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AFRICAN DEVELOPMENT BANK



**MINISTRY OF ROADS AND HIGHWAYS**

**IMPLEMENTED BY**

**GHANA HIGHWAY AUTHORITY**

**ABBREVIATED  
RESETTLEMENT ACTION PLAN**

**FUFULSO-SAWLA ROAD  
PROJECT**

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**CENTRE FOR ENVIRONMENT & HEALTH  
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**LIST OF ACRONYMS**

AfDB	African Development Bank
AIDS	Acquired Immune Deficiency Syndrome
ARAP	Abbreviated Resettlement Action Plan
EPA	Environmental Protection Agency
ESMF	Environmental and Social Management Framework
GHA	Ghana Highways Authority
GoG	Government of Ghana
HIV	Human Immuno-deficiency Virus
IRP	Involuntary Resettlement Policy
LVB	Land Valuation Board
MRH	Ministry of Roads and Highways
PAPs	Project Affected Persons
PE	Policy on the Environment
PMU	Project Management Unit
RoW	Right of Way
SIA	Social Impact Assessment
TSDP	Transport Sector Development Project

## SUMMARY

The proposed project is the re-construction of the 147.5km Fufulso-Sawla road which traverses three (3) districts namely Central Gonja District, West Gonja District and the Sawla-Tuna-Kalba District all in the Northern Region of Ghana. The road is earmarked for development into a trunk road providing the main gateway to the Upper West Region from Tamale. In accordance with the Ministry of Roads and Highways (MRH) ESMF and RPF as well as the AfDB's Involuntary Resettlement Policy (IRP), an Abbreviated Resettlement Action Plan (ARAP) has since been prepared to ensure the implementation of adequate resettlement measures and compensation payment to PAPs along the road. For the purpose of the (ARAP), the communities affected are: Fufulso, Busunu, Larabanga and Tailorpe.

1.1 The Fufulso-Sawla Road traverses twenty seven (27) communities including Fufulso, Busunu, Damango, Larabanga, Grupe, Sawla, etc. It is the only major road that links the Northern Region to the Upper West Region of Ghana. The project involves the reconstruction of the existing Right-of-Way (RoW) from Fufulso to Sawla which is in a deplorable condition. It also involves ancillary works such as reconstruction of markets and lorry parks at Larabanga, Busunu, Fufulso, Sawla and Damango, and rehabilitation of community health post services at Damango. Others are water provision in communities along the road, support to women's agro-processing activities and rehabilitation of existing schools.

## 2.0 REQUIREMENTS FOR AN ABBREVIATED RESETTLEMENT PLAN

The AfDB's Environmental Policy requires that environmental and social impacts of all project it supports, be mitigated according to operational policies that spell out the principles and planning methods for mitigation work. The AfDB's IRP applies whenever property must be acquired, or its use modified, for a project, and that acquisition or modification results in the loss of income, residence or access to resources, either permanent or temporary and whether the occupation is legal or illegal. Resettlement of project affected persons (PAPs) in the project zone will therefore be carried out in accordance with the laws of Ghana (and the road sector RPF), and also the AfDB Involuntary Resettlement Policy, which has resulted in the preparation of this abbreviated RAP.

### *Justification of Abbreviated Resettlement Action Plan*

2.1 AfDB's IRP allows that "for projects in which the number of people to be displaced with a loss of assets or restriction of access to assets is small (less than 200 persons will experience resettlement effects), an abbreviated resettlement plan (ARP) should be prepared and agreed with the borrower" (IRP, section 3.4.9). The displacement of land use activities in the Busunu, Fufulso, Larabanga and Tailorpe communities along the project road meets these conditions.

