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September 2022



# Additional Resettlement Action Plan

-

Glo-Djigbé - 400 ha

-

Benin



**INSUCO**

Local understanding for sustainable solutions

## **Additional Resettlement Action Plan - 400 ha area**

*Final report*

17 September 2022

## Fact sheet for quality control

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## Acronyms and abbreviations

ABE :	Beninese Environment Agency
ACVDT :	Living Environment Agency for the Development of the Territory
ADPG :	Glo-Djigbé Perimeter Development Authority
AEV :	Village Water Supply
AJT :	Judicial Agent of the Treasury
ANDF	National Land and Property Agency
AOF :	French West Africa
ATDA	Territorial Agency for Agricultural Development
BCDF	Communal Land and Property Offices
BM :	World Bank
CA	Head of district
CAD :	Commission on Public Procurement
CC	Local Council
CCE	Environmental Compliance Certificate
CCF :	Land Advisory Council
CDCC :	Departmental Council for Consultation and Coordination
CDQ :	Neighbourhood Development Committee
CFD	Land and Property Code
CLR :	Local Resettlement Committee
COGEF	Property Management Fees
CTN :	Technical Negotiating Committee
CTR :	Technical Resettlement Committee
CV :	Chief Village
DAJUF	Legal Affairs and Land Directorate
DC :	Directorate of Land Registry
DUH :	Directorate of Urban Planning and Housing
DUP	Declaration of Public Utility
ESIA :	Environmental and Social Impact Assessment
DDS	Departmental Health Directorate
FCFA	CFA Franc
FDF :	Land Compensation Fund

Ha	Hectare
IGN :	National Geographic Institute
Kg	Kilogram
Km :	Kilometre
M <sup>2</sup> :	Square metre
M <sup>3</sup>	Cubic metre
APRM :	Ministry of Agriculture, Fisheries and Livestock
MCVDD :	Ministry for the Living Environment and Sustainable Development
MEF :	Ministry of Economy and Finance
Ndbp	Footnote
NP	Performance Standard
NGOS :	Non-Governmental Organisation
OSC :	Civil society organisations
PAP :	Person Affected by the Project
BY :	Resettlement / Relocation Action Plan
PED :	Economically Displaced Persons
PEPP	Stakeholder Engagement Plan
LIC	Rural Land Plan
ESMP :	Environmental and Social Management Plan
PPD :	Physically Displaced Persons
PIRMS	Individualized Livelihood Restoration Plan
PRMS	Livelihood Restoration Plan
PTF :	Technical and Financial Partners
SDSGI :	Service des Domaines de la Direction Générale des Impôts
SEES :	Environmental and Social Assessment Department
SFI :	International Finance Corporation
GIS	Geographic Information System
STD	Decentralised Technical Services
SVGF	Village Land Management Sections
PMU :	Project Management Unit
SEZ	Special Economic Zone
ZI	Industrial zone

## Glossary

Term	Definition	Reference
Deadline or reference eligibility date	The date of the census and inventory.	NP5 §12 NO32
Compensation	<p>The act of obtaining compensation for a loss suffered. It refers to the legal concept of "fair and prior compensation" enshrined in human rights, constitutions protecting property rights and laws on expropriation for public utility.</p> <p><i>Compensation</i> is full compensation in kind with equivalent potential to the good lost.</p> <p><i>The compensation</i> is full cash compensation equivalent to the value of the lost property.</p> <p><i>Resettlement</i> can be seen as a specific compensation that consists in organising and accompanying the economic and physical displacement of PAPs through compensation and allowances.</p>	
Unintentional displacement	The situation of people and/or communities who are forced to leave their land to settle on other land planned for their reception. This is economic when it concerns assets and physical when it concerns housing.	RAP Development Manual
Inventory	<i>A comprehensive and systematic</i> census of the <i>people, dwellings</i> (main, annexes) and <i>assets</i> (land, trees, crops, shops, production and commercial infrastructure) in the project impact area.	RAP Development Manual
At risk" or vulnerable groups	People who, by virtue of their gender, ethnicity, age, physical or mental disability, economic disadvantage or social status, may suffer more from displacement than others and who have limited ability to seek or obtain resettlement assistance and other development benefits.	NP5 NO29
Monitoring	Under RAPs and ESMPs, the promoter must monitor and demonstrate the effective implementation of the plans as validated by the administration (Monitoring) and monitor the impacts of displacement and resettlement, mitigation measures and compensation (Evaluation). The promoter should organise this internally and commission a firm of experts.	RAP Development Manual
Replacement cost	Market value of assets plus transaction costs. Using this valuation method, the depreciation of infrastructure and assets should not be taken into account.	NP5 ndbp4
Market value	Value needed to enable affected individuals and communities to replace lost assets with new assets of similar value.	NP5 ndbp4
Livelihoods	The broad range of ways that individuals, families and communities make a living, including wage income, agriculture, fishing, fodder production, other natural resource-based livelihoods, petty trade and barter.	NP5 ndbp1
Involuntary resettlement	Refers to both physical displacement (relocation or loss of shelter) and economic displacement (loss of assets or access to assets resulting in loss of source of income or livelihood) as a result of project-related land acquisition and/or land use restriction (it is considered involuntary when affected individuals or communities do not have the right to refuse that their land acquisition or land use restrictions result in physical or economic displacement).	NP5 §1
Host community	Any community that receives displaced persons.	NP5 ndbp3

## Limitations

This report is prepared in the context of a public-private partnership for the development of an Industrial Zone in the communes of Tori-Bossito and Zè, on land contiguous to the land reserved and already expropriated by the State for the construction of the new Cotonou International Airport.

The approach chosen by the private partner of the Project is that of compliance with the International Finance Corporation (IFC) standards, allowing to compensate the Project Affected Persons (PAPs) through in-kind compensation (replacement of replaceable assets such as built assets and land) and financial compensation (financial compensation of non-replaceable assets such as crops, trees). In addition to compensation, and in accordance with the IFC Performance Standards (PS), PAPs are eligible for allowances to support their relocation, transitional allowances to support affected people in restoring their livelihoods through the implementation of a Livelihood Recovery Plan (LRSP), and any other in-kind or financial support to enable PAPs to return to their standard of living in an improved setting.

These replacements, allowances and support should enable the private partner, if necessary, to bring the compensation made by the State in charge of compensation and provision of land for the Project up to standard and into line.

As a result, the methodological choices made in the preparation of this report are based on an approach that should allow :

- Identify gaps between government compensation and compensation in line with IFC performance standards;
- Identify additional offsetting packages, if necessary, to enable compliance with offsetting practices by the private partner, at the latter's expense.
- 

Nevertheless, as the State has expressed its reluctance to provide financial compensation to PAPs by ARISE, this RAP takes into account this major constraint imposed on Arise. However, discussions are still ongoing between ARISE and its public partner to enable ARISE to be able to offer financial compensation to PAPs where it would be most appropriate.

In addition to this potential constraint, the project is located in a highly agricultural area. Therefore, no land available for PAP land replacement could be identified in the vicinity of the project.

Thus, taking into account the limitations imposed by the State and unable to propose alternative land or to relocate activities and habitat in the vicinity of the project area, the private partner will propose, if necessary and as a last resort, to use the individual compensations that this document should have proposed, to make a financial evaluation and to carry over these amounts PAP by PAP in individual livelihood recovery plans in addition to the livelihood recovery plan for all PAPs according to their eligibility .

Finally, three key steps in stakeholder engagement in the RAP process remain to be implemented:

- Restitution of the results of the surveys (census of goods and persons, socio-economic surveys and market studies for the determination of financial evaluations of goods);
- Presentation of compensation measures to PAPs ;
- Arbitration to be carried out in the field to identify the rightful owners of certain properties, which could not be completed (and as a result, the database concerning the land and its owners could not be finalised at this stage). This arbitration stage concerns 25% of the plots, i.e. approximately 40 hectares (10% of phase 1).

## Purpose of this report

This Supplementary Resettlement Action Plan Report is structured as follows: it has eleven chapters and is built in three parts, namely chapters 1 to 6:

- Chapter 1 Scope of the Resettlement Action Plan
- Chapter 2: Project description and potential impacts of the project
- Chapter 3 Legal framework
- Chapter 4 Principles, objectives and processes
- Chapter 5 Initial state of affected assets and persons
- Chapter 6 Resettlement and compensation strategy

These first six chapters focus on the evaluation of the assets and the assessment of the amounts and compensations to which PAPs will be eligible in the framework of financial compensation, compensation in kind, mixed compensation, or Individual Livelihood Restoration Plans (ILRP).

Chapter 7 is intended to be devoted entirely to the Livelihoods Restoration Plan (LRRP) and Individual Livelihoods Restoration Plans.

Secondly, Chapter 8 details the budget for the additional par for the project

Finally, chapters 9, 10 and 11 are devoted respectively to the tools needed for stakeholder engagement, the implementation of action plans (PRMS and PIRMS) and the monitoring and evaluation of action plans.

## 1. Scope of the Resettlement Action Plan

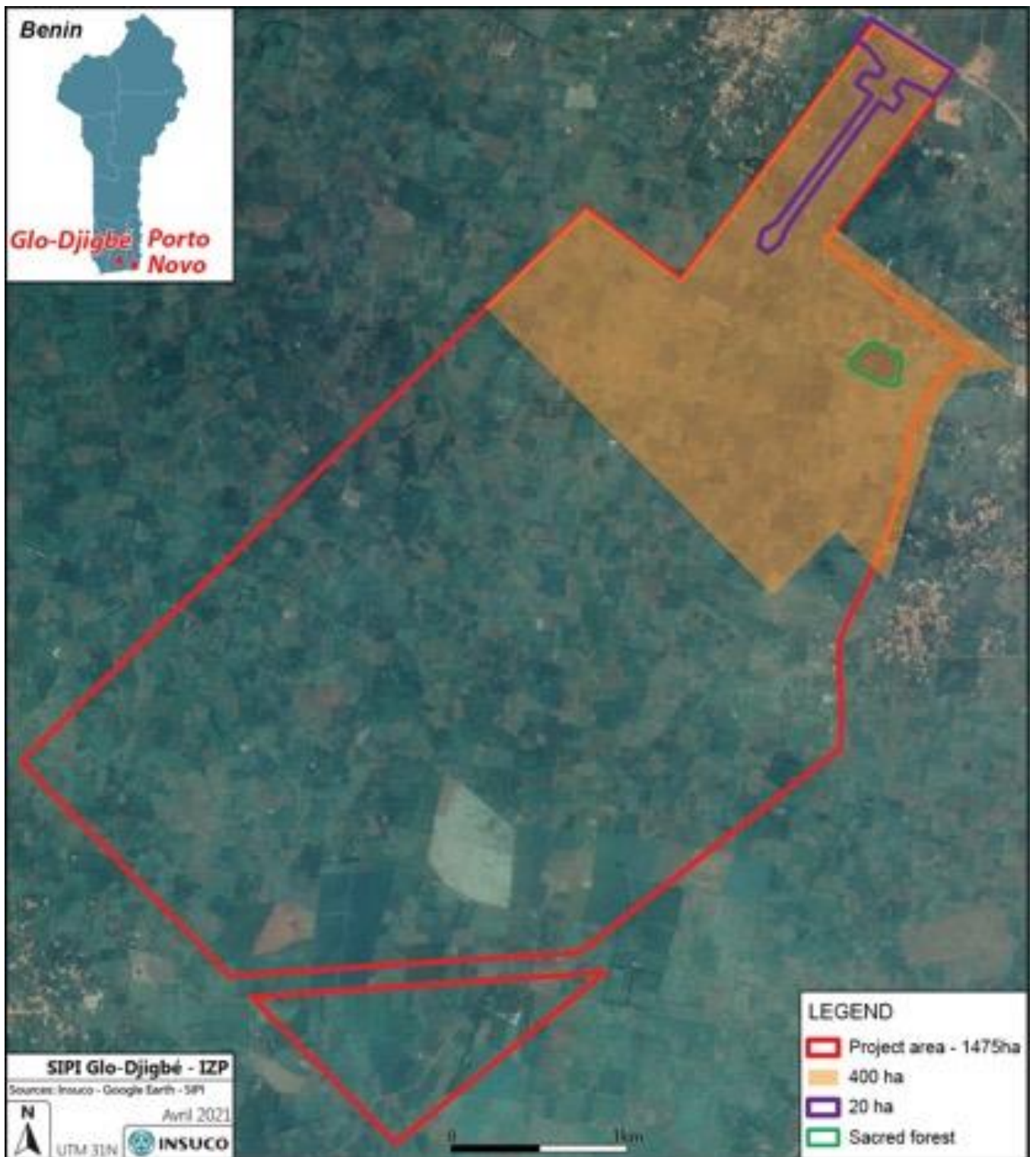
The preparation of this RAP is part of the procedure for expropriation for public utility, which will make it possible to free up the Glo-Djigbé industrial zone within a special economic zone (SEZ) near Cotonou for the effective start of work.

Article 22 of the Constitution of the Republic of Benin states that "everyone has the right to property. No one may be deprived of his or her property except in the public interest and in return for fair and prior compensation (Article 212 of the Land Tenure Code: The amount of compensation and its method of payment must be fair, reflecting a balance between the public interest and those affected by the expropriation). Moreover, Article 5 of Law No. 2013-01 of 14 August 2013 on the Land and Property Code in the Republic of Benin clearly states in its last paragraph that: "In the framework of the implementation of development policies and for reasons of public utility, the State and local authorities, in return for fair and prior compensation, have the right to expropriate any holder of land rights". The Government of Benin, having requested financing from international financial institutions for the implementation of this project, must comply with international standards (IFC performance standards, in particular NP5)

Indeed, the environmental and social impact assessment (ESIA) carried out in order to obtain the environmental permit for the construction of the Glo-Djigbé industrial zone revealed the presence of many people affected by the project (PAPs) on the 1,640 ha of land concerned by the project, i.e. a preliminary estimate by the ESIA of about 120 physically affected PAPs, 1,000 economically affected PAPs, as well as about 50 infrastructures. In accordance with Beninese legislation and international standards, in particular those of the IFC, a member of the World Bank group and donor of the project, the creation of this industrial zone requires the implementation of a resettlement action plan aimed at physically and/or economically resettling the people affected by the project.

The project will be carried out in two phases, the first phase of the project will cover 400 ha which will be allocated for infrastructure development, and the second phase of 1,068 ha will allow the project to be extended over the total of 1,475 ha. The studies for this Phase 2 will be carried out in the second half of 2021.

This RAP only covers the first phase of the Project, i.e. 400 ha. Map 1 below shows the area covered by Phase 1 and the project area as a whole.



Card 1 The overall area and the 400 ha area

## 1.1. Scope and content of this report

The document sets out the Project's framework for mitigating adverse social and economic impacts resulting from Project land acquisition and associated economic displacement (i.e. loss of assets resulting in loss of income sources or livelihoods). It illustrates the Project's compliance with the involuntary resettlement requirements of IFC Performance Standard 5, one of whose main objectives is "to improve or at least restore the livelihoods and living conditions of displaced persons".

This document serves as a basis for the implementation of a range of initiatives in the communities affected by the Project. It provides a description of national regulations, international standards for livelihood restoration, and a summary of the socio-economic situation in the Project area, its impacts on the land and on the livelihoods of Project Affected Persons (PAPs). The next chapter describes the general strategy that will be deployed by the Project for the restoration of the livelihoods of the affected people and the last chapters detail the implementation plans, planning and budget of the activities that are envisaged for the impacted populations.

### 1.1.1. General objective

The objective of the Resettlement Action Plan (RAP) is to put in place mechanisms to minimise social impacts, in order to address the impacts of the involuntary displacement of the populations affected by the first 400 ha of the project, by enabling them to rebuild their livelihoods and standard of living. The aim is also to restore the means of production and income at an individual and collective level that is greater than or equal to the initial condition.

Specifically, this mission aims to ensure that the client complies with international standards (IFC performance standards, in particular NP5), and with Beninese regulations concerning involuntary resettlement. The tool will also ensure participatory and concerted ownership of the project by the population.

### 1.1.2. Specific objectives

In particular, it will be :

- Analyse the state of the project site;
- To present the project through its activities and by phase;
- Analyse the likely risks during the implementation of project activities;
- Develop a Resettlement Action Plan (RAP) taking into account the IFC performance standards, in particular NP5 and the texts in force in Benin.

This RAP should meet the following objectives:

- Avoid and minimise involuntary resettlement and expropriation of land to the extent possible, by exploring viable alternatives during project design;
- Ensure that affected people are consulted and have the opportunity to participate in all key stages of the process of designing and implementing involuntary resettlement and compensation activities;
- Determine compensation according to the impacts suffered, to ensure that no one affected by the project is disproportionately penalised;
- Establish a fair, transparent, efficient and reassuring compensation process;
- Assist affected people to improve their livelihoods and standard of living, or at least to restore them, in real terms, to their pre-displacement or pre-project levels, whichever is more beneficial to them;
- Design and implement involuntary resettlement and compensation activities as sustainable development programmes, providing sufficient investment resources so that project-affected people have the opportunity to share in the benefits;
- Pay particular attention to the needs of vulnerable people among the displaced population.

This RAP focuses on the people affected by the construction works of phase 1 of the Glo-Djigbé industrial zone. It follows a series of studies already carried out, including the Environmental and Social Impact Assessment (including the Environmental and Social Management Plan (ESMP)).

## 2. Project description and potential impacts of the project

### 2.1. General description of the project and identification of the project area.

In order to relaunch the country's industrialisation dynamic, the Benin government wished to engage in the development of an industrial zone (ZI): the ZI of Glo-Djigbé, whose main objective is to industrialise the country by offering favourable conditions for the establishment of raw material companies on the national territory in order to diversify the national economy.

The industrial zone of Glo-Djigbé will have an agro-industrial vocation and will offer investors and national and foreign companies viable infrastructures and advantageous economic and financial conditions.

The development, construction and operation of this zone have been entrusted by the government to the company ARISE, which operates under a public-private partnership with the Republic of Benin.

The construction of the Glo-Djigbé industrial zone is part of a vast development plan for the north-western zone of Cotonou planned by the government. This plan also includes the creation of an international airport infrastructure, the Glo-Djigbé international airport.

### 2.2. Location of the site

The Glo-Djigbé industrial zone is located approximately 28 km from Cotonou near the future Glo-Djigbé international airport, as shown on the project location map below. This is the only classified road that crosses the country from north to south.

The area impacted by the project is located in the territory adjacent to the communes of Zè and Tori-Bossito in the Atlantic department. There are 28 villages in the vicinity of the project site and 10 villages directly impacted, namely

- Agbodjèdo, Anavié, Djitin Aga and Houézè in the commune of Zè;
- Gbètaga, Sogbé, Zèbè, HêtinYénawa and Azonkanmè in the municipality of Tori-Bossito.



## 2.3. Project objectives

The Glo-Djigbé industrial zone aims to provide a competitive ecosystem for foreign and domestic investors to increase production in the country. The Zone is also intended to attract investors in various fields, including the processing of agricultural (and) industrial products, as well as in related activities such as logistics and warehousing. The proposal to investors will include an attractive legal and fiscal framework (exemption from most taxes and customs duties and a one-stop shop for all administrative matters). The project will also benefit from strong government support (competitive access to energy guaranteed by the state, etc.).

Thanks to this attractive environment, the Glo-Djigbé ZI will host a first-class business park focused mainly on agro-industry, offering serviced land, common infrastructure and shared utilities (water, electricity and wastewater treatment) and competitive access to Benin's natural resources (cotton and cashew nuts among others).

Special support will be given to cashew and cotton processing industries, two important national resources in Benin. Benin is one of the world's leading producers of cotton and cashew nuts (No. 7 for cashew nuts and No. 12 for cotton) and these products are currently exported unprocessed, which severely limits the added value produced on Beninese territory. The Beninese government has therefore decided to progressively ban the export of cotton lint and non-woven yarns (complete ban planned for 2023) and raw cashew nuts (complete ban planned for 2022) in order to encourage international traders and industrial actors who currently export these raw materials from Benin to process them locally. Following these bans, these actors will look for suitable industrial land in Benin to set up factories. The Glo-Djigbé industrial zone will then meet the needs of these industrialists by providing them with a serviced and equipped site.

To facilitate the establishment of the cotton and cashew industry, the industrial zone will take over part of the upstream and downstream value chain of these products by :

- Buying cashew nuts directly from the producers and cotton fibre directly from the ginneries;
- Transporting these raw materials to the ZI site;
- Storing these products in appropriate conditions (dry storage);
- Marketing and transporting products to the port of Cotonou.

For cotton, the ZI will encourage not only the development of spinning and weaving mills, but also the manufacture of clothing in order to ensure maximum added value on Beninese territory.

The ZI will also be open to investors from other agricultural sectors (e.g. pineapple and vegetable processing) and other industries (e.g. fertiliser production, building materials or consumer goods). As they are approved, these industrial units will be built on previously serviced land.

Thanks to its economic model, the ZI will be very attractive and will contribute significantly to the socio-economic development of Benin, through the industrialisation of the country and the creation of jobs.

## 2.4. The project footprint and its associated land impacts

The project activities will consist of servicing the land and developing shared utilities (water, electricity and wastewater treatment), and then making lots available to investors for the construction of their factories. The development of the Industrial Estate will be done in a progressive way in order to optimise the investments and the profitability of the project. Thus, the project will be implemented in two phases:

- Phase 1: Development of 400 ha will be devoted to various infrastructures;
- Phase 2: Extension of 1075 ha to reach a total of 1475 ha.

The mobilisation of 400 ha for the construction of the Glo-Djigbé industrial zone will result in the physical and economic displacement of people within the project area. Thus, as the project is long-term, the acquired land will be exploited for an indefinite period.

The site of the Special Industrial Zone is located in the communes of Zè and Tori-Bossito in the Atlantic department. The main impact of the project is thus the economic displacement of the farmers of the land affected by the project, as well as the physical displacement of households. Finally, historical farmers and tenants are affected by a loss of social status due to the loss of access to land and housing.

The general site plan is shown in the figure below. It covers the 1475 ha of the Industrial Estate.



Figure 1 General plan of the site. Source: ARISE

During the design of the project, several location variants were studied by the governmental actors in charge of the project and it was chosen to retain the option that would not lead to the displacement of village nuclei, would not affect wetlands and would ensure direct access to the RNIE 2 to facilitate logistical access to the project site.

In order to carry out this exercise, the identification and analysis of the variants was carried out using a multi-criteria analysis approach for each location. The parameters considered were environmental and socio-economic. For each parameter, the variants identified were subjected to criteria such as: relocation of the village core, direct access to the RNIE 2 and location in relation to wetlands.

The variants analysed were :

- Variant 1: Project site located west of the Glo-Djigbé airport site (Tori-Bossito commune);
- Variant 2: Project site located south-east of the Glo-Djigbé airport site (Abomey-Calavi commune);
- Variant 3: Project site located to the northwest of the airport site (municipality of Tori- Cada);
- Variant 4: Project site located north of the airport (Sékou district);
- Variant 5: Project site to the north-east of the airport (borough).

These variants are presented in the table above.

Types of variants	Criteria	Forces	Constraints
Variant 1: Project site located west of the Glo - Djigbé airport site (Commune of Tori - Bossito).	Environment	Possibility of creating an industrial zone	<ul style="list-style-type: none"> <li>Remote site of RNIE2</li> <li>Colonisation of a new space</li> <li>Modification of the receiving environment</li> <li>Destruction of fauna and flora</li> <li>Crossing the Lama depression (wetland)</li> </ul>
	Socio-economic	<ul style="list-style-type: none"> <li>Creation of various jobs</li> <li>Industrial development of the region</li> <li>Income for owners of acquired land</li> <li>Small business development for women</li> <li>National availability of new products</li> </ul>	<ul style="list-style-type: none"> <li>Risk of land conflict management</li> <li>Loss of agricultural crops</li> <li>Expropriation of land</li> <li>Impact on traffic</li> <li>Relocation of the village centres of Anavié, Gbègoudo, Zèbè and Houédaga</li> <li>Risk of children dropping out of school</li> <li>High capital cost due to relocation of village centres and opening and development of access roads.</li> </ul>
Variant 2: Project site located south-east of the Glo - Djigbé airport site (Commune of Abomey-Calavi)	Environment	<ul style="list-style-type: none"> <li>Available space required</li> <li>Withdrawal from watercourses</li> <li>Proximity to RNIE 2</li> </ul>	<ul style="list-style-type: none"> <li>Relocation of the village core</li> <li>Occupation of the airport relocation site</li> <li>Colonisation of a new space</li> <li>Modification of the receiving environment</li> <li>Destruction of fauna and flora</li> </ul>
	Socio-economic	<ul style="list-style-type: none"> <li>Creation of various jobs</li> <li>Industrial development of the region</li> <li>Income for owners of acquired land</li> <li>Small business development for women</li> </ul>	<ul style="list-style-type: none"> <li>Loss of ownership</li> <li>Risk of land conflict management</li> <li>Loss of agricultural crops</li> <li>Expropriation of land</li> </ul>

Types of variants	Criteria	Forces	Constraints
		National availability of new products	Reduction in pineapple production High investment cost due to relocation of village nuclei and compensation of affected populations.
Variant 3: Project site northwest of the airport (Tori - Cada district)	Environment	Possibility of creating an industrial zone	Remote site from RNIE 2 Colonisation of a new space Modification of the receiving environment Destruction of fauna and flora Crossing the Ilima depression Watercourse crossings
	Socio-economic	Creation of various jobs Industrial development of the region Income for owners of acquired land Small business development for women National availability of new products	Risk of land conflict management Loss of agricultural crops Expropriation of land Relocation of the village nuclei of Sokiogbo, Zoungoudo and Houédaga Risk of children dropping out of school High capital cost due to relocation of village centres and opening and development of access roads.
Variant 4: Project site north of the airport (Sékou district)	Environment	Possibility of setting up an industrial zone Proximity to RNIE2	Changes in the landscape pattern Loss of wildlife habitat Loss of agricultural crops Impact on traffic
	Socio-economic	Industrial development of the area Creation of jobs and development of income generating activities (small businesses) Income for owners of acquired land	Loss of ownership Risk of land conflict management Expropriation of land Reduction in pineapple production

Types of variants	Criteria	Forces	Constraints
			High investment cost due to the relocation of the village centres of Wibatin and Vehoui and compensation for the affected population.
Variant 5: Project site located north-east of the airport (Borough of Tori - Cada in Tori - Bossitor and Tangbo-Djèvié in Zè)	Environment	<ul style="list-style-type: none"> <li>Possibility of setting up an industrial zone</li> <li>Easy access to the site via RNIE2</li> <li>Lack of village nuclei</li> <li>Absence of wetlands</li> </ul>	<ul style="list-style-type: none"> <li>Changes in the landscape pattern</li> <li>Loss of agricultural crops</li> <li>Loss of wildlife habitat</li> </ul>
	Socio-economic	<ul style="list-style-type: none"> <li>Creation of various jobs</li> <li>Industrial development of the region</li> <li>Income for owners of acquired land</li> <li>Small business development for women</li> <li>National availability of new products</li> </ul>	<ul style="list-style-type: none"> <li>Risk of land conflict management</li> <li>Loss of agricultural crops</li> <li>Expropriation of land</li> <li>Impact on traffic</li> <li>Relocation of some isolated dwellings</li> </ul>

Based on the results of the comparative analysis of the variants, it appears that the most advantageous variant for the realisation of the present project is variant 5, i.e. the project site located to the north-east of the airport in the districts of Tori-Cada in Tori-Bossito and Tangbo-Djèvié in Zè.)

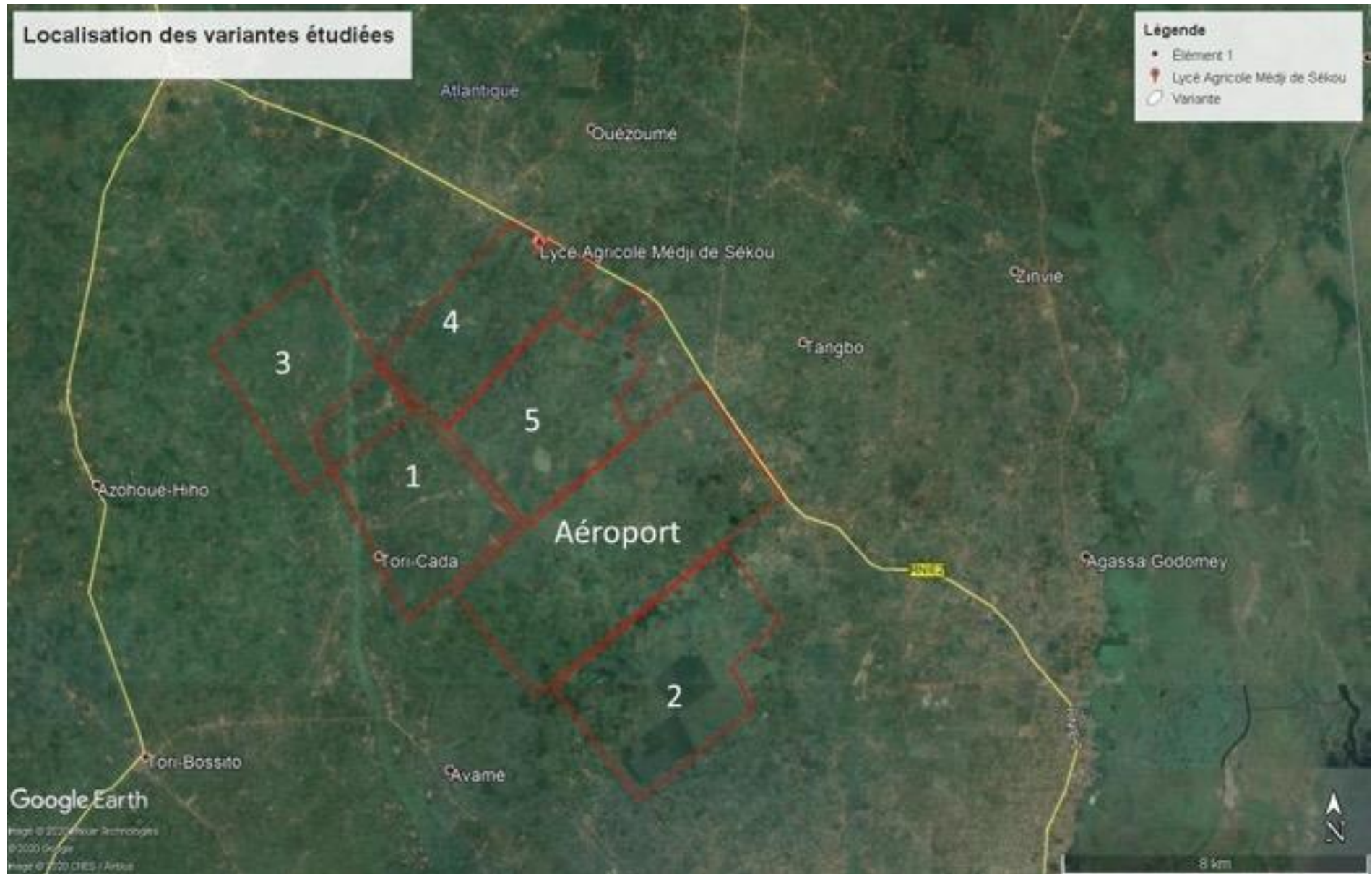


Figure 2 Location of the 5 variants studied - Source: Google Earth, 2020

### 3. Legal framework

#### 3.1. Constitution

The Constitution of Benin gives an important place to the environment, notably through Article 27 which stipulates that "every person has the right to a healthy, satisfactory and sustainable environment and has the duty to defend it. The State ensures the protection of the environment".

Law No. 90-032 of 11 December 1990 on the Constitution of the Republic of Benin, as amended by Law No. 2019-40 of 7 November 2019, lays down other principles relating to the environment and the living conditions of citizens. These principles are set out in the following articles:

- Art.8: The State shall ensure that these citizens have equal access to health, education, culture, information, vocational training and employment;
- Art.22: Everyone has the right to property. No one may be deprived of his property, except in the public interest and subject to fair and prior compensation;
- Art.74: High treason is defined as the fact that the President of the Republic has violated his oath, or has been found to be the author, co-author or accomplice of serious and characterised violations of human rights, of the transfer of part of the national territory or of an act prejudicial to the maintenance of a healthy, satisfactory, sustainable and favourable environment for development;
- Art.98: The rules concerning: the protection of the environment and the conservation of natural resources fall within the scope of the law.

#### 3.2. Expropriation laws

Benin has a detailed legislative and regulatory framework for the protection of the environment and the living environment of the population. The RAP must be drawn up and implemented in accordance with the legislation governing environmental protection and land management in Benin. To this end, the promoter will ensure that all its activities comply with the laws and regulations in force in Benin. These are constitutional provisions that are reinforced by the international commitments made by Benin through the ratification of almost all the international conventions and agreements on the environment and the living conditions of the population.

The legislative and regulatory provisions that constitute the legal framework are of two kinds:

- International texts including, on the one hand, the Conventions and Treaties to which Benin has adhered and which have been ratified, and on the other hand, the Agreements signed by Benin and whose contents relate to the environment and the living conditions of the populations;
- National texts and Beninese laws in force concerning the environment and the living conditions of the population, regulatory texts in force in Benin and related to the environment and the living conditions of the population (decrees, orders, circulars).

The main legislative elements regarding the resettlement of populations and cultural resources are presented below:

- The Decree of 2 May 1906, instituting a method of written confirmation of agreements between natives in the colonies of French West Africa and the instructions of 19 October 1906 for the application of this decree.
- The Decree of 29 September 1928, regulating the public utility domain and public easements (amended by the Decrees of 7 September 1935 and 3 June 1952).
- The Decree of 25 November 1930, regulating expropriation for reasons of public utility, also mentions, in its title 3, the expropriation indemnity which corresponds to a directly caused damage (article 12).
- Circular No. 128 A P of 19 March 1931 on the Dahomey customary law.
- The Decree of 20 May 1955 on land and property reorganisation. Article 11, relating to expropriation applicable to customary rights, mentions a public enquiry to establish the existence of customary rights, and refers to the texts on expropriation procedures in cases of public utility and the associated compensation. Land over which no rights have been established may be occupied and registered in favour of the public establishment on whose behalf the expropriation procedure is being pursued.
- Order No. 9110 F of 22 November 1955 determining the real estate transactions subject to formal authorisation by the territorial chiefs.

- Decree No. 56-704 of 10 July 1956 setting the conditions for the application of Decree No. 55-580 of 20 May 1955, on land and property reorganisation in French West Africa and French Equatorial Africa.
- Law 65-25 of 14 August 1965 on land ownership in Dahomey, which sets out, in Article 22, two fundamental principles:
  - The right to property for all;
  - The right to fair compensation in the event of expropriation in the public interest, which may justify a change in ownership.
- Order No. 773/MF/EDT of 29 August 1972 on the reorganisation of land districts in Dahomey.

In addition to these regulatory texts focusing on land law, there are :

- The Law on the Public Hygiene Code, supplemented by its implementing decree N°097-616 of 18 December 1987 on the Public Hygiene Code:
- The law on the public hygiene code, completed by its implementation decree N°097-616, describes the public hygiene rules to be respected and serves as a basis for the definition of the devices to be implemented in each component of sanitation and the adoption of adapted behaviours. The chapters concern:
  - Hygiene on public roads ;
  - Household hygiene ;
  - Food hygiene ;
  - Hygiene in classified establishments, markets and open-air commercial activities;
  - Hygiene of public places and beaches;
  - Water hygiene for various uses;
  - Hygiene relating to noise control and environmental pollution.

The Public Hygiene Code sets out the rules for sanitary policing, which can be carried out by Ministry of Health officials or other officials sworn and commissioned to investigate and record breaches of the law. However, only the competent hygiene and sanitation service officer or the judicial police officer is authorised to draw up a report. Prosecution is carried out by the person in charge of hygiene and sanitation or his representative before the court.

- Law No. 97-029 of 15 January 1999 on the organisation of communes in the Republic of Benin: The State and the commune are public bodies with assets that are divided into a public and a private domain. Indeed, the public domain is subject to a public law regime, under the jurisdiction of the administrative courts, while the property that is part of the private domain is subject to a mixed regime. However, they are traditionally subject to the rules of private law and thus fall under the jurisdiction of the judicial courts.

The national public domain includes property (movable and immovable property and rights of the State which are not susceptible to private ownership by reason of their nature or purpose) considered as dependencies of the national domain. However, for a property to be considered as part of the public domain :

- Firstly, it must belong to a public authority, i.e. either the national authority (State) or the decentralised territorial authority (commune).
- Secondly, it must have a certain purpose or be specially equipped for the operation of a public service.
- In accordance with article 110 of law n°97-029 of 15 January 1999 on the organisation of communes in the Republic of Benin, the following are recognised as part of the communal public domain
  - Land owned by the municipality and which has been given, de jure or de facto, a local use as streets, roads, squares and landscaped public gardens;
  - Land belonging to the municipality, and which supports works of public interest whenever the burden falls on the municipality;

- Land belonging to the municipality and constituting the basis of a work provided for in the development or urban planning plans which have been declared to be of public utility and assigned to the realisation of a public facility or service;
  - All other property included in the public domain when it has been transferred to the municipality in accordance with the legislative and regulatory provisions concerning the public domain.
  - In addition, the movable and immovable property of public authorities that has not been classified as part of the public domain is part of the private domain. But in the composition of the private domain, a distinction must be made between movable and immovable property. Thus, the private domain of the commune includes
  - Real estate not assigned to a public service but which the municipality intends to keep for itself, with a view to future development, such as buildings or land reserves;
  - Heritage assets.
- Decree No. 2001-094 of 20 February 2001 setting the quality standards for drinking water in the Republic of Benin.
  - Decree No. 2001-190 of 19 June 2001 on the organisation of the public hearing procedure in the Republic of Benin.
  - Decree No. 2001-235 of 12 July 2001 on the organisation of the ESIA procedure.
  - Decree No. 2005-437 of 22 July 2005 on the organisation of the environmental inspection procedure in the Republic of Benin.
  - Decree No. 2005-759 of 8 December 2005 approving the statutes of the EBA.
  - Decree No. 2008-465 of 28 July 2005 establishing the modalities for the implementation of environmental auditing in the Republic of Benin.
  - Law No. 2007-20 of 23 August 2007 on the protection of cultural and natural heritage of a cultural nature in the Republic of Benin: In this law, heritage was defined in Articles 2, 3 and 4. According to Article 2, the nation's cultural heritage is made up of property which, on a religious or secular basis, is designated by the State as being of importance for archaeology, prehistory, history, literature, art, anthropology, anthology or science.

Article 3 specifies that sites and monuments, movable and immovable property from the colonial period such as school and health infrastructures, transport infrastructures, housing and residences of the colonial administration, churches, mosques, sanctuaries, temples and other places of worship, cultural buildings confessional or traditional buildings as well as places of pilgrimage, types of return architecture, habitats of traditional architecture, isolated or grouped in danger of disappearing and any other type of construction whose preservation and conservation are of historical, artistic, scientific or picturesque interest, are part of the cultural heritage of the nation.

Article 4 defines natural heritage of a cultural character as natural monuments consisting of physical and biological formations or groups of formations of outstanding universal value from the aesthetic or scientific point of view - geological and biological formations, delineated areas or zones constituting the habitat of threatened species of animals and plants which are of outstanding value from the point of view of science or conservation - delineated natural sites or zones of universal value from the point of view of science, conservation or natural beauty
  - Law 61-26 on the definition and modalities of rural development perimeters.
  - Decree 2010-478 of 5 November 2010 on the creation, powers and functioning of the EBA.
  - Law n° 2010-44 of 24 November 2010 on water management in the Republic of Benin.
  - Law n° 2011-20 of 12 October 2011 on the fight against corruption and other related offences in the Republic of Benin.
  - Decree No. 2012-191 of 3 July 2012 establishing the standard structure of Ministries.
  - Decree No. 2015-382 of 9 July 2015 on the organisation of environmental assessment procedures in the Republic of Benin.
  - Order 2016 n°38 setting the conditions for the issuance of the approval to carry out activities related to strategic environmental assessment and environmental impact assessment in the Republic of Benin.

