% in production (adjusted)	Price per Unit of Crop out of Production (25% Crop in Production)	25% in production (adjusted)	Notes
Vegetables Leafy (cabbage, lettuce, mustard, etc.)	Head	1	1.18	1.47	0.59	0.73	0.3	0.37	-
Corn/ Maize	Stand / Tree	-	0.42	0.52	0.21	0.26	0.11	0.14	-
Cotton	Tree	-	7.78	9.67	3.89	4.84	1.94	2.41	-
Rice	Hectare	-	804	999.46	402	499.73	201	249.86	-
Medicinal plants	Head	2.25	1.18	1.47	0.59	0.73	0.3	0.37	See note 1
Moringa	Tree	-	11.25	13.98	5.625	6.99	2.81	3.49	See note 2
Bamboo	Tree	9	11.25	13.98	5.625	6.99	2.81	3.49	See note 3
Family tree	Tree	-	11.25	13.98	5.625	6.99	2.81	3.49	See note 3
Organic fence	Tree	-		50		25		12.5	See note 4

Note 1: Not listed by the MoA. Prices assumed to be equivalent to PawPaw which is also a small, fast-growing soft-wooded productive tree
Note 2: Not listed by the MoA. Prices assumed to be equivalent to vegetables leafy (cabbage, lettuce, mustard, etc)
Note 3: Not listed by the MoA. Prices assumed to be equivalent to PawPaw which is also a small, fast-growing soft-wooded productive tree
Note 4: Not listed by the MoA. Price based on the average price of all listed trees rounded to the nearest 10

7.4. Transaction Costs and Moving Allowances

Transaction costs and moving allowances include the practical and administrative costs required for affected households and businesses to replace assets and relocate without incurring additional out-of-pocket expenses. This includes any taxes, registration fees, documentation costs, permits, or other charges required to acquire replacement land, formalise tenure, rebuild, or reinstate replacement structures. It also includes moving allowances for physically displaced households and affected businesses to cover the transport of household goods, business stock, equipment, materials, and other movable assets. These costs are included in the RAP budget because compensation at replacement cost must be sufficient to enable affected persons to replace lost assets and complete relocation without being financially disadvantaged by the displacement process.

7.4.1. Land Transaction Costs

Land transaction costs refer to the costs that displaced PAPs must pay in order to acquire new land. It does not refer to any costs incurred by the Project to acquire the land from the PAPs. To understand the transaction costs associated with land purchase in the project area, the study team conducted targeted interviews with local land brokers and with the New Kru Town land officer, who has long-standing practical knowledge of land transactions in the area. These discussions were used to identify the range of ancillary costs that may arise in addition to the purchase price of land, including surveying, deed registration, taxes and fees, court validation, assessment, judicial charges, and deed-related processing (see Table 7-3). A range of values for each category was provided but given the relatively small scale of land purchase that will be required by affected households, USD 250 was considered a fair amount to cover the likely costs of land purchase.

Table 7-3 Estimated land transaction and administrative costs

Cost	Rate USD (low)	Rate USD (high)
Surveying (buyer responsibility)	100	200
Deed Registration (LLA buyer responsible)	50	150
Taxes and Prohibition fees	50	100
Court Validation	50	100

7.4.2. Taxes

Based on the Liberia Revenue Authority guidance, real property tax is calculated by applying the relevant tax rate to the declared market value of the property. Residential property is taxed at 0.25% of value, while commercial or industrial property is taxed at 1.5%. Land and buildings should be valued separately, using either an approved assessor's valuation or, where this is not available, the purchase price or fair market value. However, a value of 3.5% has been allotted for budgeting purposes based on the stipulated rate for city or town lots.

7.4.3. Moving Allowances

Moving allowances are provided to cover reasonable costs associated with relocating affected households, businesses, livelihood equipment and movable assets. Different rates are applied depending on the nature of the move, including physical displacement of households and relocation of small business or livelihood assets. These allowances are separate from compensation for fixed assets and are intended to ensure that affected persons are not required to bear the practical costs of relocation caused by the project.

To estimate household relocation costs, local transport providers were consulted on the cost of moving household goods for different dwelling sizes and relocation distances. The resulting rates were used to prepare the moving-cost schedule shown in Table 7-4.

Table 7-4 Estimated relocation transportation costs for affected households

From (Origin)	To destination	Category structures	Unit cost (USD)
New Kru Town	Brewerville VOA Community	1 bedroom apartment/ Single room	70
	Brewerville VOA Community	2 bedroom apartment- 3 bedrooms	240
	Red Hill Field	1 bedroom apartment/ Single room	40
	Red Hill Field	2 bedroom apartment/ 3 bedrooms	80
	St. Paul Bridge	1 bedroom apartment/ Single room	30
	St. Paul Bridge	2 bedroom apartment/ Single room	120
	Logan town	1 bedroom apartment/ Single room	50
	Logan town	2 bedroom apartment/ 3 bedrooms	200
	Pole River, Brewerville	1 bedroom apartment/ Single room	60
	Pole River, Brewerville	2 bedroom apartment/ Single room	220
	Lusannh, Cald Well	1 bedroom apartment/ Single room	50
	Lusannh, Cald Well	2 bedroom apartment/ Single room	200

Using a conservative assumption of USD 120 per trip and two trips per relocation, the allowance for a single move is estimated at USD 240. For the fish driers and other small businesses who will need to transport their assets short distances a separate rate of 30 USD per trip for two trips will apply, for a total of 60 USD.

Consistent with the objectives of ESS5 to restore living standards and improve the conditions of poor or vulnerable persons who are physically displaced.

8. Livelihood Restoration and Transitional Support

8.1. Introduction and Objective

This chapter describes the measures that will be used to restore livelihoods, income sources and living standards affected by the Project. It should be read together with the entitlement matrix, impact inventory, valuation methodology, budget and implementation arrangements. The chapter explains how the relevant entitlements will be implemented for the main affected categories, including physically displaced households, petty traders, fish driers and fish sellers, rental income earners, households affected by small-scale cultivation losses, and vulnerable households.

Consistent with ESS5, the objective is to ensure that affected persons are assisted to improve, or at least restore, their livelihoods and living standards. Compensation for affected assets is therefore complemented by practical relocation assistance, transitional support, livelihood restoration measures, replacement or equivalent access where required, and monitoring during implementation.

8.2. Distinction between Livelihood Restoration and Transitional Support

For implementation purposes, the RAP distinguishes between livelihood restoration and transitional support. Livelihood restoration applies where the Project directly affects income sources, productive activities, business locations, rental income, or access to livelihood assets. Transitional support applies where households experience disruption because they must move, secure temporary or replacement land or accommodation, re-establish household routines, or manage short-term disturbance associated with physical displacement. Table 8-1 ummarizes the two types of support provided under the Project, highlighting their main purposes and the corresponding measures for each category.

Table 8-1 Main support categories

Support category	Main purpose	Measures
Livelihood restoration	Restore income sources, productive activities, business operations, rental income, or access to livelihood locations.	Lost income support, replacement livelihood sites, crop and structure re-establishment support and follow-up monitoring.
Transitional support	Assist physically displaced households to manage relocation and maintain living standards during the transition period.	Rental support, relocation support, and enhanced follow-up for vulnerable households.

8.3. Implementation Principles

- All compensation and assistance required before displacement will be provided before affected persons are required to move or lose access to affected assets or livelihood locations.
- Relocation sites, replacement sanitation access and other in-kind measures must be prepared and available before the affected facility or livelihood location is removed, unless a temporary arrangement has been agreed and documented.
- Support will be provided at the appropriate level. Household-level relocation disturbance will be addressed through transitional support, while direct impacts on livelihood operators or income sources will be addressed through livelihood restoration measures paid directly to PAPs.
- Implementation will include verification, documentation, consultation, grievance access and post-payment or post-relocation follow-up.

8.4. Transitional Support for Physically Displaced Households

Physically displaced households will receive household-level transitional support to manage the practical and financial disruption of relocation. The support is provided at household level because relocation affects the household as a unit, including the need to find accommodation, move belongings, maintain access to work, schools and services, and manage short-term costs such as lost work days and increased transport costs.

The allowance is based on the vulnerability support amount commonly applied by the MPW on World Bank-financed projects, equivalent to USD 100 per household per month for three months, but has been adjusted to reflect the expected duration and complexity of physical displacement.

Physically displaced owner-occupiers will receive USD 1,200, reflecting the longer process of securing temporary accommodation, identifying and acquiring replacement land, completing land transfer processes, rebuilding, and moving into replacement housing. Physically displaced tenants will receive USD 900, reflecting the shorter but still significant period required to find, secure, and move into alternative rental accommodation.

This support is justified by both the baseline survey and the focus group discussions with physically displaced households. The baseline shows high levels of income poverty, food insecurity, recent money shortages, limited savings, and reliance on coping strategies such as borrowing, use of savings, and reduced consumption. The focus group discussions confirmed that relocation is expected to involve costs and risks beyond the loss of the affected structure itself, including transport, rent, land purchase, construction materials, labor, utility arrangements, agent fees, safeguarding materials, school disruption, increased transport costs, and business disruption.