## 3.0 POLICY, LEGAL AND INSTITUTIONAL FRAMEWORK

3.1 The relevant policy, legal and administrative framework within which the ARAP and ESIA were carried out are reviewed below. These are the: i) Environmental and Social Management Framework (ESMF); ii) African Development Bank Group's Involuntary Resettlement Policy; iii) Road Sector Resettlement Policy Framework (January 2007); iv) Administration of Lands Act, 1962 (Act 123); v) State Lands Acts, 1962 (Act 125) which gives authority for land to be acquired; vi) State Lands Regulations 1962 (LI 230); vii) State Lands (Amendment) (No.2) Regulations 1963 (LI285); viii) Lands (Statutory Way Leaves) Act, 1963 (Act186); ix) Office of the Administration of Stool Lands Act, 1994

(Act 481); and ix) Environmental Assessment Regulations (LI 1652). The relevant institutions include i) Ministry of Roads and Highways; ii) Ghana Highway Authority (GHA); iii) Land Valuation Board (LVB); iv) Ministry of Finance/Accountant General's Department; v) Lands Commission/Ministry of Lands and Forestry; vi) Attorney General's Department and Ministry of Justice; vii) The District Assemblies; and viii) Environmental Protection Agency (EPA).

3.2 The African Development Bank Group's Involuntary Resettlement Policy outlines the conditions under which the AfDB will fund a project if it displaces persons or affects their social and economic well being.

#### 4.0 PLANNING PRINCIPLE

In order to achieve the underlying objectives of the project (i.e. the PAPs derive maximum benefit), the planning process considered public education, stakeholder sensitization and evaluation of project impacts.

4.1 The main objectives of this Abbreviated Resettlement Action Plan are:

- To mitigate the adverse impacts associated with the reconstruction of the road,
- To deliver the entitlements to the PAPs and support the restoration of their livelihoods in accordance with the RPF of the Ministry of Roads and Transport of Ghana and the AfDB's IRP,
- To maximize the involvement of PAPs and Civil Society in all stages of the implementation of the ARAP and
- To ensure that the standard of living of PAPs is improved or at least restored by way of better shelter and access to services, training and facilitation of community action.

4.2 The various phases of the project identified for communication purposes include:

- Preparation and design
- Implementation (i.e. preconstruction and construction)
- Post construction and evaluation

The three phases will be complimented by stakeholder sensitization, public education and evaluation respectively. Communication will be done through the print and electronic media, billboards and public fora to educate the general public.

#### 5.0 SOCIO-ECONOMIC SURVEY OF AFFECTED POPULATION

5.1 Twenty seven (27) communities were identified along the road corridor including: Ffulso, Busunu, Damango, Larabanga and Tailorpe. The table below shows some of the communities and their population characteristics.

No.	Community	Population					
		2000				1984	1970
		Total	Male	Female	Total Houses		
1	Ffulso	1,516	752	764	226	1,067	776
2	Busunu	1,819	880	939	250	1,117	1,087
3	Damongo	14,442	7,082	7,360	1,888	12,522	7,760
4	Larabanga	2,971	1,502	1,469	349	1,847	1,040
5	Sawla	6,082	2,954	3,128	785	3,634	1,558

5.2 The three districts traversed by the road have a total population of 247,665 in the ratio of 103 males to 100 females. The population of the Sawla-Tuna-Kalba District is evenly distributed with 85% living in urban centres. The West Gonja and Central Gonja Districts have unevenly distributed populations with low population densities against their relatively large land masses. Migration is a major feature of these communities as is characteristic of the Northern Region as a whole. Majority of the affected population is the youth who migrate southward or to neighbouring countries.

5.3 Women groups such as the Sawla Women Traders are involved in promoting economic empowerment of women through the processing and marketing of farm produce . Some women and young girls migrate to the South of the country to work as head porters (kayayei).

5.4 Customary rights to the lands are owned by the chiefs. The vast areas of unused lands make it easier for individuals to acquire land directly from the chiefs instead of from secondary leasers.

5.5 Sixty percent (60%) of the population in the districts are involved in agriculture. Males dominate in agriculture whereas the females are more prominent in retail and petty trading. Other forms of employment include transportation and services.