### 3.3. Land code

There are two land tenure systems in the Commune of Zè: the customary land tenure system and the modern land tenure system.

### ■ Customary land tenure

In this system, land is a sacred asset. Its distribution and exploitation are managed by land chiefs recognised by the population according to traditionally established rules. These rules are characterised by heritage preservation and environmental conservation. Customary land tenure is the result of numerous negotiations and arrangements.

The following principles govern access to land:

- Primitive occupation: this principle indicates that the first occupant has the right of "ownership" over the occupied domain. But this right does not allow the holder to alienate the land because it remains sacred.
- The predominance of the powers of the land chiefs: the land chief is responsible for the supervision and distribution of land so that all individuals in need of land can have it. He makes sacrifices and offerings so that the land is always productive.
- The limited right of the farmer: permission to use a piece of land is almost always limited to a simple right of use with restrictions. For example, the holder may be required not to plant trees on the plot he is farming or not to pick fruit from trees on the estate.
- The different modes of access to land, customary or not, in the commune of Zè are the following:
  - Inheritance: this is the transfer of land to descendants. In general, inheritance is patrilineal, i.e. land is inherited from father to son.
  - Giving: this is done between members of the same family, between husbands and wives, or between friends. It is a mode of access that confers lasting exploitation rights.
  - Leasing: leasing obliges the farmer to pay a consideration for the use of a plot of land. The payment is in monetary form.
  - Sharecropping: sharecropping obliges the farmer to pay a consideration for the exploitation of a plot of land. The payment is in kind (fraction of the harvest).

### ■ Modern land tenure

The modern land tenure system is dictated by the Code Foncier et Domanial. This code provides that the sole land management institution is the National Land Agency (ANDF). This institution is represented at the level of the communes by the Communal Land and Domain Offices (BCDF). The Code Foncier et Domanial has put in place a land tenure security tool, the Plan Foncier Rural (PFR), which makes it possible to formalise land transactions and to secure secondary rights or usage rights. The Code also instituted the creation of Land Management Commissions (COGEF) which, at the village level, are called Village Land Management Sections (SVGF). They are responsible for local land management.

- Law No. 2007-08 of 16 October 2007 on land tenure in the Republic of Benin: This law deals with the fundamental rules and principles relating to rural land tenure. It gives legal recognition to land rights established or acquired according to custom. It instituted the Rural Land Plan (PFR) as the main tool for securing land in rural areas. At the institutional level, it created local land management bodies which have since become the main tool of decentralised territorial authorities in this area.

A particular provision of this law allows land that has remained undeveloped for more than five years to be brought into use by a third party through a contract with the holder or owner.
- Law No. 2013-01 of 14 August 2013 on the Land and Domain Code in the Republic of Benin (note that the Land and Domain Code was amended and completed by Law No. 2017-15 of 10 August 2017): Benin put in place in 2013 a comprehensive reform of the legal framework of the land and property code. The first text is the land and property code, which is the subject of Law n° 2013-01 of 14 August 2013 on the Land and Property Code in the Republic of Benin. This code lays down the fundamental principles of land ownership and land transactions on the basis of a procedure known as "confirmation of land rights". Since its adoption in 2013, the Land and Property Code (CFD) has been the main legal reference in land and property matters in the Republic of Benin. It repeals the texts that were in force before its adoption, namely
  - Law No. 60-20 of 13 July 1960 establishing the regime of housing permits in Dahomey;
  - Law n°65-25 of 14 August 1965 on the organisation of land ownership in Dahomey;

- Law n°2007-03 of 16 October 2007 on rural land tenure in the Republic of Benin.
- Circular N° 128 A. P. Of 19 March 1931 on the Dahomey customary law;
- The decree of 2 May 1906 instituting a written record of agreements between natives in the colonies of French West Africa and the instructions of 19 October 1906 on the application of this decree;
- Decree N° 56 - 704 of 10 July 1956 fixing the conditions of application of decree N° 55 - 580 of 20 May 1955, on the reorganisation of land and property in the AOF and AEF;
- Order No. 773 / MF / EDT of 29 August 1972 on the reorganisation of land districts in Dahomey; and
- Order No. 9110 F of 22 November 1955 determining the real estate transactions subject to formal authorisation by the territorial heads.

The adoption of the CFD thus harmonises Benin's legal arsenal in land matters by remedying the plurality and dualism that characterised land and property law.

The law introduces new benchmarks and parameters for land management. In particular, it presents new legal provisions related to access to property, procedures and deadlines for land transactions, the procedure for confirming rights and expropriation in the public interest. The Code presents the administrative measures for the protection and administrative recognition of property rights, provides a framework for infringements of property rights (expropriation and pre-emption in particular) and clarifies the concepts of public and private domains of the State and local authorities. This code creates a modern institutional framework adapted to the reform (a national agency for land and property and a land registry) before defining the system of offences and penalties.

This law determines the fundamental rules and principles applicable to land and property matters, and governs the organisation and operation of the land and property regime in the Republic of Benin.

- **According to Article 4**, 'The land tenure system in force in the Republic of Benin is that of the confirmation of land rights determined by the provisions of Title III of the Beninese Land Code. It governs all rural, peri-urban and urban land and is based on a contradictory procedure of confirmation of land rights which leads to the issuance of a Certificate of Land Ownership (CPF).
  - **According to Article 5**, the state therefore owns the national territory and is responsible for its preservation and development, guaranteeing the right of ownership to persons or communities that have acquired a private right according to laws and regulations or customary rules. The state and local authorities have the right to expropriate any holder of land rights in the public interest in exchange for fair and prior compensation.
  - In its principles, this law is egalitarian in terms of gender. In its Article 6, it intends to 'ensure respect for the equality of men and women in access to land' and in its Article 10, it confirms the provisions on inheritance set out in the Code of Persons and the Family, which guarantees gender equality in terms of inheritance of all property, including land.
  - The code also innovates in that it protects the occupants of the premises even in cases of illegality: it prohibits forced or arbitrary eviction and now requires the respect of economic, social and cultural rights in favour of persons or occupants affected by development projects. Article 526 of the Land and Property Code states: 'Development projects financed by international or multinational agencies shall not involve or result in forced evictions. Where applicable, the State has the obligation to do everything possible, at each stage of the execution of the said development projects, to ensure that the economic, social and cultural rights recognised by the international conventions and covenants and guaranteed by the Constitution are duly respected.
  - According to the implementing decree of the Land and Property Code (Decree No. 2015-009 of 29 January 2015 setting out the modalities for exercising the right of pre-emption and lease-purchase of pre-empted or expropriated buildings), the right of pre-emption is the faculty conferred by law on a public person to acquire a building in preference to any other person, when its owner expresses his or her wish to sell it. By virtue of this right, the public authority must give priority to any land transaction involving a building and make its option known before the transaction is concluded. The exercise of the right of pre-emption is recognised by the State, local authorities and the National Agency for Property and Land. This agency may be mandated by agreement to exercise the right of pre-emption on behalf of the State or local authorities.
- Law No. 2017-15 amending and supplementing Law No. 2013-01 of 14 August 2013 on the land and property code in the Republic of Benin removes Articles 16 and 501 of the 2013 law and

amends/completes the following concerning the Land Code in Benin: 4, 7, 22, 112, 115, 125, 138, 139, 140, 141, 144, 145, 146, 147, 148, 151, 159, 161, 166, 171, 172, 175, 176, 178, 181, 182, 183, 184, 185, 200, 201, 204, 209, 238, 240, 284, 285, 286, 304, 305, 307, 352, 360, 375, 376, 377, 378, 380, 398, 400, 402, 412, 416, 425, 428, 439, 445, 447, 449, 451, 515, 516, 517, 520, and 539

In relation to Article 4, the 2017 law describes that: 'The land tenure system in force in the Republic of Benin is that of the confirmation of land rights determined by the provisions of Title III of this code. It governs all rural, peri-urban and urban land and is based on a contradictory procedure for confirming land rights that leads to the issuance of a land title. This procedure for confirming land rights is based on :

- In urban and peri-urban areas, on the confirmation of rights based on documents of presumed land ownership or a final court decision.
- In rural areas, on the confirmation of rights based on documents of presumed land ownership, the register of rightful claimants of the rural land plan or a final court decision.
- Within the meaning of this code, the documents presuming ownership are: the certificate of customary ownership; the certificate of resettlement; the tax notice of the last three years; the certificate of registration; the administrative certificate; the rural land certificate.

With regard to involuntary resettlement, the 2017 reform does not make any significant changes to the 2013 Act.

- Decree n°2015-013 of 29 January 2015 on the composition and standard operation of commodo and incommodo enquiry commissions and compensation commissions in matters of expropriation for public utility.
- Decree No. 2015-008 of 29 January 2015 on the powers, organisation and operation of the land compensation fund.
- Decree No. 2015-009 of 29 January 2015 setting out the modalities for exercising the right of pre-emption and hire purchase of pre-empted or expropriated buildings.
- Decree No. 2015-016 of 29 January 2015 on the conditions and modalities of occupation of the public domain.
- Law No. 2016-06 of 26 May 2016 on the framework law on regional planning in the Republic of Benin.

### 3.3.1 The Declaration of Public Utility process (DUP) in Benin

Several actors are involved in the process of expropriation in the public interest in Benin. These actors are both from the public administration and the private sector. The role and responsibilities of these actors depend on the nature and location of the project.

The institutional actors in the field of expropriation in the public interest in Benin are

- The Project Promoter (the Beninese State represented by the relevant sectoral Ministry) ;
- The Project Promoter is generally the initiator or holder of the project requiring the acquisition of land. This promoter may be a legal person under public or private law. In the latter case, the promoter must substitute its responsibility for that of a public person or have it carry the project. Otherwise, it would be difficult to justify the "public utility" character of the expropriation. Sectoral ministries and local authorities are public entities. Legal persons under private law include, in particular, organisations or companies under private law.

As part of the implementation of a project, the promoter shall produce or have produced a preliminary design including

- Identification of the land affected by the project (buildings affected by the project);
- The list of alleged owners of the affected land;
- Plot plans showing the areas affected by the project, as well as the disputed and uncontested land;
- A sheet indicating the main characteristics of the equipment and specifying in particular
  - o The approximate area of the land ;
  - o Summary assessment of the cost of the project including compensation costs;
  - o Probable starting date of the work ;

- The availability of compensation appropriations with an indication of the budgetary charge.

Once completed, the preliminary project file is transmitted to the Commission in charge of the Commodo et Incommodo investigations previously set up by the Minister in charge of the Domain and Land Tenure or the Mayor depending on the geographical area covered by the Project (article 5 of the CFD).

- The Ministry in charge of Economy and Finance and Denationalisation Programmes. The Ministry in charge of the Economy and Finance and Denationalisation Programmes intervenes in the planning and approval of resettlement plans. Provides resources for compensation and/or restitution to affected persons. It is responsible for the management of the domain and supervises the National Agency of Domain and Land (ANDF) and the Land Compensation Fund (FDF). The Ministry in charge of the Economy and Finance thus implements expropriation operations in the public interest for the benefit of the State through the ANDF.
- The Ministry in charge of Decentralisation, Local Governance, Administration and Territorial Development  
This Ministry intervenes at several levels, notably through the Prefectures. The latter play a key role in the process of expropriation for public utility, particularly for the adoption of the required administrative acts.
- The Ministry of Justice, Legislation and Human Rights. The intervention of this ministry is manifested at the level of the courts of first instance. Thus, through the courts, the Ministry ensures the taking of acts that are essential for the success or completion of expropriations. The courts receive and hear disputes, pronounce judgments and issue orders.
- The communes. The communes, represented by the town halls, districts, villages and city quarters, are involved in the process in various ways, whether as promoters, beneficiaries or simply as third parties.
- The Commission in charge of Commodo et Incommodo investigations. This commission is chaired by the minister, the prefect, the head of the region, the mayor or their representative, depending on the case. It is also composed of a representative of the populations affected by the expropriation and a representative of the ministry concerned by the operations. The commission in charge of the Commodo et Incommodo investigation has the following mission
  - Identify and mark out the land affected by the expropriation procedure;
  - Identify the holders of the rights in rem in respect of the said land;
  - Mark the area concerned with signs;
  - Deselecting properties ;
  - Clearly establish the list of assets that are subject to dispute or litigation.
  - At the end of the investigation (lasting up to 1 month) a report is produced, which includes
    - A record of disputed properties, recorded incidents and observations of affected persons;
    - A report of the contradictory demarcation of the perimeter concerned;
    - A plot plan of the said perimeter drawn up by a surveyor;
    - A statement of individual areas ;
    - A state of the buildings and crops ;
    - A statement of property titles;
    - A report on the verification of property rights claims by the competent structures, with supporting documents.

This provisional general plan of the properties is deposited in the offices opened for this purpose to be consulted by all interested persons for one month from the date of posting. The observations of the persons concerned shall be recorded in a register. These observations may be sent in writing to the Commission. From then on, the statements of the presumed owners who cannot read or write are transcribed in this same register.

The mayor is responsible for drawing up a certificate confirming the completion of this dual formality of advertising and filing. The results of the commodo et incommodo investigation are transmitted to the expropriating authority, i.e., on behalf of the Beninese State, the Minister in charge of land tenure. The latter in turn forwards it to the Compensation Evaluation Commission.

- The Compensation Evaluation Commission This administrative commission provided for in Article 228 of the Land and Property Code (CFD) is responsible for evaluating the compensation allocated to owners and other persons affected by the Project. It visits the site and proceeds, after having heard the PAPs duly convened by administrative means, to the evaluation of the expropriation indemnities and the value of the buildings likely to be subject to the appreciation fee. The evaluation of the compensation must comply with Article 234 of the CFD, which stipulates that :

The compensation awarded must cover all the direct, material and certain damage caused by the expropriation. It is **fixed according to the nature of the property, taking into account its value and, if applicable, the increase or decrease in value of the part of the property not expropriated as a result of the** execution of the planned work. The commission must also rely on Article 212, which states: The amount of compensation and the method of payment must be **fair, reflecting a balance between the public interest and those affected by the expropriation**, having regard to the circumstances connected with it, including

- The current use of the property ;
- The history of the property, how it was acquired and/or used;
- The market value of the property ;
- The extent of direct investment by the state or local authority, subsidies or capital increases in relation to the purpose of the expropriation

Clearly identified persons must receive their invitations at least eight (08) days before the meeting. Unidentified persons, through the intermediary of the Mayor of the locality, must receive it at least fifteen (15) days in advance. The Commission listens to each of the affected persons, also visits the land and sets the amounts of compensation. At the end of the discussions, the Commission draws up a detailed report of the operations including

- Indication of the claims of the alleged owners;
  - The amounts of compensation agreed or decided by the commission by a majority of the members ;
  - Details of the discussions;
  - A survey of the crops and plantations on the site including their value;
  - A survey of the buildings or any other enhancement.
- These minutes, signed by all the members of the Commission, are sent to the Minister in charge of Land and Property, who is the expropriating authority on behalf of the State. The latter transmits the file to the local court for approval. This approval decision orders the payment of compensation. Once the expropriation order has been issued by the Court of First Instance, the expropriator (State or commune) can then take possession of the property, provided that the compensation has been paid or deposited.
  - Associations of People Affected by the Project. During the sensitisation and information phases, the inhabitants of the Project's intervention zones, particularly those potentially affected, are encouraged to form an association in order to (i) have access to all information relating to the Project, (ii) serve as an information relay between the community and the Project, and (iii) be able to defend the interests of the people and the community affected. Made up of representatives of the affected people, these associations are not only bodies for defending the interests of those affected, but also effective bodies for providing support and assistance to the smooth running of the operations.

### **3.4. Lender's policies on involuntary resettlement**

The International Finance Corporation (IFC) has developed standardised norms applicable to all cases of involuntary displacement, or forced resettlement, including Performance Standard 5: "Land Acquisition and Involuntary Resettlement" for all IFC-financed projects.

This standard takes into account the economic and social consequences caused by the investment projects financed by the Institution and which are caused by :

- The acquisition of land which leads to :
  - Partial or total loss of a shelter ;
  - loss of assets or access to assets; or
  - A loss of sources of income or livelihoods,

- Unintentional restriction of access to natural resources (marine and aquatic resources, biodiversity areas, timber and non-timber forest products, medicinal plants, hunting and gathering areas, etc.) with negative consequences for the livelihoods of affected people.

To limit or mitigate these impacts, the key requirements of IFC Performance Standard 5 are

- "Where the livelihoods of displaced persons are derived from the use of land, or where land is collectively held, displaced persons shall be offered compensation in the form of land, where possible. Cash compensation may only be paid as a last resort (NP5 §9 NO24)
- Performance Standard 5 recommends exploring all possible project design alternatives to avoid or limit physical and/or economic displacement "while balancing environmental, social and financial costs and benefits, with particular attention to impacts on the poor and vulnerable" (PS5 §8)
- The standard requires fair and equitable compensation to affected individuals or communities before infrastructure works begin (NP5 §9 NO23)
- The IFC's method of calculating such compensation is full replacement cost. "Replacement cost is defined as the market value of assets plus transaction costs. Using this valuation method, the depreciation of infrastructure and assets should not be taken into account. Market value is defined as the value needed to enable affected people and communities to replace lost assets with new assets of similar value" (NP5 ndp4)
- In addition, the Performance Standard specifies that in addition to full replacement cost compensation, IDPs should receive other assistance to improve or at least restore their standard of living or livelihood (NP5 §9 NO24 and 25)

The guidance in this document refers primarily to the IFC Performance Standards, while respecting the procedures and requirements of national legislation.

### 3.5. Gap analysis

#### 3.5.1. Analysis

The gap between national legislation and the requirements of NP5 should be filled by the RAP proponent (NP5 §31 NO71) and the recommendations on which standard to apply are presented in Table 1 below.

Table 1 Gap analysis between national and international standards

Themes	SFI Standards	National legislation	Spreads	Measures
<b>Relocation</b>	<p>Avoid displacement where possible, if not possible minimise, reduce and compensate for its negative effects (NP5 objectives)</p> <p>Develop and implement a RAP/PRMS (NP5 §19 NO43)</p>	<p>Not provided for in legislation</p> <p>The RAP is not mentioned as such, although the CFD requires, in the context of expropriation for public utility, "Compensation awarded must cover all direct, material and certain damage caused by the expropriation" (CFD, Title 4, Chapter 2, Art. 234).</p>	Moderate	<p><u>Recommendation:</u> Apply the SFI standard by developing and implementing a RAP/PRMS</p>
<b>Eligibility compensation deadline for and</b>	<p>Eligible for compensation are legal and non-legal but locally legitimate owners who were settled before the deadline (NP5 Ndbp 8 says that people who do not have ownership rights to the land they occupy should also be compensated and resettled) (NP5 §17)</p> <p>(NP5 NO12) In the absence of established host state procedures, the client will set an eligibility date. Information on the deadline will be well documented and disseminated throughout the project area.</p> <p>(NP5 NO27) The client will not be required to compensate or assist opportunistic occupiers who encroach on the project area after the eligibility deadline.</p>	<p><u>Eligibility :</u></p> <p>Article 359 CFD :</p> <p>Persons enjoying a right of use over customarily acquired rural land which has not been fully owned within the meaning of the land tenure system in force shall exercise all the prerogatives attached to their right over their land in accordance with the rules and practices of the locality.</p> <p>They exercise all prerogatives as long as their right is not contested and in strict compliance with the rights of third parties.</p> <p>Article 221 of the CFD: Recognised or presumed owners must come forward and declare tenants and all holders of real rights.</p> <p>Without this declaration, the owner will be solely responsible for the compensation of these rights.</p> <p><u>Deadline :</u></p>	Low	<p>Regarding eligibility, the international standard more clearly recognises all occupants. While for the deadline, the texts are similar,</p> <p><u>Recommendation:</u> Apply the SFI standard</p>

Themes	SFI Standards	National legislation	Spreads	Measures
		<p>Article 222 Loi n°2013-01 portant code foncier et domanial en République du Bénin: "As soon as the act declaring public utility is published and until the transferability decree is issued, no construction may be erected, no permanent plantation or improvement may be made on the land located in the area determined by the said act, without the authorisation of the mayor of the expropriating commune or of the minister to whom the land department reports."</p> <p>- Article 218 Loi n°2013-01 portant code foncier et domanial en République du Bénin: "Following the act declaring public utility, a Commodo et Incommodo investigation is carried out under the authority of an investigation commission (...)."</p>		
<b>Type of compensation</b>	<p>Compensation (land and asset replacement) should be prioritised as far as possible (NP5 §9 NO24)</p> <p>In the case of land replacement, displaced people must have equivalent land rights on the new land they have been allocated as they had before they moved (NP5 objective NO13, 14)</p> <p>Performance Standard 5 requires the provision of adequate housing and an appropriate level of security of tenure for displaced people in resettlement sites (NP5 targets NO13)</p> <p>(NO 27) Economically displaced persons who suffer loss of property or access to property will be compensated for this loss at full replacement cost:</p> <ul style="list-style-type: none"> <li>In cases where land acquisition or land use restrictions affect business structures, the owner of the business concerned is compensated for the cost of restoring its business operations in another location, the net loss of income during the transition period and the costs of transferring and relocating its plant, machinery or other equipment.</li> </ul>	<p>Article 234 CFD: Compensation awarded must cover all direct, material and certain damage caused by the expropriation .</p> <p>They shall be fixed according to the nature of the property, taking into account its value and, where applicable, the increase or decrease in value which, for the part of the property not expropriated, results from the execution of the planned work.</p> <p>The law only refers to financial compensation.</p>	High	<p>The IFC Standards are broader and offer more possibilities for compensation.</p> <p><u>Recommendation:</u> Apply the IFC Standards.</p>

Themes	SFI Standards	National legislation	Spreads	Measures
	<ul style="list-style-type: none"> <li>In the case of persons with legal rights or claims to land that are recognised or capable of being recognised by the law of the land, provide replacement property (e.g. agricultural or commercial sites) of the same or greater value, where appropriate, cash compensation at full replacement cost.</li> </ul> <p>In the case of economically displaced people without legal claims to land, compensate them for lost assets other than land (including crops, irrigation infrastructure and other improvements to land) at full replacement cost.</p>			
<p><b>Assessment of compensation costs</b></p>	<p>The compensation rate for lost property should be calculated at full replacement cost (NP5 §9 NO22)</p> <p>(NP5 §9) the client will identify and describe the measures the government agency plans to use to compensate affected individuals and communities. If these measures do not meet the relevant requirements of this Performance Standard, the client will develop an Environmental and Social Action Plan to complement the government's action. This plan may include additional compensation for loss of property and additional efforts to restore lost livelihoods, as appropriate.</p>	<p>Article 212 CFD) The amount of compensation and the method of payment must be fair, reflecting a balance between the public interest and those affected by the expropriation, having regard to the circumstances surrounding it, including</p> <ul style="list-style-type: none"> <li>- the current use of the property;</li> <li>- the history of the property, how it was acquired and/or used;</li> <li>- the market value of the property ;</li> <li>- the extent of direct investment by the State or local authority, subsidies or capital increases in relation to the purpose of the expropriation.</li> </ul> <p>A special commission comes to set compensation and deal with claims (Article 228 CFD). It is accompanied by a land surveyor.</p> <p>(Article 234 CFD) The compensation awarded must cover all the direct, material and certain damage caused by the expropriation.</p> <p>They shall be fixed according to the nature of the property, taking into account its value and, where applicable, the increase or decrease in value which, for the part of the property not expropriated, results from the execution of the planned work.</p>	<p>High</p>	<p>Recommendation: Apply the IFC policy to assess the compensation gap based on the valuation proposed by the Beninese government and the full replacement value based on the market price.</p>

Themes	SFI Standards	National legislation	Spreads	Measures
<b>Relocation assistance</b>	Resettlement assistance must be provided to people who are physically displaced by a project (NP5 §20 NO44)	There are no specific resettlement assistance measures.	High	<u>Recommendation:</u> Apply the IFC Standards.
<b>Restoring livelihoods</b>	Rebuilding livelihoods based on wages or businesses, which are often linked to location, such as proximity to jobs, customers or markets (NP5 objectives, §14 NO11)	It is not covered by national legislation	High	<u>Recommendation:</u> Apply the IFC Standards.
<b>Vulnerable persons</b>	The plan must be designed and implemented with due regard to vulnerable people so that they are not unfairly disadvantaged by displacement (NP5 §10 NO29)	Benin's legislation has a holistic social protection policy that analyses the capacity of vulnerable people to respond to shocks and various types of risk. It defines vulnerability as the greater or lesser inability of an individual, household or population to cope with a risk. It varies according to the nature of the risks and the capacities of households and individuals. Vulnerability needs to be understood along several dimensions: household economic status, geographical residence, gender, life-cycle stages, level of education and knowledge, chronic diseases, disabilities, etc.	High	The legislation recognises vulnerable people but does not provide for special assistance.  <u>Recommendation:</u> Apply the IFC Standards.
<b>Public consultation and participation</b>	Information and participation of IDPs in the planning and implementation of resettlement activities (NP5 §10 NO26,27)	- Article 221 of the CFD: The law provides for a period of publication of the results of the commodo et incommodo enquiry and 2 months of consultation of these results.  During this period, people can claim their rights.	Moderate	There is some concordance between the two legislations in the process of publication and consultation of surveys. However, the national legislation has not provided for any options for PAPs.  <u>Recommendation:</u> Apply the IFC Standards
<b>Complaints management mechanism</b>	Establish a resettled persons' complaints management mechanism early in the project cycle to collect and deal effectively with complaints within a reasonable timeframe (NP5 § 11 NO21, 30, 31)	- Article 218 of the CFD: Registers must be opened in offices created for this purpose as soon as the public utility is declared.  - Article 220 of the CFD: The report of the commodo et incommodo enquiry and a plan of the plots to be expropriated must be deposited in these offices. The deposit of these documents must be published so that the interested parties know of their existence.  - Articles 225 and 226 of the CFD: After the transferability order, which must be produced within 6	Low	There is partial agreement between the national text that records and defines a way of dealing with disagreements, but the LOS5 specifies that the complaints handling system should be accessible.  <u>Recommendation:</u> Apply the IFC Standards.

Themes	SFI Standards	National legislation	Spreads	Measures
		<p>months of the declaration of public utility, owners whose rights have not been accurately designated by the order must claim their right.</p> <ul style="list-style-type: none"> <li>- Article 228 CFD A special commission determines the compensation and deals with cases of complaint.</li> <li>- Articles 231 and 237 of the CFD: It is accompanied by a land surveyor. Interested parties may refer the matter directly to the commission.</li> </ul> <p>After the parties have agreed on the compensation, a record of this agreement shall be drawn up and signed by all parties.</p> <ul style="list-style-type: none"> <li>- Articles 238, 239 and 240 of the CFD: The complete file is submitted to the president of the court of the location of the premises for the judicial phase.</li> </ul> <p>The same procedure applies in case of disagreement between the parties.</p> <p>It must be conducted by three (03) approved experts appointed by the court.</p> <ul style="list-style-type: none"> <li>- Article 241 of the CFD: The law allows an owner who has lost part of his property to acquire all of it through the project by means of an application.</li> <li>- Article 243 of the CFD: The expropriation order and any decision rendered in expropriation matters are enforceable notwithstanding any appeal. They may only be challenged by way of cassation.</li> </ul>		
<b>Monitoring and reporting</b>	Establish procedures to monitor and evaluate the implementation of a Resettlement Plan and/or Capacity Building Plan and take corrective action where necessary (NP5 §14)	National legislation does not mention monitoring and evaluation.	High	<u>Recommendation</u> : Apply the IFC Standards.

### 3.5.1. Conclusion s of the analysis

The analysis table shows that there is conformity between the IFC's NP5 standards and Benin's Code Foncier et Domanial (CFD) with regard to public consultation and participation.

In addition, there is a high gap between national legislation and the LOS5 concerning:

- Valuation of compensation costs at full replacement value and market cost;
- Relocation assistance ;
- Restoring livelihoods ;
- Consideration of cultures and natural resources;
- Vulnerable people ;
- Type of compensation
- Monitoring and reporting.

Also, there is a moderate gap between national legislation and the LOS5 on :

- Relocation ;

Finally, there is a small gap between national legislation and the LOS5 on

- The complaints management mechanism ;
- Eligibility for compensation and the deadline.

## 4. Principles, objectives and processes

### 4.1. Principles and objectives

#### 4.1.1. Applicable standards

The applicable standards are the IFC Performance Standard 5 (detailed in 3.4.) and the national legal standards of the Republic of Benin.

As a result of the gap analysis, the measures that were retained in relation to minimising displacement; target date, livelihood restoration, compensation and complaints management are listed below.

#### 4.1.2. Minimisation of displacement

Adapt the Project's footprint to minimise it and apply the SFI standard by developing and implementing a RAP and PRMS.

### 4.2. Process

#### 4.2.1. Actions implemented by the State

As this is a Public-Private Partnership as described above, the State has committed to make available to the Developer ARISE, a 1640 Ha land for the implementation of its Project. Thus, the State gave its agreement for this Public-Private Partnership in the Council of Ministers on 5 February 2020. It is stated in the extract below that the land concerned is part of a vast area of 10,000 ha previously declared to be of public utility. The Declaration of Public Utility dates from 5 February 2020.

La contenance de la Zone économique spéciale est de 1414 hectares sur les 10.000 déclarés d'utilité publique dans la localité.

En vue de la mise en œuvre diligente du projet, le Gouvernement a, après les consultations engagées, identifié comme partenaire stratégique, le groupe ARISE, société détenue par Olam International & Africa Finance Corporation, qui dispose d'une solide réputation en la matière.

*Figure 3 Extract from the minutes of the Council of Ministers of 5 February 2020*

A Declaration of Public Utility (see 3.3.1) requires the promoter (in this case the Beninese State) to carry out or have carried out a preliminary project including

- Identification of the land affected by the project (buildings affected by the project);
- The list of alleged owners of the affected land;
- Plot plans showing the areas affected by the project, as well as the disputed and uncontested land;
- A sheet indicating the main characteristics of the equipment and specifying in particular
  - o The approximate area of the land ;
  - o Summary assessment of the cost of the project including compensation costs;
  - o Probable starting date of the work ;
  - o The availability of compensation appropriations with an indication of the budgetary charge.

Once completed, the preliminary project file is transmitted to the Commission in charge of the Commodo et Incommodo investigations previously set up by the Minister in charge of the Domain and Land Tenure or the Mayor depending on the geographical area covered by the Project (article 5 of the CFD).

The identification of the land affected by the Project and the inventory was carried out by ECOPLAN. The dates of this process are as follows:

- 01 April 2020: Obtaining the Environmental Compliance Certificate
- Several waves of inventory were carried out in the field throughout 2020 and corrections were made up to July 2021
- No publication of the deadline
- 06 July 2020: Land and property valuation report of the special economic zone sites. Phase 1 site: Tangbo-Djevié (Commune of Zè)
- 23/12/2020: delivery of cheques

Annex 1 contains all the elements presenting the history of the steps taken by the State to compensate the PAPs.

The government commissioned an inventory of land, property and PAPs to be prepared by ECOPLAN. The details of the methodology used by the firm are developed in the Report prepared by ECOPLAN.

#### **4.2.2. Actions to be implemented by the Insuco-Egnon Consulting Group**

##### **■ Deadline and eligibility**

The RAP and PRMS should take into account all those eligible for compensation, i.e. legal and non-legal but locally legitimate owners who settled before the deadline. Following public consultation meetings and extensive communication about the deadline (which involved local authorities), only those people and properties identified in the household census and property inventory are eligible for compensation at the time of resettlement. The deadline is the completion date of the surveys and inventories, 28 January 2021 (see 6.1.1).

Community members who claim a legitimate right to compensation, but who are not included in the census, can submit their complaints through the grievance management system.

Census data is only considered valid for a maximum of three years after the cut-off date and must be updated thereafter if necessary. Therefore, restricted areas are only valid for three years. All new buildings, fields or inhabitants must be included in the new census and are fully eligible for compensation.

## ■ Restoring livelihoods

A Livelihood Restoration Plan will be developed based on data from socio-economic surveys conducted in the project area. In addition, as the State has specifically requested the Project not to make financial compensations to bring the compensations already paid by the State up to the level of the market-valued replacement prices, the amounts for which PAPs might be eligible will be added to the Individualized Livelihood Restoration Plans (ILRPs).

## ■ Compensation

In order to ensure that PAPs are compensated at full replacement cost, Insuco-Egnon Consulting and ARISE shall, in close cooperation with the relevant State agencies, maintain detailed records of PAPs identified by the State agencies. These records shall provide at least the following details:

- Full name and address of the PAP ;
- Copy of the PAP's proof of identity (or at least the nature of the proof of identity and its number)
- Photo of the PAP ;
- Telephone number (and email address if applicable) ;
- List of affected property and assets with prices per unit and the amount of compensation for each affected property.

In addition, ARISE needs to receive all unit prices of goods and assets affected by the state in order to facilitate data processing and the assessment of any top-ups PAPs may be entitled to.

These additional fees and supplements will be paid after the completion of the survey, once the market assessment study is sufficiently complete and the PAP and its compensation matrix, fee matrix and price matrix have been validated by ARISE, ANDE and the affected communities.

## ■ Methodology

As part of its intervention, Insuco/Egnon Consulting was required to carry out a census of all the PAPs concerned, to carry out an exhaustive socio-economic survey and to make an inventory of the property and assets of each of these PAPs on the 400 ha phase 1.

In order to take into account the work carried out by the State, as this is a public-private partnership and the provision of land by the Beninese State to the promoter, it was decided with the promoter that the inventory data carried out initially by the State should be compared with the inventory data of the consultancy firm. This point is important because it was necessary to have all the data from the State's inventories in order to finalise our intervention. The last corrections made on 31 July 2021 were communicated at the end of August 2021.

The objective is, in the end, to ensure that all PAPs have been identified and compensated on the basis of all their goods and assets and, in a second stage, to evaluate the compensation amounts on the basis of a price matrix in line with international standards.

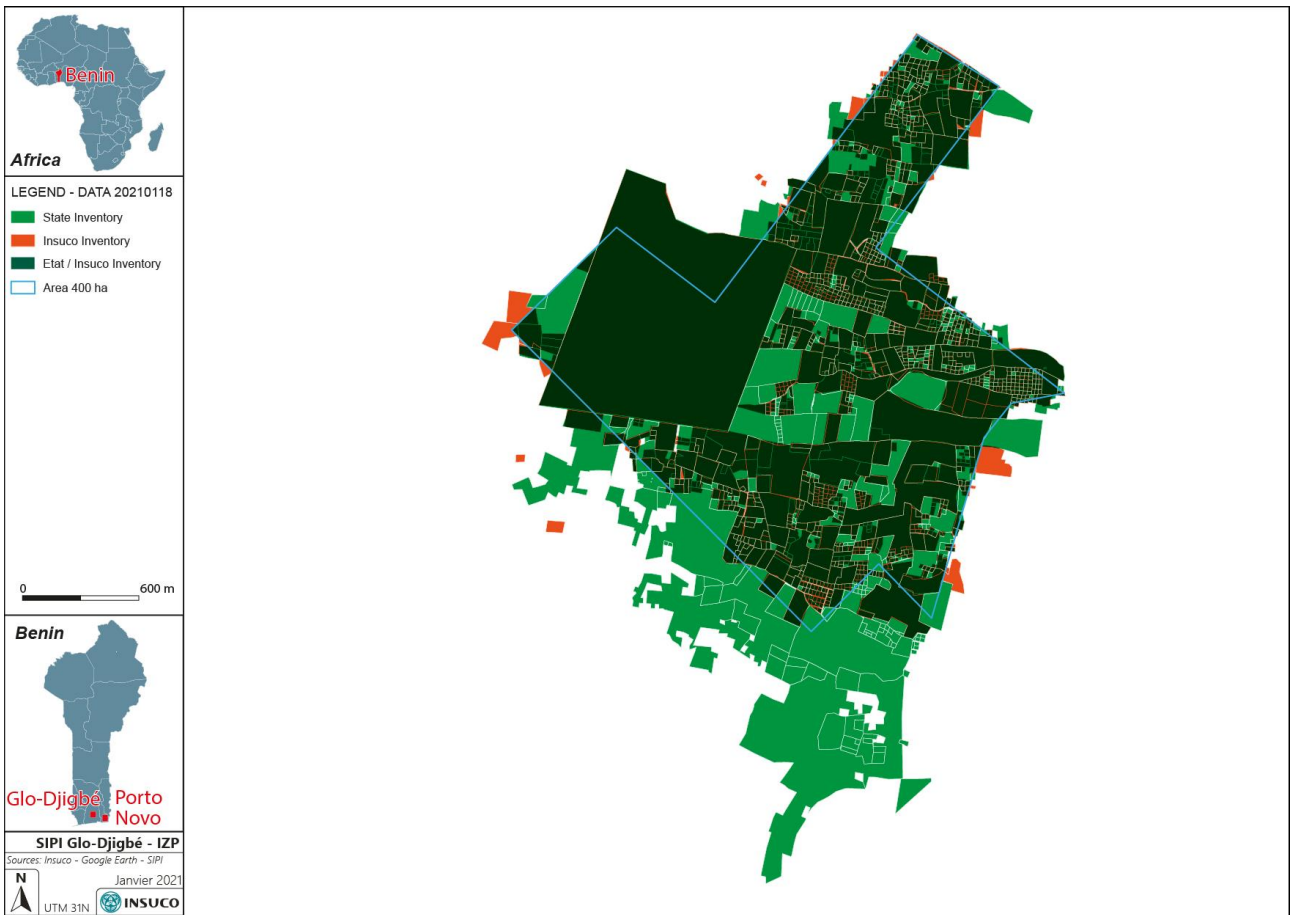
Sections 6.2 and 6.3 below elaborate on all property valuations and offsets.

The cross-checking of the State's GIS inventory data with that of the consortium revealed inconsistencies in some of the data between the two sources. Thus, given that the State has already started to pay the compensations, the Promoter decided to use the State's data (in their excel databases as well as in the individual contracts) as a basis and to complete it with Insuco's data in order to have the most exhaustive coverage possible of the 400 ha area.