The transitional support allowance is therefore included as a risk-management measure. It is intended to reduce the likelihood that small but unavoidable relocation costs lead to hardship, unsafe accommodation, delayed movement, increased debt, school disruption, food insecurity, grievances, or other implementation problems during the relocation period.

Physically displaced households will also receive a rental allowance of USD 100 per month for 12 months to enable them to secure alternative accommodation. A 12-month rental allowance is recommended for both owner-occupiers and tenants. For owner-occupiers, it reflects the time that may reasonably be required to secure replacement land, complete transfer arrangements, construct replacement housing, and move into the new dwelling, including possible seasonal construction delays. For tenants, it reflects local rental market conditions identified during consultation, including the common requirement for substantial advance rent payments of six months, one year, or more. This is particularly important where tenants have already paid deposits or advance rent to their current landlords and may have limited cash available to secure replacement accommodation at short notice.

A moving allowance will be provided in order to cover the costs of transporting materials to the new accommodation. As physically displaced owner-occupier households are likely to relocate first to temporary accommodation and then again to a permanent replacement dwelling once land has been secured and construction completed, two separate moves have been assumed. For physically displaced tenants, only a single move is required. The total moving allowance has therefore been set at USD 480 for physically displaced owner-occupiers and USD 240 for physically displaced tenants.

8.5. Livelihood Restoration for Petty Traders

Petty traders and small business operators are affected where their trading location, customer base, stall, shop frontage or business premises are displaced or temporarily unavailable as a result of the Project. These impacts are treated as economic displacement because the business activity is location-dependent. The level and duration of support will depend on whether the trader is permanently displaced, temporarily displaced, or displaced as part of physical relocation of a household or tenancy. The main livelihood risks associated with each petty trader category and the corresponding restoration approaches are summarized in Table 8-2. The distribution of affected petty traders and the indicative duration of disruption for each category are presented in Table 8-3.

Permanently displaced petty traders will require support to manage business interruption and re-establish their customer base in a new location. Temporarily displaced petty traders, including those affected along Lagoon Road, will receive support for the period during which their normal trading location is unavailable. The economic support will be the mean monthly income for petty traders (50 USD per month rounded to 55 USD per month to avoid near poverty line compensation and bring in line with median incomes) for the expected duration of their disruption.

Table 8-2 Livelihood risk and restoration approaches for petty traders

Affected category	Main livelihood risk	Restoration approach
Permanently displaced owner-occupier petty traders	Loss of trading location and potential disruption to established customer base during relocation and re-establishment.	Business disruption support for the assessed period, monitoring.
Permanently displaced tenant petty traders	Loss of trading location and need to re-establish activity from a new rented or alternative location.	Business disruption support for the assessed period, monitoring.
Temporarily displaced Lagoon Road petty traders	Temporary loss of access to normal trading location during works.	Temporary income disruption support for the expected period of impact and monitoring.

Table 8-3 Petty trader impact categories, affected counts, and indicative disruption Periods

Petty trader impact category	Count	Indicative disruption period
Owner-occupier petty traders permanently physically displaced	4	12 months
Tenant petty traders permanently physically displaced	7	6 months
Petty traders temporarily affected along Lagoon Road	3	4 months
Total	14	

8.6. Livelihood Restoration for Fish Driers and Fish Sellers

Fish drying and fish selling at Popo Beach are location-dependent livelihood activities. Consultation with affected fish driers indicates that proximity to fishermen, proximity to customers, security of equipment and fish, access from homes, and protection from water, rain and storms are important to the viability of the activity.

Because the activity is highly location-dependent, a relocation site has been identified at the northern end of Popo Beach (Figure 6-4). The proposed site will provide a raised concrete slab to protect smoking ovens from flooding and a sea wall to provide protection from storms and weather. The required space is approximately 1,000 sqft, which is slightly larger than the approximately 800 sqft currently used.

In response to concerns about security raised during consultation a provision will be made for the fish driers to receive the cash value of a 6 ft x 6 ft zinc structure in which to store their assets securely.

The proposed site has potential advantages, including continued proximity to fishermen and customers and improved access from the road. Nevertheless, actual performance will need to be monitored during implementation.

A transition allowance will be provided in order to act as a buffer while the fish driers adjust to the new site and any site-specific issues are identified and resolved. If the replacement site is not ready before relocation, or if the site proves materially inadequate, additional mitigation may be required. The allowance is based on the mean reported income for fish driers (USD 93 per month, rounded to USD 95 per month) for a period of 3 months.

A moving allowance of USD 60 will be provided to cover a single move to the new location (see Chapter 7.4). Since only one moving allowance is provided, it is important that the relocation site is completed, agreed with the fish driers, and ready for use before displacement occurs. The full set of measures, their purposes, and implementation requirements are summarized in Table 8-4.

Table 8-4 Fish drier and fish seller restoration measures

Measure	Purpose	Implementation requirement
Replacement fish-drying site	Restore access to a viable operating location for fish drying and fish selling.	Site to be prepared, agreed and available before displacement.
Moving support	Cover movement of equipment, materials and other movable livelihood assets.	Only one moving allowance is assumed; the site must therefore be ready before relocation.
Transition allowance	Cover lost earnings and settling-in risks while operations are re-established at the new site.	Post-relocation monitoring to confirm access, space allocation, flooding, security and operation of the site.
Security structure allowance	To provide secure storage of livelihood assets	Must be paid prior to relocation
Grievance and follow-up	Provide a route to address disputes over space, site functionality or access.	Fish drier grievances to be treated as time-sensitive where livelihood access is affected.

8.7. Livelihood Restoration for Landowners and Landlords

Some affected persons earn rental income from structures or land affected by the Project. These impacts are treated as economic displacement where the Project reduces or removes an income stream. The support approach and verification requirements for different types of rental income are summarized in Table 8-5.

For structure rental income losses, support will cover a period of six months in order for landlords to acquire a new structure and restore their income stream. For land rental income losses, support will cover a shorter period of 3 months given the nature of the land take is not expected to significantly reduce the utility of the land.

Table 8-5 Rental income support

Income source	Support approach	Verification requirement
Structure rental income	Compensation for verified loss of rent for a period of 6 months	Confirm landlord, tenant/use arrangement and rent level.
Land rental income	Compensation for verified disruption to land rental income for 3 months where land take or temporary occupation affects rental use.	Confirm land parcel, rental arrangement, severity of impact and whether the remaining land remains viable.

8.8. Crops, Productive Vegetation and Land-use Re-establishment

Affected crops, trees and productive vegetation will be compensated in accordance with the valuation methodology. Although households will be given notice and may retain any harvest obtained before clearance, compensation is provided to address the practical difficulty of aligning construction timing with crop maturity and planting cycles, and to avoid creating a livelihood or food-security gap for households that lose access to small-scale cultivation areas.

Trees and other perennial crops will be compensated where the Project causes permanent loss of the productive asset or future production value. Where households lose access to land used for minor cultivation, a crop re-establishment support will also be provided to assist the household to re-establish equivalent small-scale productive use elsewhere. The support will be the equivalent of the value of the land used for cultivation. Where individual trees were counted rather than areas measured, it was assumed that one tree requires 11 sqft (1 sqm) of space.

8.9. Vulnerability Support

The baseline survey and vulnerability analysis indicate that affected households have limited capacity to absorb displacement-related disruption. High levels of income poverty, food insecurity, recent money shortages, limited savings, and reliance on coping strategies such as borrowing, use of savings, and reduced consumption mean that even short-term disruption may create hardship. This risk is greatest for households that experience physical displacement, loss of income, or disruption to established livelihood activities.

Physically and economically displaced households will therefore receive the relevant transitional support or livelihood restoration assistance set out in this chapter, together with an additional vulnerability support allowance. The allowance is based on the standard vulnerability support amount commonly applied by the MPW on World Bank-financed projects, calculated as USD 100 per household per month, typically provided for three months. Three months worth of allowance (USD 300) will be available to all physically vulnerable households, while one month's worth of allowance (USD 100) will be provided to temporarily economically displaced vulnerable households to reflect the reduced disturbance time. It is provided as a household-level measure to help manage short-term displacement risks, including food insecurity, increased debt, delayed relocation, school disruption, unsafe accommodation, or other hardship during the transition period.

In addition to the allowance, households identified as vulnerable through the vulnerability assessment will be flagged for enhanced monitoring and follow-up during implementation. This will include confirmation that compensation and assistance have been received, that relocation or livelihood restoration measures are progressing, and that any unresolved hardship is identified early and escalated through the implementation team or grievance mechanism where required.

8.10. Timing, Payment and Sequencing

Compensation and assistance must be sequenced so that affected persons are not required to move, lose access to assets, or cease livelihood activities before the relevant support has been provided. For physically displaced households, moving support, rental or temporary accommodation support, and other household transitional measures should be provided before displacement. For economically displaced persons, livelihood restoration payments or replacement sites should be available before income-generating activity is interrupted, wherever feasible.