5.6 Significant historical and cultural land marks within the project districts include the Larabanga Ancient Mosque and Mystic Stone, the Mole National Park and the Kenikeni Forest Reserve.

5.7 A total of 43 PAPs (30 males and 13 females) were identified whose structures are to be demolished. The structures comprise buildings, kiosks, a wooden structure, sheds and trees.

## **6.0 VALUATION PROCEDURES**

6.1 To be described as a project affected person (PAP), your property or activity must fall within the ROW on either side (right hand side or left hand side) from the centre-line of the road as indicated on the planning scheme of the area. PAPs eligible for compensation or supplementary assistance are those registered during baseline studies. All PAPs have been consulted and the structures to be demolished have been marked. A compensation valuation of all affected properties was carried out in May 2010.

6.2 In appraising the properties affected, a combination of the Replacement Cost and the Direct Capital Comparative Methods were used in arriving at the open market capital value of the structures. Disturbance and other incidental contingencies are also paid based on the level of inconvenience, which are quantified and expressed as percentage of the total reinstatement cost of the property. The summation of the above estimated values of the structure and the disturbances, gives the adequate and fair amount of compensation payable to the PAPs.

6.3 Owners of permanent structures whose properties are affected will be paid adequate compensation based on mutual agreement. The property owners have the right, under the State Lands Act, to employ his/her own valour to assess the property and submit same to the LVB for final determination of the value of the property.

6.5 Cash compensation will be paid to all PAPs whose permanent or temporary structures are to be demolished. Should a PAP refuse the compensation suggested by the LVB, litigation is settled by the courts; starting from the Magistrate Court and proceeding to the Supreme Court if the owner is still not satisfied. Grievances are however preferred to be settled amicably through the Grievance Redress Committee set up by the GHA. The Grievance Committee comprises representatives from the

Environmental Unit of GHA, Planning and Development Sections of GHA, the Districts Assemblies, the Valuer from LVB and the representative of the PAPs.

## 7.0 COMPENSATION AND OTHER ASSISTANCE

7.1 The affected structures comprising 22 buildings, 2 trees, 15 sheds and 3 kiosks will be adequately compensated for. Compensation to PAPs for their structures has three components: i) Land value; ii) Cost of replacement of structure; and iii) Disturbance. The table below shows Project Affected Communities and Structures.

Settlement	Structure Type				
	Buildings	Kiosks	Wooden Structure	Shed	Trees
Fulfuso	5	1	-	3	1
Busunu	8	1	-	5	1
Tailorpe	1	-	-	-	-
Larabanga	8	1	1	7	-
Total No.	22	3	1	15	2
Estimated Cost (GH¢)	73,300	450	3,500	3,000	30

## 8.0 ENTITLEMENT MATRIX

An entitlement matrix has been developed to show categories of project affected persons, type of loss and compensation to PAPs to enable them relocate.

Type of Loss	Eligibility Criteria	Entitlement
Loss of Land ( Rural)	Various interest and rights – allodial title holder, freeholder, leaseholder, tenant, licensee	Compensation – Capital Market Value of Asset
Business Losses Loss of business income Loss of business goodwill Loss of rented income Loss of wage income	Business owner Business owner Business employees/attendants	Supplementary Assistance based: - average net monthly profit, - monthly rent passing, - equivalent of rent advance to be refunded - monthly wages earned
Loss of business, Residential Accommodation or Room	Business/commercial/Industrial tenant Owner of building during the reinstatement period	Supplementary Assistance Based: comparable open market rent for alternative accommodation based on specific period (reinstatement period); and transportation rates for the transfer of chattels or movable properties
Loss of location for temporary structure – expense for moving structure	Owner of temporary structure	Supplementary Assistance based on:- transportation rates for transfer of structure

## 9.0 PUBLIC CONSULTATIONS

The GHA held meetings with individual PAPs where the impacts of the project and the proposed compensation and mitigation measures were discussed. The PAPs gave the assurance that they will cooperate to ensure a smooth implementation of the project. A full list of participants at the meetings is given in Annex 2 of the ARAP.