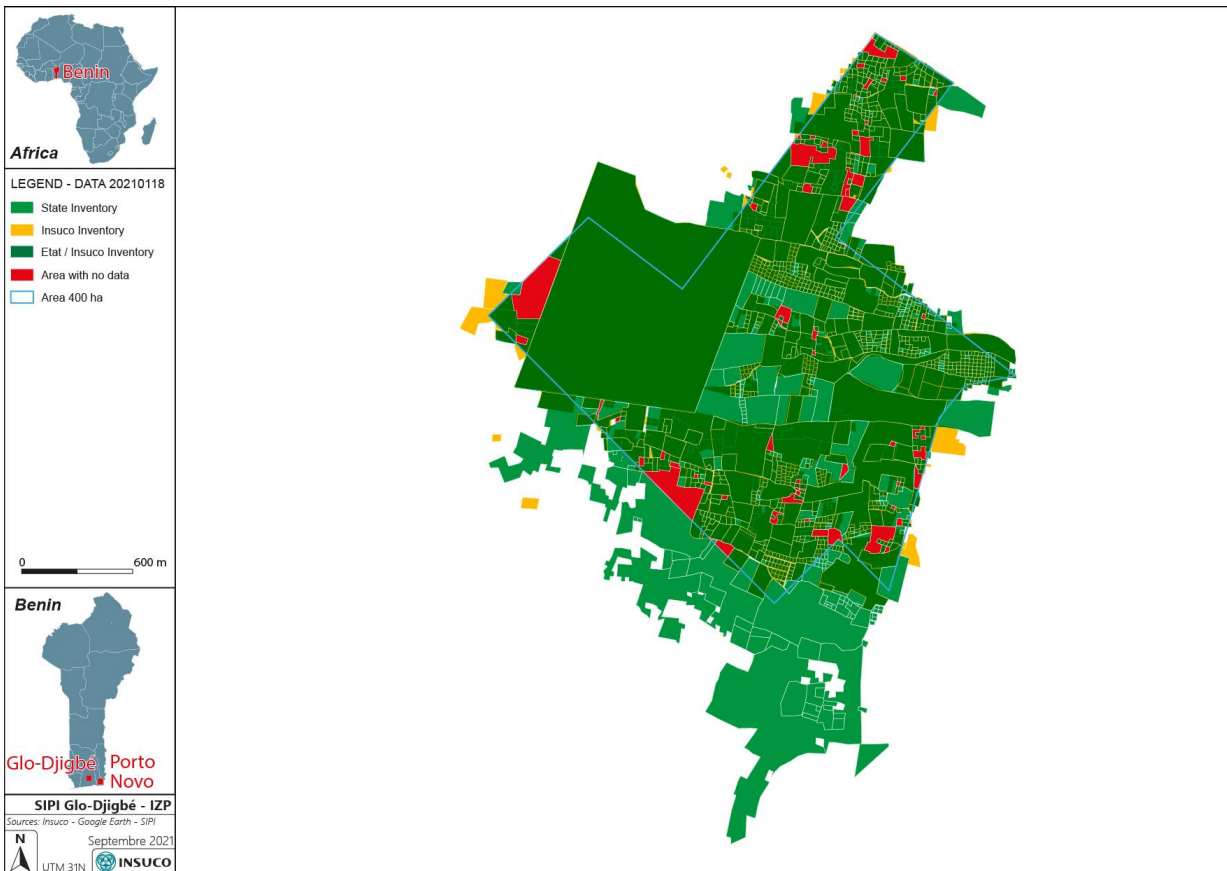
Map 3 below makes this clear, highlighting :

- In **dark green**, the plots on which the inventoried areas were similar between the 2 inventories;
- In **light green**, the plots where discrepancies appeared and where the State data were retained;
- In **red**, the plots where the State had not provided an inventory and where Insuco data were used.

The second map (map 4) in the second position below, shows more specifically the inventoried areas on which the inventories could not be attributed to PAPs that could not be reached either in the framework of the State inventories or those of the Egnon/Consulting office.



Map 3: Distribution of inventory data considered for the final elaboration of the RAP



Map 4: Distribution of inventory data considered for the final elaboration of the RAP and highlighting of parcels not inventoried due to lack of PAPs present

## 5. Initial state of affected assets and persons

A census was conducted to collect socio-economic baseline data to identify those who will be displaced by the project. This also helped to identify those who will be entitled to compensation and assistance, as well as to discourage those, such as opportunistic occupiers, who are not eligible for these benefits.

### 5.1. Census of affected assets and affected households

The survey covered all people and assets within the project right-of-way, including landowners, farmers and their crops, habitable land and assets, and customary owners within the project right-of-way. The following sub-sections present the inventory of assets by category. This inventory has enabled us to identify those affected and categorise them as (i) those who have formal legal rights to the land or property they occupy or use; (ii) those who have no formal legal rights to the land or property, but have a claim to the land that is recognised under national law; and (iii) those who have no legal rights or claims that can be recognised to the land or property they occupy or use.

#### 5.1.1. Method

The identification methodology took into account all categories of goods and people present in the 400 ha of the first phase of the project.

These are mainly :

- Household surveys to identify and count the number of people affected and, with the participation of these people, to survey structures and other fixed assets and businesses that may be affected by the project;
- Identify the characteristics of displaced households;
- Identify private, public or community infrastructure, services or assets in the project area;
- Establish a database to exclude those ineligible for compensation and resettlement assistance and at the same time set a cut-off date for eligibility;
- Establish a basis for the design and budgeting of the resettlement programme.

Data for the land and asset inventory was collected by survey using standardised questionnaires. The questions were both general enough to apply to the project context, and specific enough to serve as effective proxy indicators for the dimensions they represent.

The questionnaires used for the field surveys are recorded on the Geo ODK software installed on the smartphones given to the interviewers. The tool offers a wide range of advantages, including its ability to generate quality data that is comparable over time and to produce the information needed for informed decision-making (reliability).

#### 5.1.2. Implementation

Fifteen people at Bachelor's and Master's level were recruited and trained for 1.5 days in the survey and property inventory questionnaires. One of the criteria for selecting the people was their command of the local language in order to avoid the services of translators, which often make the surveys longer, more costly and less effective. Another important criterion was the permanent availability for several weeks. Three teams were formed, each consisting of a supervisor team leader and five collectors. The surveys were conducted over two periods: between 15 October and 20 November 2020, and between 4 and 28 January 2021.

In the survey form, for the delimitation of plots (property, crop, fallow, plantation, forest), the surveyor had to walk around the plot after starting the GPS recording, taking care to stick as close as possible to the boundaries indicated by the PAP. The surveyors used GPS applications on smartphones + Garmin GLO GPS antennas which stabilise and increase the accuracy of the GPS recording. After the field surveys, quality control was performed by Insuco's GIS specialist. In case of problems, especially when several PAPs claimed the same property, field checks were carried out again.

In addition, ODK Collect is designed to work offline during data collection. Once back in network coverage, the completed forms were copied to the ONA server for analysis. This is a data aggregation and processing platform where we have a secure private account that our clients can access on a per-session basis. This platform allows us to process the data and generate reports and maps online.

Details of the property description and photos taken on site can be found in Appendix 2 (Socio-Economic Survey) and Appendix 3 (Inventory Form), and all unique property and PAP identification numbers are automatically generated by ODK.

### 5.1.3. Results

The survey enabled us to cover all 400 ha affected by the first phase of the project and to identify :

- Of the 1181 PAPs identified in the inventory, 1161 were surveyed, corresponding to 1058 households. The 20 PAPs that were not surveyed were not available for the socio-economic survey or did not want to provide the required information;
- The complete inventory of persons and property affected ;
- All plots with legal, customary and even untitled (informal) tenure;
- Occupants of any kind, whether owners, tenants including those considered illegal or informal;
- Real estate of any kind (buildings, trees, crops, structures, equipment, places of worship, etc.), including those belonging to informal occupants.

## 5.2. Socio-economic baseline surveys

### 5.2.1. Method

Data collection was done first with administrative actors, then through individual interviews, meetings and/or focus groups in each area. Data on socio-economic profiles were collected through standardised questionnaires using several dimensions related to basic human and physiological needs that may limit the ability of rural households to lift themselves out of poverty (agriculture, health and health care, water, education, hygiene and sanitation, housing and infrastructure, social affairs, food security, nutrition and resilience, etc.)

The questionnaire used for these surveys is attached in Annexes 2 and 3 of this document, but in general, the questions covered the following dimensions

- 1. Demographics and origin of households ;
- 2. Household economic strategy - all data has been collected for the 2019 reference year to exclude the effect of the COVID pandemic19 ;
- 3. Health and education ;
- 4. Housing and access to services ;
- 5. Project impacts: share of income generated in the project area and land owned inside and outside the project area;
- 6. Cumulative impacts: assets already lost to nearby airport project;
- 7. Recommendations to the project in terms of a livelihoods restoration strategy.

To obtain all the information needed to cover all these topics. The questionnaire addresses all of the following points by chapter.

Themes addressed in the questionnaire	Size covered
Identification of the PAP	1
Identification and description of the head of household	1
Identification and description of all household members	1
Disability status in the household (head of household and household members)	1 - 3
Level of education/training of household members including the head of household	1 - 3
Activities / occupations carried out by active household members including the head of household on and off site	2 - 5
Income generated by active members of the household including the head of household on and off site	2 -5

Description (method, area, income, sale/consumption) of agricultural production by speculation on and off the site	2 - 5 - 6
Description of the conditions of land access (owner/farmer) and physical access (distance) to land and the level of sustainability of access for each perennial speculation	2 - 5 - 6
Description of livestock production by household members (species, quantity, age, income generated, self-consumption, grazing conditions)	2 - 5 - 6
Description of hunting and gathering	2 - 5 - 6
Description of the dwelling (size, building materials, condition,	4
Description of the equipment available to the household (household, professional, means of transport)	1 - 4
Access to basic social services (water, sanitation, waste management, electricity, health, education)	4
Access to banking services (account, credit)	
Description of monthly household expenditure	2 - 3 - 4
Wishes in the context of resettlement	1 - 2
Photo and GPS point of the respondent	7
	1

The questions were both general enough to apply to the project context and specific enough to serve as effective proxy indicators for the dimensions they represent. In order to facilitate the follow-up of the PAP socio-economic survey, the survey was designed to interview each PAP identified in the inventory survey. In the case where the household of a given PAP had already been surveyed, a light version of the survey was used to avoid wasting time and repeating questions.

The questionnaires used for the socio-economic field surveys are, like the inventory forms, recorded on the Geo ODK software installed on the smartphones.

### 5.2.2. Implementation

Fifteen people at Bachelor's and Master's level were recruited and trained for 1.5 days on the socio-economic survey questionnaires. One of the criteria for selecting the people was their command of the local language in order to avoid the services of translators, which often make the surveys longer, more expensive and less effective. Another important criterion was the permanent availability for several weeks. Three teams were set up, each consisting of a supervisor team leader and five collectors.

The investigators used GPS applications on smartphones + Garmin GLO GPS antennas which stabilise and increase the accuracy of the GPS recording.

The surveys were conducted over two periods: between 15 October and 20 November 2020, and between 4 and 28 January 2021. The national socio-economic expert and the supervisors were responsible for reviewing the data collected at the end of each working day. An additional check of the data set was carried out weekly by the international consultant in charge of the PRMS. Corrections were processed using a specially designed ODK survey form, collected in the field and then entered into the database.

### 5.2.3. Results

In total, out of the 1181 PAPs identified in the socio-economic survey, 1161 (98.31%) were surveyed, corresponding to 1058 households. The 20 PAPs that were not surveyed were not available for the socio-economic survey or did not wish to provide the required information, they represent 1.69% of the 1181 PAPs. Of the 1161 surveys conducted, 30 were deemed unreliable or unusable. Thus, the analysis is based on 95.77% of the PAPs.

In line with IFC Performance Standard 5, the census was preceded and supported by detailed socio-economic studies of the population to be displaced. This resulted in :

- The detailed composition of households ;
- The income or subsistence base of the household concerned ;

- Possible vulnerability to the displacement process;
- Wishes in terms of compensation and resettlement ;
- A summary file of the affected household;
- A household survey form (including socio-demographic identification of affected households and entities and their affected assets);
- A plot card ;
- All affected persons and their demographic characteristics (age, gender, disability, relationship to head of household);

#### **5.2.3.1. Livelihood strategy**

Agriculture is the most common livelihood strategy with about half (52%) of PAP households practicing it. It should be noted that the vast majority of PAPs surveyed practice several activities simultaneously, as illustrated in Figure 4 below. Farming accounts for only 18% of household income (Figure 5). In total, the PAP

farmers state that 66% of their income from annual crops comes from the project area. This rate rises to 75% for perennial crops.

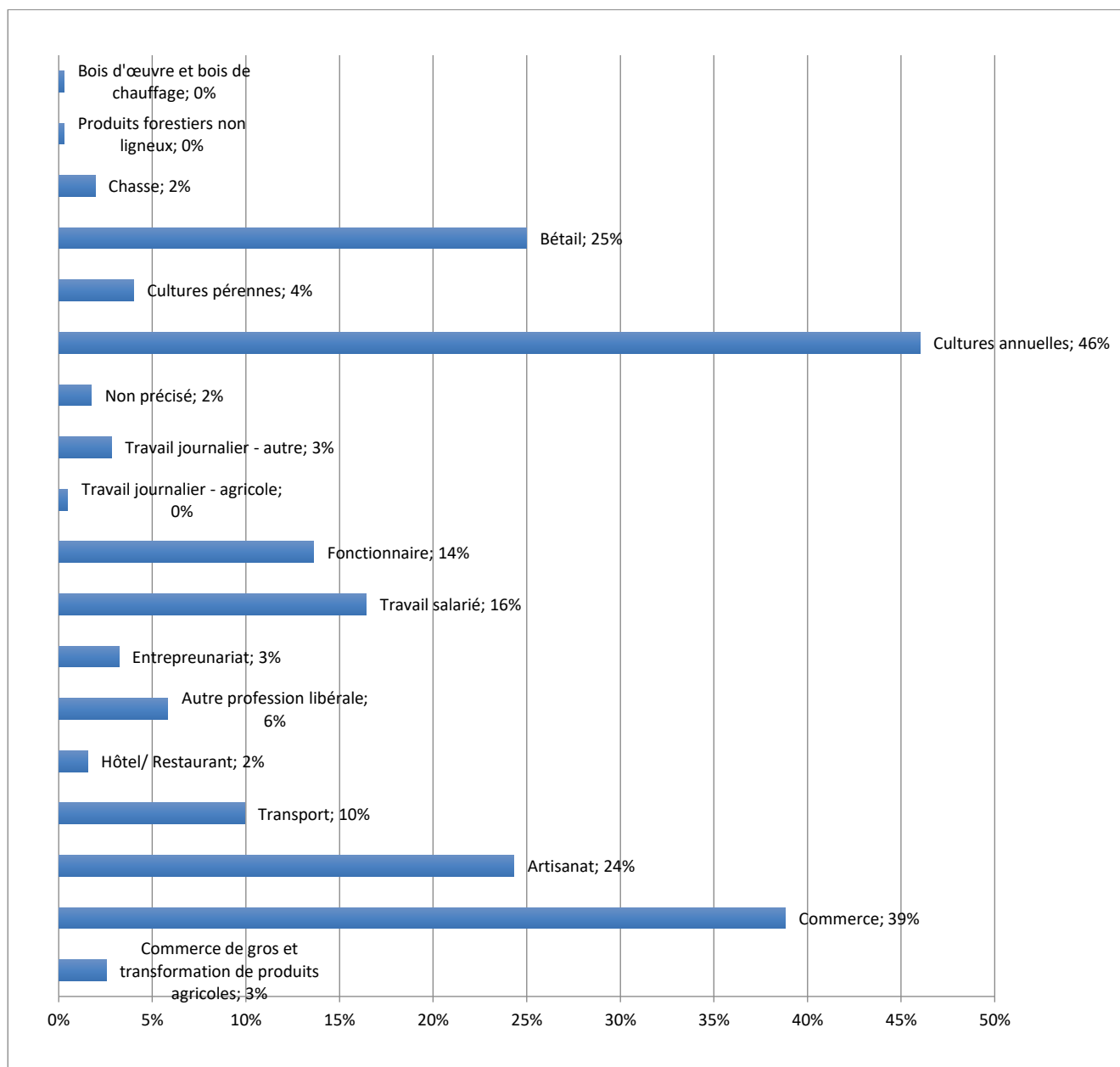


Figure 4 Distribution of income-generating activities practised by PAPs Source: 2020-21 socio-economic survey (N= 1058 households)

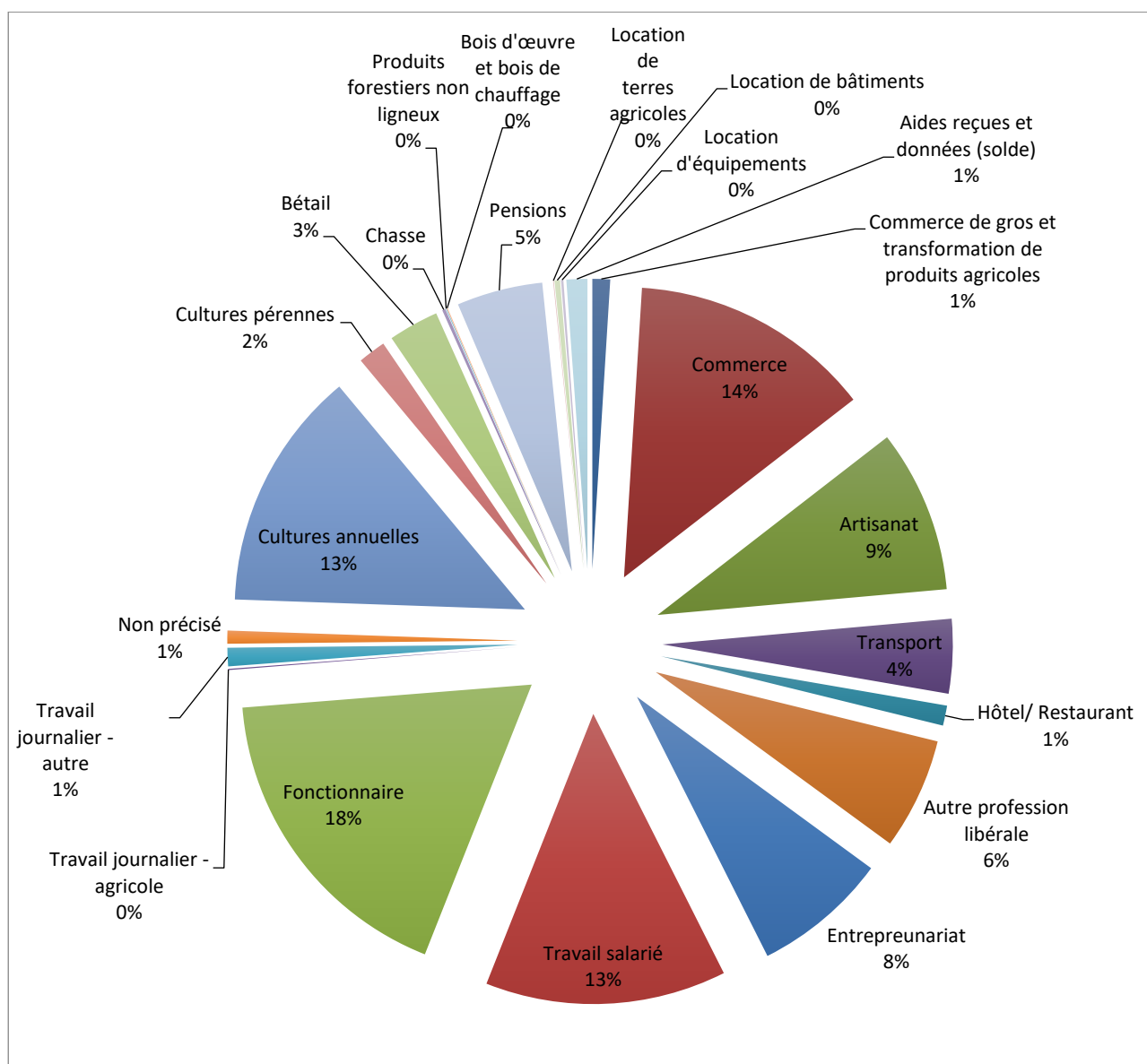


Figure 5 Sources of income of PAPs by type of IGAs practiced in 2019.

Almost all PAP farm households and 46% of all households grow annual crops, mainly maize and cassava (Figure 6). These crops are mainly considered to be cash crops, although some level of household consumption is demonstrated for cassava and maize (38% on average). Self-consumption is more common for cowpeas, beans and groundnuts (60% on average), while tomatoes and other vegetables are also considered cash crops.

Pineapple has a special status in the area. Farmers generally grow pineapples for 3-4 years as a cash crop on a plot before switching to cassava and maize, in combination with beans, groundnuts and tomatoes, for 2-3 years. Pineapples can be planted all year round, but usually soil preparation is done from July to September for planting in October-November. The main species grown is sugar loaf, but unlike the northern area of Alleda, farmers do not have any type of labelling. Harvesting is also year-round from the second year onwards, with a peak in production in July-August. Most farmers (77%) use hormonal flower induction to synchronise fruiting and harvesting. Irrigation is rarely used in the area, as the selling price of the pineapples produced is insufficient to justify the cost. The market for these pineapples is essentially local. Farmers sell them fresh on the local and Cotonou markets, or directly from the field to collectors.

Soil preparation for other annual crops begins in March-April to allow planting in April-May and harvesting from August (cowpeas, beans, groundnuts, vegetables) to October (maize, cassava). Cassava plants can stay in the field for another year and be harvested all year round from 6 months onwards. However, if the tubers can remain in the soil and be kept there for a limited time, the cassava must be replanted after harvest.

Annual crops are relatively input intensive, with 44% and 32% of farmers using chemical and organic fertilisers respectively, and pesticides and herbicides used by 30% of farmers.

Farmers use manual tools such as hoes and machetes to prepare the soil, simple planters to plant pineapple plants, mechanical weeders to remove weeds and picks to remove pineapple plants after 3-4 years. Motorisation is rare, with only 4 PAP households owning motorbikes or tractors.

The majority of farmers (53%) do not own the land on which they grow annual crops. However, for the vast majority of them (66%), access to land is free and secured by relatives and friends, while 35% of farmers secure the land through renting. Only a third of farmers own all their annual crop plots (33%), with the rest owning some plots and farming additional plots (14%). Some owners simply rent or lend their land without farming it. The latter were identified during the process of mapping the properties and plots in the same way as all owners and users of land in the project area.

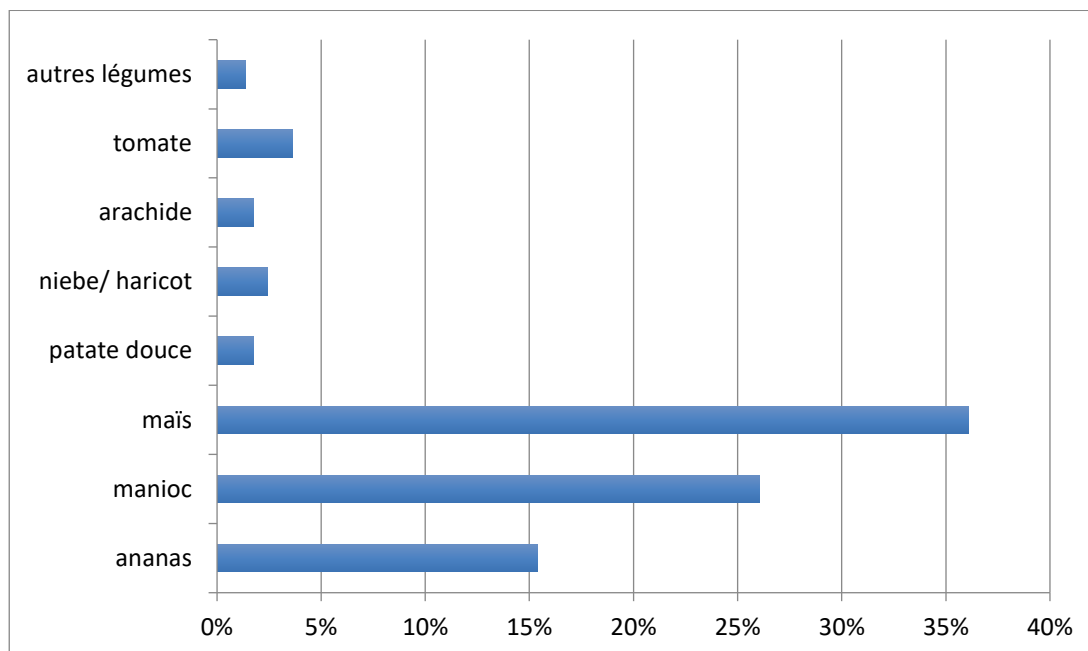


Figure 6 Percentage of PAP households growing annual crops. Source: Socio-economic survey 2020-21 (N= 1058 households)

Only a minority of PAP households (4%) grow woody perennial crops, mainly palm oil. Palms are often grown in association with annual crops or pineapples during their first 5 years of growth. Palms are sold as whole bunches or processed into oil using mechanical press and traditional cooking techniques. Less than a third (27%) of palm oil production is consumed by households. Other marginal perennial crops grown in the area include mango, orange, lemon, avocado, banana, teak and eucalyptus. These crops are, however, relatively input intensive, with 24% of farmers using chemical and organic fertilisers, and 20% using pesticides and herbicides.

A quarter (25%) of PAP households keep small livestock or poultry. The most common species in this livestock practice are chicken, sheep and pigs (Figure 7). Livestock practices are already relatively intensive. The majority of farmers buy feed (53%), in the form of cereals or industrial meal, especially for chickens (30% of farmers) and pigs (13% of farmers). Similarly, half of the farmers (51%) use pens, particularly for chickens (26% of farmers) and sheep (23% of farmers). While the majority of pens are made of cheap or recycled materials (82%), some farmers have invested in more important infrastructures whose cost varies from 250,000 FCFA to 3.1 million FCFA.

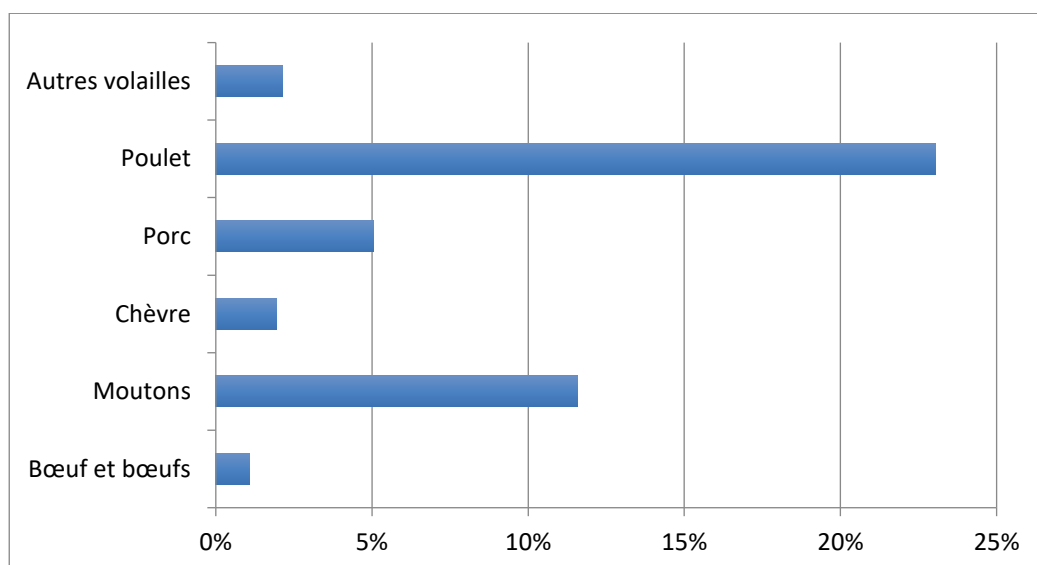


Figure 7 Percentage of PAP households raising livestock. Source: Socio-economic survey 2020-21 (N= 1058 households)

Based on the estimates made by the PAPs in the survey, it is estimated that 63% of their income from agricultural and livestock activities was generated in the project area in 2019. This production concerns 499 PAPs.

Other land-based activities are marginal, with hunting, timber and fuelwood, and the collection of non-timber forest products employing only 2%, 1% and 1% of households respectively. The gross income generated by these activities is even more marginal, representing less than 1% of average household income.

Trade is the second most common source of livelihood, with 39% of PAP households engaged in some form of trade. This sector is dominated by small-scale traders, usually women who run small shops or stalls in front of their homes. The income from this type of trade is generally low, which explains the relatively modest economic contribution of trade to total household income (14%). Larger shops and wholesalers also fall into this category and generate higher incomes.

Handicrafts are the third most common economic activity, accounting for 24% of households. It encompasses a wide range of activities, from bricklayers, carpenters and welders to tailors and hairdressers. Income levels are generally low, with the exception of a few highly skilled jobs such as electricians, which explains the low contribution (9%) of handicrafts to the average income of PAP households.

The transport sector employs 10% of PAP households. Most transport professionals are low-income motorbike taxis, which explains why this sector accounts for only 4% of average income.

Other liberal jobs, such as lawyers, consultants or artists, account for a small share of households and average income (6% each).

Around one sixth (16%) of households derive their income from paid work, which accounts for 13% of average income. A similar proportion of households have members employed as civil servants (14%), with higher incomes recorded so that this category contributes 18% of average income.

Entrepreneurship, defined as running a company employing at least one person (in addition to the founder), is marginal, with 3% of households engaged in it. However, high incomes from these businesses account for 8% of average income.

Day labour does not seem to be very developed in the area, although this study probably underestimated the importance of these activities, which are often neglected by household heads. According to the data collected, only 4% of households are involved in this type of employment, with 1% specifically in the agricultural sector. Income from these activities is also marginal, representing less than 2% of average household income.

In general, while for agriculture more than three quarters of the income declared by PAPs comes from the Project area, for all income, only 8.9% of PAPs' income comes from the Project area.

### 5.2.3.2. Income level

Household income was calculated on the basis of different variables collected in the socio-economic survey:

- Monthly salary and number of months worked for regular activities such as wage employment, crafts, civil service, trade and entrepreneurship;
- Daily wage and number of days worked for daily work ;
- Annual payments for pensions, rental of land, buildings, equipment, assistance from other households;
- Harvest, units and unit price for annual crops, perennial crops, livestock, hunting, timber and fuelwood, harvest of non-timber forest products. For these activities, the cost of production has not been accounted for, so the income calculated is an approximation and an overestimate.

Based on the data collected and calculations made, affected households earned an average income of about CFAF 2.9 million in 2019. This corresponds to an income of CFAF 673,891 per capita per year, and CFAF 899,561 per Consumption Unit per year. As Table 2 below shows, income levels vary considerably, with the richest household earning up to 750 times the income of the poorest household.

As pointed out in the methodology section, this income is overestimated because the cost of production of land-based activities (e.g. agriculture, livestock, logging, hunting and harvesting of non-timber forest products) has not been taken into account. The incomes of residents of Western countries were also not included because of the many uncertainties about their incomes, as most of them could not be contacted directly for the survey.

Table 2 Income level of PAPs in 2019. Source: Socio-economic survey 2020-21 (N=1058 households).

	Total income (FCFA/ household .year)	Total income (USD/ household .year)	Income generated in the project area (FCFA/ household .year)	Income generated in the project area (USD/ household .year)	Income per capita (FCFA/ capita.y ear)	Income per capita (USD/ capita.y ear)	Income per consumption unit (FCFA/UC. year)	Income per consumption unit (USD/UC. year)
<b>Average</b>	2 891 306	5 204	304 871	549	673 891	1 213	899 561	1 619
<b>Minimum</b>	100 000	180	0	0	20 139	36	26 852	48
<b>Q1</b>	965 501	1 738	0	0	199 938	360	288 708	520
<b>Median</b>	1 786 000	3 215	0	0	364 333	656	534 891	963
<b>Q3</b>	3 240 000	5 832	179 125	322	693 844	1 249	955 338	1 720
<b>Maximum</b>	75 567 500	136 022	9 152 333	16 474	12 594 583	22 670	16 792 778	30 227

### 5.2.3.3. Vulnerability

In order to identify vulnerable households, an analysis was carried out on the socio-economic status of households based on the vulnerability factors presented in the table below. (See section 8.3 of this report on identifying and addressing vulnerability for more details).

Table 3 Pre-identified vulnerability factors

#	Dimension	Pre-identified vulnerability factors
1	Health	<p>Head of household with a disability or chronic illness</p> <p>Additional household member(s) with a disability or chronic illness</p> <p>High risk of developing diseases due to :</p> <ul style="list-style-type: none"> <li>• Lack of hygienic sanitation</li> <li>• Lack of access to clean water</li> <li>• Use of charcoal or wood for cooking</li> </ul>

		<ul style="list-style-type: none"> <li>• Use of paraffin lamp as the main light source</li> <li>• Use of less than 0.5 impregnated nets per 2 household members</li> </ul>
2	Education	<p>Head of household without secondary education or vocational training</p> <p>The head of the household is illiterate</p> <p>The head of the family is unable to speak one of the country's official languages.</p> <p>One or more out-of-school children</p>
3	Demographics	<p>The head of the household is a woman</p> <p>Single parent household</p> <p>Ratio of non-working household members (&lt;15 and over 64) to working household members (15-64) above average.</p>
4	Income	<p>Household income below the national poverty line</p> <p>Agricultural income (crops and livestock) &gt; 50% of total income</p> <p>Land income generated within the PAA &gt; 30% of total income</p>
5	Transport	No means of transport
6	Impact of the project	<p>The project requires the relocation of a household.</p> <p>More than 80% of the household's land is affected by the project and more than 50% of the household's income depends on agriculture.</p>
7	Cumulative impact	Household already affected by the airport project (loss of land or housing)

Based on the vulnerability analysis framework, we were able to identify a total of 612 vulnerable households out of the 1058 whose socio-economic data is considered usable.

The breakdown by type of vulnerability is given in Table 3 below. Some households have more than one vulnerability factor.

*Table 1. Vulnerable PAP households. Source: Socio-economic survey 2020-21 (N=1058 households)*

	Head of household with a disability or chronic illness	The head of the household is a woman	The head of the household is illiterate	Household income below the poverty line	Vulnerable households
<b>Number of households</b>	23	172	422	151	612 <sup>1</sup>

#### 5.2.3.4. Access to basic social services

<sup>1</sup> The total, including accumulations, is 768, but after analysis of the data, the number of vulnerable households is 612.

### ■ Access to water

The sources of drinking water for PAPs are very diverse as illustrated in Figure 8 below. 90% of PAPs have access to "clean" drinking water either from the national drinking water network, boreholes and fountains, pumps or purchased. Only 43% of PAPs have access to drinking water at home. Apart from the latter, 15.6% of PAPs are less than 5 minutes away from their usual water point while 9.92% are more than 15 minutes away. In general, very few (barely 1%) have access to a non-permanent source of drinking water.

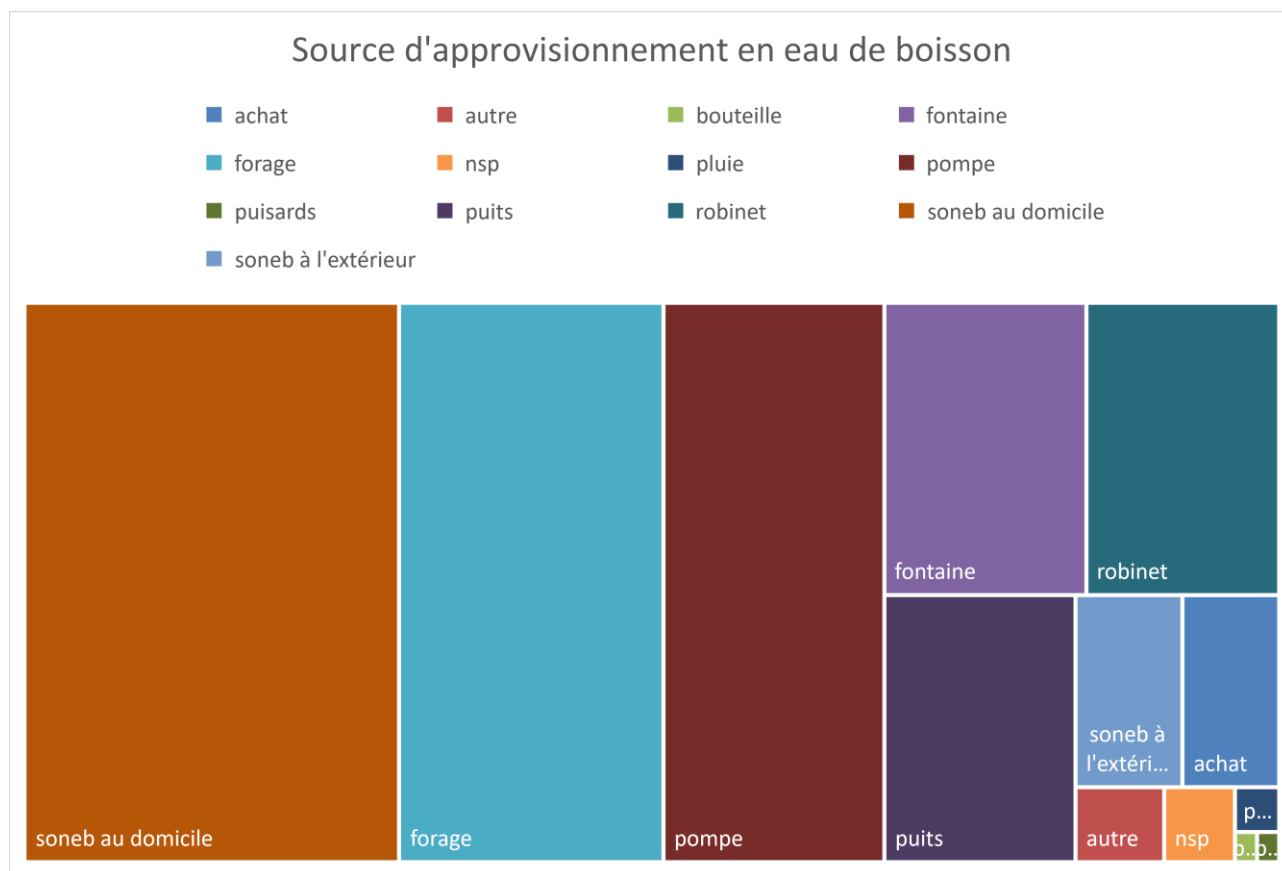


Figure 8 Source of water supply for PAPs. Source: Socio-economic survey 2020-21

### ■ Hygiene and sanitation

Access to toilet facilities is relatively good with 77.41% of PAPs having access to latrines, improved or not, or so-called modern toilets. 12.48% of PAPs did not express themselves on this issue, which suggests that it is both a taboo and problematic subject for them.

To get rid of their rubbish, 62.29% of PAPs said they use a rubbish collection service or go to a rubbish dump themselves. But almost 20% of them burn it, 10% bury it and 4.35% throw it away without any further treatment.

### ■ Access to health services

Most PAPs use modern health care in the various health centres available to them. Only 2% of PAPs use self-medication or traditional medicine. The use of impregnated mosquito nets seems to be widely practiced. Only 14 PAPs said they did not have any.

### ■ Access to energy

Just over half (53.31%) of the PAPs have access to the national electricity grid. 17.11% use private solar energy through photovoltaic panels and almost a quarter (23.25%) do not have access (Figure 9). For lighting, the distribution is the same and allows us to conclude that PAPs who do not have electricity at home use paraffin lamps for lighting.

For cooking, 68.34% of PAPs use wood or charcoal and 30.72% use gas.

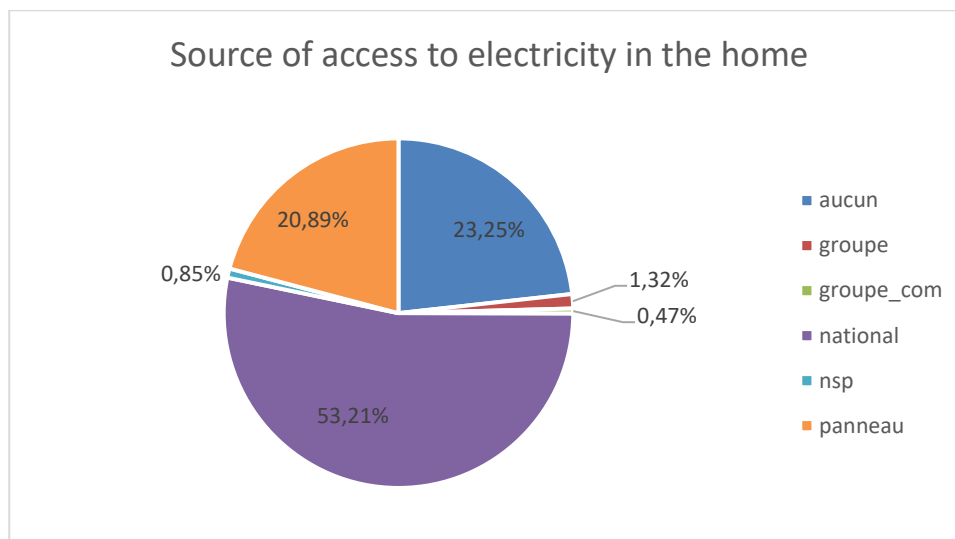


Figure 9 Source of access to electricity in PAP housing. Source: Socio-economic survey 2020-21

### 5.2.3.5. PAP housing

More than half (55.39%) of the PAPs own their dwelling, 18.9% are tenants and 22% are in family-owned dwellings. The dwellings are for ¾ of the PAPs made up of a single building.