The fish-drying relocation site, replacement sanitation measures, and any other in-kind restoration measures must be completed and verified before the affected facility or livelihood location is removed, unless an interim arrangement has been agreed, documented and accepted by affected users. The RAP implementation team will maintain records of payment, relocation, site readiness, consultation, grievances and completion evidence for each affected category.

8.11. Land Acquisition Assistance

Where affected PAPs are required to acquire replacement land, the Project will provide compensation for affected land at full replacement cost and, where requested, practical assistance to support the acquisition of suitable replacement land. Full replacement cost comprises the identified value of the affected land as set out in 7.1, together with applicable transaction costs, as described in Section 7.4.1.

Assistance with acquiring replacement land may include support in identifying available and suitable land, liaising with local authorities or landowners, understanding applicable administrative, tax and registration requirements, and preparing or reviewing the documentation required to complete the transaction. This support is intended to help PAPs use their compensation effectively and to reduce the risk that they are unable to secure replacement land due to administrative barriers, lack of information, or limited familiarity with formal land transaction processes.

Any such assistance will be provided in consultation with the PAP and will not limit the PAP’s right to choose their preferred replacement land or to make their own arrangements. The Project will not compel PAPs to acquire a particular plot, but will provide reasonable support to facilitate timely and informed replacement land acquisition where this is needed to restore affected land-based use or living standards.

9. Budget

This chapter summarizes the estimated cost of implementing the compensation, assistance, livelihood restoration, transitional support and related measures set out in this RAP. The budget is based on the asset inventory, valuation data, livelihood information, entitlement provisions and allowance calculations described in the preceding chapters.

All amounts are presented in USD. All values presented are approximate and based on data and prices at the time of study. Any subsequent changes affecting these values are not the responsibility of the consultant.

The budget is organized by impact and support category. Asset compensation is presented separately from cross-cutting transaction costs, moving allowances, livelihood restoration and transitional support to reduce the risk of double counting. The summary table at the end of the chapter consolidates the total estimated RAP implementation budget.

9.1. Structures

The structure budget covers compensation for affected structures using the replacement-cost valuation methodology. Related relocation support, moving allowances, transaction costs and transitional support are budgeted separately in the relevant sections below. Table 9-1 presents a summary of the types of affected structures, showing the number of each structure category alongside their corresponding approximate total estimated values in USD. Table 9-1, is without taxes whereas taxes are included in the transactional costs.

Table 9-1 Structure compensation by use

Structure use	Count	Total value (USD) without taxes
Commercial	18	46,147.44
Residential	11	113,766.82
Septic tank	8	14,056.43
Toilet	5	10,363.1
Under construction	3	17,286.75
Wall/fence	6	11,412.29
Total	**51**	**213,032.83**

9.2. Businesses & Economic Displacement

9.2.1. Businesses

Business compensation covers disturbance to affected business activities. The calculation is based on recorded monthly income, the applicable disturbance period and any ancillary costs recorded for the affected business. Table 9-2 summarizes the compensation calculations for affected businesses, outlining the basis of calculation, inclusion of any ancillary costs, and the resulting approximate total compensation amounts in USD.

Table 9-2 Business disturbance compensation

Business	Calculation basis	Ancillaries (USD)	Total (USD)
Business 1	484 x 3 months	-	1,452
Business 2	1,570 x 3 months	-	4,710
Business 3	1,155 x 3 months	268	3,733
Business moving allowances	3 businesses x USD 60		180
Total			**10,075**

9.2.2. Economic Displacement

Economic displacement compensation covers livelihood disruption for affected petty traders, fish driers and fish sellers, and income losses from affected rental arrangements. The calculation applies the relevant disturbance period and rate for each affected category. Table 9-3 outlines the different categories of displacement, indicating the number of affected households or individuals, the duration of assistance, the applicable rates or calculation basis, and the corresponding approximate total compensation amounts in USD.

Table 9-3 Economic displacement compensation

Displacement type	Count	Months	Rate / basis	Total (USD)
Permanently displaced owner-occupier petty traders	4	12	55	2,640
Permanently displaced tenant petty traders	7	6	55	2,310
Temporarily affected petty traders	3	4	55	660
Fish driers and fish sellers	70	3	95	19,950
Structure rent earners	11	6	Calculated individually	1,266
Land rent earners	4	3	Calculated individually	1,245
Fish drier security structures	70	N/A	structures x 6 sq ft x 6 sq ft x USD 7.67 per sq ft	19,328.4
Fish drier moving allowances	70		70 fish driers x USD 60	4,200
Total				**51,599.4**

9.3. Crops, Trees and Productive Vegetation

Crop, tree and productive vegetation compensation has been calculated using the crop valuation methodology and uplifted Ministry of Agriculture rates described in the valuation chapter. Table 9-4 below summarizes the budget by crop or vegetation type.

Table 9-4 Crop compensation by type

Crop / vegetation type	Count / quantity	Total value (USD)
Almond tree	3	75
Avocado	2	91.98
Bamboo	9	125.82
Coconut tree	2	100

Crop / vegetation type	Count / quantity	Total value (USD)
Corn/maize	88	45.76
Family tree	1	13.98
Golden plum	2	39.24
Mango	13	1,357.46
Medicinal plants	111	163.17
Moringa	4	55.92
Oil palm	8	68.68
Orange	2	116.86
Organic fence	9	225
Palm butter leaf	3	4.41
Pawpaw	10	66.38
Pineapple	4	11.6
Plantain/banana	45	78.43
Roots and tubers (cassava, eddoes, potatoes, yam, etc.)	242	314.36
Sour sap	2	7.28
Sugar cane	102	51
Vegetables fruity (pepper, bitter ball, eggplant, okra, etc.)	140	706
Vegetables leafy (cabbage, lettuce, mustard, etc.)	653	959.91
Vegetables leafy (collard greens)	275	1,798.5
Small garden reinstatement allowance	3,698 sq ft x USD 0.37 per sq ft (swamp land rate)	1368.26
Total	**1,730**	**7,845**

9.4. Physical Displacement

The relocation assistance budget in Table 9-5 summarizes the estimated costs for moving allowances, transitional support, and rental assistance provided to physically displaced owner-occupier and tenant households.

Table 9-5 Estimated relocation and transitional support costs for physically displaced households

Item	Calculation basis	Total (USD)
Physically displaced owner-occupier moving allowances	3 households x USD 480	1,440
Physically displaced tenant moving allowances	11 households x USD 240	2,640
Transitional support - owner-occupier households	3 households x USD 1,200	3,600
Transitional support - tenant households	11 households x USD 900	9,900
Rental support	14 households x USD 100 x 12 months	16,800
Total		34,380

9.5. Land Plots

The land plot budget in Table 9-6 summarizes compensation for affected plots by community.

Table 9-6 Land plot compensation by community

Community	Plots	Value (USD)
Central New Kru Town	8	3,366
Colonel West	7	4,810.45
Funday	14	10,883.85
Point Four	2	1,140.31
Popo Beach	11	4,744.8
Fish drier slab	1	10,000
Temporary lease for laydown area	1	5,000
Total	**44**	**39,945**

9.6. Transaction Costs

Transaction costs and moving allowances cover the practical and administrative costs required for affected persons to complete replacement, transfer, registration, relocation and movement of household or business assets without incurring additional out-of-pocket expenses. Table 9-7 summarizes the additional entitlements, including transaction costs and moving allowances, outlining the calculation basis for each item and the corresponding approximate total amounts in USD.

Table 9-7 Transaction costs and moving allowances

Item	Calculation basis	Total (USD)
Land transaction costs	42 plots x USD 250 per plot	10,500
Land tax allowance	USD 24,945.41 x 3.5%	873.11
Structure tax allowance	Calculated from structure values and applicable use categories	1,008
Total transaction costs		**12,381.11**
*For transaction costs, only 42 plots have been accounted for because there are two lands that need to be acquired by the project for the fish drier slab and the laydown area and not a part of the resettlement and the project’s footprint.		

9.7. Vulnerability

While the majority of the affected households have been identified as vulnerable (see chapter 5.3). Only a subset of these are eligible for a vulnerability allowance due to the nature of their impacts. These are households that are directly impacted by physical or economic displacement. The vulnerability allowance is paid only once to each eligible household even if there are multiple vulnerable persons within the households or if there are multiple directly affected persons within a vulnerable household. The vulnerability allowance budget in Table 9-8 summarizes the financial assistance provided to physically displaced, permanently economically displaced, and temporarily economically displaced households identified as vulnerable.