## 10.0 GRIEVANCE PROCEDURE

The potential for disputes over dislocation of structures to allow for working space during road construction have been reduced. All PAPs have been consulted and an agreement on the suitable compensation has been arrived. Any PAP who is dissatisfied with the compensation amount may seek redress through the Grievance Redress Committee. If a PAP still has an issue, he/she may initiate litigation at the law courts.

## 11.0 INSTITUTIONAL RESPONSIBILITIES

The GHA has ultimate responsibility for the implementation of all project components. The Project Management Unit (PMU) of the GHA is responsible for implementing the ARAP. The GHA will also work with other institutions such as the EPA, LVB and an independent consultant to ensure successful implementation of the ARAP.

## 12.0 MONITORING AND EVALUATION

The Policy Planning and Monitoring & Evaluation Directorates of the MRH will co-ordinate all monitoring activities. Internal monitoring of the PMU will be undertaken by the GHA under the supervision of MRH, LVB and the EPA to ensure that the PMU follows the implementation schedules and principles of the ARAP.

## 13.0 ESTIMATED COST OF ARAP

The overall cost for compensation under this ARAP is **GH¢ 80,280** which excludes cost for administration, monitoring and evaluation. The implementation cost of this ARAP will be covered by Ghana Government. The budget is presented in the Table below.

SETTLEMENT	BUILDINGS	KIOSKS	WOODEN STRUCTURE	SHED	TREES
Fulfuso	5	1	-	3	1
Busunu	8	1	-	5	1
Tailorpe	1	-	-	-	-
Larabanga	8	1	1	7	-
Total No.	22	3	1	15	2
Estimated Cost (GH¢)	73,300	450	3,500	3,000	30
<b>TOTAL</b>	<b>GH¢ 80,280</b>				

An additional 25% (GH¢ 20,070) of the total cost will be allocated to administration, monitoring and evaluation. This will add up to give a grand total of GH ¢ 100,350

#### 14.0 IMPLEMENTATION SCHEDULE

The implementation schedule for major activities relating to both permanent and temporary structures is presented in Table below.

Major Activities	Months											
	1	2	3	4	5	6	7	8	9	10	11	12
Disclosure of RAP	→											
Effectiveness of Credit	→	→	→	→								
Formation of Project Implementation Committee		→	→	→								
Education and awareness creation about RAP procedures and compensation payment				→	→	→	→					
Payment for compensation for both permanent & temporary properties as well as tenants (Contractor's mobilization period)							→	→	→	→		
Grievance redress measures												
Monitoring and Evaluation				→	→	→	→	→	→	→	→	→
Completion Report Writing												→

#### 15.0 DISCLOSURE

The ARAP will be disclosed in Ghana by the GHA by making copies available at its head and regional offices and to PAPs. GHA will also allow the AfDB to disclose this ARAP electronically through its website.

#### 16.0 CONCLUSION

Construction of the road will greatly improve transportation between Fifulso and Sawla in particular. With the implementation of mitigation measures such as this ARAP, the overall social impacts of the project will be minimal. The project will also offer significant socio-economic opportunities for communities and the population of the area, as well as other diverse benefits at the district, regional and national level.

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## 1.0 INTRODUCTION

The Government of Ghana (GoG) with the assistance from the African Development Bank (AfDB) intends to reconstruct the 147.5km Ffulso-Sawla road. This road provides the shortest road link between Tamale and Wa, the regional capitals of the Northern and Upper West Regions of Ghana respectively. The road also serves as the only access to the Mole National Park, which is of great tourism significance for the country. It is classified as a national road, but currently has gravel surfacing and in a deplorable condition. The road is earmarked for development into a trunk road providing the main gateway to the Upper West Region from Tamale.