In terms of equipment, 70.27% of PAPs have at least one radio, only 3.7% have no mobile phone, 26.8% have no mattress, 36% have no television, only 22% have at least one refrigerator, 31% have at least one bicycle, 77% have at least one motorbike, 26% have at least one car

Note that 16 PAPs have lost at least 1 building to the nearby airport project.

## 5.3. Restricted land

### 5.3.1. Area required

The total area of the project area is 400 ha for the first phase. This area will be totally occupied by the project infrastructure.

### 5.3.2. Categorisation of land requirements

The 400 ha are acquired permanently by ARISE, which plans to use them for infrastructure development as described in Chapter 1.

### 5.3.3. Land tenure

The land title is the official proof of ownership in real estate matters. It confers on its holder the unquestionable right of ownership of the property to which it is attached.

According to Article 375 of the CFD, land rights are proven by the land title. However, with regard to land not covered by such a title, proof may be provided, among other things, by

- the rural land certificate ;
- the convention asserted or not ;
- the administrative certificate ;
- deeds issued during subdivision or land consolidation operations;
- tax notices ;
- the permit to live ;
- the confession ;
- the oath ;
- presumptions ;

- the testimony.

There are two land tenure systems in the Commune of Zè: the customary land tenure system and the modern land tenure system.

Only 22 plots out of a total of 1,131 plots are subject to a land title for 17 PAPs (within the limit of the PAPs surveyed). The rest of the plots are under customary law.

### 5.3.3.1. Customary land tenure

In this system, land is a sacred asset. Its distribution and exploitation are managed by land chiefs recognised by the population according to traditionally established rules. These rules are characterised by the preservation of heritage and the conservation of the environment

According to the CFD, this is a rural land regime comprising all the rules specifically affecting the ownership or use of agricultural land. Here, customary law is established or acquired according to local practices and norms;

Land rights based on custom and local practices and norms, recognised, recorded and registered according to the regulations in force or the provisions of the CFD, can be used as collateral for the granting of land credits.

The CFD also specifies in its article 359 that persons enjoying a right of use on rural land acquired according to custom which has not been the subject of full ownership within the meaning of the land ownership system in force shall exercise all the prerogatives attached to their right on their land in accordance with the rules and practices of the locality.

### 5.3.3.2. Modern land tenure

It governs all rural, peri-urban and urban land and is based on a contradictory procedure for confirming land rights which leads to the issuance of a land title. The modern land tenure system is dictated by the Code Foncier et Domanial. This code provides that the sole land management institution is the National Land and Property Agency (ANDF). This institution is represented at the level of the communes by the Communal Land and Domain Offices (BCDF). The Code Foncier et Domanial has put in place a land tenure security tool, the Plan Foncier Rural (PFR), which makes it possible to formalise land transactions and to secure secondary rights or usage rights. The Code also instituted the creation of Land Management Commissions (COGEF) which, at the village level, are called Village Land Management Sections (SVGF). They are responsible for local land management.

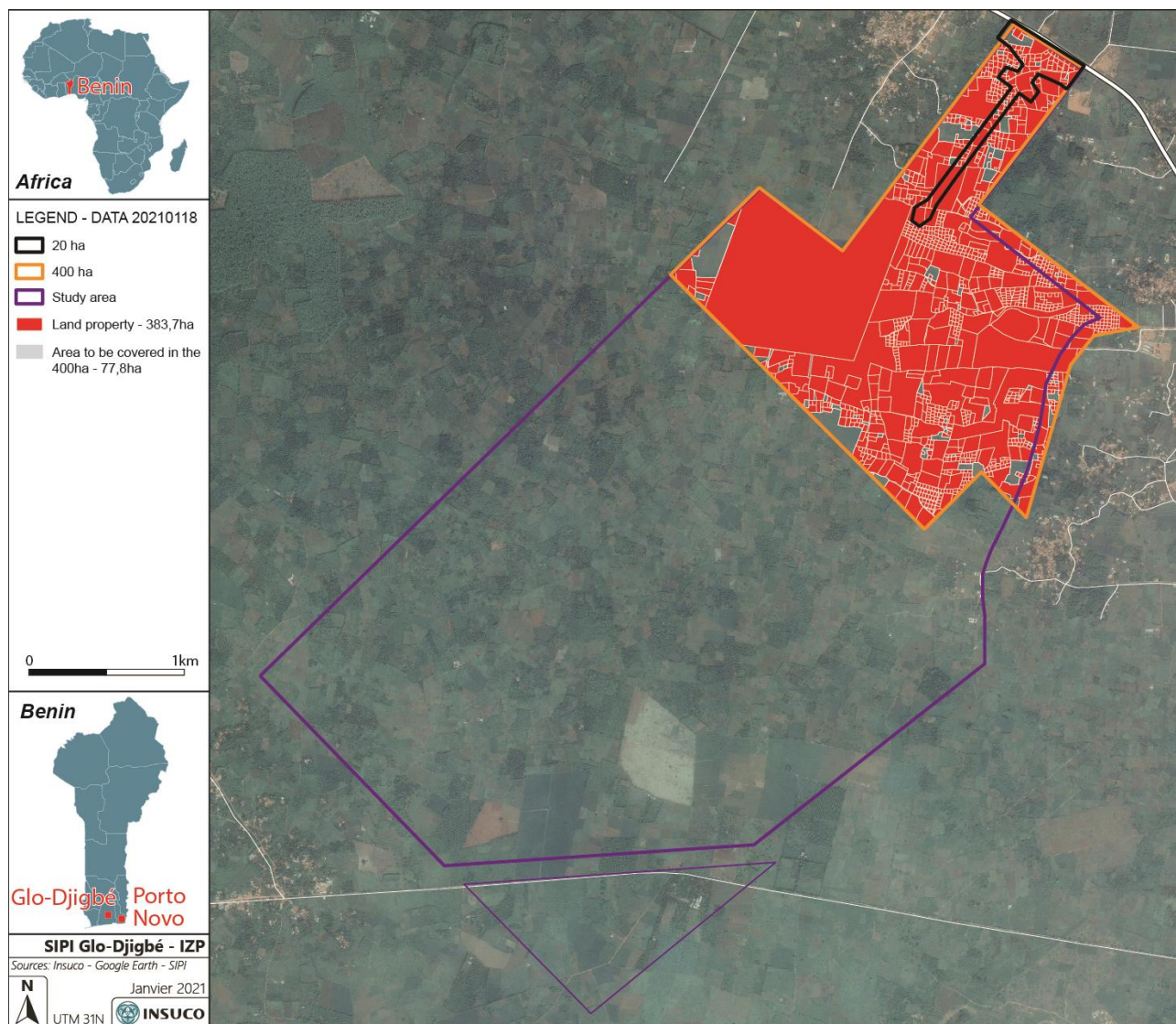
## 5.3.4. Description of land use

The map below shows the coverage of the landholdings inventoried during the field surveys. In the 400 ha zone, 1009 landholdings were inventoried. We distinguish between 4 types of ownership: individual, association, group or lineage.

*Table 4 Distribution of properties by type of land status in the 400 ha area. Source: 2020-21 inventory survey*

Status	Association	Individual	Grouping	Lineage	TOTAL
Number	2	926	2	75	1009

It should be noted that the large plot of land belongs to the Bank of Africa.



Card 5 Map 5: Representation of identified affected land - Source: Insuco

### Crops

In the 400 ha area, 838 plots are cultivated and 7 are fallow. The figure below shows the distribution of these plots by crop. It can be seen that 46.27% of the crops are maize, 27.34% pineapple and 21.30% cassava. The other crops are marginal. In terms of cultivated area, the figures are similar, with no significant difference in average plot size between the different crops. Maize represents 45% of the area under crops (excluding plantations), pineapple 35% and cassava 18%. All other crops account for only 3%.

Perennial crops and pineapples are very dominant compared to tree plantations: almost 248 ha compared to 42 ha, i.e. respectively 86% and 14% of the cultivated area.

Table 5 Distribution of crops and fallow land in the 400 ha area (unit: number of plots).  
Source: 2020-21 inventory survey

Speculation	Culture	Fallow land	Grand total
Pineapple	229	2	231
Peanut	3		3
Other	11	2	13
Carrot	1		1
Cabbage	1		1
Cucumber	1		1
Dwarf green bean	1		1
Dry red bean	2		2

Yam	1	1	
But	391	391	
Cassava	178	2	180
Mil	1	1	
Niebe	5	5	
Chilli	2	2	
Teak		1	1
Tomato	11	11	
<b>Grand total</b>	<b>838</b>	<b>7</b>	<b>845</b>

### ■ Planted and spontaneous trees

In the 400 ha area, 989 trees were inventoried, half of which are palms. Their distribution by species and according to whether they are spontaneous or have been planted is presented below.

*Table 6 Distribution of tree species by status (planted or spontaneous) in the 400 ha area. Source: Inventory survey 2020-21*

Tree species	Tree plant	Spontaneous tree	Grand total
Cashew tree	4	1	5
Other	134	8	142
Banana tree	25		25
Baobab	1		1
Lemon tree	30	1	31
Coconut tree	30		30
Colatier	2		2
Ebenier	1		1
Eucalyptus	69	29	98
Guava tree	15		15
Mandarin tree	6		6
Mango tree	59	5	64
Moringa	4	1	5
Orange tree	37		37
Palm tree	328	85	413
Papaya solo	26	1	27
Teak	76	11	87
<b>Grand total</b>	<b>847</b>	<b>142</b>	<b>989</b>

### ■ Plantations

In the 400 ha area, there are 57 plantations: 33 are for fruit trees and 24 for service, work or energy trees. Oil palms represent 71% of the plantation area, i.e. nearly 30 ha, and teak 19% with 7.8 ha.

*Table 7 Distribution of plantation types in the 400 ha area. Source: 2020-21 inventory survey*

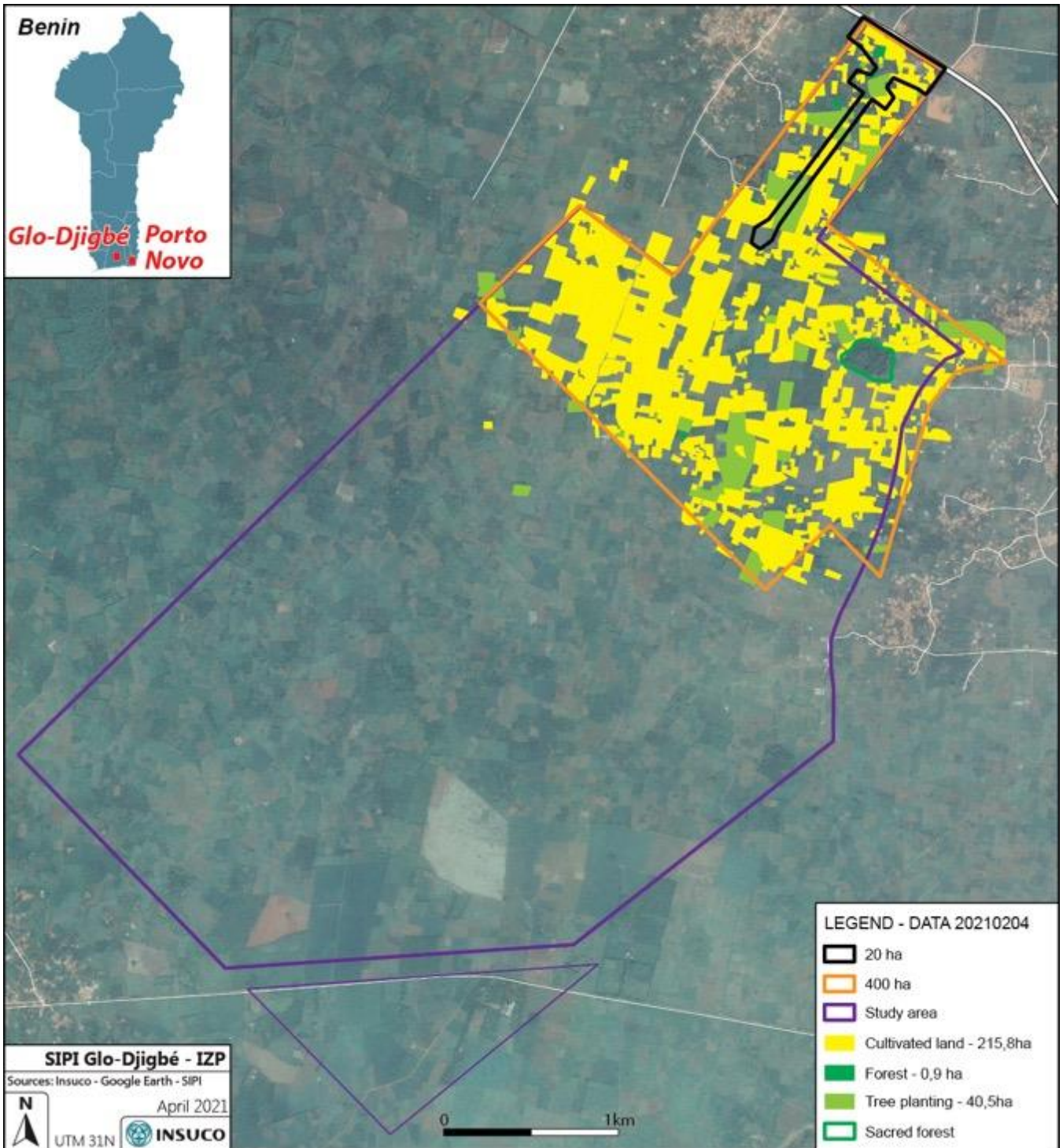
Planting	Fruit tree	Energy, work or service	TOTAL
Cashew tree	1		1
Other		3	3
Banana tree	2		2
Eucalyptus		5	5

Orange tree	1		1
Palm tree	28	4	32
Papaya solo	1		1
Teak		12	12
<b>Grand total</b>	<b>33</b>	<b>24</b>	<b>57</b>

■ Forests

36 shrub areas or forests were identified, 7 of which are palm trees. They all belong to individual owners.

Similarly, a sacred forest has been identified on the site. This forest will not be affected by the project but will be preserved. As a result, it has not been precisely inventoried.



Card 6 Representation of crops affected by the Project - Source: Insuco

## 5.4. Affected structures

### 5.4.1. Number of structures affected

The result of the field surveys shows that among the buildings eligible for compensation (buildings that are not in ruins and are located in the project area) 78 main structures serving as dwellings will be impacted and 130 annex structures will also be affected.

### 5.4.2. Categorisation and counting of structures

#### 5.4.2.1. Main Structures

Main structures are structures built for residential or professional purposes. 102 main structures have been inventoried and 93 are strictly within the 400 hectare zone. Only usable structures are taken into account (ruins, of which there are 4, were excluded from the count). Thus, we arrive at a total of 88 main eligible structures. (See Annex 4 for the characteristics of the main structures)

Table 8 Counting of main structures

Types of structures	Number
Main structures inventoried	102
Main eligible structures	89

Source: Mission de Collecte des données auprès des PAP, INSUCO February 2021

Table 9 Type of main structures

	Total	In the area	Outside the zone	Ruin in the area	Eligible
Housing function	87	79	8	1	78
Warehouse	9	8	1	3	5
Hotel/inn/restaurant	4	4	0	0	4
Religious	1	1	0	0	1
Other and under construction	1	1	0	0	1
<b>TOTAL</b>	<b>102</b>	<b>93</b>	<b>9</b>	<b>4</b>	<b>89</b>

Of the 102 main structures inventoried in phase 1 of the fieldwork, 78 buildings eligible for compensation are residential and belong to 66 PAPs. The remaining buildings with a residential function are either in ruins or located outside the project area.

Of the 78 residential buildings eligible for compensation, 11 are abandoned or used as seasonal housing. The remaining 67 dwellings are owned by 59 households.

The other main eligible structures are

- 5 Warehouses
- 4 hotels/hostels/restaurants
- 1 religious building
- 1 Other

Also, 9 structures were identified outside the area and are not eligible

#### 5.4.2.2. Ancillary structures

Ancillary structures are immovable structures not intended for habitation. 150 annex structures were inventoried and 140 are strictly within the 400 hectare zone. Only usable structures are taken into account (ruins, of which there are 10, were excluded from the count). Thus, we arrive at a total of 130 eligible ancillary structures. Details of the ancillary structures can be found in Annex 5.)

Table 10 Counting of ancillary structures

Types of structures	Number
Ancillary structures inventoried	150
Eligible ancillary structures	130

Source: Mission de Collecte des données auprès des PAP, INSUCO February 2021

Table 11 Type of annex structure

	Total	In the area	Outside the zone	Ruin in the area	Eligible
Shelters/pavilions	21	19	3	1	18
Other	46	42	4	0	42
Fences	3	3	0	0	3
Trade	5	5	0	0	5
Kitchen	9	8	1	1	7
Drilling	11	11	0	0	11
Latrines/showers	37	37	0	7	30
Well	9	9	0	0	9
Storage	9	6	3	1	5
<b>Total</b>	<b>150</b>	<b>140</b>	<b>11</b>	<b>10</b>	<b>130</b>

#### 5.4.2.3. Commercial structures

Commercial structures are structures dedicated to income-generating activities. 11 commercial structures were inventoried and 10 are strictly within the 400 hectare zone. Only usable structures are taken into account (ruins, of which there are 3, were excluded from the count). Thus, we arrive at a total of 7 eligible commercial structures

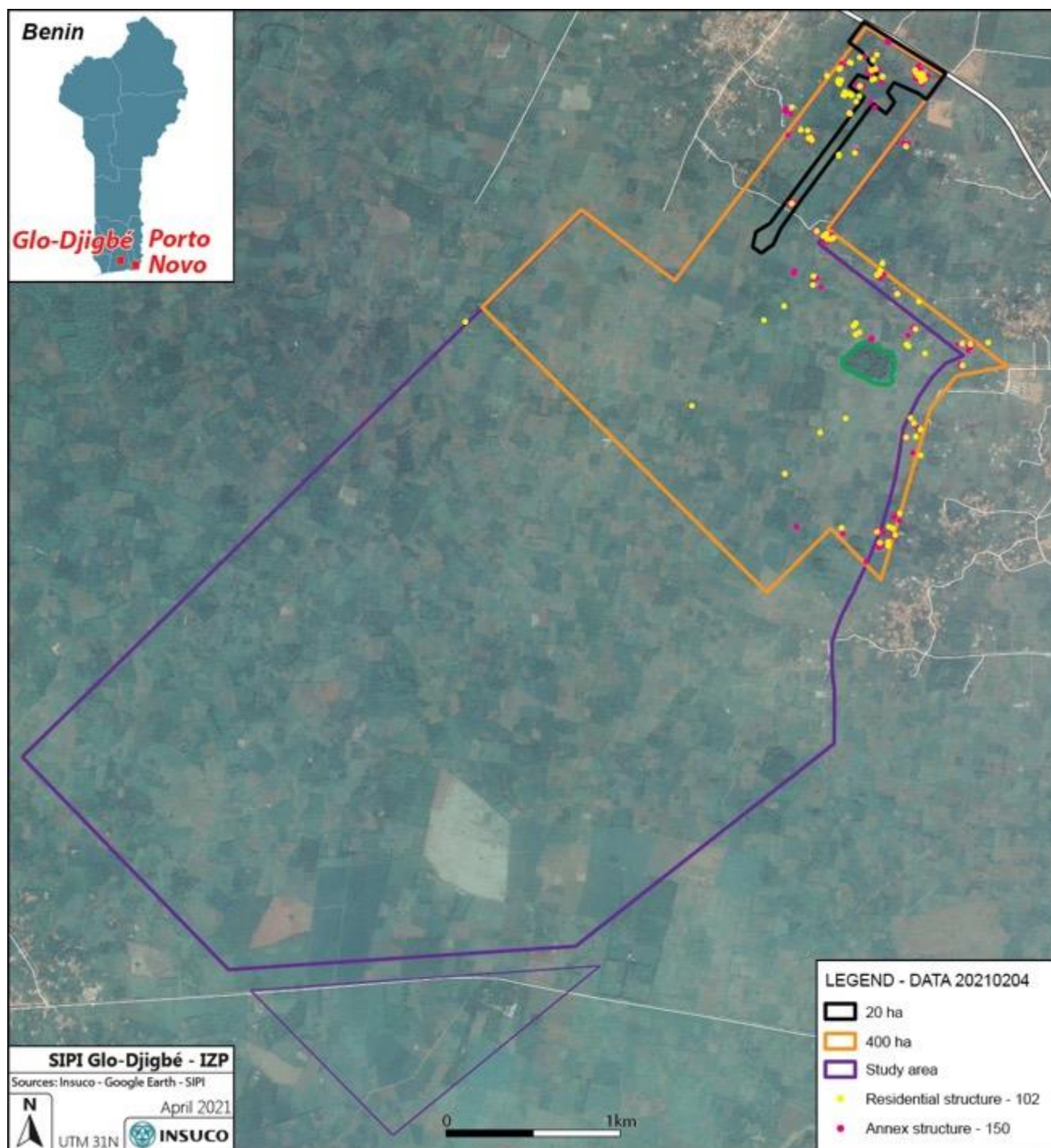
Table 12 Counting of commercial structures

Types of structures	Number
Commercial structures inventoried	11
Eligible commercial structures	7

Table 13 Types of business structures

	Total	In the area	Outside the zone	Ruin in the area	Eligible
Hospitality (hostel, restaurant...)	4	4	0	0	4
Mixed use (commercial/residential)	2	2	0	1	1
Warehouse for trade	5	4	1	2	2
<b>Total</b>	<b>11</b>	<b>10</b>	<b>1</b>	<b>3</b>	<b>7</b>

Source: Mission de Collecte des données auprès des PAP, INSUCO February 2021



Card 7 Map 7: Representation of the structures affected on the site

### 5.4.3. Status of occupants of main and annex (non-commercial) structures

Table 14 Status of occupants of structures by gender of the head of the impacted household

Gender of head of household	Tenant	Family housing	Owner	Grand total
Woman	2	0	30	32
Male	5	3	125	133
Association	0	0	1	1
<b>Grand total</b>	<b>7</b>	<b>3</b>	<b>156</b>	<b>166</b>
<b>Percentage</b>	<b>4,22%</b>	<b>1,81%</b>	<b>93,98%</b>	<b>100%</b>

Source: Mission de Collecte des données auprès des PAP, INSUCO February 2021

94% of the households are owners of the structures and 4.2% are tenants, the others are accommodated in buildings owned by their families on a voluntary basis.

### 5.4.4. Status of commercial activity managers

Table 15 Status of commercial activity managers

Gender of head of household	Tenant	Family housing	Owner	Grand total
Woman	0	0	0	0
Male	11	0	0	11
<b>Grand total</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>11</b>
<b>Percentage</b>	<b>100%</b>	<b>0 %</b>	<b>0 %</b>	<b>100%</b>

Source: Mission de Collecte des données auprès des PAP, INSUCO February 2021

100% of the commercial activities are managed by men who are tenants.

## 5.5. People affected by the project

### 5.5.1. Estimates of the number of people affected

In total, of the 1181 PAPs identified during the inventory, 1161 were surveyed, corresponding to 1058 households. The 20 PAPs that were not surveyed were either not available for the socio-economic survey or did not want to provide the required information.

After processing, 30 surveys were deemed unreliable and therefore not included in the analysis.

The analysis is therefore based on a sample of 95.77% of PAPs.

### 5.5.2. Economic and physical displacement

The asset inventories for the implementation of phase 1 of the project identified the various losses.

Thus, this RAP concerns all three types of travel, namely:

- The physical displacement of 59 households whose permanent homes are affected by the project;
- Economic displacement due to the loss of income sources from the operation of the 6 business structures owned by 4 households;

- The economic displacement of all users (owners or not) of agricultural land in the impacted area. The number of households affected in this category can only be specified after verification of the field data and resolution of conflicts between the data provided by the state and the data collected by INSUCO.

### 5.5.3. Compensation preferences

Based on the questions asked during the field surveys, it seems difficult for the project to propose a replacement in kind for the land. Indeed, most of the project footprint is located on agricultural land and given the land use in the immediate vicinity of the project (based on fieldwork and satellite image analysis), it is unlikely that 400 hectares of agricultural land could be identified for relocating PAPs' agricultural activities. Furthermore, the project development area is heavily anthropised and cultivated and there are no vacant spaces in the vicinity and, as described in section 4.2.1, this project is part of a large industrial development project led by the Government of Benin that covers an extended area of 10,000 hectares. Nevertheless, based on the value of the land and crops there, an individual budget will allow for the preparation of individual livelihood recovery plans that will take into account the amounts for which PAPs may be eligible, in addition to common livelihood recovery measures.

#### 5.5.3.1. For economic activities

In the socio-economic survey, the PAPs were asked about their preference for compensation. Seventy percent of them said they wanted to continue the same activities and 12% said they wanted to change them. For those who expressed the motivation to develop new activities, the figure below clearly illustrates that trade is the most envisaged sector with 48%, followed by livestock (12.16%), construction (10.86%) and agriculture (10.14%).

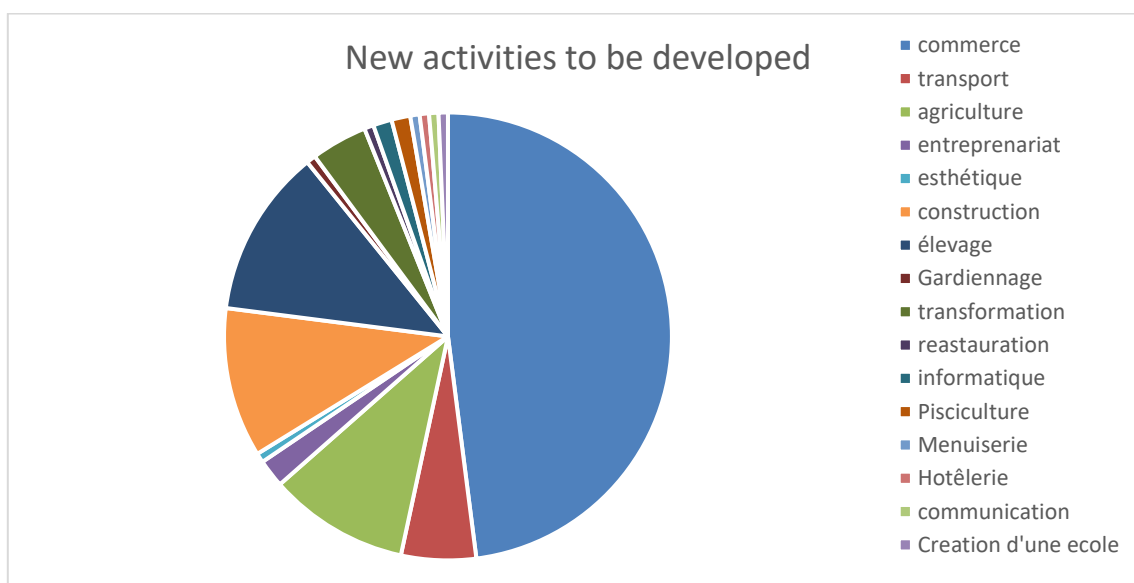


Figure 10: Distribution of new activities that PAPs wishing to develop new activities put forward

In order to develop these new activities, the PAPs who expressed the wish to do so also expressed themselves on the support they would need to start up. The figure below clearly shows that the problem of access to credit is in the majority. Indeed, 43% of the PAPs wished to be supported in this respect. Similarly, training (15.78%) and agricultural equipment (12.76%) were widely cited. In terms of agricultural equipment, they cited: inputs (fertilisers, seeds, pesticides, etc.) at 76%, agricultural machinery (motor cultivator, spreader, harvester, tractor, ploughs) at 76%, followed by small tools (daba, hoe, cutter, axe) at 11.4%.

There is also the issue of access to water (15.12%), education (19.47%) and health (21.08%). These elements are not linked to the development of income-generating activities but reveal a national situation of unequal access to basic social services.

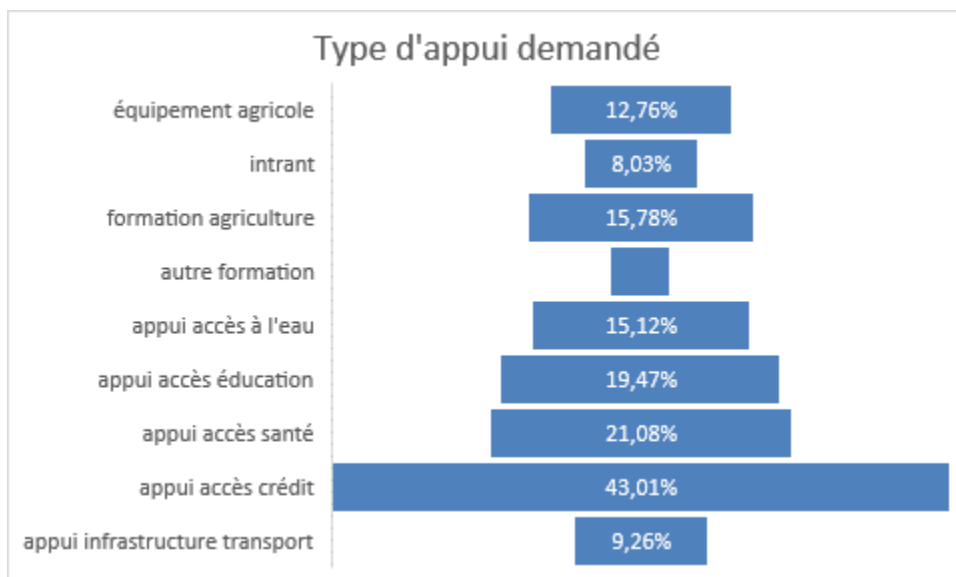


Figure 11: Distribution of different types of support requested by PAPs in the context of livelihoods restoration actions

The figure below lists all the training courses mentioned by the PAPs. For training, livestock farming is the most common with 34.62% of respondents, followed by trade (21.15%). The other training themes are largely in the minority and represent only isolated individuals.

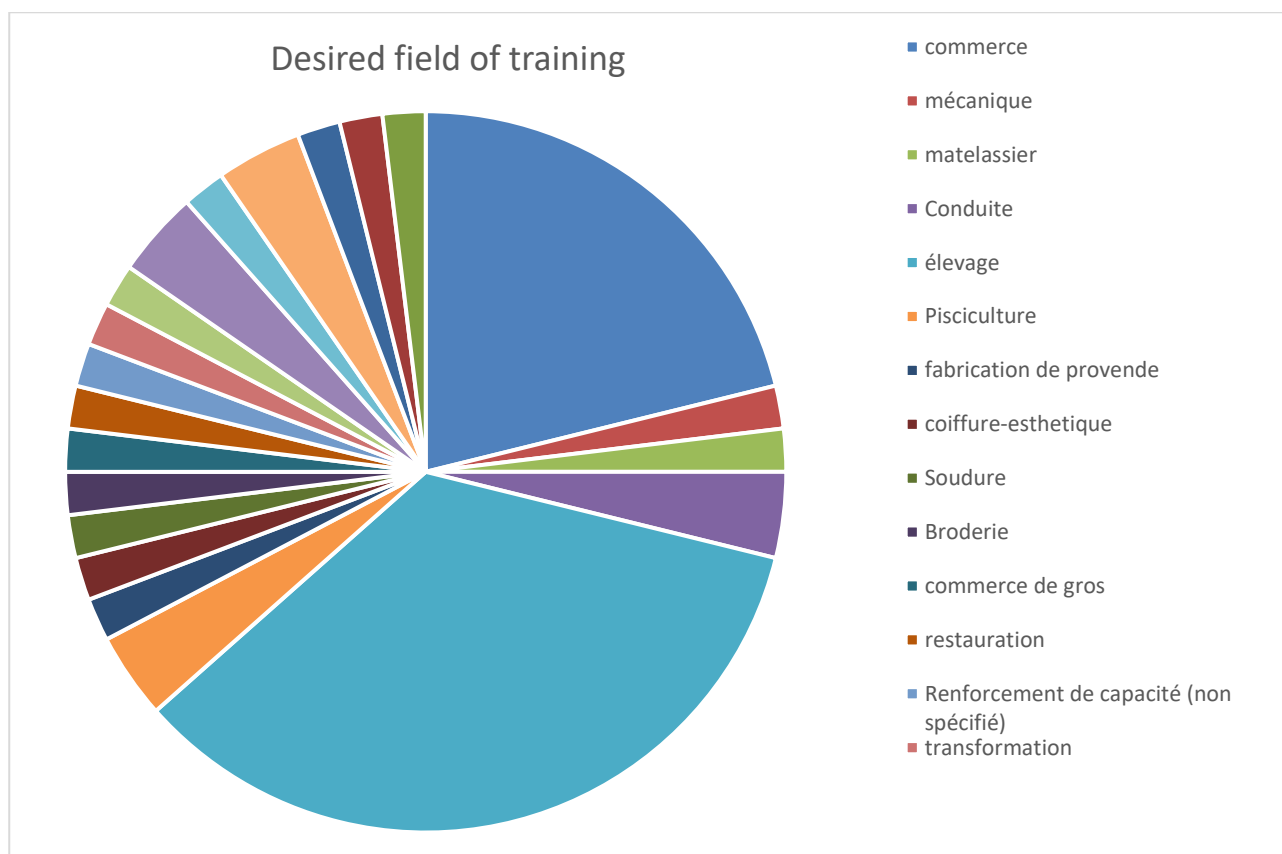


Figure 12: Distribution of training areas desired by PAPs as part of their capacity building.

### 5.5.3.2. For housing

For housing, cash compensation appears to be the most credible option. It is notable at this stage that the consultations were carried out before we were informed that the Government would not accept additional cash

compensation. This compensation has already been made by the State at full replacement value. According to the State, providing additional compensation risks setting a precedent. Indeed, the significant additional costs involved would risk compromising the State's ambitious project to develop the overall 10,000 hectare area to which the present Project with ARISE belongs.

However, in addition to the cash compensation of the impacted goods, the compensation in kind will mainly consist of :

- Jobs ;
- Livelihoods restoration programmes.

These two elements will be essential to ensure full compensation and mitigation of potential negative impacts of land acquisition.

Main structures and annexes for housing	Tenant		Cash compensation equivalent to the deposit needed to secure rental accommodation <b>AND</b> Moving allowance
Main structures and annexes for other uses (trade, warehouses etc.)	Owner of the structure	Financial compensation	<p>Assessment of the shortfall between the state compensation and the market value. Injection of the amount into the personalised livelihood recovery plan.</p> <p>The amount for which the PAP is eligible can be :</p> <ol style="list-style-type: none"> <li>1) be financially compensated to the PAP OR ;</li> <li>2) be added to the amount compensated by the state when a new structure or building materials are purchased by the PAP OR ;</li> <li>3) be in the PAP's individual livelihood recovery plan.</li> </ol>
Main structures and annexes for other uses (trade, warehouses etc.)	Owner-lessor	Financial compensation for the property	<p>Assessment of the shortfall between the state compensation and the market value. Injection of the amount into the personalised livelihood recovery plan.</p> <p>The amount for which the PAP is eligible can be :</p> <ol style="list-style-type: none"> <li>1) be financially compensated to the PAP OR ;</li> <li>2) be added to the amount compensated by the state when a new structure or building materials are purchased by the PAP OR ;</li> <li>3) be in the PAP's individual livelihood recovery plan.</li> </ol>

AND

An allowance equivalent to 6 months of the rent received by the PAP.

	Main structures and annexes for other uses (trade, warehouses etc.)	Tenant		Assessment and compensation for the cost of relocation and loss of income during the relocation period, assessed on the basis of a categorisation of small-scale activities to be established under this RAP; consideration of potential employees for loss of income
<b>Economic activities</b>	Small informal and medium and large-scale activities	Operator of the activity	Compensation for the value of the building for the building owner	Assessment and compensation for the cost of relocation and loss of income during the relocation period, assessed on the basis of a categorisation of small-scale activities to be established under this RAP; consideration of potential employees for loss of income (see Employment section below).
<b>Moving</b>	Moving	Resident on site, regardless of tenure status (including squatters)		Lump sum removal allowance for tenants and squatters
	Material recovery	Owner of the buildings	Right to recover materials.	No additional provisions required
<b>Employment</b>	Loss of employment	of Any person who has a permanent paid job on the project site	No provision	Compensation of 3 months' salary on the basis of the income declared by the PAP and her employer.
<b>Cultural heritage</b>	Loss of places of worship	Community/association	Compensation for the value of the building	Assessment of the shortfall between the state compensation and the market value. Injection of the amount into the personalised livelihood recovery plan.

Moving and objects	graves sacred	Family/ individual	No provision	Payment of costs related to the removal of graves and fetishes
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## 6. Resettlement and compensation strategy

### 6.1. Eligibility

#### 6.1.1. Eligibility for compensation and cut-off date

In view of the history of the site and the status of occupation of the land by the populations, the people eligible for compensation and support or accompanying measures within the framework of this project have been classified in several categories, namely

- People who have formal legal rights to the land or property concerned;
- Persons who do not have formal legal rights to the land or property in question but who have claims to that land or property that could be recognised under national law;
- Affected people who have no legal right or claim to the land or property they use: they are not eligible for land compensation, but may be eligible for resettlement and assistance in restoring their livelihoods, as well as compensation for loss of property (NP5 NO10.1).
- Vulnerable people.

Following public consultation meetings and wide communication of the deadline, only those persons and properties identified in the household census and property inventory are eligible for compensation at the time of resettlement. Affected households or communities are further informed of the deadline and the restrictions associated with it.

The deadline is the date of completion of the census of properties (inventory survey) and people affected by the project (comprehensive socio-economic survey). It has been set for **28 January 2021**. This deadline was set and made public during the public consultation sessions and focus groups (see meeting report in Annex 6). People who settle after this date are not eligible for compensation (NP5 §20, NO20.2)

Community members who claim that they are legitimately entitled to compensation, but who are not included in the census, can submit their complaints through the grievance management system set up by the project.

Census data is only considered valid for three years after the cut-off date and must be updated thereafter if necessary. Therefore, restricted areas are only valid for three years. All new buildings, fields or inhabitants must be included in the new census and are fully eligible for compensation.

#### 6.1.2. Eligibility matrix

##### ■ Eligibility for compensation for land

According to the NOS5, the following are eligible for compensation

- People who have formal legal rights to the land or property concerned;
- Persons who do not have formal legal rights to the land or property in question but who have claims to that land or property that could be recognised under national law;
- Affected people who have no legal right or claim to the land or property they use: they are not eligible for land compensation, but may be eligible for resettlement and assistance in restoring their livelihoods, as well as compensation for loss of property (NP5 NO10.1).

The first two categories of Project Affected Persons (PAPs) receive compensation for the land they lose and also resettlement assistance. The third category only receives resettlement assistance in lieu of compensation for the land they occupy, and any other assistance to achieve the objectives set out in this RAP, provided that they have occupied the land in the project area before the cut-off date. Therefore, informal occupants in this category are recognized by NP5 as eligible for resettlement assistance (allowances cf. compensation matrix) and compensation for all their immovable possessions (crops, buildings...) on the land they do not own, but not for compensation for the land they occupy.

Any other person coming to occupy the displaced areas after the deadline is not eligible for compensation or other forms of assistance.

##### ■ Eligibility for compensation for goods

All PAPs in the three categories of PAPs will receive compensation for the loss of assets other than land. The principles of compensation are defined according to the type and extent (full or partial) of losses, as well as the tenure status. They are presented below according to the types of losses suffered:

- Loss of land ;
- Losses of structures (housing and other) and infrastructure;
- Income losses.