Table 9-8 Livelihood restoration and transitional support costs

Item	Calculation basis	Total (USD)
Vulnerability allowance	13 vulnerable physically displaced households x USD 300	3,900
	69 vulnerable temporary economically displaced households x USD 100	6,900
Total vulnerability allowance		**10,800**

9.8. Completion Audit

The monitoring and evaluation budget covers the cost of the completion audit described in Chapter 12, an independent evaluation conducted after RAP implementation to verify compliance with ESS5 and confirm that resettlement outcomes have been achieved. A budget of USD 10,000 has been allocated for the independent auditor.

9.9. Adaptative Management

The adaptive management budget covers the cost of verifying and reconciling design changes identified after the asset inventory and valuation were completed, as described in Chapter 14. A budget of USD 10,000 has been allocated, comprising USD 3,000 for potentially impacted structures and USD 7,000 for potentially impacted land.

9.10. Contingency

A contingency allowance of 10 per cent has been added to the RAP budget. This is included to manage the risk of changes, omissions, or additional eligible impacts identified during implementation, particularly because the project footprint was changed since the original asset survey in order to avoid and reduce resettlement impacts. The contingency also reflects common practice in MPW and RAP budgets for World Bank-financed projects.

9.11. Budget Summary

The approximate total estimated RAP budget, excluding any contingency or additional implementation management costs not listed above, is summarised in Table 9-9.

Table 9-9 Summary RAP budget

Budget category	Total (USD)
Structures	213,032.83
Businesses and economic displacement	61,674.40
Crops, trees and productive vegetation	7,845
Physical displacement	34,380
Land plots	39,945
Transaction costs	12,381.11
Vulnerability	10,800
Completion audit	10,000

Budget category	Total (USD)
Adaptive management	10,000
Total RAP budget excluding contingency	**400,058.34**
Contingency at 10%	**40,005.83**
Total RAP budget including contingency at 10%	**440,064.17**

10. Consultation and Disclosure

Stakeholder engagement was undertaken as part of project preparation to inform affected communities about the Project, explain potential impacts and mitigation measures, and gather stakeholder inputs relevant to the preparation of the RAP. Details on the consultations and disclosure are presented in Appendix F.

10.1. Stakeholder Identification and Consultation Approach

A scoping exercise was undertaken to identify communities along the project corridor and key stakeholders relevant to RAP preparation, including affected households, community leaders, local authorities, and relevant government institutions. Consultations were conducted through community meetings, household-level engagement, and public information dissemination. Participation levels by location, date, and stakeholder groups are summarized in Table 10-1.

Table 10-1 Summary of consultation and engagement

No.	Engagement activity	Date	Location	Stakeholder / participant
1.	**PMU and Liberia Land Authority (LLA) Meeting and Walkthrough**	January 26, 2026	New Kru Town	• PMU • MPW • LLA
2.	**District Representative Meeting**	January 28, 2026	New Kru Town	• PMU • District Representative (Hon. Seboe)
3.	**High Level Stakeholder Consultation Meeting**	January 29, 2026	Borough of New Kru Town	• PMU • Senior government/local leadership
4.	**Community Consultation Meetings**	January 29, 2026	New Kru Town	• Community members from affected communities
5.	**RAP Demarcation Meetings**	February 2-9, 2026	New Kru Town	• PMU • Affected household members • Community leaders • Coastguards • School Principal
6.	**Property Valuation Firms Meeting**	February 20, 2026	New Kru Town	• Valuation firms • Banks
7.	**PMU Meeting-Squatter's Rights and Resettlement Challenges**	February 23, 2026	PMU Office	• PMU
8.	**Focus Group Discussions**	March 6-7, 2026	New Kru Town	• Elders • Fish dryers • Physically displaced households • Women • Youth

10.2. Results of Consultations

Several consultations were held, including governmental meetings, district representative meetings, community consultations, high-level stakeholder consultations, and demarcation meetings. Photos of the demarcation meetings and coastguards meetings are shown in Appendix B. The results of these consultations are presented in Appendix F. In addition, FGDs were held as part of the RAP activities, and the results are presented in Section 10.2.1.

10.2.1. Focus Group Discussions

Focus Group Discussions (FGDs) were conducted with various groups in the project in March 2026. These included FGDs with women, youth, elders, physically displaced households, and fish-driers with a total of 79 attendees 58 of whom are females and 21 of whom are men (details in Appendix F. Table 10-2 presents a summary of key issues raised across all FGDs. A detailed summary of the concerns raised by each FGD is presented in Appendix F. FGD photographs are available in Appendix B.

Table 10-2 Key concerns raised across FGD groups

Key concerns raised	Summary of issues
Livelihood disruption and income loss	Loss of income sources, business disruption, reduced access to markets/customers, and impacts on location-dependent livelihoods (e.g., fish drying activities)
High relocation and housing costs	High costs of relocation, including upfront rent, land purchase, and transportation; difficulty finding affordable housing or land
Housing adequacy, safety, and environmental risks	Poor housing conditions, exposure to environmental risks (e.g., rain), and safety concerns in relocation areas, including theft and insecurity
Displacement-related disruption to education	Increased distance to schools, higher transport costs, risk of lateness or dropout, and added caregiving burden affecting schooling
Increased transportation costs and reduced accessibility	Higher transport costs and travel time affecting access to schools, livelihoods, and services
Disruption of social networks and community ties	Loss of social support systems, community networks, and long-standing social relationships
Vulnerability of at-risk groups	Increased vulnerability of women (including single mothers), youth, elderly persons, persons with disabilities, and low-income households
Challenges in securing adequate relocation options	Difficulty finding suitable, safe, and accessible relocation sites, including proximity to livelihoods and services.
Uncertainty regarding compensation and resettlement process	Concerns about compensation adequacy, delays, timing of relocation/demolition, and lack of clarity on resettlement planning
Land tenure and dispute risks	Risk of land disputes, unclear land ownership, and conflicts related to compensation or inheritance.
Household economic stress and financial pressure	Financial strain due to relocation costs, income loss, and increased household expenditures

10.2.2. Concerns Raised during the Census and Socio-economic Survey

In addition to concerns raised during formal consultation meetings, PAPs also raised questions and concerns during the census, socio-economic survey and asset survey. These focused mainly on payment before demolition, adequacy of compensation, relocation location, business continuity, fish drying livelihoods, household survival, transparency of the process, and whether affected households would be able to restore their living standards after displacement. The main concerns and responses are summarized in Table 10-3. Photographs of the household survey are presented in Appendix B.

Table 10-3 Summary of PAP concerns and corresponding RAP measures

Concern type	Examples of concerns raised by PAPs	How the RAP will address the concern
Timing of compensation before demolition or relocation	PAPs were concerned that demolition, loss of access or displacement could occur before compensation or assistance is provided.	Compensation and applicable resettlement assistance will be provided before physical displacement, demolition or removal of affected assets. The implementation schedule will include verification, compensation agreement signing and payment before project impacts occur.
Adequacy and fairness of compensation	PAPs questioned whether compensation would be sufficient, fair and transparently calculated to rebuild, relocate, and support their families.	The RAP defines valuation methods, eligibility criteria and compensation standards, which will be disclosed and explained to PAPs during implementation. individual compensation packages will be privately disclosed during implementation.
Relocation location and finding somewhere to live	• Many PAPs were worried about where they would go, whether they would find a place to live, whether they could remain in the same community, and whether the new location would be safe or suitable. • PAPs were worried about finding suitable housing, remaining near their community and maintaining living standards.	Relocation assistance will be provided for physically displaced households, including assistance finding new land, help finding contractors, monitoring the construction process, providing applicable rental, moving and transitional support etc. During implementation, affected households will be consulted on relocation needs, and additional attention will be given to cases where relocation may materially affect living standards.
Loss of business location and customer base	Several PAPs, especially fish dryers and small business operators, were concerned about finding another location to continue their business, maintaining access to customers, and losing income during relocation.	RAP recognizes business disruption and economic displacement where livelihoods are affected by loss of location, access, customers or operating space. Eligible affected businesses and livelihood activities will receive compensation and livelihood restoration assistance in accordance with the entitlement matrix.
Fish drying and beach-dependent livelihoods	A repeated concern was that affected persons currently dry fish near the beach, obtain fish easily, and rely on that location for income. PAPs worried that moving away from the beach would make it difficult or impossible to continue fish drying.	The RAP treats fish drying and other location-dependent livelihoods as requiring specific livelihood restoration measures. A specific location for the fish driers has been identified and a suitable structure designed that will accommodate their needs based on direct consultation with them.
Household survival, food security and support for dependents	Several PAPs said the affected activity was their only source of income and that they depend on it to feed children, pay school costs or support their family. Some women expressed concern about sustaining children without other support.	The RAP includes transitional and livelihood restoration support to reduce the risk of impoverishment during and after displacement. Vulnerable households will be screened and, where eligible, provided with supplementary support and targeted implementation follow-up.
Distance from church, family, friends and social networks	Some PAPs were concerned about being relocated far from churches, relatives, friends and familiar community networks, and the additional costs this could create.	The RAP recognizes that relocation can disrupt social networks and increase travel costs. These issues will be considered during implementation-stage consultation and monitoring, particularly for vulnerable households and physically displaced households. Displacement allowances are provided to cover additional travel costs.