For land losses, a distinction can be made between the different types of land which are

- Land protected by title;
- Rural land protected by a certificate of land ownership;
- Land protected by titles of enjoyment (allocation order, provision order, occupation permit, urban habitation permit, exploitation permit and lease);
- Customary land ;
- Land occupied without any formal title (land title or tenure) or customary title.

According to the types or status of occupation thus defined, three types of relationship to the land correspond, as follows

- Landowning farmers who are self-developing their formally and/or customarily acquired land (these farmers will receive compensation for loss of land and crop). These farmers may also be tenants of other land in the project area. Nevertheless, the **number of owner-operators is 244**;
- Non-farming owners who have rights to land that is either set aside or in reserve, or loaned to a third party for temporary use, the **number of non-farming owners is 626**;
- Non-owner farmers who occupy land on loan or lease from others for temporary use or exploitation. The latter may also own other plots in the project area. **The number of non-owner farmers is 312**.

For each of these three types of occupation and relationship to the land, there are two possible forms of impact:

- Total loss if, firstly, the project covers the entire plot or if, secondly, it occupies such a large part of it that the remaining area of the plot is no longer viable or usable after the project;
- Partial loss refers to cases where the land is affected by the project, but does not permanently affect its use or the affected part does not affect structures and buildings.

For the loss of land, the compensation is intended to provide the owners whose land is affected by this project with compensation for the loss of land, investment in the land (labour invested, equipment, etc.), crops or income from the land. This compensation will be valued at full replacement value based on market costs.

Non-owner farmers are not eligible for compensation for the loss of land. This right belongs to the formal owner of the land (with a formal or customary right).

For losses from main and ancillary buildings (including dwellings), two forms of losses are possible:

- Total loss, which indicates that the equipment is completely destroyed or permanently out of use and that a replacement is needed;
- Partial loss includes structures that are damaged, but can be restored afterwards.

Loss of income must be assessed in direct relation to the type of activity disrupted. In this case, the following three cases are considered as principles of expropriation

- Temporary cessation, which means that the activity is no longer carried out for a certain period of time, resulting in a temporary suspension of the income-generating activity;
- Relocation, which implies that the company, shop or vendor has to abandon the site that was used for the income generating activity and transfer the activities to another site. In this case, there is not only loss of income for the transition period, but also additional infrastructure and land, depending on whether the PAP owns the property;
- Permanent loss of income when the activity is permanently compromised due to the displacement of the PAP.

In all three cases, the basic principle of compensation according to the NOS5 requires that temporary or permanent income losses be taken into account, based on an estimate of the duration of the disruption of the income-generating activity and the average income from the activity.

■ Eligibility matrix

Table 16 Compensation matrix

Property	Impacts	Eligibility	Government compensation measures	Proposed additional compensation measures
<b>Land</b>	Loss of land	Owner	Financial compensation	<p>Evaluation of the loss of earnings between the state compensation and the market value. The amount can be chosen by the PAP:</p> <ol style="list-style-type: none"> <li>1) be financially compensated to the PAP OR ;</li> <li>2) be added to the amount compensated by the state when the PAP buys new land OR ;</li> <li>3) be injected into the PAP's individual livelihood recovery plan.</li> </ol>
<b>Multiannual and annual non-woody crops</b>	Crop loss	Farmer who owns the crop (may or may not own the plot)	No provision	<p>Compensation for crop loss at local market value if the crop could not be harvested OR ;</p> <p>Injection into the PAP's individual livelihood recovery plan.</p>
<b>Woody perennial crops (trees)</b>	Loss of products (wood and non-wood)	Owner of the trees	No provision	<p>Compensation, taking into account market rates and the basic elements of the lost trees (utility, diameter, acquisition cost, maintenance, etc.) and the loss of income before the production period or before the exploitation age.</p>
<b>Structures</b>	Main structures and annexes for dwellings	Owner of the structure	Financial compensation	<p>Evaluation of the loss of earnings between the state compensation and the market value. The amount can be chosen by the PAP:</p> <ol style="list-style-type: none"> <li>1) be financially compensated to the PAP OR ;</li> </ol>

			<p>2) be added to the amount compensated by the State when a new building is purchased or constructed by the PAP OR ;</p> <p>3) be injected into the PAP's individual livelihood recovery plan.</p> <p>AND</p> <p>Removal allowance which may be paid to the PAP directly or to a service provider who will carry out the removal.</p>
Main structures and annexes for housing	Tenant		<p>Cash compensation equivalent to the deposit needed to secure rental accommodation</p> <p>AND</p> <p>Moving allowance</p>
Main structures and annexes for other uses (trade, warehouses etc.)	Owner of the structure	Financial compensation	<p>Assessment of the shortfall between the state compensation and the market value. Injection of the amount into the personalised livelihood recovery plan.</p> <p>The amount for which the PAP is eligible can be :</p> <p>4) be financially compensated to the PAP OR ;</p> <p>5) be added to the amount compensated by the state when a new structure or building materials are purchased by the PAP OR ;</p> <p>6) be in the PAP's individual livelihood recovery plan.</p>
Main structures and annexes for other uses (trade, warehouses etc.)	Owner-lessor	Financial compensation for the built property	<p>Assessment of the shortfall between the state compensation and the market value. Injection of the amount into the personalised livelihood recovery plan.</p>

The amount for which the PAP is eligible can be :

- 4) be financially compensated to the PAP OR ;
- 5) be added to the amount compensated by the state when a new structure or building materials are purchased by the PAP OR ;
- 6) be in the PAP's individual livelihood recovery plan.

AND

An allowance equivalent to 6 months of the rent received by the PAP.

	Main structures and annexes for other uses (trade, warehouses etc.)	Tenant		Assessment and compensation for the cost of relocation and loss of income during the relocation period, assessed on the basis of a categorisation of small-scale activities to be established under this RAP; consideration of potential employees for loss of income
<b>Economic activities</b>	Small informal and medium and large-scale activities	Operator of the activity	Compensation for the value of the building for the building owner	Assessment and compensation for the cost of relocation and loss of income during the relocation period, assessed on the basis of a categorisation of small-scale activities to be established under this RAP; consideration of potential employees for loss of income (see Employment section below).
<b>Moving</b>	Moving	Resident on site, regardless of tenure status (including squatters)		Lump sum removal allowance for tenants and squatters
	Material recovery	Owner of the buildings	Right to recover materials.	No additional provisions required

<b>Employment</b>	Loss of employment	of Any person who has a permanent paid job on the project site	No provision	Compensation of 3 months' salary on the basis of the income declared by the PAP and her employer.
<b>Cultural heritage</b>	Loss of places of worship	Community/association	Compensation for the value of the building	Assessment of the shortfall between the state compensation and the market value. Injection of the amount into the personalised livelihood recovery plan.
	Moving and objects	graves sacred	Family/ individual	No provision
				Payment of costs related to the removal of graves and fetishes

## 6.2. Property valuations and compensation by the government

### 6.2.1. The land

The ANDF used the report of the land and property valuation study carried out by the ECOPLAN firm to make the compensation payments to the PAPs (December 2020, January and February 2021).

- With regard to land, Law No. 2019-46 of 27 December 2019, however, the Finance Law for the 2020 management, presents the reference system of unit prices for renting and transferring land in the private domain of the State and local authorities in the Republic of Benin. In accordance with this reference system, the basic values are as follows

UA: Zè, Tori-Bossito, Kpomassè and Toffo, Bopa and Houéyogbé, Athiémé

*Table 17 Benchmark of unit prices for renting and transferring the State's private domain. Source: Finance Act 2020*

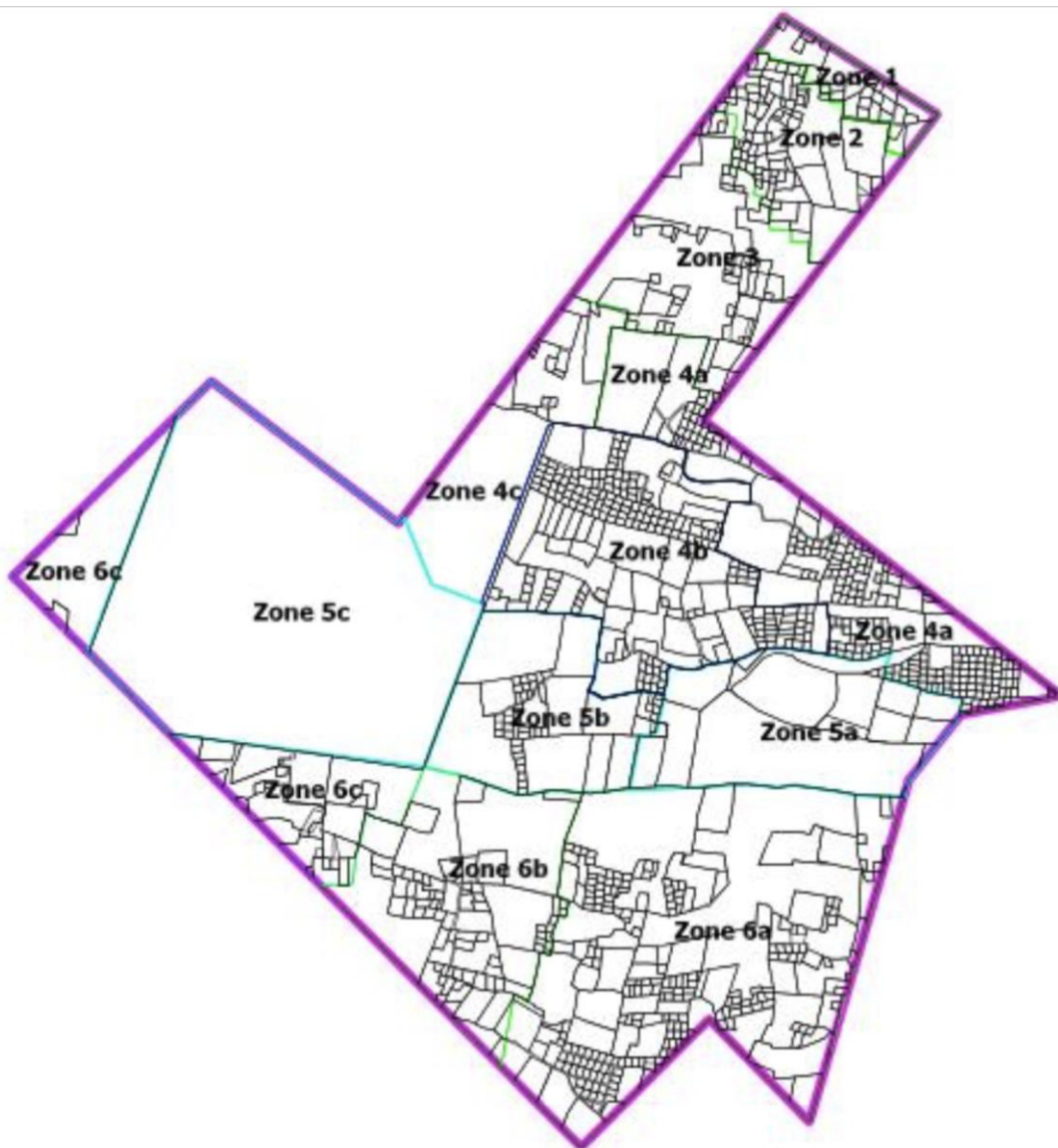
		Rental value	Transfer value Fcfa
City centre	Zone 1	250	1800
Residential area	Zone 2	150	1200
Suburban area	Zone 3	125	1000
Rural area	Zone 4	100	200

The modalities of compensation for the PAPs of the Glo Djigbé SEZ, adopted by the Council of Ministers on 28 October 2020, are presented below:

*Table 18 Distribution of prices per hectare by zone. Source: Ecoplan report*

Zones	Position of the area in relation to RNIE 2	Unit price in Fcfa per ha
1		12 500 000
2		7 000 000
3		3 950 000
4		2 000 000
5		1 500 000
6		1 200 000
7		1 100 000

The division is shown in the map below from the Ecoplan report:



*Card 8 Breakdown of land by value assigned for state compensation*

On reading this map, it can be noted that the distance to the national road, which is the criterion used for the evaluation of land in the successive finance laws in Benin, has not been followed and that the distribution of zones 4a-b-c and 5a-b is difficult to explain.

On this basis, the estimates of the land values of the PAPs result in an amount of 1,240,736,875 CFA francs.

The State data provided by ARISE gives details of the compensation received for PAP land by PAP, however, the still existing conflicts between the data do not allow to provide details of the complementary PAP compensation by PAP.

**6.2.2. The frame**

Regarding buildings, the State relied on the Ecoplan report, which does not provide any justification or evaluation method, but does provide the following information:

	TYPE DE CONSTRUCTION	Matériaux	Coût au m2 utile	Variante brique de terre
	RDC tôle	Agglos, tôle, chape ciment, faux plafond contreplaqué, menuiserie bois, persiennes métalliques, peinture	150.000	120.000
		Idem avec sols carrelé et Naco et grille	175.000	140.000
		Sans crépissage, Sans peinture	-15%, -5%	-15%, -5%
	RDC dalle	Agglos avec dalle de béton, Naco et grille antiviol, carreaux au sol et toilettes, menuiserie bois et métallique, peinture	225.000	180.000
		Sans crépissage, Sans peinture	-15%, -5%	-15%, -5%
	R+1	Agglos avec dalle de béton, Naco et grille antiviol, carreaux au sol et toilettes, menuiserie bois et métallique, peinture	250.000	200.000
		Sans crépissage, Sans peinture	-15%, -5%	-15%, -5%
	Clôture et portail	Agglos avec portail métallique peint	30.000	24.000
		Sans crépissage, Sans peinture	-15%, -5%	-15%, -5%
		Terrasse carrelée	50.000	
		Terrasse cimentée	30.000	
		Cour intérieure cimentée	15000	
	Puits		200.000	
	Forage avec bâche à eau		400.000	
	Autres	A apprécier		
	Abattement pour non-achèvement selon un pourcentage fixé par dire d'expert selon le niveau atteint (60% chaînage haut, 40% couverture sans menuiserie, etc)			

Figure 13 Price matrix for building compensation. Source: Ecoplan report

It should be noted, however, that the valuation of the entire building stock corroborates (and exceeds) the replacement value at market cost as proposed for the valuation of the additional compensation. Thus, no additional compensation is required for the building stock.

### 6.2.3. Crops, trees and plantations

Although a compensation scale was proposed by Ecoplan, it seems that the state has chosen not to compensate for agricultural or forestry-related improvements, plantations and trees.

### 6.2.4. Summary of state compensation

For this expropriation campaign ECOPLAN for the State has evaluated the following amounts

Land : 1,240,736,875 F CFA / 2,294,122 USD.

Construction : 790,315,162 F CFA / 1,461,292 USD.

GRAND TOTAL : 2,031,615,025 F CFA / 3,756,456 USD.

The detailed report on property valuations can be found in the ECOPLAN report which is available.

## 6.3. Valuation of assets at full replacement cost

Since, in the implementation of the State expropriation, the PAPs have already been compensated according to a scale decided by an ad hoc committee, the project will only have to pay the difference between what the State paid to the PAP and the compensation value at market price in order to ensure compensation at full replacement cost.

*The valuation of the assets impacted by the project is based on the principle of full replacement cost, the details of which are provided in NP5 §9 NO22. NP5 defines full replacement cost as "the market value of the assets plus transaction costs. Using this valuation method, depreciation of infrastructure and assets should not be taken into account. Market value is defined as the value necessary to enable affected individuals and communities to replace lost assets with new assets of similar value. (footnote 4).*

The losses generated by the project are as follows:

- Loss of access to land ;
- Loss of crops (crops and trees) for all individual owners and farmers;
- Destruction of built assets (houses and granaries etc.).

The estimation of losses and compensation not only ensures that PAPs are compensated as fairly as possible, but also ensures compliance with the IFC's LOS5 on land acquisition and involuntary resettlement, the standard on which the social and environmental standards accompanying the project are based:

- Avoid, and wherever possible limit, involuntary resettlement by considering alternative project designs;
- Avoiding forced eviction ;
- Anticipate and avoid, or where avoidance is not possible, limit negative social and economic impacts resulting from land acquisition or restrictions on land use by :
  - Providing compensation for the loss of assets at replacement cost:
  - Ensuring that resettlement activities are accompanied by appropriate provision of information, informed consultation and participation of those affected;
- To improve or at least restore the livelihoods and living conditions of displaced persons;
- Improve the living conditions of physically displaced people through the provision of adequate housing with security of tenure in resettlement sites.

### 6.3.1. Land

#### 6.3.1.1. Law No. 2019-46 of 27 December 2019 yet the finance law for the management

Law No. 2019-46 of 27 December 2019, however, presents the benchmark for unit prices for rental and transfer on the private domain of the State and local authorities in the Republic of Benin. In accordance with this reference system, the basic values are as follows

Délimitation	PRIX AU M <sup>2</sup> NON BATI		
	ZONES	VALEURS LOCATIVES ANNUELLES	PRIX DE CESSION EN 2020
<b>ZE, TORI-BOSSITO, KPOMASSE ET TOFFO, BOPA ET HOUHEYOGBE, ATHIEME</b>			
Centre-ville	Zone 1	250	1 800
Zone d'habitation	Zone 2	150	1 200
Zone suburbaine	Zone 3	125	1 000
Zone rurale	Zone 4	100	200

Figure 14 Reference system of unit prices for rental and transfer on the private domain of the State and local authorities in the Republic of Benin

#### 6.3.1.2. A dynamic market

The project is located in an area where the land market is relatively dynamic. Thus, the amounts proposed in the Finance Act do not reflect the market cost.

Moreover, as the law indicates and according to information gathered from the authorities and real estate agencies, land values decrease the further one moves away from the centre of the project area, on the one hand, and the city of Cotonou, on the other. This can also be observed in the commune of Zê, where the land around the RNIE2 and the tarmac roads has higher values than the land behind it. The same is true in the vicinity of socio-collective facilities. The analysis of land transactions between 2016 and 2020 carried out in the mayor's office of Zé (land register attached in Annex 1) shows that in the project area, the cost of land varies between 20 and 7,000 FCFA per m<sup>2</sup> depending on the proximity to the road and the centrality of the

plot. The land impacted by the project closest to the RNIE2 is more expensive than the others and corresponds to a residential area. The highest average value over the period 2016-2020 is 4000 CFA per square metre. This value is used here to determine the market price in the city centre.

Thus, if the same Downtown/Housing Zone ratios are applied, the cost of the roadside land considered as housing zone will be CFA 2,666.67 per metre. This price is therefore the highest applicable in the project area. It is on the basis of this price and the zoning provided by the ANDF in November 2020 that the replacement price of the land is evaluated (see handwritten document in Annex 7).

Table 19 Price depreciation ratios proposed by ANDF

Distance to RNIE2 in metres	Ratio applied by ANDF
D<100	100%
100<D<300	56,00%
300<D<586	31,60%
586<D<1300	16,00%
1300<D<1900	12,00%
1900<D<2290	9,60%
2290<D<2760	8,80%

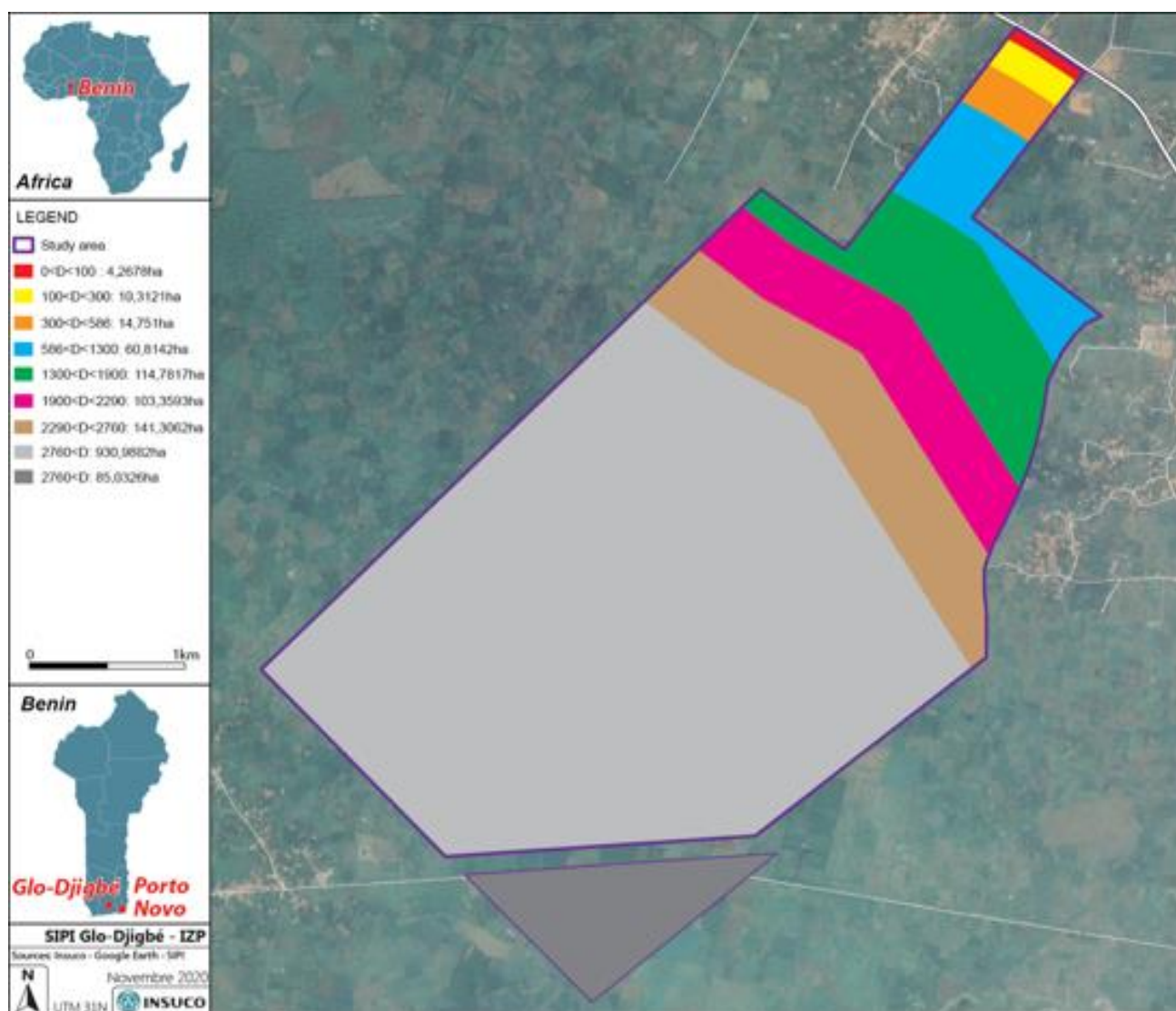
### 6.3.1.3. Rates applicable to impacted land

Accordingly, the following values apply:

Table 20 Values of land prices in relation to ANDF depreciation ratios

Location of the land	CFA	USD	Unit
D<100 from the national road	2 666,67	4,80	Square metre
100<D<300 in relation to the national road	1 493,34	2,69	Square metre
300<D<586 from the national road	842,67	1,52	Square metre
586<D<1300 from the national road	426,67	0,77	Square metre
1300<D<1900 in relation to the national road	320,00	0,58	Square metre
1900<D<2290 in relation to the national road	263,47	0,47	Square metre
2290<D in relation to the national road	234,67	0,42	Square metre

The map below shows the proposed zoning by price category, according to the distance to the main road, in accordance with the Finance Act.



Card 9 Distribution of the field areas according to their distance from RNIE2

Finally, for titled land, the final value of the land will have to take into account the cost of obtaining the land title according to the formula presented in the table below.

Table 21 Methods of calculating compensation rates for titled land

Type of losses	Basic elements of calculation	Compensation cost
<b>Agricultural land with title to use</b>	Area (m <sup>2</sup> , ha): S Unit cost: CU Development cost: CA Land tenure security costs (demarcation, stamp fees, etc.): FSF	(S x CU) + CA + FSF

#### 6.3.1.4. Assessment of compensation for land impacted by the project

The valuation presented below represents the total value of the property concerned and does not take into account the part compensated by the State. This table 22 presents the valuation of each area on the basis of the market cost assessed in accordance with the practices of the Finance Act. The amount to be borne by the project (the difference between what the State has compensated and the market price) is presented in Chapter 7 presenting the budget of the Supplementary Resettlement Action Plan.

Table 22 Estimate of full land compensation

Distribution 400 ha area by zone INSUCO	ha	Unit price M2 per zone Market	Unit price ha per zone Market	Prices by area Market
D<100 from the national road	4,71	4,80	48 000,06	226 080,28
100<D<300 in relation to the national road	10,90	2,69	26 880,03	292 992,37
300<D<586 from the national road	15,20	1,52	15 168,02	230 553,89
586<D<1300 from the national road	80,10	0,77	7 680,01	615 168,77
1300<D<1900 in relation to the national road	130,00	0,58	5 760,01	748 800,94
1900<D<2290 in relation to the national road	93,00	0,47	4 742,41	441 043,75
2290<D in relation to the national road	66,09	0,42	4 224,01	279 164,51
<b>TOTAL</b>	<b>400,00</b>			<b>2 833 804,50</b>

This amount is based on a systematic calculation of the areas per zone. Thus, the difference with the total amount of compensation is explained by :

- Consideration of non-inventoried areas (by the State and Insuco);
- Areas that cannot be compensated for because they are not allocated (access roads, sacred forest, wetlands, etc.)

### 6.3.2. Structures

In order to determine the cost of full replacement of the building, the buildings were classified into three categories presented in the following points:

- Buildings made of perennial materials: This category includes all buildings in which all the materials of the roof, walls and floor are made of perennial materials:
  - Roofs: tiles or sheet metal;
  - Walls: breeze block, cement brick ;
  - Floors: cement.
- Buildings made of non-permanent materials: This category includes all buildings where all roof, wall and floor materials are made of non-permanent materials:
  - Roofs: straw/wheat ;
  - Walls: mud bricks ;
  - Floor: clay.
- Mixed-material buildings: This category includes buildings where at least one of the building components (roof, walls or floor) is not made of perennial materials.

No account is taken here of whether the structures are occupied or used on a permanent or seasonal basis. Any structure is taken into account in assessing the amount for which each PAP will be eligible.

The assessment is based on the cost of new materials (without depreciation of the building) and the area of the building.

#### 6.3.2.1. Buildings made of durable materials

The Consultant asked a civil engineer to provide a quotation for the construction of a 204 m<sup>2</sup> house in perennial materials. Perennial materials are all materials that have a long life span. These include cement, stone, sheet metal, etc. They are opposed to earth, straw, etc. The total amount is shown below and the full quotation can be found in Annex 6.

Thus, on a per square metre basis, the cost of constructing a dwelling in perennial materials (for the compensation of such a building or the estimated cost of reconstruction for any dwelling building) amounts to 75,000 CFA francs per square metre of building, taking into account window frames and labour.

### 6.3.2.2. Buildings in non-permanent materials

The Consultant consulted a civil engineering technician working in the project area and the public market price lists in Benin.

Per square metre, the construction of a property in non-perennial materials in the project area costs 40,000 CFA francs for a dwelling hut (with a mud floor, banco walls and straw roof). This price applies to houses and other goods built (kitchen, pantry) in the same materials. It takes into account the frames and labour.

### 6.3.2.3. Mixed constructions (perennial and non-perennial materials).

Like the first two categories, mixed-material buildings are valued on the basis of their surface area and the materials used. The price per square metre for this category is assessed at 50,000 CFA francs per square metre of building, taking into account the frames and labour.

Thus, for example, a building with walls and floor made of non-permanent materials but a roof made of perennial materials (sheet metal or tiles) is valued at CFAF 50,000 per square metre.

### 6.3.2.4. Commercial structures

The valuation of commercial structures is based on building materials and building area. The proposed rates are the same as above.

The loss of activity or salary will be taken into account in the PRMS (see Chapter 7).

### 6.3.2.5. Other buildings/structures

Wells, boreholes and other infrastructure were similarly assessed to arrive at the following proposal:

Table 23 Applicable tariffs for ancillary structures and other infrastructure and equipment

Other infrastructure and equipment	Unit of measurement	Total cost FCFA	Total cost USD
Traditional wells	The unit	250 000	450
Drilling	The unit	300 000	540
Cemented basin	The unit	50 000	90
Tanker	m <sup>3</sup>	15 000	27
Wooden latrine	The unit	10 000	18
Wooden shed	m <sup>2</sup>	5 000	9
Banco hut	m <sup>2</sup>	40 000	72

### 6.3.2.6. Assessments of the compensation of structures

The valuations presented below represent the total value of the properties concerned (individual valuations for the different structures are available in Annex 8) and do not take into account the part compensated by the State. The amount to be borne by the project is presented in Chapter 7 presenting the budget for the Supplementary Resettlement Action Plan.

Table 24 Assessment of the main structures

	Eligible	USD valuation
Housing function	78	1 130 845

<b>Warehouse</b>	5	59 355
<b>Hotel/inn/restaurant</b>	4	53 388
<b>Religious</b>	1	5 783
<b>Other and under construction</b>	1	3 150
<b>TOTAL</b>	89	1 252 521

Table 25 Assessment of ancillary buildings

	Eligible	USD valuation
<b>Shelters/pavilions</b>	18	19 937
<b>Other</b>	42	20 667
<b>Fences</b>	3	841
<b>Trade</b>	5	12 982
<b>Kitchen</b>	7	11 157
<b>Drilling</b>	11	5 940
<b>Latrines/showers</b>	30	1 026
<b>Well</b>	9	4 050
<b>Storage</b>	5	5 863
<b>Total</b>	130	82 463

### 6.3.3. Crops

The study distinguishes between annual, biannual (twice a year), biennial (every two years) and perennial crops. The first two have a well-defined production cycle in time, while the latter take a number of years to come into production and then have variable yields depending on their maturity.

#### 6.3.3.1. Annual and biennial crops

Annual crops (one-year growing cycle) and biennial crops (two-year growing cycle) will only be compensated in case of destruction. Note that for the sake of simplification, pineapple is considered here as belonging to this category, even though its vegetative cycle is 2.5 to 3 years, and can even go up to 4 years in the case of a third harvest on the same plant.

The methodology applied consisted of a linear survey of all the crops present in the study area.

The Consultant proposes to compensate farmers for the loss of their crops for one year. The majority of crops on the project-impacted land (all except cassava) are biennial crops. PAPs will thus be compensated for one to two crops (based on the nature of the crop: annual or biennial).

In order to obtain the price per square metre of a crop, the average yield of the crop in kg/ha must be multiplied by the selling price of the crop in CFAfr/kg on local markets.

A study of the sale prices of crops was conducted in the markets of Zê, Akassato and Zinvie in order to determine the sale price per kilogram.

Yields were provided by the Agence Territoriale de Développement Agricole (ATDA) in Zê in the project area to obtain official figures on the yield squares observed in the area.

Table 26 Prices of crop products in markets in the area

Culture		Price in F CFA/kg Marche Zê plaque	Price in FCFA/kg Akasato Walk	Price in F CFA/kg Zinvie Walk	Average price CFA	Average price USD
<b>Cereals</b>	<b>Maize</b>	200,0	250,0	250,0	233,3	0,4
	<b>Mil</b>	450,0	475,0	500,0	483,3	0,9
	<b>Sorghum</b>	450,0	500,0	500,0	483,3	0,9
<b>Tubers</b>	<b>Cassava</b>	200,0	200,0	175,0	183,3	0,3
	<b>Sweet potato</b>	175,0	150,0	150,0	158,3	0,3
	<b>Yam</b>	450,0	500,0	500,0	483,3	0,9
	<b>Taro</b>	300,0	300,0	300,0	300,0	0,5
<b>Oilseeds</b>	<b>Peanut</b>	600,0	650,0	600,0	600,0	1,1
<b>Market gardening</b>	<b>Green bean</b>	500,0	450,0	400,0	433,3	0,8
	<b>Okra</b>	400,0	450,0	400,0	400,0	0,7
	<b>Chilli</b>	1 600,0	1 600,0	1 500,0	1 533,3	2,8
	<b>Tomato</b>	500,0	500,0	550,0	533,3	1,0
	<b>Cabbage</b>	600,0	625,0	650,0	633,3	1,1
	<b>Cucumber</b>	500,0	450,0	500,0	500,0	0,9
	<b>Cowpeas</b>	450,0	500,0	500,0	483,3	0,9
<b>Pulses</b>	<b>Soya</b>	375,0	350,0	300,0	325,0	0,6
	<b>Dry red bean</b>	500,0	700,0	600,0	566,7	1,0
	<b>Peas</b>	550,0	600,0	550,0	550,0	1,0
	<b>Various vegetables</b>	375,0	400,0	400,0	391,7	0,7

As the market survey reveals, small price differences were observed between markets.

We systematically went to the deconcentrated directorate of the Agence Territoriale de Développement Agricole (ATDA) in Zê, in the project area, to obtain the official figures for the yield squares observed in the area. These values are shown in the table below.

Table 27 Official figures for the yield squares observed in the area

Crops	Yield (kg/ha)	Crops	Yield (kg/ha)
Maize	3000	Chilli	5000
Mil	1200	Tomato	9050

Sorghum	1000	Cabbage	1675
Cassava	24000	Cucumber	1875
Sweet potato	20000	Cowpeas	2500
Yam	15000	Soya	30000
Taro	5000	Dry red bean	2500
Peanut	2130	Peas	1200
Green bean	2500	Varied vegetable	5000
Okra	9500		

Principle for calculating the value of annual and biennial crops

Compensation for standing crops is one of the cases in the compensation programme where it is difficult to replace the loss in kind. Therefore, the calculation of crop compensation is based on an estimate of the replacement cash value of the lost entity, i.e. the value of the expected harvest.

The replacement value for the loss of these standing crops is therefore calculated by multiplying the annual crop yield (kg/ha) by the average retail price of the crop (CFA Francs/kg) by the area of the agricultural plot under consideration.

$C = PR \times RD \times S$ , where

- C = Compensation for loss of standing crop (in CFA Francs)
- PR = Retail price of the harvested product (in CFA Francs / kg)
- RD = Crop yield per unit area (kg/ha)

S = Cultivated area (in ha)

The following table shows the prices per hectare and per square metre obtained for the different crops grown in the project area.

*Table 28 Price per hectare and per m<sup>2</sup> obtained for crops grown in the project area*

Culture	Yield (kg/ha)	Sales price (FCFA/kg)	Gross revenue per ha for one crop (FCFA/kg)	Gross revenue per m <sup>2</sup> for a crop (FCFA/kg)	Gross revenue per ha for one year (FCFA/kg)	Gross income per m <sup>2</sup> for one year (FCFA/kg)
Maize	3000	233,3	699900	69,99	1399800	139,98
Mil	1200	483,3	579960	57,996	579960	57,996
Sorghum	1000	483,3	483300	48,33	4833300	483,33
Cassava	24000	183,3	4399200	439,92	8798400	879,84
Sweet potato	20000	158,3	3166000	316,6	3166000	316,6
Yam	15000	483,3	7249500	724,95	7249500	724,95
Taro	5000	300,0	1500000	150	1500000	150
Peanut	2130	600,0	1278000	127,8	1278000	127,8

<b>green bean</b>	2500	43,3	108250	10,825	108250	10,825
<b>Okra</b>	9500	400,0	3800000	380	3800000	380
<b>Chilli</b>	5000	1533,0	7665000	766,5	7665000	766,5
<b>Tomato</b>	9050	533,3	4826365	482,6365	4826365	482,6365
<b>Carrot</b>	13300	869,0	11557700	1155,77	11557700	1155,77
<b>Cabbage</b>	1675	633,3	1060777,5	106,07775	1060777	106,0777
<b>Cucumber</b>	1875	500,0	937500	93,75	937500	93,75
<b>Watermelon</b>	50000	70,0	3500000	350	3500000	350
<b>Cowpeas</b>	2500	483,3	1208250	120,825	1208250	120,825
<b>Soya</b>	30000	325,0	9750000	975	9750000	975
<b>Dry red bean</b>	2500	566,7	1416750	141,675	2833500	283,35
<b>Peas</b>	1200	550,0	660000	66	660000	66
<b>vernonia</b>	13500	200,0	2700000	270	2700000	270
<b>Various vegetables (green beans, amaranth, chayo, etc.)</b>	5000	391,7	1958500	195,85	1958500	195,85

### 6.3.3.2. Perennial crops

Compensation for perennial crops is based on the calculation of their replacement value: the average annual production yield of a tree is multiplied by the retail price of the production and by the time needed for a tree to reach its mature production level. When trees have been voluntarily planted by their owners, it is necessary to compensate also for the costs of establishing the crop.

Since they are either grown in small groups/isolated trees or in true plantations, the yield is reduced to a tree and not to a unit of area.

#### **Principle for calculating the value of perennial crops**

Compensation for lost income from the tree =  $C = (P \times R \times D) + P$

P = Retail price of harvested product (CFA/kg)

R = Average annual yield of a tree (kg/tree)

D = Time required for a tree to reach its mature yield (years)

P = Price per seedling including labour (CFA)

Note: the costs of setting up the crop in the case of planted crops are taken into account in the valuation of the plot.

- Furthermore, the compensation price of a fruit tree will depend on its level of production. Thus, if C= the price of a fully productive adult tree, then the different levels of growth will be taken into account as follows:

Compensation prices according to the level of production

Table 29 Formula for evaluating perennial crops according to production levels

Young Producers	Sprouts & Young	Non-Young Producer	Adult condition	in optimal	Declining adult
=C*45%		=C*80%		C	=C*50%

Table 30 Price of fruit trees per unit in FCFA

Species	Plant price FCFA	Retail price of harvested product (FCFA/kg)	Average annual yield of a tree (kg/tree)	Time to adult yield (years)	Young Sprouts & Young Non-producers FCFA	Productive youth FCFA	Adult in optimal condition FCFA	Adult declining FCFA
Cashew tree	400,00	400,00	10	5	9 180,00	16 320,00	20400	10200
Palm tree	400,00	250,00	12	8	10 980,00	19 520,00	24400	12200
Orange tree	200,00	165,00	13	9	8 777,00	15 604,00	19505	9753
Mango tree	400,00	250,00	10	5	5 805,00	10 320,00	12900	6450
Caicédra	400,00	350,00	10	5	8 055,00	14 320,00	17900	8950
Coconut tree	400,00	150,00	50	7	23 805,00	42 320,00	52900	26450
Colatier	400,00	450,00	4	4	3 015,00	5 360,00	6700	3350
Guava tree	800,00	300,00	15	3	6 435,00	11 440,00	14300	7150
Mandarin tree	900,00	300,00	30	3	12 555,00	22 320,00	27900	13950
Papaya	800,00	200,00	20	2	3 960,00	7 040,00	8800	4400
Lemon tree	400	250	6	4	2880	5120	6400	3 200

### 6.3.3.3. Evaluation of crop compensation

As the State does not compensate for the crops, this portion is entirely at the expense of the project and carried over in full to the budget presented in Chapter 7. Nevertheless, the timing of the works allowed some PAPs to harvest their crops. Thus, Arise entrusted the. Dr. Ir. Kisito Gandji to evaluate the compensation of crops not harvested and which could be impacted by the construction works. Impacted by the construction works.

The methodology and details of the calculations are presented in the report *Development of the crop price matrix at the Glo-Djigbe industrial estate, October 2021*.

The amount so determined is US\$1,238,720 (681,295,738 FCA).

This amount is carried over into the overall RAP budget.

### 6.3.3.4. Evaluation of trees for timber or energy with economic value

As the State does not compensate for the crops, this portion is entirely at the expense of the project and is carried over in full to the budget presented in Chapter 7.

*Table 31 Assessment of trees with economic value for timber and energy*

Petrol	Total compensation cost in USD
Baobab	107
Ebony	19
Eucalyptus	19 578
Moringa	17
Teak	131 489
<b>Total</b>	<b>151 210</b>

### 6.3.4. Temporary loss of activity

PAPs temporarily losing an income-generating activity will be offered a transitional allowance equivalent to at least 3 months of income generated by their activity. In case of relocation of the activity and reconstruction of the premises by the project, the project will cover the entire period of inactivity. The temporary loss of activity is taken into account in the PRMS. This value is calculated at the household level and does not specifically concern agricultural activities but more specifically commercial and or craft activities that would be interrupted for the duration of the household relocation process.

### 6.3.5. Cultural heritage

As no graves have been precisely located, the consultant proposes the following plan in case of grave discovery. Despite the existence of a draft decree regulating the funeral sector in the Republic of Benin, describing all the necessary steps and actors to be involved in the event of exhumation, no specific rules are applied by the prefectural and/or communal services. Thus, consultations with the services of the commune of Zê have made it possible to reach a consensus on the practice to be followed in the event of the discovery of a grave in the framework of the project.

Firstly, it will be necessary to prevent :

- The Mairie of Zê, the Chief of the Village where the grave was found and the Chief of the Tango-Gvevie District;
- The health services of the Zê town hall;
- Republican police.

These stakeholders will form an ad hoc commission that will approach the community to identify the family of the beneficiaries. Once the family has been identified, it will choose, with the support and guidance of the commission, the new burial site. The costs associated with the application of this method will be borne by the project leader.

In the case of the displacement of fetishes and sacred places, recourse to specialist fetishists is indicated. They use the oracle to investigate and propose appropriate traditional ceremonies when the time comes. The traditional healer met by the consultant did not give a price because the process varies from one fetish to another.

One place of worship and three voodoo sites were identified and mapped. The assessment of the buildings was carried out according to the methods detailed in section 6.3.2 of this document.

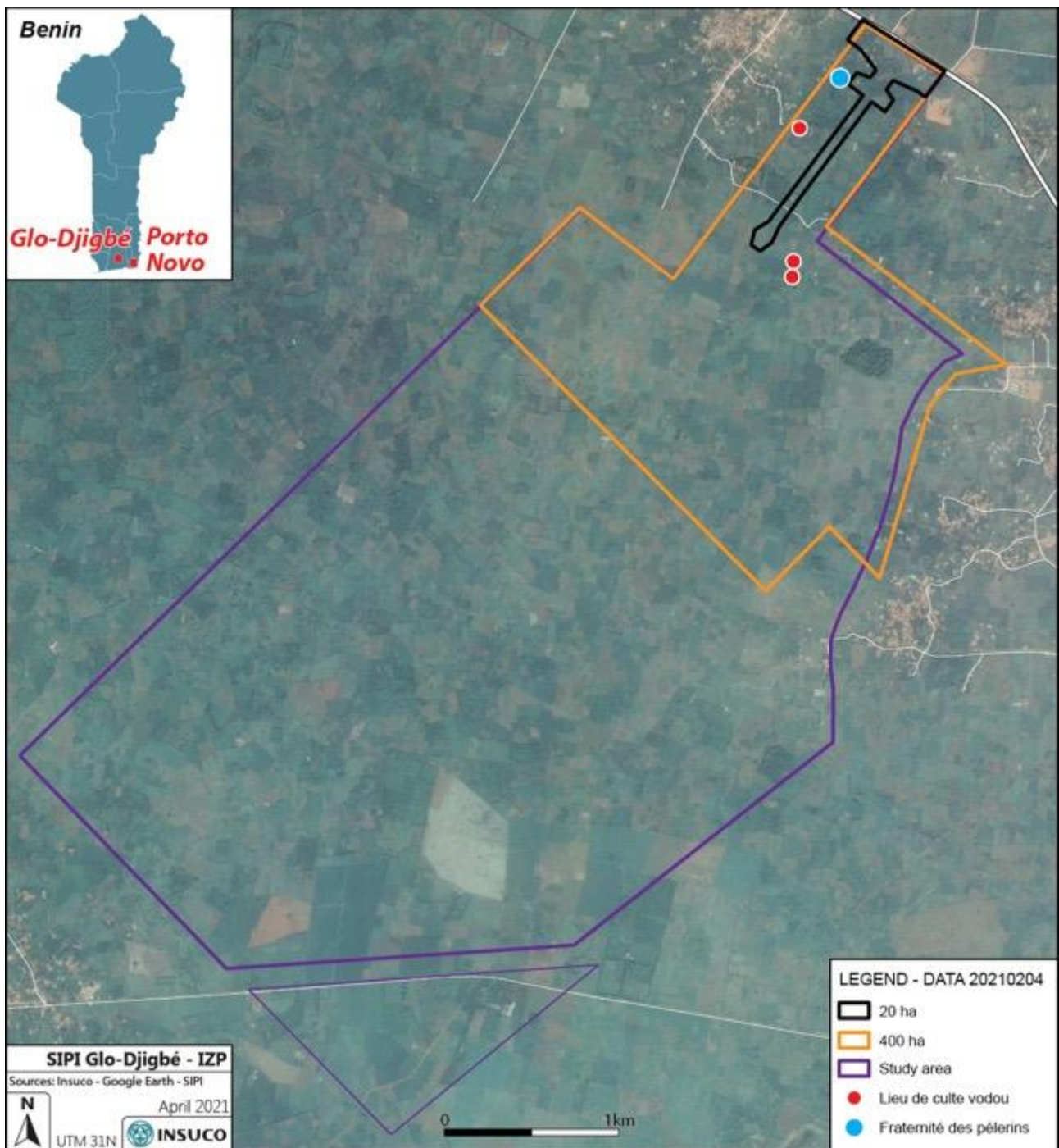
The costs of moving 'vodoun' sites vary enormously depending on the localities in Benin and the types of deities to be moved. According to the interviews conducted during the public consultations and focus groups with the dignitaries of the 'vodoun' cult in the commune of Zè, an average amount of **250,000 CFA francs** per deity was revealed, not including travel costs and the maintenance of the fetishists who will be present during the rituals.

Each deity to be displaced requires the presence of 3 fetishists. We can estimate the cost of maintenance or compensation per fetishist at approximately 25,000 CFA francs, i.e. 75,000 CFA francs for the three fetishists who will be present during the rituals, i.e. (250,000 CFA francs + 75,000 CFA francs) = 325,000 CFA francs for the total cost of moving a deity (TC).

But it will also be necessary to provide the land to house the fetish.

*Table 32 Estimated cost of moving cultural heritage*

<b>Expenditure</b>	<b>Estimated amount in USD per unit</b>	<b>Estimated amount in USD total</b>
<b>Move 1 fetish</b>	467	1401
<b>Fetishist's fee</b>	140	420
<b>Field identification</b>	500	1500
<b>Total</b>	1107	3 321



Card 10 Map 10: Representation of cultural heritage sites

## 6.4. Resettlement and compensation

Where displacement cannot be avoided, the client will provide communities and displaced persons with compensation for loss of assets at full replacement cost, as well as other assistance to improve or at least restore their living standards or livelihoods (NP5 §9).

Displaced persons should be given a choice of feasible resettlement options including alternative housing or monetary compensation (NP5 §20, 21).

For physically or economically displaced people whose livelihoods are based on land, land-based displacement strategies should be preferred (NP5 §9 NO24).

In the case of alternative housing, resettlement sites should be selected for their advantages in terms of availability of essential services and basic employment opportunities that enable displaced persons to improve or at least ensure an equivalent standard of living and livelihood (NP5 §22 NO50).

Monetary compensation may be offered to people who do not wish to continue living off the land, and who would prefer to buy their own land. Where monetary compensation is being considered, the ability of the population concerned to use the money received to restore their standard of living should be assessed (NP5 §9 NO25).

For monetary compensation, the compensation rate for lost property should be calculated at the full replacement price (i.e. the market price plus transaction costs). Rates should be adjusted for inflation at least once a year. For losses that cannot be properly valued or compensated in monetary terms, compensation in kind may be appropriate. However, this compensation must be in goods or resources of equivalent or greater value than those culturally acceptable to the community (NP5 §9 NO22).

The different types of compensation to which displaced persons are entitled according to their categories are as follows

### **Physically displaced**

Those who will be physically displaced will be offered a choice of feasible resettlement options (including adequate alternative housing or monetary compensation) and appropriate resettlement assistance (NP5 §20). If they own and occupy structures, they will be compensated for the loss of assets other than land, such as houses and other improvements to land, at full replacement cost (NP5 §22).

Compensation in kind will always be preferred to cash compensation (NP5 §21).

### **Economic displaced persons**

Economically displaced persons who suffer loss of property or access to property will be compensated for this loss at full replacement cost.

*In cases where land acquisition or land use restrictions affect commercial structures, the owner of the business concerned is compensated for the cost of restoring its business operations in another location, the net loss of income during the transition period and the costs of transferring and relocating its plant, machinery or other equipment.*

*In the case of persons with legal rights or claims to land that are recognised or capable of being recognised by the law of the land, provide replacement property (e.g. agricultural or commercial sites) of the same or greater value, where appropriate, cash compensation at full replacement cost.*

*In the case of economically displaced persons without legal claims to land, compensate them for lost assets other than land (including crops, irrigation infrastructure and other improvements to land) at full replacement cost (NP5 §27).*

*In addition, economically displaced people whose livelihoods or income levels are negatively impacted should also benefit from opportunities to improve or at least restore their income-earning capacity, production levels and living standards (NP5 §28).*

For all of the proposals below, husbands/wives and co-wives (if any) will be required to attend the presentation of individual livelihoods plans and sign them with the head of household.

### 6.4.1. Land replacement or compensation

This RAP does not foresee in-kind replacement of land in the project area because, from what emerged from the meetings and focus groups (PV in Annex 6) carried out in the field, also from the fieldwork and satellite image analysis, it seems difficult to propose in-kind replacement of land. Indeed, most of the 400 ha footprint is located on agricultural land and given the land occupation in the immediate vicinity of the project, it seems unlikely that 400 ha of agricultural land could be identified to relocate PAPs' agricultural activities. Furthermore, the 400 ha take is part of a larger project covering almost 1600 ha. Thus, it does not seem appropriate to provide replacement land that may be impacted in a few years.

Nevertheless, some PAPs from other regions of Benin have expressed their willingness to maintain their agricultural activity and feel that they are able to find land in their village of origin, often in areas where land pressure is lower. In this case, i.e. when the PAP finds a replacement land itself, the project commits to participate in the purchase of this new land up to the additional compensation for which the PAP is eligible for the land, with the principle of a replacement with equivalent surface and within the limit of a total cost equivalent to the market value of the impacted surface (excluding transaction costs). In order to limit speculation, the price per square metre of this replacement land will be taken from the finance law in force at the time of the transaction. Wherever possible, a land title or at least a certificate of land ownership should be given to the beneficiary PAP in order to ensure its land security.

Each impacted landowner will need to be informed of this option and will need to indicate their choice. This activity will require the full-time work of at least two members of the PAR-PRMS team. The first step will be to carry out the public information sessions and then to collect the choices. In a second phase, these agents will have to interact with the land services and the PAP to ensure that the land is available and that land tenure security is effective.

This will ensure that good practice regarding in-kind replacement of land and securing of land is followed despite the high land pressure around the Project. As the burden of finding replacement land is borne by PAP, the Project cannot commit to replacing all affected land. Thus, for land that is not replaced, compensation through the individual livelihood restoration plan will have to be offered.

#### **6.4.2. Reconstruction or compensation of buildings**

In all cases of physical displacement, the replacement cost must be at least sufficient to allow for the purchase or construction of housing that meets the minimum quality and safety standards acceptable to the community (NP5 objectives, Ndbp6).

It should be noted that the compensation paid by the State is, on the basis of the data provided by the State to ARISE, in line with (higher than) the estimate of all the buildings made by INSUCO. The amount communicated by the State to ARISE suggests that PAPs are able to acquire or rebuild buildings of at least equivalent size and constructed in durable materials.

However, as this data is provided for the whole project, it does not provide a sufficient level of detail to verify that each household receives compensation equivalent to the full replacement cost.

ARISE will, in the process, have to provide a relocation allowance to enable PAPs to move to their new home.

If direct financial compensation is not possible, ARISE will pay the removal costs directly to the owner of the rented vehicle and, if necessary, cover the cost of the labour involved in the removal/transport of the PAPs' goods.

#### **6.4.3. Cash compensation to the PAP**

Despite the reluctance of the State to allow ARISE to proceed with financial compensation, ARISE is keen to respect PAPs' choice and international standards and will, if PAPs so wish, offer financial compensation for all or part of the impacted assets eligible for compensation or replacement.

The financial compensation will be implemented by the private partner of the Project. It concerns all compensation and allowances to which PAPs are eligible.

For PAPs with bank accounts, the private project partner will prefer to pay the compensation by cheque in order to avoid the risks associated with holding large amounts of cash in households.

Financial compensation may be paid in cash if PAPs do not have a bank account or if they expressly request it. Nevertheless, PAPs that do not have a bank account or wish to open one, may be accompanied by the private project partner in the necessary administrative steps. Cash payments will be limited to the lowest amounts (less than 100,000 CFA francs, i.e. about twice the Beninese minimum wage estimated at about 40,000 CFA francs).

In both cases, the private project partner will be accompanied by a bailiff, lawyer or notary to certify the regularity of the transaction.

It will also be essential to ensure that, when compensation is paid, the women farming the affected crops are the ones receiving the compensation and not another, often male, family member. This applies both to female heads of household and to wives or daughters of the head of household who farm some of the household's

crops. This point also applies, more generally, to the equitable sharing of compensation and/or financial support within households.

For this purpose, PAPs will always have to be accompanied by at least one witness at the time of payment.

In addition, in order to comply with IFC standards, to ensure maximum transparency of the clearing process and to provide maximum security to affected persons in the receipt and management of their funds:

- Compensation is paid before the impacts occur.
- The compensation is calculated and paid in the country's currency, in CFA francs.
- Compensation is always paid in full to the eligible beneficiary upon completion of the census. No compensation is paid by proxy, except in the cases mentioned in cases where the eligible beneficiary identified by the census dies or cannot be found, ARISE will rely on a decision of the appropriate judicial authority to be able to pay compensation to another individual.
- Large amounts can be paid in several instalments (compensation for fruit trees in particular can be quite large) to mitigate the risk of misuse of cash by people not used to handling large sums of money and to replicate lost income streams over a period of time. A timeframe of two to six months may be proposed.
- If eligible PAPs are not willing to open a bank account, they will be given a bank deposit, which they can disburse at a bank of their choice.
- Fund management training and awareness programmes are implemented for all PAPs, especially vulnerable populations.

#### **6.4.4. Other forms of financial compensation**

##### **6.4.4.1. Joint and managed payment**

For any assets replaceable in kind according to the compensation matrix (including buildings and land), and in cases where additional compensation is required, the private project partner may accompany the eligible PAP in the purchase of the replacement asset.

Indeed, as the PAPs have already received the part of the financial compensation covered by the State, ARISE will only be responsible for the additional compensation.

In such cases, and in order to frame the transaction and to certify the regularity of the transaction, the latter will have to be framed by a bailiff, lawyer or notary, at the expense of the private partner of the project who will be the intermediary between ARISE, the PAP and the selling party in order to facilitate the transaction.

In this way, eligible PAPs will be able to replace their goods at full replacement cost, with ARISE bearing all costs associated with the transaction.

##### **6.4.4.2. Payment to a supplier**

For the compensation of goods (any property other than land and buildings) and/or allowances that are not taken into account by the State, the project partner may pay a supplier of goods or services directly to make them available to the PAP. The transaction costs will be borne by the private project partner. This solution will be particularly suitable for the payment of rent, vehicles and labour for the move.

##### **6.4.4.3. Individual Livelihoods Restoration Plan (ILRP)**

Finally, the PIRMS, developed below, will allow, if necessary, to integrate the amount of compensation to which each PAP is entitled individually into a package (purchase of seed, equipment...) linked to the training that the PAP will have followed. The PIRMS will then be considered as a conversion in kind of the amount of financial compensation to which the PAP is eligible.

The PIRMS will have to specify the list of affected properties and assets, the status of the PAP on all affected properties and the measures taken or compensation in kind foreseen to offset their losses.

A timetable for the implementation of individual livelihoods plans should be established and communicated to PAPs.

The amounts injected into each PIRMS will be equivalent to the difference between the compensation paid by the state services for the affected property and the replacement cost value of that property. For agricultural land, as it is difficult to talk about replacement cost given the pressure on land, we will take the market price as previously calculated as a basis. PIRMS must be differentiated from the "classic" PRMS since the former is in fact compensation provided in kind to overcome the specific constraints of the context. As such, individual plans should be equivalent to the loss suffered and, as the name suggests, individualised. The classic PRMS is discussed in Chapter 8.

Wherever possible and when replacement in kind is not possible, productive investments will be favoured. A list of possible investments will be discussed with PAP representatives. Once the list is determined, each PAP will be proposed a sector and a type of investment. The final choice will be made by the PAP and an individual livelihoods restoration plan will be signed by the head of household and his or her wife(s). It will include a timetable for implementation and specify the division of responsibilities between the project and the PAP.

A dedicated team within the project will be in charge of monitoring the investment projects, facilitating contacts with suppliers, potential trainers and the various actors in the sector. The objective of these investments must be to provide an income at least equivalent to the income from the impacted land. The amount of investment should be equal to the capital lost. It is important that the investments are, as far as possible, at least as sustainable as the affected capital.

The relevant productive investments for the area are as follows:

- Vegetable irrigation: If the project affects mainly agricultural land, PIRMS will only be able to focus on these agricultural investments for a specific category of PAPs, namely those who cultivate their own land and have land left after impact (221 out of 1161). It will also be necessary to ensure that the remaining land will not be affected in the medium term, so that the investments are not lost. The preferred agricultural investment will be irrigated market gardening, as this is the most likely to increase the economic productivity of the farm. Indeed, the objective is to maintain an equivalent income from a smaller area. This project could be carried out on the PAPs' remaining land if it is not affected in the medium term or on the land of the pilot farm developed by ARISE if the land becomes the property of the PAPs.
- Other investments, agricultural or non-agricultural, may be proposed. Their diversity will have to be limited in order to allow the team in charge of the follow-up to offer a quality support, notably in the choice of technical training, the realisation of market studies and the material contribution. These investments will be oriented to benefit as much as possible from the economic dynamics attached to the development of the Project. This point will be clarified in chapter 8.
- Provision of productive supplies: for those whose additional compensation is too low to make large investments, it is proposed to provide everyday consumer goods, which can be used as investments but can also be easily traded and stored. We are thinking here mainly of cement, invested in buildings, or fertiliser, invested in agriculture, but the final list will have to be drawn up in consultation with the PAPs.

There are two options for providing these productive materials in kind. The first is for the project to supply these goods directly through its purchasing department. The second is to organise a system of vouchers distributed to PAPs up to the amounts they are eligible for. This second proposal is more flexible and involves prior work with local suppliers of the selected goods. In both cases, a team of three people seems to be needed to carry out these tasks.

The articulation between the individual plans (PIRMS) and the classic PRMS can be summarised as follows: the PIRMS will make it possible to carry out the necessary investments thanks to the additional compensation, and the PRMS will make it possible to offer the framework for the development of this activity: training, technical, management and financial support, market study, etc.

## 7. Restoring and improving livelihoods

### 7.1. Principles

Restoration" should aim to address the following issues in a comprehensive manner:

- provide adequate agricultural land and sufficient assistance to cultivate that land where livelihoods are based on land;
- ensure that there is no net loss of employment among households affected by resettlement (i.e. find or create employment opportunities where appropriate);
- improve the housing of affected people and their access to social services such as education and health care;
- look carefully at social networks and how these can be recreated in resettlement sites, particularly for vulnerable people;
- review and support the local institutional structures needed to implement and support resettlement;
- design explicit mitigation measures to ensure food security, particularly in the early stages of resettlement implementation (including the provision of direct supplements where appropriate);
- and provide adequate access to alternative common property and natural resources.

(NP5 §17 NO39)

In this perspective, the different livelihoods are defined as follows:

- *Land-based livelihoods: depending on the type of economic displacement and/or the site to which people are resettled, their needs may consist of*
  - assistance in acquiring or accessing replacement land,
  - physical preparation of arable land (e.g. land clearing, levelling, connecting roads and soil stabilisation);
  - fencing of the pasture or cropland;
  - agricultural inputs (e.g. seeds, seedlings, fertilisers, irrigation, etc.);
  - etc. (NP5 objectives NO12)
- *Wage-based livelihoods: Affected household and community employees can benefit from training and job opportunities, in the form of contract clauses with project subcontractors guaranteeing them employment of local workers, either temporary or longer term, and small loans to finance business start-ups (NP5 targets NO12)*
- *Enterprise-based livelihoods: Established businesses, new entrepreneurs and artisans can receive credit or training (e.g. planning and management, marketing, stock management and quality control) to expand their business and create local employment (NP5 targets NO12).*

The restoration of livelihoods depends on the type of impact suffered, the overall strategies developed by the impacted actors, particularly through diversification of activity, the opportunities offered by the environment but also the constraints that are exerted on it. Opportunities and constraints must be considered in a dynamic way, taking into account structural aspects but also the impact of the project itself on this environment.

The livelihoods plan develops a range of programmes that best fit these different components: impact, alternative activities already practiced, opportunities and constraints. Nevertheless, it is the PAPs who are at the heart of the success of the programmes. That is why they will be built with them. Similarly, individual choice and motivation should be acquired as a prerequisite for participation.

The programmes are presented below by type of impact as the programmes proposed depend on the impact experienced.

### 7.2. Eligibility

#### 7.2.1. Farmers losing all or part of the land they farm

The major impact of the project on livelihoods is on agricultural production, mainly on annual and biennial crops. Thus, 62% of the 400 ha affected were cultivated with maize, pineapple and cassava (respectively 28, 21 and 11% of the total area). Nevertheless, land pressure in the area is intense and will not diminish. In 2018, almost 1,000 ha were acquired for an airport, plus the 1,600 ha of the present project. As mentioned above, it does not seem possible to replace agricultural land and some PAPs will have to abandon their agricultural

lifestyles. The PRMS will have to accompany this conversion and enable PAPs to develop other skills to provide alternative sources of income.

Those who wish to do so and who retain access to the land will be able to continue farming. We are mainly referring to **farmers who were cultivating their own land and who retain an area of at least 2500 m<sup>2</sup> after the impact**. As we have seen above, the individual plan (PIRMS) should enable them to make agricultural investments, particularly in market garden irrigation. This material investment will have to be accompanied by training and monitoring which will be carried out within the PRMS. The training will be carried out by qualified professionals (the NGO Songhai Project is being considered) and the follow-up will be carried out by the PRMS team members who will act as a relay between the PAPs and the various actors (trainers, agricultural equipment suppliers, wholesalers). The objective of this activity is to maintain farm income despite the decrease in cultivated areas thanks to the introduction of high value-added products. This activity should take advantage of the proximity of urban markets for the sale of perishable products. Marketing assistance will also be provided (contacts and negotiations with wholesalers, etc.). It should be noted that landowners who have recovered land outside the zone may be able to participate in the training, but will not be able to be followed up unless the land is located less than 200 km from Glo Djigbé.

**Other PAPs affected on their agricultural activity, who still have access to land and wish to pursue an agricultural lifestyle** will also be eligible for agricultural training. These are mainly farmers who do not own land (312 PAPs) and who have managed to find land to cultivate on their own initiative. These training sessions, carried out by the same professionals (Songhai Project), will focus on the crops of their choice. However, in the absence of substantial investments financed by the PIRMS fund, the practices will not be the same as those used by owner farmers. Indeed, it is not expected that these programmes will be accompanied by the provision of equipment. As with all PRMS programmes, participation in these support programmes will be on a voluntary basis. The condition here will be to have been assigned to an agricultural practice, regardless of the area, and to have access to land for cultivation. We estimate that this number will be relatively small, mainly because of the difficulties of accessing land.

For all the **other people affected by an agricultural activity and who will no longer be able to farm due to lack of access to land**, a conversion proposal will have to be made. This includes all non-owner farmers (312) or owner-operators (244) who did not choose the above options. We would also like to include agricultural employees who worked on the affected land.

Two major areas will be explored. On the one hand, it will help PAPs who wish to develop an income-generating activity by facilitating access to credit and training in business creation and management. On the other hand, it will promote access to salaried employment for the companies that will set up in the Industrial Zone (ZI).

- **Support to entrepreneurship.** Support for the creation of small businesses by PAPs will take place along three lines.
  - The first step will be to identify the most promising sectors of activity. Indeed, although many PAPs wish to develop an economic activity, it is often difficult for them to know in which sector to invest. The aim is to take advantage of the dynamism that the Industrial Estate will undoubtedly create to launch an activity that can find an outlet. In conjunction with ARISE management, the PRMS team will have to detail all the activities that will be developed within the Industrial Estate and particularly which services will be subcontracted and which goods will be purchased locally. The result of this exercise will be a list of services and products that should be requested by the companies in the Industrial Estate, specifying the approximate quantities for each semester. PAPs will be encouraged to set up a company that will act as a supplier to the companies in the platform. A second sector of activity will aim to satisfy the needs of the platform's workers for their daily consumption needs. Catering will be particularly mobilised. The choice of preferred activities will be based on ARISE's previous experience in the development of industrial zones.
  - The second axis will be to carry out training on business creation and on simplified management. These trainings will be carried out by a specialised company (partnership to be developed by ARISE at the implementation phase) and will allow PAPs to build their financing file and to specify their project. They will be assisted in this by two members of the PRMS team dedicated to this activity. The different training modules will be subject to an evaluation of the seriousness of the project by the trainers and the PRMS team. Only projects that are deemed to be valid will be eligible for funding.
  - The third axis will be the facilitation of credit, a major obstacle to investment. A third party, a microfinance institution (MFI), will be the major actor in this area. Thus, although the project will not directly finance PAPs' projects, it will provide the MFI that has been identified (discussions are underway) with a guarantee fund from which the MFI can lend to PAPs with a solid file. The guarantee fund provided by the project will be matched by the provision of

loans at market conditions but without requiring excessive collateral from the PAPs. A small contribution from the borrower will nevertheless be required. Another option envisaged (replacing the guarantee fund) is that the Project will provide an additional contribution that would allow PAPs to borrow larger sums than they are entitled to. Repayment terms would be on normal market terms. Whether with the guarantee fund option or the additional contribution option, the amount provided by the Project would be fixed at 150,000 FCFA per beneficiary. The details of the arrangement between ARISE and the MFI will have to be negotiated later. The funding applications will be studied jointly by the MFI and the PRMS team.

The PRMS team in charge of this component will monitor and support the activity of the companies once they have been created and their activity has started.

- **Privileged access to employment** for jobs created in the Industrial Estate.
  - **Unskilled jobs:** A system to encourage the hiring of PAPs for unskilled jobs should be put in place. An *ad hoc* structure will manage a list of all the priority persons, at the rate of one person per affected household (not necessarily the head of household). The implementation of this activity will have to be done in conjunction with the management of ARISE, which alone will be able, in its subcontractor control plan, to impose on companies setting up in the EZ that at least part of their hiring of unskilled workers go through this employment structure. It is important that this structure is put in place at the beginning of the process. The use of the jobs and employees database implies dynamic management, especially in the case of short-term jobs. Coordination with the human resources of companies in the EZ is essential to the success of this easier access to employment programme. While this system may seem cumbersome to manage and costly in terms of time and resources, it is essential for maintaining the standard of living of the PAPs, particularly in the absence of agricultural alternatives. It is also essential for analysing the impact of the ZI on the environment and will provide useful figures to the department in charge of communication. If the system is internalised in the PRMS team, it will require a minimum of three full time members, one to manage the database, another to carry out the interaction with companies and the third to manage the interaction with PAPs.
  - It will be important to make it clear to all PAPs that employment is not a given and that ARISE is not committed to providing employment to every PAP. Similarly, it will be made clear that the skills required, the seriousness, attendance and punctuality required are the same for all employees, regardless of their status: PAP or not. **Skilled or semi-skilled jobs:** At least initially, the system will focus only on unskilled employment, in order to facilitate its use. Indeed, a system that also manages skilled jobs requires, on the one hand, to specify the qualifications of each member of the affected households with a qualification and, on the other hand, to verify that these skills are real, through the presentation of diplomas or testing. Indeed, while the first step is time-consuming but relatively easy, the second step requires significant work. The relevance of developing a database for skilled jobs will have to be investigated through a specific study on the qualification of the members of the affected households. If a significant number of skilled people are identified (this is the first step mentioned above), the possibility of developing a database for skilled jobs should be considered.
  - **Vocational training:** For a number of skilled jobs, it would be relevant to train members of the affected households who show the capacity and motivation. The list of these jobs will be determined in partnership with ARISE management according to the needs of the enterprises in the Industrial Zone and the training capacity to reach the expected level. A preliminary selection process will have to be discussed with the managers of the different departments concerned by the hiring as well as with human resources. This multi-stage process should make it possible to identify candidates who have the necessary potential and motivation. Only the latter will be included in the vocational training for the positions identified. It would be desirable for these positions to be reserved for trained candidates, at least for a trial period which would allow the candidate's ability to fulfil the task to be assessed.

For all of the above support, whether it is business creation support or preferential access to employment, eligibility will be per household and only one support per household will be granted. Thus, if a household is supported for business creation, it will not be eligible for preferential access to employment. Similarly, only one member of the household can be included in the priority list. This person will be determined in advance by the head of household and must be registered on the list of persons in charge of employment monitoring.

### 7.2.2. Households with income from renting agricultural land

Households that derive income from renting the agricultural land they own in the project area are expected to experience a transitional loss of income. Although they may be able to invest the compensation received to

develop other sources of income, they may lose this source of income for the time necessary to do so. To mitigate this, the project will provide them with a disturbance payment equivalent to one year's income, based on the area of land they lose and a standard rental price per square metre.

While the loss of land capital is dealt with in section 6.3.1, it should be recalled here that an investment support programme will be conducted within the PRMS. The affected landowner will be encouraged to use his additional compensation to develop a productive activity that will provide him with an alternative income in the long term. It should be remembered that this investment will not necessarily be in the agricultural sector. It can also be invested in construction for rental purposes, trade or crafts.

### **7.2.3. Owners and tenants of commercial structures**

PAPs that own and rent a commercial structure in the project area will experience an interruption in their rental income during the relocation period, as well as the cost of moving their equipment to the relocation site. Similarly, PAPs that own and operate a commercial structure will experience reduced income due to disruption of commercial activities during the relocation period, in addition to the cost of moving their equipment to the relocation site. To mitigate this impact, the project will provide a disruption allowance covering 6 months of their annual income, as reported in the socio-economic survey, and cover the cost of moving their equipment. Finally, the project will also provide a disruption allowance to PAPs who manage a commercial structure that they do not own, to compensate for the loss of income caused by the disruption of commercial activities during the relocation period. For tenants of commercial structures, this allowance is extended to one year in anticipation of the difficulty they will have in finding a new location in a context of high land pressure.

### **7.2.4. Affected persons whose economic activity is not directly affected by the earth connection.**

As noted above, agriculture is the economic activity most affected by the taking of the 400 ha because it is intrinsically linked to land. However, it should be noted that almost half of the affected households (48%) do not earn any income from agriculture, and only a quarter (22%) of households earn more than 50% of their total income from it. However, there are two limitations to this minimisation of agricultural impact: on the one hand, the difficulty of accurately assessing income in the socio-economic survey and, on the other, the importance of self-consumption in the livelihoods of households cultivating small plots. It should be added that two-thirds of the PAPs who do not have agriculture as their main or secondary activity are not resident in the area. Their livelihoods can therefore be considered not to be directly affected.

Nevertheless, it is important to pay special attention to all those who have a non-agricultural activity, even if their activity is not directly affected. The most direct disruption will be an increase in the distance and time taken to travel from home to work. For some, this distance may have consequences for the security of the workplace. We are thinking here of small shops, craftsmen and workshops (mechanics, upholsterers, blacksmiths, welders, etc.). It will also be important to consider the choice of relocation location, taking into account the proximity of customers. Restoration and travel facilitation measures can only be specified once the relocation solution is known. Consultations by trade will allow specific constraints to be specified (supply, storage, proximity of customers, etc.). While relocation should not affect the activities of civil servants (12%), transporters (10%) or employees (13%) too much, it may require more support for craftsmen and traders, even if their workshop or business is not directly affected.

It should be noted, however, that no training, employment support or easier access to business creation measures are foreseen for people whose activity is not directly affected.

The table below shows the categories of PAPs eligible for PRMS. This PRMS does not take into account the additional individual compensation for which PAPs are eligible, which can be implemented according to the modalities presented in chapter 6.4. *Resettlement and compensation*.

Table 33 Proposed eligibility matrix for livelihoods restoration

Category of PAP	Subcategory 1	Subcategory 2	Number of eligible persons (a)	Eligibility criteria	Rationale for PRMS measures	PIRMS measures (compensation in kind)	PRMS measures and allocations	
							Specific measures	Specific allowances
1. Economically affected PAPs	1.1. Owners of agricultural land	1.1.1. Owners and operators of their land	244	Owner-operators who still own an area of at least 2500 m <sup>2</sup> .	Reduced access to land after the project > reduced farm income	- Investment in agricultural equipment OR; - Purchase of agricultural land outside the Project area	Training of 2-3 months on agricultural intensification and diversification and follow-up for 1 year. (on their own land)	Disturbance compensation: one year's harvest on the lost plot (1)
				Owner-operators with less than 2500 m <sup>2</sup> of land remaining.		- Investment according to the chosen activity (fertiliser, tools, machinery) OR; - Other goods (cement for construction, motorbike for travel)	Reconversion: A - assistance in developing a microenterprise (creation, management) and support for financing via an MFI, OR; B - privileged access to employment with the platform's enterprises.	
		1.1.2. Non-farming owner earning income from renting agricultural land	1	PAPs have individual rights to land within the PA and lease it to farmers.	Reduction in income due to the interruption of rental income during the relocation period.	Other goods (cement for construction, motorbikes for travel, etc.)	n/a	Disruption allowance: 12 months of corresponding income (2)

1.2 Farmers who do not own agricultural land	312	PAP who farmed but did not own land	Reduced access to land after the project > reduced farm income	None (crop compensation top-up will be too low to make an investment)	Reconversion: A - help in the development of a microenterprise (creation, management) and support for financing via an MFI, OR; B - privileged access to employment with the platform's enterprises, OR: C - if access to land (according to their choice): agricultural training of 2 to 3 months.	
1.3. Owners and tenants of commercial structures	0	PAP that has a commercial structure and earns income from its rental.	Decrease in income due to interruption of rental income during relocation period Cost of moving equipment to relocation	No	n/a	Disruption allowance: 6 months of corresponding income (3)
	5	PAP that runs and owns a commercial structure within the PA	Decrease in income due to interruption of business activities during the relocation period Cost of moving equipment and stock to the relocation site	n/a	Disruption allowance: 6 months' corresponding income (4) Removal allowance	

	1.3.3. PAPs that operate a commercial structure that they do not own.	I don't know how to find this data	PAP that runs and rents/uses a commercial structure within the PA free of charge	Decrease in income due to interruption of business activities during the relocation period  Cost of moving equipment and stock to the relocation site	n/a	Removal allowance
<b>2. Vulnerable PAPs</b>	3.1. Financially vulnerable PAPs	182	PAP household whose income is below the national poverty line.	Reduction of the agricultural economy after the project > reduction of social network support and economic opportunities	not applicable	Reconversion: A - help in developing a microenterprise (creation, management) and support for financing via an MFI, OR; B - privileged access to employment with the platform's enterprises, OR: C - if access to land (according to their choice): agricultural training for 2 to 3 months.
	3.1. PAPs with a disability	26	PAP household whose head has a disability or chronic illness	Reduced access to employment opportunities due to disability Reduced agricultural economy after the project Reduced support from social network and economic opportunities	not applicable	Disruption allowance: 6 months basic income (5)
	3.2. PAPs affected by gender considerations	187	Female-headed PAP household	Reduced access to employment opportunities due to social considerations		2-month training on cooperation and self-help groups  n/a
	3.4. PAPs affected by illiteracy	468	PAP household whose head and/or spouse cannot read or write	Reduced access to employment opportunities and training due to illiteracy.		6 months of literacy training for the head of household  n/a

- (1) Replacement cost of the inventoried cultivated plot
- (2) Average farm-based income for this sub-category or income earned in 2019.
- (3) Average rental income of this subcategory or income received in 2019.
- (4) Average of the commercial income of this subcategory or income received in 2019.
- (5) Basic income calculated on the basis of the national poverty line and the average number of persons in a household for that subcategory

### 7.3. Specific aspects related to vulnerability

#### 7.3.1. Consideration of vulnerable people

The analysis of the socio-economic survey identifies almost half of the households as vulnerable (612 out of 1161 PAPs). Although the four criteria used are very classic, it should be remembered that they only concern the head of the household and that some of its other members, particularly young adults, may have the capacity to work (22% of vulnerable households have another active adult). In order to promote the employment of this active member, a second level of priority could be set for access to unskilled paid employment as detailed above. Thus, members of households identified as vulnerable by the socio-economic survey would be given priority over other PAPs, who would themselves be given priority over candidates not affected by the Project.

Aware of the limitations of a socio-economic (SE) survey, further consultations should be conducted on the vulnerability of each of the households identified as vulnerable. Indeed, the quantitative data collected do not give a sufficiently accurate picture of the specific situation of each household, particularly in contexts where family solidarity is strong. For example, it is often the case that a vulnerable household is supported by a close relative who ensures its livelihood. If this relative lives in his or her own household, this data cannot be captured by the ES survey. Furthermore, vulnerability is multifaceted. These consultations, which should lead to more precise and individualised targeting, will be carried out by the PRMS team responsible for monitoring vulnerable people through individual interviews. Initially, they will prioritise the 182 households identified as financially vulnerable and the 26 whose head of household is disabled.

In addition, an easier way to confirm the vulnerability of households identified as such is to have the exercise carried out by community members themselves. In each neighbourhood, the PRMS implementation team will organise a small focus group with residents to identify the most vulnerable people in the community. As these are very often isolated people, it will be important that the group represents only a small area in order to ensure accurate knowledge of the neighbourhood. The criteria for vulnerability will not be predefined but the discussion leader will record the specific criteria used by the group. The list of vulnerable people recorded by neighbourhood will be prioritised. Each identified household will then be met by the PRMS team and an *ad hoc* solution will be proposed to take into account the specificity of the situation. We envisage that the vast majority of cases will be met by prioritising access to employment for a member of the household. The issue of transferring priority access rights to employment will have to be studied so that a possible guardian of the household can benefit. This transferability of eligibility outside the household should be an exception.

In addition to the mechanisms foreseen in this document, specific to vulnerable people or valid for all PAPs depending on the type of impact suffered, vulnerable households will also receive support specific to the vulnerability factor:

- Financially vulnerable households and heads of households with disabilities will receive a 6-month disruption allowance, equal to the national poverty line, to meet their basic needs (mainly food) during the transition period.
- Illiterate heads of households will receive 6 months of literacy training in French (for those who speak it) in order to increase their chances of accessing jobs outside the agricultural sector and to participate effectively in the resettlement process. This training will be on a voluntary basis.
- People with disabilities who wish to do so will be able to follow a 6-month training course promoting the professional integration of people with disabilities. This training could be carried out by the Péporiyakou Training Centre for People with Disabilities or Handicap International.

All disturbance compensation will be provided in kind, partly in the form of agricultural inputs for farmers, and partly in the form of essential goods. It is advisable to set up a voucher system in partnership with local traders to stimulate the local economy and ensure a flexible distribution system.

The monitoring of vulnerable people, those identified by the SE survey and those identified by their peers, must be particularly close, the latter even more so than the former. Once the identification process has been completed, a six-monthly individual visit should be carried out for the latter in order to identify a potential increase in vulnerability as soon as possible. An annual visit should be sufficient for the former. As the detailed understanding of the specific vulnerability of each household becomes clearer, it may be decided that certain households identified as vulnerable by the socio-economic survey do not require specific follow-up. Indeed, they may benefit from effective coping strategies or the active support of a third party, for example.