Concern type	Examples of concerns raised by PAPs	How the RAP will address the concern
Drainage, flooding and environmental concerns	PAPs raised concerns about drainage performance, flooding, erosion and impacts on nearby houses or the coastline.	Concerns regarding design, drainage, erosion, or flood risk will be referred to the Project's technical and environmental teams. RAP covers land acquisition and displacement; all other design and environmental concerns fall under the broader environmental and social management process.

10.3. DISCLOSURE OF RESETTLEMENT ACTION PLAN

This RAP will be disclosed to PAPs, affected communities, local authorities and other relevant stakeholders prior to RAP implementation for a minimum of 30 days. Disclosure will focus on ensuring that PAPs understand the Project's eligibility criteria, categories of loss, entitlement matrix, compensation standards, valuation methodology, implementation procedures and schedules, and the grievance mechanism.

Consistent with ESS5, compensation standards for affected land, structures, crops, businesses and other fixed assets will be disclosed. The basis for calculating compensation and assistance, including applicable rates, formulas, allowances and eligibility conditions, will be documented and explained to affected persons in a transparent and accessible manner. Where compensation rates or assistance measures are updated during implementation, the reasons for any adjustment will be documented and communicated to affected PAPs.

To support transparency while protecting PAP privacy, this disclosed RAP presents compensation standards, entitlement categories, valuation methods, summary impacts and total budget information at an aggregate level. Detailed household-level records, including PAP names, household numbers, structure codes, asset inventories, individual compensation calculations, vulnerability status and verification status, will be maintained separately in confidential implementation records. Individual entitlement information will be disclosed privately to each PAP during verification and compensation agreement processes.

The RAP will be made available through accessible Project or government disclosure channels and at locations accessible to affected communities. The grievance mechanism will also be disclosed so that PAPs can raise questions, corrections or complaints regarding eligibility, valuation, compensation rates, entitlements or implementation procedures.

11. Grievance Redress Mechanism

GRM is a core part of the RAP implementation structure. It will provide PAPs and other affected persons with a reliable, timely and accessible process for raising concerns about eligibility, valuation, compensation, payment delays, relocation, livelihood restoration, contractor impacts, access restrictions, community health and safety, or any other RAP-related matter.

The GRM will be available at no cost, without retaliation, and in a manner that is culturally appropriate and accessible to all affected groups. Grievances will be recorded, acknowledged, assessed, assigned for action, resolved where possible, and closed only when the response has been communicated to the complainant. Unresolved complaints will be escalated through the agreed GRM structure. Grievance records and trends will be included in RAP monitoring reports.A GRM has been established for the Project to outline procedures for receiving, managing, and resolving complaints from affected stakeholders. The GRM covers submission channels, grievance handling processes, and monitoring arrangements. Further details are provided in Appendix G.

12. Monitoring and Evaluation

This section describes the monitoring and evaluation framework for the RAP, including arrangements to track implementation progress, ensure compliance, and assess resettlement outcomes.

12.1. General Objectives of Monitoring and Evaluation

This section outlines the general objectives of monitoring and evaluation for the RAP. Monitoring and evaluation are essential to ensure that resettlement activities are implemented effectively, in compliance with applicable standards, and that intended outcomes for affected persons are achieved throughout RAP implementation.

Monitoring and evaluation under the RAP are guided by the following general objectives:

- Ensure that RAP implementation is carried out in compliance with the World Bank ESS5 and applicable national legislation.
- Track the implementation of compensation, resettlement assistance, and livelihood restoration measures against the approved RAP provisions and schedule.
- Verify that all affected persons receive their entitlements in a timely, transparent, and equitable manner.
- Identify implementation challenges, delays, or gaps at an early stage to allow for timely corrective actions.
- Assess whether RAP measures are effective in restoring, and where possible improving, the livelihoods and living standards of affected persons.

12.2. Auditing and Monitoring during Implementation

12.2.1. Scope and Content

Monitoring will be carried out throughout RAP implementation to track progress, ensure compliance with ESS5 and national requirements, and support timely corrective actions where needed. Monitoring will be led by the PMU. Monitoring will be led by the PMU against the approved work plan, budget, entitlement matrix and implementation schedule. Monitoring activities will be undertaken on a regular basis (e.g. monthly and/or quarterly) and will focus on both process and outcome indicators.

Key monitoring activities will include:

- **Tracking compensation payments**, including verification that compensation amounts are consistent with approved entitlements and that payments are made to eligible PAPs in a timely and transparent manner.

- **Monitoring livelihood restoration measures**, to assess progress in the implementation of livelihood support activities and their initial effectiveness in restoring income sources and economic activities.
- **Grievance monitoring**, including tracking the number, type, and resolution status of grievances received through the project grievance mechanism, and identifying recurring issues requiring management attention.
- **Verification of PAP databases and records**, including periodic checks of census data, asset inventories, eligibility lists, and entitlement records to ensure accuracy and completeness.
- **Site inspections and field verification**, to confirm that resettlement-related activities are being implemented as planned and that access to services, housing, and livelihoods is not adversely affected during construction.
- **Data management and reporting**, including the systematic collection, storage, and analysis of monitoring data to support internal reporting and decision-making.
- **Consultation with PAPs**, including physically displaced households, economically displaced persons, vulnerable PAPs, tenants, affected business operators and other high-risk cases, to verify whether compensation, assistance and livelihood restoration measures have been received and whether any unresolved impacts remain.

The findings of monitoring exercises will be documented and used to inform project management, guide corrective actions where required, and support the evaluation process.

12.2.2. Indicators, including Key Performance Indicators

Table 12-1 presents the key monitoring indicators to be used for assessing the effectiveness and compliance of RAP implementation, including their definition and monitoring frequency.

Table 12-1 Key monitoring indicators and frequency for RAP implementation

Indicator	Description / measurement	Monitoring frequency
Compensation payment completion	Percentage of eligible PAPs who have received full compensation in accordance with approved entitlements.	Monthly / Quarterly
Timeliness of compensation	Compensation payments completed prior to displacement or commencement of civil works in affected areas.	Monthly
Replacement accommodation secured	Number and percentage of physically displaced households that have identified or moved to replacement accommodation before displacement from the affected structure.	Monthly
Absentee / pending-verification PAP cases	Number and percentage of absentee PAPs contacted for compensation; number and percentage of ownership issues concerning land and structures resolved	Monthly
Partially affected structures reviewed for viability	Number and percentage of structures that are partially affected assessed for viability and what corrective action was taken if necessary	Monthly

Indicator	Description / measurement	Monitoring frequency
Livelihood restoration implementation	Number and percentage of eligible economically displaced PAPs who have received livelihood restoration measures, including fish drier relocation support, petty trader support, rental-income support, or other applicable measures.	Monthly
Livelihood restoration outcomes	Evidence of livelihood restoration or improvement compared to pre-project baseline (e.g. income sources restored).	Bi-annually
Grievance resolution rate	Number and percentage of grievances resolved within the timeframe defined in the GRM.	Monthly / Quarterly+
Vulnerable households assisted	Number of vulnerable PAPs receiving targeted support measures as defined in the RAP, no unresolved serious hardship linked to RAP implementation.	Quarterly
Stakeholder satisfaction	Feedback from PAPs on compensation, assistance, and grievance handling (through consultations or surveys).	Periodic / As needed
Compliance with ESS5	Overall compliance of RAP implementation with ESS5 requirements and RAP provisions.	Periodic / Annual
** Monthly tracking for incoming grievances and resolving them, identifying delays, and ensuring that issues are resolved within the defined timeframe. Quarterly for formal reporting to governments, and stakeholders. Basically, the monthly reporting refers to real-time tracking, whereas the quarterly frequency refers to formal reporting.*		

12.2.3. Reporting

Reporting will form an integral part of the monitoring and evaluation process for the RAP. The PMU Social Safeguard Officer will prepare regular implementation updates, including monthly and quarterly reports.Monitoring reports will be prepared during RAP implementation to document progress against agreed indicators, identify implementation challenges, and recommend corrective actions where necessary.These reports will summarise progress, payments completed, households supported, grievances received and resolved, vulnerable-household follow-up, implementation risks, and corrective actions required.In addition, a final monitoring report will be prepared at the completion of RAP implementation to assess overall compliance with ESS5 requirements and to confirm that land and structures have been vacated prior to the start of construction.

12.3. Evaluation and Completion Audit

This section outlines the approach to evaluation and completion audit for the RAP. It describes the objectives and scope of the final evaluation, the criteria for determining successful completion of RAP implementation, and the timing and arrangements for conducting the completion audit to confirm compliance with ESS5 and achievement of resettlement outcomes.

12.3.1. Objectives and Scope

At the end of implementation, the PMU will first prepare RAP completion documentation confirming whether compensation and assistance have been delivered, whether affected areas have been cleared in accordance with the RAP, whether grievances have been resolved or are being managed, and whether additional follow-up or livelihood restoration monitoring is required. This internal completion documentation will feed into, and be verified by, the independent evaluation and completion audit described below.