### 7.3.2. Identification of vulnerable people

Table 34 Pre-identified vulnerability factors

#	Dimension	Pre-identified vulnerability factors
1	Health	<p>Head of household with a disability or chronic illness</p> <p>Additional household member(s) with a disability or chronic illness</p> <p>High risk of developing diseases due to :</p> <ul style="list-style-type: none"> <li>• Lack of hygienic sanitation</li> <li>• Lack of access to clean water</li> <li>• Use of charcoal or wood for cooking</li> <li>• Use of paraffin lamp as the main light source</li> <li>• Use of less than 0.5 impregnated nets per 2 household members</li> </ul>
2	Education	<p>Head of household without secondary education or vocational training</p> <p>The head of the household is illiterate</p> <p>The head of the family is unable to speak one of the country's official languages.</p> <p>One or more out-of-school children</p>
3	Demographics	<p>The head of the household is a woman</p> <p>Single parent household</p> <p>Ratio of non-working household members (&lt;15 and over 64) to working household members (15-64) above average.</p>
4	Income	<p>Household income below the national poverty line</p> <p>Agricultural income (crops and livestock) &gt; 50% of total income</p> <p>Land income generated within the PAA &gt; 30% of total income</p>
5	Transport	No means of transport
6	Impact of the project	<p>The project requires the relocation of a household.</p> <p>More than 80% of the household's land is affected by the project and more than 50% of the household's income depends on agriculture.</p>
7	Cumulative impact	Household already affected by the airport project (loss of land or housing)

Those identified as vulnerable should be assisted to fully appreciate the resettlement or compensation options available to them, and encouraged to choose the least risky feasible solution (NP5 §10 NO29).

The definition adopted for this study is as follows:

*"Vulnerability can be defined as the diminished capacity of an individual or group to anticipate, cope with, resist and recover from the impact of a natural or man-made hazard. This concept is relative and dynamic. Vulnerability is most often associated with poverty, but it can also occur when people are isolated, insecure and defenceless in the face of risk, shock or stress.*

A list of potential vulnerability factors, covering seven socio-economic dimensions, was developed at the start of the socio-economic survey to ensure adequate data collection. The list was developed on the basis of experience with similar projects and the socio-economic context in West and Central Africa, combined with the local knowledge of the national socio-economic expert.

Focus group discussions with PAPs and surrounding communities helped narrow this list down to four main vulnerability factors relevant to the project area and the expected socio-economic impacts of the project:

- Head of household with a disability or chronic illness. According to the perception of local communities, households headed by disabled or chronically ill people tend to earn less than others and rely more on external support from their family and social network. As the project is expected to partially disrupt this network and cause some economic disruption in the project area, it was pointed out that the situation of these households is likely to get worse without targeted support.
- Illiterate household head. Household heads who cannot read or write are seen as more likely to be negatively affected by the project for several reasons. First, illiteracy limits their ability to develop new economic activity, particularly in the secondary and tertiary sectors, and to access financial services. Secondly, illiteracy may prevent them from benefiting from some of the project and government support, such as the training offered under the project's Socio-Economic Impact Management Scheme (SESMS).
- The head of the household is a woman. Both men and women who participated in the focus groups identified female-headed households as being more susceptible to shocks than others. According to local perceptions, female-headed households tend to have more dependents than other single-parent households, especially children who require their daily attention and therefore partly prevent them from undertaking economic activities. In addition, women have less access to land than men who are the traditional owners, and are often dependent on men's agricultural production for processing or marketing. As the project is expected to reduce agricultural production in the project area, these opportunities are likely to decrease accordingly. Finally, women also suffer from gender bias limiting their access to a number of jobs in all sectors of the economy, which hinders their ability to retrain.
- Household income is below the poverty line. Poor households were identified as less likely to recover from shocks because of their inability to anticipate them financially, as well as their greater dependence on external support from their families and social networks. Like households headed by disabled or chronically ill people, poor households are expected to deteriorate in the project area without specific support.

Any household falling into at least one of these four categories is considered vulnerable, with specific measures adopted in the PRMS to address their particular needs.

The socio-economic survey yielded a list of 612 vulnerable households. As mentioned above, an additional study is desirable to refine these initial results. It will be carried out by the team in charge of implementing the PRMS and will enable team members to gain detailed and personal knowledge of vulnerable people. Indeed, experience shows that it is often trust, interpersonal and informal relationships that enable the most vulnerable people to access programmes and maintain the motivation necessary for their success.

### **7.3.3. Monitoring of vulnerable people**

The project will establish a special monitoring programme to assess the progress made in assisting vulnerable people during the different phases of the project. The project will monitor the status of people who were identified as vulnerable prior to relocation and will maintain a vigil to identify potentially vulnerable PAPs who were not identified in the first place or who have acquired vulnerability since the censuses.

The key information to be collected and presented includes the following:

- Total number of vulnerable people identified by the RAP ;
- Case-by-case identification of vulnerable persons ;
- Type(s) of vulnerability ;
- Type(s) of assistance required and provided ;
- Efforts to restore livelihoods, social networks and living standards;
- Vulnerable people who have not been able to restore their livelihoods, social networks and/or living standards.
- All data on vulnerable households should be kept up to date in the project database.

## **7.4. Partnerships and linkages for planning and implementation of livelihoods restoration and improvement**

Within the PRMS, programmes will be developed to enable PAPs to maintain and if possible improve their standard of living. While the programmes and their follow-up will be coordinated by an ARISE salaried team, their implementation will be carried out by professionals, each specialised in his or her own field of expertise. The programmes envisaged within this PRMS are

- Agricultural programme for PAPs who retain access to land
- Programme to support entrepreneurship through credit facilitation
- Technical training programme on craft trades
- Favourable access to employment programme to manage a prioritisation system first to members of households identified as vulnerable and then to all PAPs.

While the choice of service providers to develop and implement these programmes may be subject to competition and tender according to ARISE's wishes and administrative constraints, we have identified a number of service providers to develop with them the modalities of implementation of these programmes and to offer an estimate of the cost of each programme.

#### 7.4.1. Agricultural programme - SONGHAI

The agricultural support programme proposed by Songhai aims to increase monetary productivity per unit area. The objective is that the affected farmers can generate the same level of income from a smaller area. This is to be achieved through the implementation of an integrated system, i.e. through the diversification of complementary productions. It is based on a system that integrates agriculture and more particularly irrigated market gardening, small-scale livestock farming and fish farming. The interest of the developed model is to take into account the whole agricultural system, including energy needs and input supply. Moreover, the system can be developed from a minimum area of 2500 square metres (a quarter hectare). Finally, it is adaptable to the size of the farm and the financial means available to the farmer.

Access to the programme will be on a voluntary basis. Eligible persons will be affected farmers who retain access to a plot of land of at least 2500 m<sup>2</sup>, whether or not they own it. This parcel may be located in the vicinity of the Project area or further away, for example on replacement farmland purchased through additional compensation in kind (top-up). The 200 km limit is set to allow for monitoring of the operation by Songhai. Owner-operators benefiting from top-up compensation will be able to invest their PIRMS kitty in the purchase of equipment. The flexibility of the model will nevertheless allow those who have used the kitty to purchase replacement land or those who do not own land (and therefore do not have a large kitty) to develop a less equipment-intensive farm.

The training proposed by Songhai takes place over 45 days, on their farm-school site and all costs are taken into account (accommodation, meals, trainers' fees, etc.). This formula allows the trainees to concentrate 100% on their learning and above all to guarantee their presence. It also allows for on-site demonstrations, which are essential in a farming environment. Independent training sessions will be carried out according to the main categories of population: men, women, youth. Experience shows that learning is best done in the presence of peers. Following this training, the affected farmers will return to their land to implement the lessons learned. During the following year, they will receive 4 follow-up visits by Songhai technicians who will provide advice on how to improve the farm. In parallel, the PRMS team members in charge of agricultural monitoring will also carry out reminders and monitoring of the farm, making the link with the Songhai teams.

#### 7.4.2. Support for retraining through vocational training

Vocational training has two distinct objectives: on the one hand to increase the know-how of PAPs in order to increase their employability as employees and on the other hand to increase their technical and business management skills in order to develop their own business. In both cases, it will be important to take advantage of the economic dynamics of the industrial area, either to find a job there or to provide goods or services to companies or workers in the area.

Thus, it is important first to carry out an inventory of all the goods and services that the companies and employees of the industrial estate will need. These needs must be quantified and planned over time in order to anticipate training and estimate potential order books. This work can be carried out with ARISE management and the main companies in the industrial estate under the coordination of the team in charge of implementing the PRMS. Nevertheless, some information is already known and the process can be started without delay.

**Vocational training to increase the capacity to be employed by the platform's companies** could be implemented by ARISE, on the same model as what the company has achieved in Togo on the Adétikopé Industrial Platform (PIA), particularly if skills that are rare in the country are required. Nevertheless, it could also be outsourced to public or private training organisations for trades that are already taught in the country.

It would be appropriate for vocational training data to be managed by the same entity that will manage jobs (see paragraph below). The interaction between PAP candidates and training organisations will be the responsibility of the ARISE team in charge of the PRMS.

**Vocational training for PAPs to develop their own businesses** should be coordinated with the programme to facilitate access to credit. Two types of training are envisaged: those aimed at people wishing to start a new activity and those who already possess specific technical skills but feel the need to perfect them. Similarly, two main themes will have to be taught: on the one hand, technical training enabling people to learn the trade and, on the other, training concerning the financial and administrative management of the business. This second part could be carried out by the microfinance institution that will financially support the project (see paragraph below).

### 7.4.3. Support for small-scale entrepreneurship through credit facilitation

The main actor in this programme will be a microfinance institution (MFI) with which the modalities of operation will have to be precisely defined. Once the respective roles and responsibilities of ARISE and the MFI are clearly defined contractually, the interaction between the MFI and the PAPs can be relatively independent from ARISE. Only monitoring to collect data for programme evaluation can be carried out by the ARISE team in charge of the PRMS.

The objective of this programme is to promote credit for PAPs who need to reorient themselves professionally due to the impossibility of cultivating. As mentioned above, the institutional arrangement between ARISE and the MFI can take several forms:

- **A guarantee fund** can be set up by ARISE with the MFI. This fund will enable the institution to lend to PAPs without the latter having to present the usual guarantees which they often lack and which prevent them from having access to loans. The rest of the operation, including repayment, would then be done according to the rules of the market. The arrangement negotiated between the two parties should define what will happen to the fund at the end of the project. Thus, the end of the project must be defined. Two years seems desirable for PAPs to have access to several successive loans if their business is viable and worth developing. The fund can be partly recovered by the MFI to finance its operations and the rest can be reinjected as a new guarantee fund for subsequent beneficiaries.
- **An additional contribution** could be provided by ARISE for any loan taken by PAPs eligible for this programme. An individual ceiling should also be instituted. For example, if the ceiling is set at CFAF 150,000, a PAP that can borrow CFAF 350,000 can have access to CFAF 500,000. Again, repayment rules would be based on market rules.

Several MFIs were contacted in the course of writing this PRMS. Most of them specialise in loans for agricultural activities or agricultural processing. This is the case, for example, with BEPCo BEHESDA (Association for the Promotion of Community-based Savings and Loans) or RENACA (REseau NATIONAL des Caisses villageoises d'Epargne et de Crédit Autogérées du Bénin). Moreover, the former does not finance first-time entrepreneurs and is aimed at people who are already engaged in an entrepreneurial activity, which does not fit the needs of a professional reorientation programme.

Thus, ALIDé (Association de Lutte pour la promotion des Initiatives de Développement) is the only MFI we contacted that was able to meet the needs we expressed. Nevertheless, other MFIs that could meet the specifications outlined above should be identifiable in Benin.

### 7.4.4. Promoting employment through prioritisation of vulnerable and other affected people

The process of promoting PAPs' employment with the platform's enterprises will essentially consist of managing a database of all the members of the affected households of working age and indicating the diplomas and professional qualifications of each. The vulnerability of the household should also be included as we have seen that vulnerability is a first level of prioritisation. It will be up to the management of ARISE to decide whether this service should be in-house or outsourced to an external company. As a first step, it will probably be appropriate to work for a few days with the INSUCO person in charge of the data in order to build the database from the socio-economic survey data. However, ARISE may also decide to work directly from the raw data provided with this report.

The database of candidates to be prioritised must be managed dynamically. Indeed, we have seen that eligibility concerns the whole household but at the rate of one member per household (which does not prevent another member of this household from accessing a job in the ZI without having been prioritised). Thus, as soon as one member of the household finds a job, all the members of his or her household lose the advantage

of prioritisation. Similarly, as soon as this person loses the job he or she had obtained, all members of the household become prioritised again. This is particularly important for fixed-term jobs.

This dynamic aspect requires a strong involvement of all companies working in the industrial zone. It will be up to ARISE to notify these companies of their obligation to go through this one-stop shop for all recruitment. Similarly, any dismissal or end of contract must be sent to the platform in charge of managing the database. This important constraint must be imposed and verified by ARISE. If the other companies in the industrial zone do not play along, the system will not work. A procedure must be put in place between the human resources departments of each company in the industrial estate (including ARISE) and the team in charge of the database.

An important point regarding the operation of the database is that the CVs of the candidates should be drawn randomly from the database. If this is not the case, accusations of favouritism are bound to emerge. For example, each company that applies may be offered 5 candidates drawn at random whose profile corresponds to their request.

It could also be envisaged to promote local employment beyond the PAPs and to add a third level of prioritisation for all young people in the villages surrounding the project. However, it should be recognised that this work will require significant effort to populate the database with the CVs of all local candidates.

Finally, it should be noted that INSUCO has implemented such a system in Guinea on behalf of a company in the extractive industry. Such experience could be beneficial, at least for the start-up of the system.

## 7.5. Actions implemented by ARISE to restore livelihoods

### 7.5.1. A model farm

ARISE is being supported by Class M in the development of an integrated and self-sufficient model farm project. Below are extracts from the presentation reports of this farm project.

## Expected benefits | Successful integration

### Concern for GDIZ & Arise

GDIZ is developing a large scale agro-processing SEZ in Benin, targeting to accelerate the transformation of various crops produced locally. This project raises multiple challenges:

- A need to secure some raw material and support local farmers in improving their productivity through dissemination of production intensive techniques;
- An obligation to compensate for people affected by land acquisition;
- A will to develop an integrated farming system promoting circular economy

**Arise included a 300 Ha slot to develop an integrated model farm in the master plan of the GDIZ** and is looking for a team to pilot the design and implementation of the integrated model farm.

### Ideal situation

A 300 ha integrated farm is implemented on the GDIZ area. The farm is profitable (at least self-sustainable) and works with local farmers and SEZ tenants for downstream processing. It develops a replicable model which improves local productivity and farmers' revenues.

The impact in terms of wealth creation for the communities around the GDIZ project is demonstrated and in line with communities and authorities' expectations. The farm also promotes circular economy and a system that enhances the environmental impact of agri-industrial production.

### Expected benefits

Understand production challenges and support farmers to develop Benin's agro value chains

Promote modern farming practices adapted to local context

Stimulate responsible farming practices and circular economy through the valorization of by-products

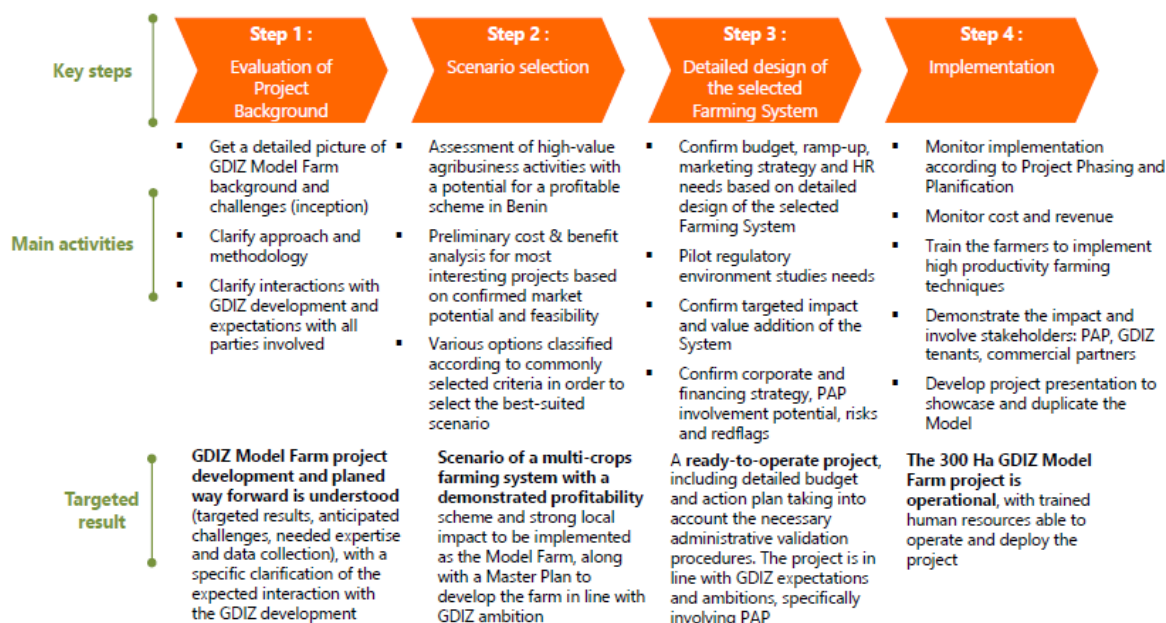
Provide livelihood restoration options for PAP and commit to the engagement made

Demonstrate the positive impact of GDIZ and improve relationships with communities

Improve license to operate towards authorities and investors

Proven track-record and capacity to develop similar solutions on future projects

## Methodology | Clear understanding of the targeted results



GDIZ Model Farm: design and implementation | classM | August 2021 | 8

### 7.5.2. A professional training centre

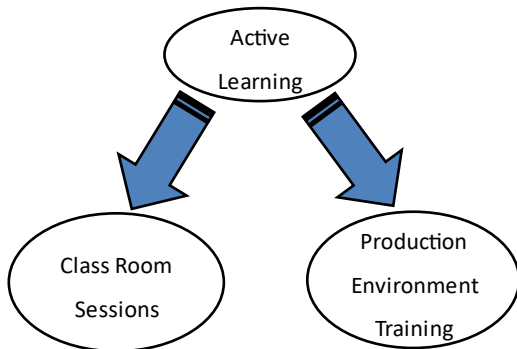
The objective of the JWG is to serve as a "foundation" and "on-ramp to the skilled workforce" for a population that is new to the industrial work environment. Two sub-objectives are linked: (i) Basic Training - Introduction to the industrial manufacturing environment and; (ii) Acceleration - Regular development of a skilled workforce suitable for industrial production.

The training centre is expected to be accredited by the Beninese state in order to issue nationally recognised training certificates to trainees.

Two simultaneous training batches will be carried out. The training facilities will be set up with the necessary equipment to train 500 trainees in each batch. After 8 months, 1000 trainees will be ready to work in a general vocational training centre. At the end of the two cycles, 1500 people will have been trained in a GTC.

## Trainees

- **Objective** - To train the participants on “best practices” in apparel manufacturing, to enable participants to work in apparel manufacturing companies as Engineers, Executives and Operator Trainers
- Once trained, the team will be capable of working with the line management on the shop floor to improve performance and competitiveness.



### Production Environment Training

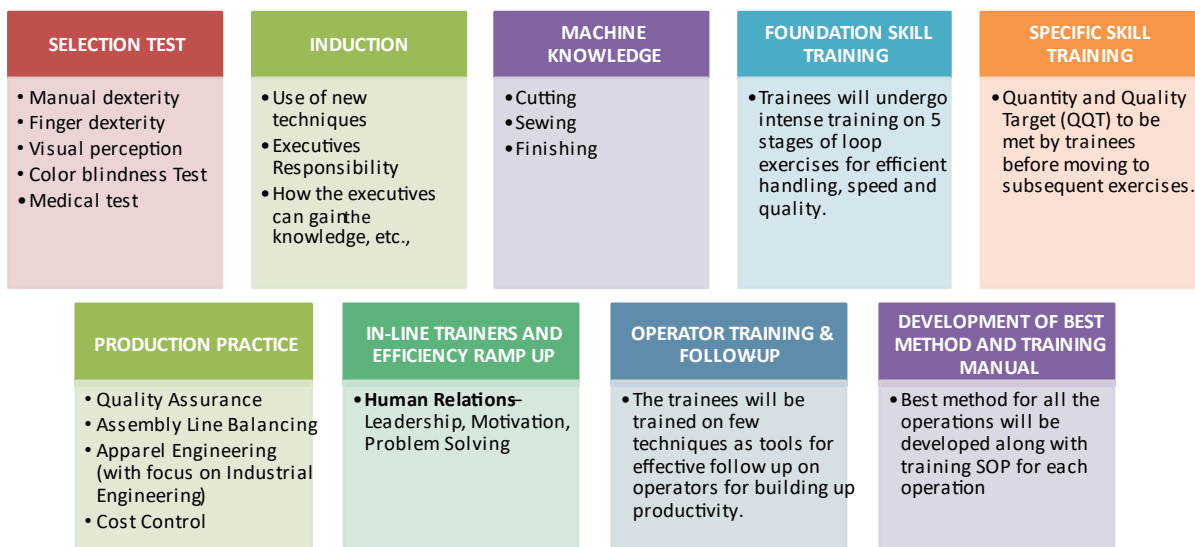
- Shop floor Projects
- Cutting Exercises
- Sewing Exercises
- Finishing Exercises
- Time Studies & Capacity Studies
- Applied work Study

### Class Room Sessions

- Lectures
- Numerical Problems
- Group Discussions
- Assignments and Case Studies
- Presentations
- Subject Area Tests
- Demonstration using Audio Visual Aids

8

## Trainees



9

## 7.6. PRMS budget

Building a budget for the implementation of the PRMS requires building assumptions about the choice PAPs will make regarding their livelihood restoration. Indeed, if PAPs are eligible for several programmes, it will be up to them to make a choice between the different options proposed. Thus, access to the agricultural programme is not only conditional on access to a plot of land of at least 2500 m<sup>2</sup> but also on the desire to continue to lead an agricultural lifestyle.

Assumptions made:

- For the agricultural programme, 244 owner-operators and 312 non-owner-operators are eligible. It is estimated that half of the owner-operators will retain access to a 2500 m<sup>2</sup> plot (either already in their possession or purchased through additional compensation). In contrast, it is estimated that only 20%

- of farmers will regain access to land. It is also estimated that, given the enthusiasm for agriculture (see the *focus group discussion reports*), 100% of those eligible will wish to maintain a farming lifestyle.
- For vocational training and access to credit, it is estimated that 50% of the 244 owner farmers and 80% of the 312 non-owner farmers will no longer have access to land. It is envisaged that 30% will be willing and able to take out credit and that only 20% will want to take vocational training to develop their own business, the rest preferring to focus on wage employment.
  - For the vulnerable, it is estimated that 70% of the 26 heads of households with a disability will want to attend specialised vocational training and 30% of the 468 illiterate heads of households will want to attend literacy classes.

BUDGET PRMS		Conversion XOF/USD				540,83
		Coût unitaire (USD)	Qté	Unité	Nombre de bénéficiaires estimés (a)	Coût total (USD)
<b>1</b>	<b>PROGRAMMES</b>					<b>1 053 130</b>
1.1	Programme agricole en faveur des PAPs qui conservent un accès à la terre	934				172 183
1.1.1	Frais de formation (45 jours)	795	1	formation	184	146 612
1.1.2	Suivi de la mise en œuvre (4 fois par an)	139	1	suivi individuel	184	25 572
1.2	Programme de soutien à l'entrepreneuriat à travers la facilitation du crédit	462				51 532
1.2.1	Fond de garantie OU, Fond pour apport additionnel	277	1	prêt individuel (ou apport complémentaire)	111	30 919
1.2.2	Coût support de l'institution de microfinance (formations et suivi)	185	1	Projet individuel	111	20 613
1.3	Programme de formations techniques sur les métiers de l'artisanat	2 526				187 714
1.3.1	Formation technique	2 117	1	formation	74	157 344
1.3.2	Formation en gestion d'entreprise (comptabilité et gestion)	409	1	formation	74	30 369
1.4	Programme d'accès favorisé à l'emploi (b)	397 537				397 537
1.4.1	Consultance pour mise en place de centre d'emploi	27 735	1	expertise	<i>relativement indépendant du nombre de bénéficiaires</i>	27 735
1.4.2	Batiment + équipement pour recevoir les demandeurs d'emploi	277 351	1	batiment		277 351
1.4.3	Fonctionnement du centre d'emploi (annuel)	92 450	1	forfait		92 450
1.5	Soutien spécifique aux personnes vulnérables	3 864				244 164
1.5.1	Formations professionnelles pour personnes handicapées	3 079	1	formation (6 mois)	18	56 031
1.5.2	Formation en alphabétisation	377	1	formation (6 mois)	94	35 306
1.5.3	Soutien aux coopératives de femmes	409	2	formation (2 mois)	187	152 828

		Cout unitaire (USD)	Qté	Unité	Nombre de bénéficiaires estimés (a)	Cout total (USD)
<b>2</b>	<b>ALLOCATIONS (par an)</b>					<b>1 080 892</b>
2.1	Allocation de perturbation pour exploitants modérément impactés	705	1	allocation individuelle	252	177 650
2.2	Allocation de perturbation pour exploitants significativement impactés	1 653	1	allocation individuelle	94	155 378
2.3	Allocation de perturbation pour exploitants fortement impactés	2 592	1	allocation individuelle	269	697 215
2.4	Allocation de perturbation pour les propriétaires qui louaient leurs terres	26	1	allocation individuelle	269	6 879
2.5	Allocation de perturbation pour les PAP modérément impactés menant des activités para-agricoles	243	1	allocation individuelle	2	485
2.6	Allocation de perturbation pour les PAP significativement impactés menant des activités para-agricoles	1 165	1	allocation individuelle	4	4 660
2.7	Allocation de perturbation pour les PAP fortement impactés menant des activités para-agricoles	3 938	1	allocation individuelle	4	15 754
2.8	Allocation de perturbation pour les propriétaires louant des structures commerciales	0	1	allocation individuelle	0	-
2.9	Allocation de perturbation pour les PAPs menant des activités commerciales	2 995	1	allocation individuelle	2	5 991
2.10	Allocation de perturbation pour les PAPs vulnérables dont le revenu est inférieur au seuil de pauvreté national	5 547	1	allocation individuelle	0	-
2.11	Allocation de déménagement	102	1	allocation individuelle	166	16 881
<b>TOTAL 1 + 2</b>						<b>2 134 023</b>

## 7.7. Monitoring and evaluation

The objective of PRMS and its associated programmes is to restore the livelihoods of project-affected people. In its narrow sense, this will be primarily a matter of achieving income restoration, i.e. ensuring that post-impact income is at least equivalent to that which the PAPs earned from their pre-impact activity. The monitoring of the PAPs' activity and the evaluation that will have to close this exercise should ensure that the plan has been successful. A *baseline* situation should be compared with the situation after the implementation of the programmes, three years after impact, for each affected household.

A monitoring and evaluation plan will be developed and implemented. Indicators will be determined for each programme. For most programmes, this will be an expected level of income. Each member of the PRMS team will be responsible for measuring the indicator for the programme for which he or she is responsible and therefore for ensuring that all the intermediate steps enabling this measurement have been put in place beforehand. The whole process should be coordinated by the person in charge of data management. At fixed intervals, monthly, quarterly or annually, the indicators will be measured and will be the subject of a brief progress report.

The evaluation should take place one year after the cessation of direct support to PAPs by the PRMS programmes. A measurement of all indicators will then be carried out and for each affected household, their level will be compared to that of the baseline situation, calculated through the socio-economic survey. Livelihoods will only be considered restored if the assessment indicators are positive. All households with unsatisfactory indicators will require additional support.

Note that the indicators we are referring to here are not activity indicators, measuring the level of support or even the successful implementation of activities, but impact indicators, measuring the concrete effects of the programme on the lives of the beneficiaries. These indicators should be SMART, i.e: *Single* (measures only one thing), *Measurable* (objectively measurable), *Available* (available at an affordable cost), *Relevant* (relevant, measuring results and not efforts deployed) and *Time bounded* (measured at a precise and determined deadline).

The main indicators used will be the net income from each activity developed within the programmes:

- Agricultural support programme: net income from agricultural production, i.e.: production \* sales - depreciation - production costs
- Entrepreneurship support programme and assistance in accessing credit: net income from the activity developed, i.e. turnover - intermediate consumption - depreciation - repayment of loans.
- Access to employment: Income from wages paid by the platform's companies will be monitored through the database that has been set up. Each month it should be able to show the income per household from jobs on the platform. If it proves too difficult to compile the data on a monthly basis, these amounts should be available on an annual basis.

The sources of verification will be the monthly activity and monitoring reports of the PRMS teams. Each team member will be responsible for monitoring a particular programme as detailed below. Within the monitoring of each activity, it may be considered necessary to develop intermediate indicators to calculate the main indicator, namely the net income from each activity. Activity monitoring indicators will also need to be developed to monitor programme progress more closely.

While the activities developed within the programmes will be measured, all other household income will need to be estimated and added to the income measured by the indicators in order to compare the overall household income after impact to the income that prevailed before the impact (*baseline*).

#### 8.4. Human resources of the PRMS team

In order to carry out all of these monitoring and programmes, ARISE will need a strong team in charge of PRMS implementation and monitoring and evaluation. As is usually the case, this team could be headed by a manager in charge of all social aspects of the project. The team may consist of a minimum of 14 people:

- A co-coordinator, in charge of coordinating the whole team
- Two people in charge of replacement farmland outside the project area
- Two people in charge of monitoring agricultural activities, productive investments and training.
- Five people in charge of supporting productive investment, namely :
  - 3 people specifically dedicated to the investment from the compensation supplement.
  - 2 people who will focus on the study of PAPs' investment projects financed by microfinance and on the interaction with the MFI.
- Three people will be in charge of promoting the employment of PAPs:
  - one to manage the database.
  - one to manage the interaction with the companies in the Industrial Zone
  - one to manage interaction with PAPs
- A person in charge of monitoring vulnerable people and related programmes

## 8. Supplementary RAP budget to be borne by the Project.

As the state partner of the Project is reluctant to share full and clear information on the compensation it has conducted, the following budget is based on a series of documents provided by ARISE to the consultant. It assumes that the amounts compensated by the State and provided to the consultant by the private partner of the Project the State only concerns the 400 ha phase of the project.

This budget is global insofar as the State data are not disaggregated by PAP.

This budget is further limited by the following facts:

- Uncertainty about state compensation;
- Uncertainty about state measures for habitat ;
- Failure to take account of cultural heritage which implies individual compensation;
- 70 hectares not surveyed due to the absence of their rightful owners (uncertainty about the crops, trees and structures that might be there, an estimate was made based on an extrapolation of the 400 ha budget);
- Data not verified in the field (not validated by PAPs as should be done theoretically);
- As the organisation chosen by ARISE, the budget does not take into account the temporary rental of accommodation.

This budget does not include livelihood restoration activities, but only the amount of additional compensation for affected assets.

*Table 35 Estimated cost of additional compensation*

Type of asset to be compensated	Type of compensation	USD amount paid by the State	USD amount of supplementary compensation	Note
<b>Land ownership (land)</b>	Additional charge to the Project	1 461 338	1 372 466	Overall amount paid by the State as reported by the ANDF
<b>Crops, trees and plantations</b>	Full payment	0	3 378 668	Estimated by Dr Kisito in his independent report for ARISE.
<b>Main structures</b>	Additional charge to the Project			Compensated by the State at a price higher than or equal to the market price according to the ECOPLAN report.
<b>Ancillary structures</b>	Full payment	1 533 584	192 762	Note that the amount indicated in the top up corresponds to buildings surveyed by Insuco and not surveyed by the State.
<b>Moving allowance</b>	Full payment	0	13 500	Allowance of USD 150 to enable PAPs to move their belongings)

<b>Estimation of structures and properties located on the 70 hectares not surveyed</b>	Additional charge to the Project	0	613 306	Ratio of 0.175 applied to the total top-up assuming that the State will do the same
<b>Cultural heritage</b>	Full payment for travel	0	3 321	
<b>Unforeseen</b>		0	557 402	10% of the compensation
<b>Total</b>		<b>2 994 922</b>	<b>6 131 425</b>	

## 9. Implementation of the RAP

### 9.1. Actors involved

#### 9.1.1. The different stages of the RAP

The different stages of the RAP, from its conception to its implementation, involve many actors to varying degrees. The table below provides an understanding of the roles and responsibilities of the RAP actors, whether INSUCO, the impacted populations, ARISE or the local authorities.

*Table 36 The different stages of the RAP and associated responsibilities*

Step	Preparation of documentation	Implementation	Management / supervision	Support / validation
Prior compliance investigations (see Complaints Mechanism)	INSUCO	ARISE	ARISE	
Preparation and publication of lists of affected goods	INSUCO	INSUCO in charge of the preparation of the RAP Tangbo-Djevie Town Hall / Tori-Cada Town Hall	ARISE	Local Resettlement and Compensation Monitoring Structure (CCS AND CVS) ANDF
Commodo-incommodo investigations	INSUCO	ANDF ARISE INSUCO	ANDF ARISE	ANDF
RAP validation workshop	INSUCO	ARISE ABE	ARISE ABE	ARISE ABE
Payment of compensation	Compensation and pricing matrix prepared by INSUCO in conjunction with ARISE and representation of relevant local authorities and technical services.	ARISE Notary CCS CVS	ARISE	Local authorities ABE
Compensation for loss of business (land, titles, etc.)	Proposals prepared by INSUCO in conjunction with ARISE and representation of relevant local authorities and technical services.	Local authorities SVC and SAC ARISE	ARISE	SVC and SAC ABE
Population displacement	Preparation of the RAP by INSUCO	ARISE	ARISE	SVC and SAC ABE
Accompanying measures	Preparation of the RAP by INSUCO	ARISE SVC and SAC	ARISE	SVC and SAC ABE

Awareness raising and communication (during implementation)	ARISE	CCS and CVS	ARISE
Monitoring of displaced populations	Preparation of monitoring tools by INSUCO in the RAP	ARISE INSUCO CCS and CVS	ARISE ABE SVC and SAC

### 9.1.2. Implementation of the RAP

The implementation of the RAP is a particularly critical stage that needs to be detailed in terms of roles and responsibilities so that each of the actors involved can situate their action in the process.

Table 37 The implementation of the RAP and associated responsibilities

Actors	Responsibilities	Comments
<ul style="list-style-type: none"> <li>ARISE</li> </ul>	<ul style="list-style-type: none"> <li>Coordination of social studies</li> <li>Recruitment of INSUCO to carry out the inventories and socio-economic studies, as well as the RAP and resettlement process evaluations</li> <li>Supervision of the resettlement activities of the different components Coordination of the monitoring/evaluation of the resettlement of the Project</li> <li>Implementation of the PRMS</li> <li>Implementation and monitoring of the organisation of the information and awareness campaign for the population</li> <li>Implementation and monitoring of resettlement activities compensation Monitoring of grievance resolution</li> <li>Managing relations with Mayors and local authorities</li> <li>Participation in SVCs and SACs</li> </ul>	<ul style="list-style-type: none"> <li>The project coordinator, environmental and social monitoring and evaluation specialists will work together to achieve this objective</li> </ul>
<ul style="list-style-type: none"> <li>ABE</li> </ul>	<ul style="list-style-type: none"> <li>Validation of the RAP</li> <li>Monitoring and evaluation of the implementation of the Resettlement Action Plan</li> </ul>	
<ul style="list-style-type: none"> <li>Local resettlement and compensation monitoring structures (CCS and CVS) and</li> </ul>	<ul style="list-style-type: none"> <li>Approve the inventory of affected assets and persons</li> <li>Validate the amount of compensation</li> <li>Participate in the complaints handling system</li> <li>Facilitate the work of the actors involved in the resettlement operation and ensure the transparency of the process</li> <li>Participate in offset payment operations</li> <li>Participate in monitoring the implementation of the resettlement plan</li> </ul>	<ul style="list-style-type: none"> <li>ARISE will be in constant contact with local structures, especially the ARISE social specialist</li> </ul>
<ul style="list-style-type: none"> <li>Local authorities</li> </ul>	<ul style="list-style-type: none"> <li>Participation in information meetings</li> <li>Participation in socio-economic surveys</li> </ul>	

<ul style="list-style-type: none"> <li>• ANDF</li> </ul>	<ul style="list-style-type: none"> <li>• Administrative and organisational support to ARISE and the SVCs and SACs</li> <li>• Participation in the identification and implementation of resettlement measures</li> <li>• Support to inform and invite affected people to resettlement meetings</li> <li>• Support to the various stakeholders (authorisation, facilitation of contacts) for the execution of their activities</li> <li>• Support to local land management bodies (CVS and CCS, departments in charge of land management at the level of town halls) in the process of identifying and making available land.</li> </ul>	<ul style="list-style-type: none"> <li>• Mayors, district chiefs, village and neighbourhood chiefs</li> <li>• ANDF has branches at local level</li> </ul>
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## 9.2. Validation of the compensation matrix and scales

Awards must be validated in several stages:

1. ARISE: the project leader, in charge of the implementation of the RAP, validates the proposed rates and matrix during its validation of the RAP before submission to the EBA and the ANDF.
2. Source administrations
3. Local structures and authorities
4. The EBA and the NFDA will validate these elements during the validation of the RAP.

The validation will take place after the PAPs have been presented with the compensation for their losses on an individual basis. It should allow for a mutual agreement on whether the compensation and the modalities of compensation are acceptable to the PAPs. The presentation of the compensation should be accompanied by a presentation of the calculation assumptions so that the affected persons can assess the appropriateness of the compensation offered. In the event that the affected persons do not find any of the options offered satisfactory, they shall have the right to appeal the proposed compensation and shall be informed of the remedies available to them.

## 9.3. Payment of compensation

The payment of compensation is developed in Chapter 6.4. *Resettlement and compensation*

## 9.4. Permanent contact with the SVCs and the SAC

ARISE will be in constant contact with local structures, particularly during compensation payments and livelihood restoration activities.

## 9.5. Settling disputes

In the event that an agreement cannot be reached, the PAP will be reminded that it has the possibility to have recourse to the complaints mechanism established by this RAP (see Chapter 10.3) and to other administrative or judicial bodies

## 10. Consultation and disclosure

*As part of the social risk assessment for the project, all individuals or communities that will be displaced should be identified and consulted to obtain appropriate information on land ownership, claims and use (NP5 objectives NO9).*

*Stakeholders (displaced persons, host communities, governmental party...) will be involved from the beginning of the project in an iterative process of information and participation. Eligibility criteria must be communicated as well as the rights related to resettlement (compensation, restoration of livelihoods...). They should be fully involved in the whole decision-making process from the choice of alternatives to reduce impacts to the different resettlement options (NP5 §10 NO26, 27).*

*Special measures should be taken to ensure that vulnerable groups are involved in the information and participation process for decision-making (NP5 §10 NO29)*

*The consultation process should enable women to make their views known and ensure that their interests are taken into account in all aspects of resettlement planning and implementation. The assessment of impacts on living conditions may require intra-household analysis if these impacts are not the same for women and men (NP5 §10 ndbp16).*

### **10.1. Main results of the consultation conducted for the preparation of the Supplementary RAP**

In the framework of this project, meetings were organised at two levels: national and local. The following table presents a summary of the meetings held at the different levels.

Table 38 Summary of meetings

Scales	Stakeholders met and date	Topic discussed	Summary of the discussion
Central	<p>Director of ANDF Monday 05/10/20</p>	<p>Discussions on the stakes and expectations of the different structures involved; Brief presentation of the main stages of the RAP; ANDF's points of view and its feedback on the Glo-Djigbé Airport project; Collection of additional documentation;</p>	<p>ANDF's guidelines</p> <ul style="list-style-type: none"> <li>- In terms of land use, the site is sparsely occupied: cultivated land and forest plantations dotted with a few buildings in the northern part (about 50). Fields of maize, manioc, pineapple, etc., are planted on the site. As far as buildings are concerned, some are completed and inhabited and others are under construction.</li> <li>- Concerning the history and evolution of the land ownership, the report indicates that in the past the land was vacant and without master, the different parts of the site were gradually cultivated before giving rise to rural land parcels which began to accommodate constructions under the pressure of urbanisation.</li> <li>- The inventory enabled us to count a total of 1127 plots according to the inventory prepared by the IGN. These plots include trees, shrubs, fields or fallow land, crops, palm groves, forest, plantations, dwellings and buildings,</li> <li>- About fifty (50) built plots were counted on the site after the field surveys.</li> <li>- The main crops grown in the area are: maize, cassava, cowpea, pineapple, tomato, sweet potato, groundnut, maize-Manioc associations</li> <li>- The tree plantations observed on the site are: palm, acacia, papaya, teak, orange, eucalyptus and Gmelina.</li> <li>- No social and community facilities were found in the field.</li> <li>- Rely on the services of the IGN for the mapping of the site (acquisition of maps);</li> </ul>

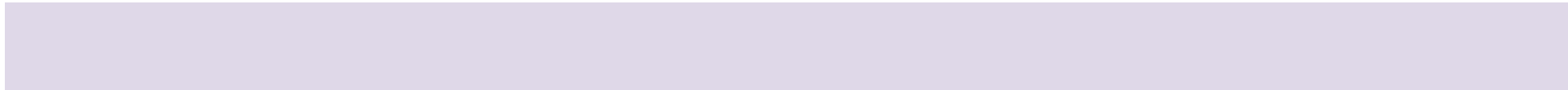
<p>Town hall of tangbo-Djevie 07/10/20 and 08/10/20</p> <p>Introductory meeting and working session with the City Council and ARISE and other key actors</p> <p>Getting to know the territory of the site with the client (a focus will be made on the 20 ha)</p> <p>Involve the different stakeholders as well as PAPs in the final decision making process.</p>	<ul style="list-style-type: none"> <li>- Consider the <b>20ha</b> perimeter (priority for the start of the construction of the industrial estate) as part of the 400ha subject of the Land and Property Evaluation (EFI) study already carried out by ECOPLAN, <u>as a selection criterion in our multi-criteria analysis.</u></li> </ul>
<p>District chief, village leaders, producers and/or PAPs (pineapple, oil palm, maize, cassava, vegetables, etc.). B On 08/10/20</p> <p>Getting to know the territory of the site with the client</p> <p>Involve different stakeholders as well as PAPs in the final decision making process.</p>	<ul style="list-style-type: none"> <li>- The populations of the impacted areas acknowledge that this project would contribute to the development of the localities concerned, but their greatest concerns lie in the following points</li> <li>- The fate of the population, 90% of whom are farmers who need land to carry out their activities and feed their families.</li> <li>- The amounts of compensation that will be applied for their land.</li> <li>- Their concern is that they felt that the prices calculated for the compensation of land for the airport project were very low. They therefore fear that the same prices will be applied to this project.</li> <li>- SCHEME of the organisation of the agro-ecological zones in the city territories concerned by the project (cross-section)</li> <li>- List of infrastructures used by the population of the 8 villages from which the PAPs come and their location</li> </ul>

	Tori-Cada Town Hall 09/10/20	Introductory meeting and working session with the City Council and ARISE and other key actors  Getting to know the territory of the site with the client (a focus will be made on the 20 ha)  Involve the different stakeholders as well as PAPs in the final decision making process.	<ul style="list-style-type: none"> <li>- The populations of the impacted areas acknowledge that this project would contribute to the development of the localities concerned, but their greatest concerns lie in the following points</li> <li>- The fate of the population, 90% of whom are farmers who need land to carry out their activities and feed their families.</li> <li>- The amounts of compensation that will be applied for their land.</li> <li>- Their concern is that they felt that the prices calculated for the compensation of land for the airport project were very low. They therefore fear that the same prices will be applied to this project.</li> </ul>
local	farmers, pastoralists, hunters and loggers. 09/10/20	Getting to know the territory of the site with the client  Involve different stakeholders as well as PAPs in the final decision making process.	<ul style="list-style-type: none"> <li>- Type of houses ;</li> <li>- Data on agricultural yields in the area ;</li> <li>- Livestock monograph, grazing management ;</li> <li>- Types of access to land.</li> </ul>
	Traders in the Tango and Tori-Cada markets		
	architects/builders for building estimates	Market research	<ul style="list-style-type: none"> <li>- Reconstitution of prices on the local market.</li> <li>- Eligibility deadline</li> </ul>
	Real estate agencies for land prices in the area 23/11/2020 and 24/11/2020		
	Association of market gardeners, Association of forestry operators; Other Association intervening in the area Customary chiefs (removal of fetishes) 25/11/2020	Market research	<ul style="list-style-type: none"> <li>- Reconstitution of prices on the local market.</li> <li>- Eligibility deadline</li> </ul>
ATDA, ANDF SONAPRA, Ministry of Trade, Directorate of Agricultural Statistics, Departmental Directorate	Market research	Reconstitution of prices on local markets	

*ADDITIONAL PAR - GLO DJIGBE - 400 HA*

of Agriculture, Livestock and Fisheries,  
Ministries of Infrastructure, ONAB (Office  
National du Bois), Directorate of Forests and  
Natural Resources, Funeral services

25/11/2020 and 26/11/2020





*Photography 1 Public consultation, Tangbo-Djèvié session*



*Photography 2 Public consultation, Tori-Cada session*

## 10.2. Stakeholder engagement

The IFC MOP5 requires projects to "consult with project-affected communities, including host communities, through the stakeholder engagement process".

Consultation and participation of PAPs were therefore considered essential elements for the realisation of the RAP/PRMS. A more general Stakeholder Engagement Plan (SEP) was developed by the project. It describes the applicable principles, the levels of engagement of the different stakeholders, the proposed methods and means relevant in the context of the Project, the proposed tools and activities or the grievance management mechanism. This mechanism is available and accessible throughout the RAP/PRMS process and in particular during the implementation of RMS activities. The following chapter provides more detail on the grievance management mechanism.

At the level of communities affected by displacement, focus group sessions were repeated from the beginning of the RAP/PRMS implementation. Particular attention was paid in the consultation strategy to respecting the balance of power and decision-making mechanisms. Traditional authorities, representatives of the decentralised administrative power, civil society (youth and women's associations) and PAPs were considered.

Community engagement began with consultations as part of the general socio-economic studies of the ESIA. Subsequently, villages affected by future displacement were informed, consulted and involved in the development of the rights and eligibility matrix criteria, compensation and indemnity rate calculations, property valuation, indemnity and resettlement options. More generally, the RAP/PRMS should be widely disseminated to the national government, local authorities, affected villages and Village Committees.

PAP representatives (communities, households) were solicited during the inventories of the properties affected by the resettlements and specific household surveys were conducted with them. The inventories are followed by a negotiation phase and then the signing of compensation contracts that commit the PAPs and the Project.

Throughout these consultations, there has been ongoing work to raise awareness of the nature of compensation and the relevance of being involved in a livelihoods restoration plan.

In general, community development projects (well beyond the specific framework of the mining sector) have variable results in terms of ownership of activities by beneficiaries. However, the methods for selecting beneficiaries are often based on an assessment of their degree of motivation and their capacity to mobilise. In the specific context of a livelihoods programme, the target population is involuntarily inconvenienced. Their receptivity to the proposed compensatory activities is therefore not naturally acquired.

It is therefore necessary to mobilise PAPs around federative projects. Community mobilisation is a critical point that will determine the success of the activities implemented. The formulation of projects requires the informed participation of stakeholders and the agreement of the community should be ensured before implementing each of the actions envisaged.

### 10.2.1. General principles

Stakeholder engagement in a RAP/PRMS should respect the following principles

- *Openness and transparency:* Information about the Project's activities will be as accessible and transparent as possible, to enable stakeholders to have a full understanding of the Project's activities and how they are or may be impacted by them (unless legitimate reasons of commercial confidentiality or stakeholder protection require that such information be kept confidential);
- *Listening and dialogue:* listening to stakeholders, taking their concerns seriously and responding quickly;
- *Participation:* Stakeholders are invited and encouraged to be actively involved in the dialogue with the Project and its consultants. The Project is required to promote the inclusion of all in this process, taking into account cultural and gender considerations, ensuring that all stakeholders feel entitled to share their views;
- *Proactivity:* it takes time to build a relationship. It is therefore essential to start the dialogue process early. Provide information in advance of consultation and arbitration activities and ensure that potential risks and impacts are proactively communicated to stakeholders;
- *Safe participation:* The Project takes the necessary steps to ensure that stakeholders engaged in any form of dialogue can participate in a safe and protected manner, without risk or fear of reprisal (including through the use of trusted third party organisations, individual or group meetings);

- **Effectiveness:** Information and forms of dialogue will be acceptable and effective for the people for whom they are intended. Information and forms of dialogue will be accessible, legitimate, transparent and consistent with respect for human rights;
- **Choice of appropriate forms of dialogue:** different forms of dialogue may be required depending on the different stakeholders and objectives. Information should be provided to stakeholders in a format that is particularly appropriate to them, taking into account the possible need to provide assistance in interpreting complex technical information. Wherever possible, dialogue with stakeholders should be undertaken directly. Where this is not possible because it could put them at risk, dialogue can be conducted through legitimate and credible representatives;
- **Accountability and responsiveness:** dialogue should empower stakeholders and give them the courage to make their voices heard. One way to do this is to clearly inform stakeholders of the feedback and responses they can expect to receive as a result of their suggestions;
- **Respect for equality and human rights:** everyone, without discrimination, has the right to participate on an equal basis. In particular, it is the responsibility of the project or entity to take gender considerations into account in the implementation of the dialogue and to identify the need to take special measures to ensure the participation and inclusion of vulnerable individuals and groups.

### 10.2.2. Methods of engagement

Several methods of consultation and disclosure will be used in each phase of the Project depending on

- Targeted stakeholders;
- The objective: to **share/inform, consult/dialogue, negotiate, involve.**

Several methods can then be considered:

- **Face-to-face meetings** (informal or formal) (with all types of stakeholders);
- **Public consultations** (with directly or indirectly impacted PAPs) ;
- **Small and thematic** consultations or **focus groups** (with local authorities, civil society organisations and the business community);
- Stakeholder **letters/responses** to the Company ;
- Distribution of **brochures/posters** ;
- Use of **local and national media, social networks**;
- **Project contact point.**

Table 39 Details of consultation and disclosure methods

Method	Objective	Tools	Aspects to note
<b>ONE-TO-ONE MEETINGS</b>			
<ul style="list-style-type: none"> <li>• <b>Individual or small group meetings with stakeholders, opinion leaders or government representatives.</b></li> </ul>	<ul style="list-style-type: none"> <li>• Sharing/informing ;</li> <li>• Consult/dialogue ;</li> <li>• Negotiating ;</li> <li>• Involve.</li> </ul>	<ul style="list-style-type: none"> <li>• List of questions to ask ;</li> <li>• Letters of invitation ;</li> <li>• Agenda ;</li> <li>• Information material ;</li> <li>• Meeting minutes.</li> </ul>	<ul style="list-style-type: none"> <li>• One week's notice by letter or email;</li> <li>• One week in advance, prepare a list of questions to ask;</li> <li>• Two days before the meeting, contact the persons concerned by</li> </ul>

- telephone to obtain confirmation;
- Have the agenda for a successful meeting;
- The minutes of the meeting should be recorded and shared after approval with the stakeholders and the operators' departments.

**PUBLIC CONSULTATIONS**

- Large-scale meeting open to the public or representatives of different stakeholder groups;
- The meeting is held as close as possible to the stakeholders.

- Sharing/informing ;
- Consult/dialogue ;
- Involve.

- List of Questions/Answers ;
- List of information to be collected ;
- Information material ;
- Meeting minutes ;
- Attendance list ;
- List of stakeholder contacts (MOST or other database).

- Give two weeks' notice by letter or email to the representatives/leaders of the group(s) concerned;
- One week in advance, prepare the list of questions/answers and information to be collected
- Two days before the meeting, contact the representatives/leaders of the group(s) concerned by telephone to obtain confirmation;
- The material to be used in these meetings should be developed and approved by the operator's management or relevant departments.

**DISCUSSION GROUP**

- Small group meetings to get feedback on a particular issue. Company representatives should be present but the group is facilitated or monitored by a third party;
- Ideal for localised impacts and decisions such as specific planning issues or site-level environmental impacts, where stakeholders are concentrated in one geographical area.

- Sharing/informing ;
- Consult/dialogue ;
- Negotiating ;
- Involve.

- List of information to be collected ;
- List of Questions/Answers ;
- Information material ;
- Meeting minutes ;
- Attendance list.

- One week's notice by letter or email;
- One week in advance, prepare the list of questions/answers and information to be collected
- Letters of notification must be written to the authorities for any engagement in the district;
- Two days before the meeting, contact the persons concerned by telephone to obtain confirmation;
- If the authorities are not involved, inform them as a courtesy;
- Have the agenda for a successful meeting;
- The minutes of the meeting should be

recorded and shared after approval with the stakeholders and the operators' departments.

STAKEHOLDER LETTERS/RESPONSES		
<ul style="list-style-type: none"> <li>• Invite stakeholders to write letters to allow them to give their opinion or make a complaint.</li> </ul>	<ul style="list-style-type: none"> <li>• Consult/dialogue ;</li> <li>• Negotiating ;</li> <li>• Involve.</li> </ul>	<ul style="list-style-type: none"> <li>• Complaint forms ;</li> <li>• Meeting minutes.</li> </ul>
<ul style="list-style-type: none"> <li>• Provide an open mechanism for individual stakeholders to have their say without having to attend meetings;</li> <li>• Helps establish a mailing list of interested stakeholders for further engagement.</li> </ul>		
BROCHURES/POSTERS		
<ul style="list-style-type: none"> <li>• The brochures and posters are thematic (complaints mechanism, development projects, technical activities, etc.).</li> </ul>	<ul style="list-style-type: none"> <li>• Share/inform</li> </ul>	<ul style="list-style-type: none"> <li>• List of stakeholders who received the brochures/posters (quantity, signature of stakeholder representatives)</li> </ul>
<ul style="list-style-type: none"> <li>• The brochures are developed by the social team, with the support of the communication department, external consultants or an NGO;</li> <li>• The brochures/posters are distributed to stakeholders at the different types of consultations;</li> <li>• Distribution must be accompanied by an oral explanation.</li> </ul>		
MEDIA/SOCIAL NETWORKS		
<ul style="list-style-type: none"> <li>• Use national and local media (radio, television, newspapers) and social networks to spread a message to a wide audience.</li> </ul>	<ul style="list-style-type: none"> <li>• Share/inform.</li> </ul>	
<ul style="list-style-type: none"> <li>• The messages are developed by the social team, with the support of the communication department, external consultants or an NGO;</li> <li>• The media will be chosen according to the stakeholders targeted.</li> </ul>		
CONTACT POINT THE PROJECT		
<ul style="list-style-type: none"> <li>• Free telephone lines for stakeholders to obtain information on a problem or project, give their opinion, report problems or make a complaint;</li> </ul>	<ul style="list-style-type: none"> <li>• Sharing/informing ;</li> <li>• Negotiating ;</li> <li>• Involve ;</li> </ul>	<ul style="list-style-type: none"> <li>• Material; information.</li> <li>• Complaint forms.</li> </ul>
<ul style="list-style-type: none"> <li>• Inform stakeholders of the existence of these communication channels;</li> <li>• Accessible to many people;</li> <li>• Allows different stakeholders to respond with minimum effort and</li> </ul>		

- **Telephone access to the community relations team ;**

at a time and place that suits them;

- Does not allow for in-depth dialogue, but allows stakeholders to obtain information or respond quickly in confidence or anonymously if necessary.
-

### 10.2.3. Dialogue plan

The dialogue plan lists the planned activities and the person responsible for each dialogue activity in the programme.

The timetable is proposed as well as the locations,

Table 40 Stakeholder dialogue plan

Activities	Actor			Calendar	Locations
	Community Relations Team	Community Relations Manager	DG The Project		
<i>R: responsible; A: approve; C: consulted; I: informed; N/A: not applicable</i>					
Recruitment of a community relations team	N/A	N/A	N/A	2nd Quarter 2021	Project site
Training of the community relations team and the contractor in the technical and societal aspects of the Project	N/A	N/A	N/A	2nd Quarter 2021	Project site
Opening of an on-site community relations office	N/A	N/A	N/A	/	/
Restitution of the RAP/PRMS	C	R	A	2nd Quarter 2021	Project site
Stakeholder engagement	C	R	A	Project duration	Site/Villages
Monthly visits to villages by members of the community relations team	R	A	I	Project duration	Site/Villages
Quarterly reporting on engagement activities	R	A	I	Project duration	Lessors
Information sharing meeting on the progress of the RAP/PRMS and its implementation and feedback with interested stakeholders.	C	R	A	Project duration	Lessors

Nb: the first 3 activities also apply to the Project but a team is already present. The activities are however maintained in the document to ensure that the deployment of the RAP/PRMS within the Project is based on community resources.

### 10.2.4. Roles and responsibilities

The table below shows the role and responsibilities for stakeholder dialogue.

Table 41 Roles of responsibilities for stakeholder dialogue

Staff	Roles and Responsibilities
<b>Community Relations Manager</b>	<p>Takes responsibility for and oversees the dialogue with stakeholders;</p> <p>Leads dialogue with key stakeholders and government representatives.</p>
<b>Community Relations Team</b>	<p>Is responsible for taking the lead in dialogue with stakeholders, particularly at the local community level;</p> <p>Implements the Stakeholder Dialogue Plan (SDP) in coordination with the contractor's social team;</p> <p>Identifies potential sustainable development projects;</p> <p>Ensures that complaints are dealt with by the contractor;</p> <p>Supports the contractor and approves the settlement of complaints where appropriate;</p> <p>Is involved and informed in the process of recruiting local labour;</p> <p>Is the point of contact between the Project and those affected (communities, local authorities and other stakeholders);</p> <p>Ensures that the Project is represented in all stakeholder engagements;</p> <p>Documents commitments and follows up on actions - problems, concerns, grievances, requests.</p>
<b>Steering Committee</b>	<p>Meets monthly;</p> <p>Validates the PEPP and the resources allocated for its implementation;</p> <p>In charge of the selection of development projects;</p> <p>Monitor and evaluate the implementation of the PEPP and development projects.</p>

### 10.3. Grievance management mechanisms

As part of the project, a complaints management mechanism has been developed for its external stakeholders. The mechanism aims to ensure that environmental and social complaints from individuals or groups of individuals who feel affected by the project are dealt with. The different steps to follow in order to file a complaint are clarified below.

Every effort should be made to resolve grievances at the community level without hindering complainants' access to available legal or administrative mechanisms. An appropriate person should be designated to receive grievances and coordinate efforts to resolve them through appropriate channels, taking into consideration all customary and traditional methods of conflict resolution in the affected community (NP5 §11 NO31).

#### 10.3.1. Approach

The complaints management mechanism will apply to those affected by the project and will provide a structured means of receiving and resolving a concern raised by an individual or community who feels that they have been adversely affected by the project (in the case of the inventory and survey phase, complaints are more likely to relate to the oversight of a farmer, the incorrect demarcation of a parcel, an unaddressed land dispute, etc.) Complaints and queries will be dealt with promptly in a process that is understandable and transparent, culturally appropriate, free of charge and without retaliation.

Arise will give priority to amicable negotiation and conciliation. In the absence of an amicable agreement between the complainants and the project, the complainants will be informed by the project or the consultant of the procedure to follow to express their dissatisfaction and to submit their complaints.

As part of the complaints mechanism process, complaints will have to be recorded in a register which will be accessible at the following locations

- With village leaders ;
- At the borough halls.

Arise will set up a mediation committee at each site to handle complaints. This committee will be composed of the following persons

- A representative of the project ;
- One member appointed by the representative organisation of producers on the site;
- A representative of the customary authority ;
- A representative of the Decentralised Technical Services (DTS) ;
- A representative of women's groups
- A youth representative.

The role of this committee will be to assist the project in registering and handling complaints. The committee will be responsible for preparing the conciliation minutes.

Apart from this internal mechanism, PAPs may have recourse to state dispute resolution mechanisms (customary authorities, administrative authorities, courts) to submit their complaints. In this case, the project should ensure that they are accompanied, by providing advice and covering the costs of the procedure.

#### 10.3.2. Some guiding principles in the complaints management mechanism

All complaints should be directed to Arise, subcontractors can collect (receive) a verbal or written complaint. Subcontracted personnel must notify the project within 24 hours of receiving the complaint.

Any registered complaint must, if necessary, be followed by an inspection visit within 7 days.

90% of complaints should be closed within 30 days of registration. Other complaints that require more time to investigate may take several months.

All real or fictitious complaints should be recorded and the related investigations documented.

### 10.3.3. Procedure, appeals and complaints handling

The complaints resolution procedure consists of several steps, which are described in this section (Figure below). Every claim or complaint, whether founded or not, will have to go through the resolution process.

The complaints resolution procedure is based on the following fundamental principles:

- It must be transparent, and in harmony with the local culture;
- The registration of complaints will take into account local languages and their resolutions should be communicated to the complainants verbally and in writing;
- All members of the community (or groups) must have access to the procedure (entitled or not, male or female, young or old);
- All complaints and claims, whether real or unreal, should be recorded according to the complaints resolution procedure;
- All complaints should lead to discussions with the complainant and possibly a site visit to better understand the nature of the problem.

#### ■ Step 1: Receipt, registration of the complaint

Arise will be responsible for leading and coordinating the complaints management mechanism process.

Thus, it is the responsibility of ARISE to register the complaint in the complaint management database. A file will be created for each complaint which will include the following elements

- An initial complaint form including the date of the complaint, the complainant's contact details and a description of the complaint;
- A receipt given to the complainant when the complaint is registered;
- A complaint follow-up sheet for recording the measures taken (investigation, corrective measures);
- A file closure form, a copy of which will be given to the complainant after he or she has accepted the closure and signed the form.

Any real or fictitious complaint will be entered into the system and will result in an inspection within a maximum of 7 days.

#### ■ Step 2: Processing the complaint - inspection visit

ARISE will undertake an inspection visit to verify the truth and severity of the complaint. During the inspection visit, the following activities should be undertaken

- Obtain as much information as possible from the person who received the complaint;
- Meet the complainant ;
- Determining whether the complaint is legitimate ;
- Close the complaint immediately (e.g. if it is unfounded) or propose a solution that will lead to another site visit (for possible measurement). In case the complainant does not agree and the solution may require internal ARISE consultations, inform him/her of a 7-day deadline for the investigation of his/her complaint and give him/her a firm appointment;
- Classify the complaint as minor, moderate, serious, major or catastrophic.

If the complaint is unfounded, ARISE will record and note that it is not relevant. ARISE may provide a verbal (in a forum) or written response. The complaint may then be closed.

#### ■ Step 3: Mediation or Conciliation Committee

If the complaint cannot be resolved internally, it should be referred to the mediation/conciliation committee. ARISE will prepare basic technical information for the mediation committee, such as the proposed amount of compensation, a list of meetings and interviews with the complainant and a description of the exact reason for the dispute/complaint.

The complainant(s) will be invited to appear before the Mediation Committee, which will attempt to find a solution acceptable to both Arise and the complainants. If necessary, further meetings will be held, or the Committee may, if appropriate, ask one of its members to mediate discussions in a less formal setting than these meetings.

An institutional ombudsman to be identified by the government authorities will receive and examine complaints with the support of the committee members. Under the responsibility of the ombudsman, the committee should,

as far as possible, try to resolve complaints amicably in order to reduce the risk of legal proceedings, which can often be lengthy and costly.

■ **Step 4: Take legal action**

The fact that a PAP has submitted a complaint or claim to the project's mediation or conciliation committee does not remove the possibility for him to bring his claims to court. Thus, if a PAP is not satisfied with the processing of its complaint, it can refer its claims to the local customary authority, the courts of first instance and appeal if necessary. Arise shall assist the PAP materially and financially in asserting its rights before any court to which it has referred its complaint.

In the current phase of the project, complaints are likely to relate to the survey of plots and their allocation, and land disputes may arise that require legal action.

■ **Step 5: Reference to the expert**

Where, in the course of dealing with a PAP's claims, the courts require the services of an expert to assess the value of property, or to propose compensation amounts related to project activities, the State shall be obliged to bear the costs of such an expert's report in order to cover the PAP's expenses. These costs will be recorded and made available in the account for the State's commitments to the project

The deadlines for the expert to submit his work to the judge will be those set by the texts on expropriation and involuntary resettlement.

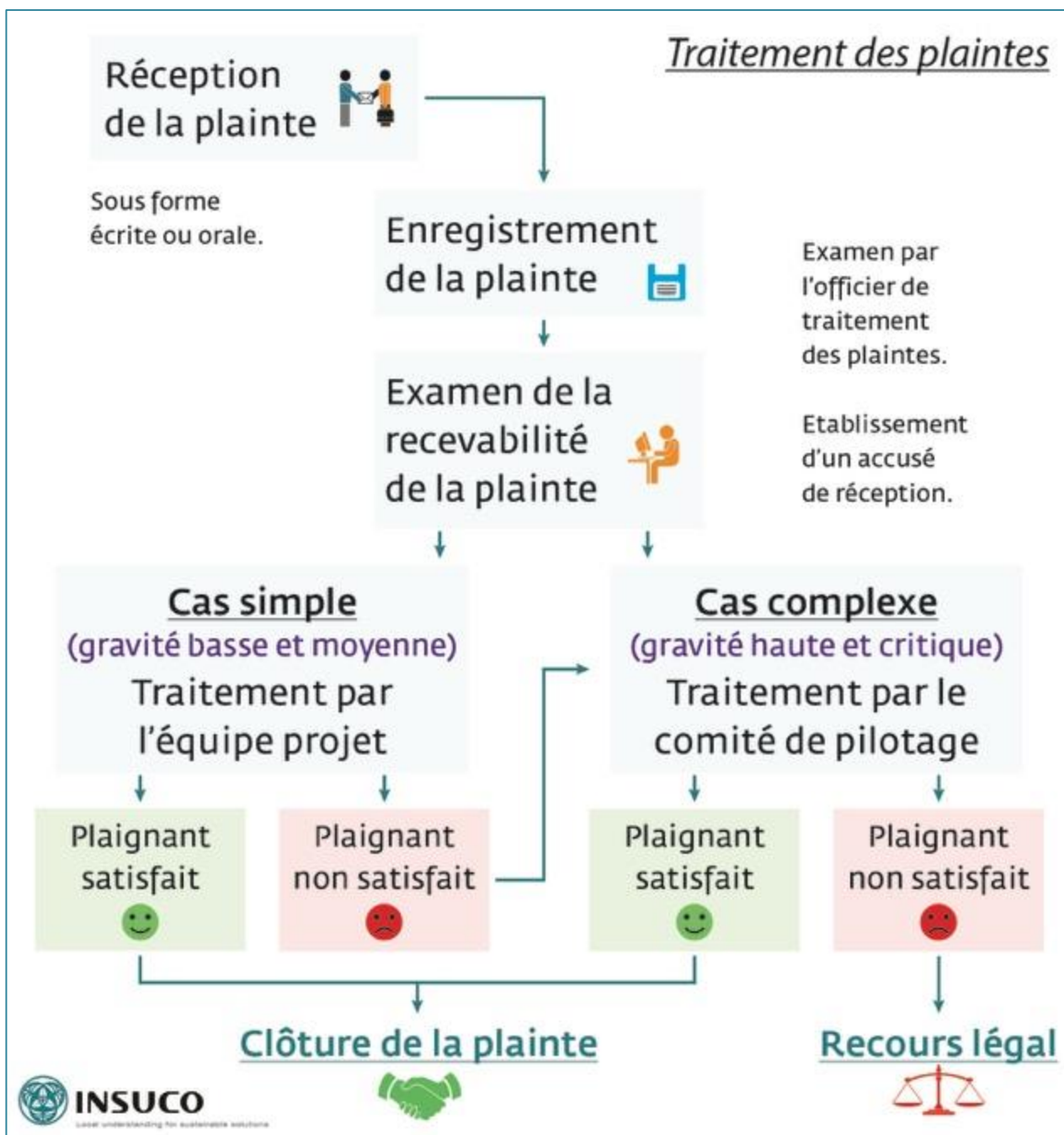


Figure 15 Amicable Complaint Handling System

### 10.3.4. Complaints received by the State

As already mentioned, the Beninese State, under the responsibility of its National Agency for Land and Property (ANDF) and through the mobilisation of a specialised firm, has carried out inventories of the property and assets of the PAPs and is in the process of paying individual compensation. This is what justifies the intervention of the promoter ARISE for the payment of the top-up, i.e. the difference between the evaluation of the compensations made by the State according to national standards and the evaluation made by ARISE according to international standards.

As part of the implementation of this process, the ANDF carried out a commodo et incommodo survey during the period from 17 August to 22 September 2020. During this survey, they received numerous complaints or claims from some PAPs who were dissatisfied with the compensation they were given. The final version of the final report entitled "Land and Property Evaluation of the Special Economic Zone Sites - Phase 1 Site: Tangbo-Djevié (Commune of Zê)" dated May 2021, highlights the receipt of 661 complaints. The table below shows

the categories of complaints and whether or not they were dealt with. The table shows that 614 of the 661 complaints were not dealt with by the Env/Innov firm in charge of the RAP.

Table 42: Consideration of grievances

Order number	CATEGORY OF CLAIMS	NUMBER	OBSERVATIONS
1	Area not surveyed	81	Complaints related to the unsurveyed areas of the PAPs are the responsibility of IGN and are not addressed by the Cabinet.
2	Name and Phone Number not collected	78	Complaints about untraced names and Telephone Numbers are not considered by the firm; only names in the IGN directory are considered here. Questions concerning the identity of the alleged owners will be handled by IGN and ANDF
3	Plantation not surveyed	34	The 34 complaints relating to plantations that were not identified were taken into account.
4	Construction not surveyed	28	For the grievances related to the unrecorded buildings, we have a total of 28. After our return to the field to take these complaints into account, we were able to identify 25 buildings. <b>The 03 cases that were not recorded are located outside the domain</b>
5	Parcel not identified in the directory	400	Grievances corresponding to plots not identified in the PAP register are not addressed by the Cabinet.
6	Name change	27	PAPs' concerns about name changes are not addressed by the cabinet. This is a matter for IGN and ANDF.
7	Other	10	In the case of the others, it is those who have raised the problem of land title, parcel overlapping two domains,
8	CLEAR	3	RAS cases are those without any problems.
<b>TOTAL</b>		<b>661</b>	

Source: "Land and property evaluation of the special economic zone sites - Phase 1 site: Tangbo-Djevié (Commune of Zê)" dated May 2021

A compensation payment monitoring file provided by the ANDF shows the status of PAP compensation payments as at 31 July 2021. This file (see Annex 9) shows that 203 PAPs have not received their compensation. The reasons given are as follows:

- 124, due to a questioning of the inventories and in particular of the areas considered. There were also 3 refusals to sign the Official Statement of Offence (n°14, 44 and 101), as well as several unresolved cases of PAPs having sold the plots for which they were to be compensated.
- 61, due to the lack of administrative documents in the file (legalized NICs, powers of attorney, property deeds, photos, etc.)
- 18, are not included in the file and therefore cannot be interpreted.

## 11. Monitoring and evaluation

LOS5 requires that procedures be established to monitor and evaluate the implementation of a RAP and/or PRMS and take corrective action where necessary (LOS5 §14). Thus, a mechanism should be in place for monitoring and evaluating resettlement activities under this project.

The monitoring and evaluation provisions of the RAP aim to ensure, on the one hand, that the proposed actions are implemented as planned within the established deadlines and, on the other, that the expected results are achieved. When deficiencies or difficulties are observed, monitoring and evaluation enable appropriate corrective measures to be taken. The main objective of the Resettlement Action Plan is to ensure that the affected people have better or at least equivalent living conditions to those they had before the Project was implemented. Thus, the monitoring and evaluation of the actions proposed in the Resettlement Action Plan will have to focus on the achievement of this objective.

### 11.1. General objectives of monitoring and evaluation

Monitoring and evaluation of the resettlement plan will consist of

#### ■ Monitoring

It consists of verifying, in particular at the start of RAP implementation, that the detailed specifications are designed and implemented in accordance with the RAP validated by ARISE and its donor, on the one hand, and in accordance with national legislation, on the other.

#### ■ Follow-up

Monitoring activities allow for the timely correction of certain measures during the implementation of the Plan, the regular verification of their impact on the population and an overall evaluation. The organisation of this monitoring is both internal and external.

The monitoring consists of :

- Monitor and evaluate the impacts of the implementation of the RAP on the populations concerned, from a socio-economic point of view;
- Continuously check that the RAP work programme and budget are implemented as planned;
- Continuously check that the quality and quantity of the expected results are achieved within the prescribed timeframe;
- Identify any unforeseen factors and developments that may influence the organisation of RAP, the definition of efficiency measures or present opportunities to be exploited;
- Recommend appropriate corrective measures to the responsible bodies as soon as possible.

#### ■ Evaluation

The evaluation consists of :

- Establish and interpret the baseline social and economic situation of the affected populations, including vulnerable people, before the start of the project;
- Define, at regular intervals, all or part of the monitoring parameters, in order to assess whether or not the objectives have been achieved, and to understand the changes;
- Carry out a mid-term and final evaluation of the project to identify the effectiveness and efficiency of the RAP's activities at the social and economic levels;
- Analyse, in a programmed manner or in response to monitoring and evaluation findings, certain improvement measures to enable the finalisation of the RAP, if necessary.

#### ■ Guiding Principles for RAP Monitoring/Evaluation

Monitoring and evaluation of the RAP will be based on the following principles:

- Quality objectives and programming;
- Participation of the PAPs ;
- A follow-up involvement of operators, subcontractors and any associated institutions;
- Responsiveness to follow-up findings and corrective actions;

- A valuation of the opinions formulated by the PAPs ;
- Consistency with similar projects.

**■ Monitoring the implementation of the RAP**

It consists of ensuring at all times that :

- The actions included in the work programmes of the Project Unit in relation to the RAP, on the one hand, and of the contractual operators, on the other hand, are carried out, and within the deadlines;
- The costs of the measures are within budget;
- The quantitative, qualitative, temporal and budgetary indicators (performance indicators) used are monitored and recorded in the monitoring reports of the project's Environmental Unit, subcontractors and responsible bodies.

The main indicators for monitoring the implementation of the RAP are presented below.

**■ Monitoring of RAP results**

The objectives of this monitoring are also governed by the work programmes, as "expected results". These results are first and foremost intermediate results (e.g. agricultural inputs are available and used), rather than final results (e.g. value of production or yield), as these determine the impacts (increased income, improved standard of living, etc.).

The results can be assessed through activity reports or targeted surveys.

The opinions of the PAPs and their representatives will be an integral part of the monitoring system. They should draw the attention of the project owner to the validity and, above all, the acceptability of the proposed measures in the context of the project area.

**11.2. Monitoring and evaluation during implementation**

Table 43 Evaluation measures of the RAP

Component	Evaluation measure	Indicator	Body responsible for data collection/analysis and reporting	Frequency of reporting/ Recipients	Performance target
Demographics and population	Identify the affected population and control opportunistic migration	Number of PAPs identified during the survey	ARISE	Survey campaign	Ensure that only those affected are those who are actually compensated.
	Compliance with eligibility rules	Number of PAPs added after the survey			
		Number of complaints about the addition of PAP			
	Follow-up of complaints	Number of complaints registered ; Number of complaints handled ; Number of complaints closed	ARISE	Implementation of the RAP	

	Ensure that compensation and indemnification measures for agricultural land and its production allow PAP to maintain their production.	Number of m <sup>2</sup> of land lost during the works			
	Ensure that compensation measures maintain or improve the food availability of PAPs	Number of m <sup>2</sup> of land lost and returned to farmers after construction			
<b>Quality of life and standard of living</b>		Number of m <sup>2</sup> of land permanently lost during construction	ARISE	Implementation of the RAP	Compensation for temporary and permanent losses enabling the PAP to maintain or improve its productivity and availability in Foodstuffs.
		Number of m <sup>2</sup> of land replaced in compensation for permanently lost land			
	Ensure the effectiveness of RAP measures so that PAPs do not suffer a deterioration in their living conditions	Volume of crops available before the project			
		Volume of crops temporarily lost during the works			
		Volume of crops on permanently lost areas			
		Percentage of cash compensation reinvested in productive activities			
<b>Gender equity and vulnerability</b>	Ensure that women and vulnerable people receive fair and adequate compensation	Amount of compensation planned and paid in compensation to women producers and vulnerable people	ARISE	Implementation of the RAP	Compensation for the losses of women and vulnerable people is paid equitably before displacement,

	as proposed in the RAP	affected by the project			including to those who are not formal landowners.
	Avoiding increased workload for women during displacement and relocation	Number of women to be compensated vs. those who received financial compensation and support during the compensation campaign			All women affected by the project have been compensated. Measures are being taken to ensure that all women and vulnerable people affected by the project have access to the RAP complaints management process
		The number of complaints made and resolved concerning women and vulnerable people over the life of the project			
<b>Employment, income and gender</b>	Recruitment of local men and women during construction	Number of man-days and woman-days worked by local labour during construction	ARISE	Implementation of the RAP	Using the workforce (Men and Women) and local businesses.
	Use of local companies or micro-enterprises to supply goods and services to the construction sites.	Number of participants in IGAs Financial volume of transactions carried out by local companies and microenterprises during the works.			Encourage the involvement of local companies in the supply of goods and services to local construction sites.
		Number and effectiveness of measures put in place to promote the use of local micro enterprises run by women to supply goods and services to the construction sites.			

### **11.2.1. Indicators, including key performance indicators**

The table above shows the environmental and social components that will need to be monitored during the pre-construction, construction and operation phases.

The monitoring programme will be carried out by :

- ARISE on a weekly basis during the pre-construction and construction phases and semi-annually during operations.
- The monitoring reports will present recommendations for corrective activities and adjustments during implementation.
- The table below presents the specific measures and monitoring indicators and targets to be carried out during and after the implementation of the RAP. The overall responsibility for the implementation of the monitoring programme lies with ARISE.

### **11.2.2. Reports**

A monitoring report on the implementation of the RAP will be produced monthly by Arise. This report will include

- Status of the processing of compensation cases ;
- Statistics on the handling of complaints ;
- Information/Consultation activities with PAPs ;
- Main monitoring indicators ;
- Difficulties encountered and adjustments required.

## **11.3. Evaluation and completion audit**

As this is a Type A project, in accordance with NP5 §15 NO35, Arise must conduct a resettlement closure audit. This Completion Audit is to be carried out once all key commitments of the Resettlement Action Plan (including livelihood restoration activities as well as other development commitments) have been implemented (NP5 §15 NO36).

### **11.3.1. Objectives and scope**

The purpose of the completion audit is to make an overall assessment of the implementation of the RAP.

### **11.3.2. Success and completion criteria**

The implementation of a Resettlement Plan and/or Livelihood Restoration Plan will be considered complete when the negative effects of resettlement have been addressed in a manner consistent with the objectives cited in the relevant Plan and the objectives of this Performance Standard (NP5 §15).

## Tables of annexes

Annex 1 - State file for PAP compensation

Annex 2: Socio-economic survey

Annex 3: Inventory form

Annex 4: List and characteristics of the main structures

Annex 5: List and characteristics of ancillary structures

Annex 6: Minutes of the Public Consultations

Annex 7: ANDF proposed prices according to distances to the national road

Annex 8: Individual assessments of structures (main, annex and commercial)

Annex 9: Summary table of unpaid compensation as of 31/07/2021