The evaluation and completion audit is intended to assess whether the RAP has been fully and effectively implemented in accordance with its objectives and the requirements of the World Bank ESS5. The evaluation will provide an overall assessment of RAP implementation outcomes and identify any outstanding issues requiring corrective action.

Specifically, the evaluation and completion audit will assess:

- whether all compensation and resettlement assistance measures defined in the RAP were delivered to eligible PAPs;
- whether livelihood restoration measures were implemented as planned and were effective in restoring, and where possible improving, affected households' livelihoods;
- whether grievances related to resettlement and compensation were properly addressed in accordance with the project grievance mechanism; and
- whether the living standards of affected households were restored or improved, consistent with the ESS5 requirement that PAPs should not be worse off as a result of project implementation.

The findings of the evaluation and completion audit will inform the final determination of RAP completion and provide lessons learned to support future resettlement planning and implementation.

12.3.2. Completion Criteria

The RAP will be considered successfully completed once the evaluation and completion audit confirms that all planned resettlement measures have been implemented in accordance with ESS5 requirements and the provisions of this RAP. The key criteria for determining RAP completion will include the following:

- All eligible PAPs have received full compensation and resettlement assistance in accordance with the approved entitlement framework and prior to displacement or impact.
- All planned resettlement sites, relocation support, or transitional assistance measures have been provided as outlined in the RAP, where applicable.
- Livelihood restoration programs have been implemented and are functioning as intended, with evidence that affected households have restored, or are in the process of restoring, their livelihoods.
- The grievance redress mechanism has remained operational throughout RAP implementation, with all resettlement-related grievances recorded and addressed in

accordance with the grievance redress mechanism. Any unresolved grievances should have a documented plan for resolution including parties responsible and timeframes.

- An independent completion audit confirms that affected persons' livelihoods and living standards have been improved or at least restored compared with the pre-project baseline, consistent with the objectives of ESS5. Where the audit identifies outstanding gaps, unresolved impacts or incomplete restoration, these will be addressed through a time-bound corrective action plan before RAP completion is formally confirmed.

Meeting these criteria will form the basis for confirming formal completion of RAP implementation.

12.3.3. Timing and Implementation Arrangements for Completion Audit

The completion audit will be conducted when all RAP mitigation measures have been substantially completed, and sufficient time has passed to assess whether livelihood and living standard restoration measures are effective. In line with good practice under ESS5, the completion audit is typically undertaken within 6 to 12 months after the completion of resettlement and livelihood restoration activities, allowing sufficient time to assess outcomes and impacts on affected households.

The completion audit will be carried out by an independent evaluator, separate from the RAP implementation team, to ensure objectivity and credibility of findings. The audit will draw on a combination of document review, household surveys, field verification, and consultations with PAPs and relevant stakeholders. These methods will be used to assess compliance with RAP provisions, verify the achievement of completion criteria, and evaluate whether the livelihoods and living standards of affected households have been restored or improved compared to the pre-project baseline established through the census and socio-economic survey.

Where the completion audit identifies that RAP objectives have not been achieved, the Project will prepare and implement a corrective action plan, including responsibilities, budget, timelines and follow-up monitoring. Formal completion of RAP implementation will be confirmed only once material corrective actions have been completed or a satisfactory time-bound corrective action plan has been agreed.

The findings of the completion audit will be documented in a final evaluation report, which will inform the formal confirmation of RAP completion and guide any additional corrective actions, if required.

A budget of 10,000 USD has been allocated for the independent auditor.

13. Institutional Arrangements, Roles and Responsibilities for RAP Implementation

This chapter sets out the institutional arrangements for implementation of the RAP. It identifies the agencies and actors responsible for coordination, financing, disclosure, compensation, livelihood restoration, grievance management, monitoring, and reporting. The arrangements are intended to ensure that RAP implementation is completed in a coordinated, transparent, and timely manner, and that all compensation and assistance required under the RAP is provided before land is taken, assets are affected, or civil works commence in any affected area.

The implementation framework is based on the MPW RAP implementation protocol and the institutional arrangements used by MPW in recent World Bank-financed projects. The arrangements also reflect the requirements of ESS5.

Implementation will require close coordination between the PMU, relevant government agencies, local authorities, community representatives, the GRM, contractors, and affected households. The PMU will retain overall responsibility for ensuring that RAP commitments are implemented, documented, monitored, and completed before the relevant works proceed.

13.1. Implementation Principles

- RAP implementation will be completed before displacement, land take, demolition, loss of access, or commencement of civil works in the affected areas.
- Compensation and assistance will be provided in accordance with the entitlement matrix and the verified list of eligible PAPs.
- No PAP will be required to vacate land, structures, business premises, or livelihood locations before receiving compensation and assistance due under the RAP, except where a documented and agreed resolution has been reached through the RAP process.
- Implementation will be supported by meaningful consultation, accessible information disclosure, and a functioning GRM available at no cost and without retaliation.
- Vulnerable households will receive additional support, closer follow-up, and case-by-case assistance where required to prevent deterioration in living standards.
- Implementation progress, payments, grievances, consultations, and completion of commitments will be documented and reported through internal monitoring reports and RAP completion documentation.

13.2. Roles and Responsibilities of Implementing Institutions

The roles and responsibilities of the principal implementing institutions are summarized in Table 13-1.

Table 13-1 Institutional roles and responsibilities for RAP implementation

Institution / actor	Primary role	Key responsibilities during RAP implementation
PMU	Lead body for day-to-day RAP coordination and implementation.	Coordinate RAP implementation; manage the implementation schedule and budget; coordinate with line ministries, local authorities, communities and contractors; ensure that compensation, relocation assistance, livelihood restoration and vulnerability support are implemented before civil works; maintain the RAP implementation file.
PMU Social Safeguard Officer	Technical lead for social safeguards and RAP implementation.	Oversee RAP implementation; coordinate stakeholder engagement and disclosure; support eligibility verification; guide consultants and field teams; supervise compensation and livelihood restoration activities; manage and monitor the GRM; track vulnerable households; prepare monthly and quarterly social safeguards and RAP implementation reports.
Project Financial Management / Finance and Internal Audit functions	Fiduciary management and payment processing.	Process payment requests; prepare compensation cheques or electronic payments; maintain payment records; support verification of payees; ensure that compensation and assistance payments are made from the approved RAP budget and are properly documented.
MPW Engineering and ESAFE Division	Technical verification of affected assets and engineering interfaces.	Verify affected land, structures and other physical assets; confirm the technical basis for asset valuation and replacement requirements; support site verification and coordination between RAP implementation and engineering design.
EPA	Regulatory oversight of environmental and social assessment and permitting.	Review and oversee environmental and social assessment requirements; issue relevant environmental compliance certificates and permits; participate in monitoring where required to ensure compliance with ESIA and Environmental and Social Management Plan (ESMP) commitments.
Ministry of Internal Affairs (MIA) and local authorities	Local coordination, community liaison and conflict resolution support.	Support community-level engagement; assist with communication to affected communities; facilitate local conflict resolution; support verification and implementation activities where local administrative involvement is required.
LLA	Land administration, title validation and land dispute support.	Validate land deeds and titles where private land acquisition is required; support resolution of land ownership disputes; advise on land administration matters relevant to compensation and acquisition.
Resettlement Implementation Committee (RIC)	Coordination platform for RAP implementation.	Facilitate regular information exchange between the project, government agencies and communities; review implementation progress and constraints; support coordination of field activities; provide a channel for issues requiring multi-agency attention.
GRM Committees	Receive and resolve complaints and concerns related to RAP implementation.	Register, acknowledge, assess and respond to grievances; support transparent and culturally appropriate resolution; escalate unresolved issues; maintain grievance records; report grievance trends to the PMU and RIC.

Institution / actor	Primary role	Key responsibilities during RAP implementation
Contractor	Civil works implementation in compliance with environmental and social obligations.	Implement civil works only after RAP requirements for the relevant area have been completed; comply with the ESMP and contractor environmental and social management plans; avoid unauthorized land take or damage; respect cleared work areas; report chance impacts or community issues immediately to the PMU.
PAPs and community representatives	Participation, verification and feedback.	Participate in consultations and verification; provide required identification and documentation where available; review compensation information; raise questions or grievances through the GRM; participate in monitoring and completion verification where relevant.
Independent Auditor	Independent verification of RAP implementation outcomes and completion audit.	Conduct the completion audit independently of the RAP implementation team; verify compliance with RAP provisions and ESS5 requirements through document review, household surveys, field verification and stakeholder consultations; assess whether livelihoods and living standards have been restored or improved compared to the pre-project baseline; document findings in a final evaluation report; recommend corrective actions where RAP objectives have not been fully achieved.

13.3. Implementation Procedures

13.3.1. Pre-Implementation Stakeholder Engagement and Impact Verification

Before RAP implementation begins, the Project will carry out a pre-implementation stakeholder engagement and impact verification exercise in all areas where the project footprint has changed since the asset survey. This exercise will confirm the final affected structures, households, tenants, businesses, land owners, and land users and other affected persons based on the updated footprint, and will identify any structures or persons previously recorded during the asset survey that are no longer affected.

As part of this process, the implementation team will revisit structures that were previously marked or numbered during the asset survey. Where a structure is confirmed to fall outside the revised project footprint and is no longer affected, the painted survey number will be visibly crossed out or otherwise cancelled, and the owner, tenant, occupier, or user will be informed that the structure is no longer affected by the Project.

This verification exercise will be particularly important for land plots identified as potentially affected. During RAP preparation, the land assessment adopted a conservative upper-bound approach because plot boundaries, ownership documentation, and eligibility could not always be confirmed with certainty. The implementation team will therefore verify, as far as practicable, the final project footprint, the actual area of each plot affected, and the identity of the person or persons with eligible rights, claims, or recognised use. Given the complexity of land ownership in New Kru Town and the limited reliability of available documentation, the Project should engage the New Kru Town land officer during verification, as he has substantial local knowledge of land ownership, boundaries, claims, and historical land-use arrangements in the area.

The pre-implementation verification exercise will also confirm the continued viability of the four land parcels identified in Section 6.2.2.3, which were assessed as not severely affected but for which a period of land rent compensation was provided pending confirmation. This verification will examine the remaining parcel area, access, drainage and layout following the Project's land take, to confirm that the remaining land continues to support the landlord's existing rental arrangement. Where verification finds that the remaining land can no longer support continued rental use, the affected land rent earner will be reassessed for economic displacement and provided compensation and assistance in accordance with the entitlement framework set out in this RAP.

The engagement will also provide an opportunity to explain the revised project footprint, confirm the remaining affected persons and entitlements, answer questions, and reduce confusion or expectations arising from earlier survey markings. Any disputes, uncertainty over whether a structure remains affected, or claims from persons who believe they have been incorrectly removed or retained will be recorded and referred through the RAP verification and grievance procedures before compensation and displacement activities proceed.

The Project shall make and document reasonable efforts to locate absentee PAPs and verify their identity and entitlement. In the case of disputed ownership between PAPs, the Project may provide assistance where possible to facilitate the resolution of the dispute. Payment shall be made only after the claimants provide a written agreement identifying the agreed recipient or allocation of compensation, such as a signed and appropriately witnessed MoU, or after ownership has been determined by a competent customary, administrative or judicial authority. Where a PAP cannot be located, or ownership of an affected asset remains disputed among PAPs, the full compensation amount calculated at replacement cost shall be deposited in an interest-bearing escrow account until the eligible recipient is identified or the dispute is resolved. The Project shall maintain complete records and pay the funds, including accrued interest, promptly to the verified PAP or lawful representative once ownership is established.

13.3.2. Assessment of Partially Affected Structures

Partially affected structures will be reviewed during implementation to confirm whether the remaining structure is safe, functional, and viable for continued use after the affected portion has been removed. This assessment should consider the structural stability of the retained portion, continued access, weather protection, ventilation, sanitation, privacy, and whether the remaining space is sufficient for its existing residential, commercial, or ancillary use. Where a partially affected structure is found to be no longer viable, or where partial demolition would make continued occupation or use unsafe or unreasonable, the structure will be treated as fully affected for compensation and assistance purposes. This viability check will be completed early in the verification of assets process to allow time for relocation in cases where that is necessary.

13.3.3. Disclosure and Consultation before Payment

PAPs will be informed of the compensation and assistance due to them, the basis for calculation, payment procedures, expected timing, grievance options, and any relocation or livelihood restoration arrangements. Information will be provided in a form and language accessible to affected households, including households with low literacy or other support needs.

Consultation will continue throughout implementation, with particular attention to physically displaced households, economically displaced households, tenants, business operators, vulnerable households, and any PAPs whose eligibility or entitlement requires clarification.

13.3.4. Payment Processing and Documentation

Payment requests will be submitted through the approved MPW process. Finance and internal audit functions will prepare compensation payments, verify payment details, and maintain payment records. Payments will be made only to verified eligible PAPs or their authorized representatives, with safeguards to prevent duplicate, erroneous or unauthorized payments.

Each payment will be documented through signed payment forms or equivalent records, supported by identification, photographs where required, fingerprints or other verification measures used in the MPW protocol, and proof of payment. The payment file will be retained as part of the RAP implementation record.

13.3.5. Relocation, Livelihood Restoration and Vulnerability Support

Relocation assistance, transitional support, livelihood restoration measures and vulnerability assistance will be implemented in accordance with the entitlement matrix and the vulnerability framework. Support will be delivered before displacement or livelihood disruption occurs, unless a specific phased arrangement has been agreed and documented.

The PMU Social Safeguard Officer will maintain a list of households requiring additional follow-up, including vulnerable households, physically displaced households, economically displaced households, households with school-aged children, households with older persons or persons with disabilities, and households experiencing particular implementation barriers.

13.3.6. Handover and Clearance for Civil Works

The MPW/PMU will hold regular coordination meetings during implementation to review payment progress, outstanding verification issues, grievances, vulnerable-household follow-up, contractor mobilization, and readiness of each work area. These meetings should include the Social Safeguard Officer, relevant technical staff, finance personnel, local authorities, and community representatives where appropriate.

Civil works may proceed in an affected area only after the PMU confirms that all applicable RAP commitments for that area have been completed. Before works begin in any affected location, the MPW/PMU will confirm that: affected PAPs have received the compensation and assistance due to them; relocation or livelihood restoration measures required before displacement have been delivered; vulnerable households have been contacted and any additional support needs have been recorded; grievances that could prevent access to the work area have been resolved or are subject to an agreed management process; physically displaced households have successfully relocated to permanent or temporary accommodation; and the contractor has received written confirmation of the area cleared for works.

The contractor will not enter, clear, demolish, or obstruct any affected area until written clearance has been provided by the PMU. Any accidental or additional impacts identified during works will be reported immediately and addressed through the RAP/ESMP procedures before work continues in the affected location.

13.3.7. Implementation Requirements for Physically Displaced Households

All physically displaced households must be fully informed of the nature and timing of the impact before displacement occurs. Compensation, relocation assistance and transitional support should be provided before the household is required to move. For owner-occupiers, this includes compensation for the affected residential structure at full replacement cost and any applicable support for temporary accommodation, rebuilding and return where the displacement is temporary. For tenants, this includes assistance to secure alternative accommodation and transitional support to reduce the risk of deterioration in living standards.

The Funday owner-occupier case requires particular attention during implementation. Before any clearance or demolition decision is made, the structure location should be verified using survey-grade equipment and compared with the final construction footprint. The outcome should be documented and agreed with the affected household. If avoidance is confirmed, the household should not be treated as physically displaced. If severe impact is confirmed, the household should receive the full package of physical displacement entitlements before displacement occurs.

13.4. RAP Implementation Responsibility Matrix

Table 13-2 summaries the main implementation activities and responsible parties. The matrix should be read together with the entitlement matrix, implementation schedule, GRM procedure and monitoring framework.

Table 13-2 RAP implementation activities and responsible parties

No.	Implementation activity	Responsible party / supporting actors
1	Submit payment request for RAP implementation funding	Project Management Unit
2	Secure RAP implementation funds before civil works in affected areas	MPW/PMU; Ministry of Finance and Development Planning or project financial management arrangements, as applicable.
3	Prepare compensation cheques, transfers or payment instruments	Finance and Internal Audit functions; MPW/PMU; Project Financial Management Unit.
4	Conduct stakeholder meetings with PAPs before payment and relocation	PMU Social Safeguard Officer; Resettlement, Environmental and Social Safeguards staff; Community Services, Communication and Documentation functions; local authorities; community representatives.
5	Verify affected assets, eligibility and entitlement forms; acquire signed compensation agreements	PMU Social Safeguard Officer; MPW Engineering and ESAFE Division; LLA for land documentation; MOA for crops/trees; consultants; local authorities.
6	Complete RAP payment forms and obtain identification, signatures, fingerprints or photographs as required by the payment protocol	Finance and Internal Audit functions; PMU Social Safeguard Officer; field verification team.
7	Compensate eligible PAPs for affected land, structures, trees, crops, businesses and other eligible losses in accordance with RAP compensation agreements	Finance and Internal Audit functions; MPW/PMU; Social Safeguard Officer; relevant technical divisions.
8	Provide relocation assistance, transitional support and livelihood restoration measures	MPW/PMU; PMU Social Safeguard Officer; local authorities; community representatives.
9	Monitor and support vulnerable households	PMU Social Safeguard Officer; community liaison staff; local authorities; GRM Committees; specialist support providers where required.
10	Manage grievances related to compensation and resettlement	GRM Committees; PMU Social Safeguard Officer; Resettlement Implementation Committee; MPW/PMU management for escalated cases.
11	Issue clearance for civil works in areas where RAP commitments have been completed	MPW/PMU Program Manager or authorized designee; PMU Social Safeguard Officer; engineering team; contractor.
12	Implement civil works in compliance with RAP, ESMP and contractual requirements	Contractor; MPW/PMU supervision team; environmental and social specialists.
13	Prepare RAP implementation and monitoring reports	PMU Social Safeguard Officer; MPW/PMU; Finance and Internal Audit functions; RIC and GRM inputs.
14	Prepare RAP completion report and support any independent completion audit, if required	MPW/PMU; PMU Social Safeguard Officer; implementation support consultant; independent auditor where required.

13.5. Temporary Access Management

Works along the road that runs between the northern part of Funday and the southern end of Lagoon have the potential to disrupt vehicular access to the northern part of Funday community for approximately three months. To maintain access during this period, an alternative route through Lagoon community will be cleared, as shown in Figure 13-1. This will require two small roads to be joined by creating an opening in an earthen/waste mound next to the existing drain and preparing the ground for safe vehicular access.

The works will be sequenced from west to east along Lagoon Road so that the existing entrance to Funday can remain open for as long as possible before the alternative access route is required. The contractor will be required to maintain safe and practical access for residents, businesses, emergency vehicles and service providers throughout the works, including through advance notice to affected communities, appropriate signage, traffic management, and safe pedestrian access where vehicular access is temporarily restricted.

Based on the current design, no physical or economic displacement impacts are anticipated from the proposed alternative access route. However, prior to clearing or using the route, the Project will verify that the measure will not require acquisition of private land, removal of structures, loss of crops or trees, restriction of access to residences or businesses, or disruption to livelihood activities. If any such impacts are identified during verification or implementation, they will be documented and addressed in accordance with the RAP entitlement framework before the relevant works proceed. The condition and usability of the temporary route will also be monitored during construction, and any access-related complaints will be managed through the Project grievance mechanism.

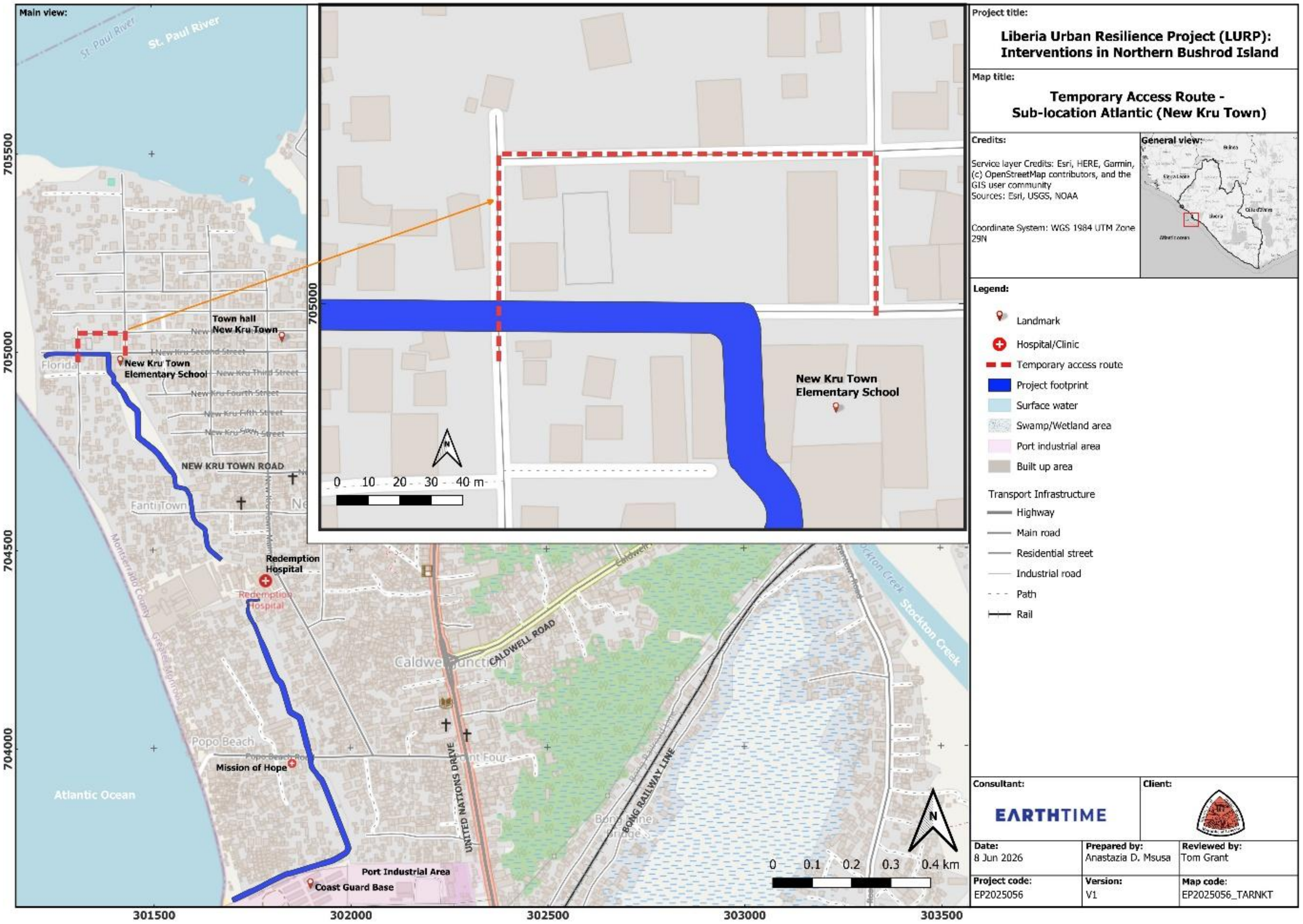

Figure 13-1 Temporary access route

14. Adaptive Management

This RAP was prepared under a compressed schedule that required the resettlement census, asset inventory, and valuation to be completed before the project's final engineering design was available. At the client's request, the field surveys were therefore undertaken based on the preliminary design footprint, with the understanding that the alignment, drainage works, and associated land requirements would continue to be refined during the design process.

Following completion of the fieldwork, the project design underwent significant revisions. These changes were incorporated into this RAP, and the resettlement impacts were reassessed accordingly. The revised design generally reduced resettlement impacts by avoiding affected land and structures identified during the surveys. During this process, every effort was made to ensure that the revised footprint remained within areas that had already been surveyed, thereby avoiding impacts on land or assets that had not been included in the RAP fieldwork.

However, after this RAP had been prepared and finalized, additional design refinements were proposed. These later changes have not yet been verified against the resettlement survey data and may require further field verification to confirm whether any previously unchecked land or assets could be affected.

At least one such location has been identified opposite Redemption Hospital in Colonel West, where the proposed design is intended to follow an existing drain but may nevertheless require additional land acquisition. Because this area may extend beyond the land covered during the original RAP surveys, field verification will be required during RAP implementation.

As a precautionary measure, the RAP budget includes compensation equivalent to one full lot to cover the worst-case scenario that an entire plot is affected. Based on the compensation rates presented in see section 7.1, this amounts to USD 7,000.

Similarly, the latest design refinements indicate that two structures previously excluded from the impact footprint may now be partially affected. Although these impacts are expected to be minor and are unlikely to result in physical displacement, an allowance of USD 1,500 per structure has been included in the RAP budget to cover any required compensation. This contingency has been incorporated into the overall RAP budget presented in section 9.

A catalogue of the key changes that were made and which are expected to be made will be shared with the RAP implementation team.

At the time of submission of this RAP, the final detailed design had not yet been approved by the Client. Consequently, further design refinements may occur prior to construction, potentially resulting in additional minor changes to the project footprint. Should such changes affect land or assets not currently identified in this RAP, they will be addressed through an adaptive implementation approach, including field verification, updating of the impact inventory where required, and application of the entitlement and compensation provisions set out in this RAP.

15. References

World Bank. (2017). *Environmental and Social Standard 5 (ESS5): Land Acquisition, Restrictions on Land Use and Involuntary Resettlement*. https://indr.org/wp-content/uploads/2013/02/INDR-COMMENTS-ON-ESS5-GUIDANCE-NOTES.pdf

Appendix A. Cut-off Date

The contents of this appendix are provided as a separate pdf.

Appendix B. Photos

The contents of this appendix are provided as a separate pdf.

Appendix C. Socio-economic Baseline Survey Results

The contents of this appendix are provided as a separate pdf.

Appendix D. Vulnerability Assessment

The contents of this appendix are provided as a separate pdf.

Appendix E. Crop Price and Spacing Assumptions

The contents of this appendix are provided as a separate pdf.

Appendix F. Consultations and Disclosure

The contents of this appendix are provided as a separate pdf.

Appendix G. Grievance Redress Mechanism

The contents of this appendix are provided as a separate pdf.