The African Development Bank Policy on the Environment (2004) classifies road projects of this nature as category 1, where detailed environmental assessment is required as the project may have significant adverse impacts that are sensitive, diverse or unprecedented. Construction of highways is classified under Schedule 2 of the Ghana's Environmental Assessment (EA) Regulations as EIA mandatory. In line with the above classifications, an Environmental and Social Impact Assessment (ESIA) has been conducted on the project. In view of potential destruction of a limited number of properties (buildings and other structures) an Abbreviated Resettlement Action Plan (RAP) has been prepared in line with the Resettlement Policy Framework (RPF) of the Ministry of Roads and Transport and the Involuntary Resettlement Policy (IRP) of the AfDB. The abbreviated RAP is to ensure that people whose properties are affected as a result of the road project receive full compensation.

This report outlines the action and compensation plan to be implemented to mitigate the negative impacts on project affected persons (PAPs). Under Act 186 of Ghana's State Lands Act of 1963, any person who will suffer the loss or damage to his or her property as a result of any project will receive compensation, which applies to owners of properties along the Ffulso-Sawla Road.

### 1.1 Description of the Road Project

The Ffulso-Sawla Road is located within the Northern Region of Ghana. The road spans a distance of 147.5km and passes through three administrative districts namely: Central Gonja, West Gonja and Sawla-Tuna-Kalba Districts. It traverses twenty seven (27) communities, including major ones like Ffulso, Busunu, Damango, Larabanga, Grupe and Sawla. It is the only major road that links the Northern Region to the Upper West Region. The project road provides access to important national landmarks such as the Mole National Park, the Oldest Mosque in Larabanga and the Mystic Stone also in Larabanga which are of great tourism importance in the country.

The project involves the reconstruction of the existing Right-of-Way (RoW) from Ffulso to Sawla which is in a deplorable condition. It also involves ancillary works such as reconstruction of markets and lorry parks at Larabanga, Busunu, Ffulso, Sawla and Damango, and rehabilitation of community health post services at Damango. Other ancillary works are water supply in the communities along the road corridor, support to women's agro-processing activities and rehabilitation of existing schools. These works are to ensure that project-affected communities derive benefits from the project.

## 1.2 Description of the Proposed Works

The project will involve works at the pre-construction phase, construction phase and operational phase. Pre-construction phase activities involved investigation of:

- Location of borrow pits and quarries;
- Location of sources of water to be used in construction activities; and
- Road alignment and traffic survey along the road.

Construction phase activities will involve the following:

- Construction of 7.3m wide, 147.5km main carriageway;
- Provision of bitumen surface dressing;
- Construction of 2m wide shoulders;
- Construction/rehabilitation of eighty (80) culverts; and
- Placement of road signs along the road.

Construction of the road in communities will also require the provision of bus stops, pavements, etc. Other activities will include:

- Haulage of materials;
- Construction of work camps;
- Earthworks; and
- Construction supervision and monitoring.

After road reconstruction, the following measures will be undertaken:

- Landscaping;
- Tree planting along the corridor, especially in communities; and
- Road safety measures, such as rumps and signage.

For the purpose of this Abbreviated Resettlement Action Plan (ARAP), the communities affected are: Fufulso, Busunu, Larabanga and Tailorpe.

## **2.0 REQUIREMENTS FOR AN ABBREVIATED RESETTLEMENT PLAN**

GHA is committed to ensure that the involuntary resettlement of business and disruption of business activities of PAPs in the project zone does not result in socio-economic hardship for the affected persons. GHA recognises that improving safety in the road corridor by modifying existing land use within the safety corridor in the road reservation (i.e. partial or complete demolition of sheds and buildings) requires the application of both national polices and laws and the relevant policies of the AfDB – the financing institution. The Bank requires that environmental and social impacts of the project it supports be mitigated according to operational polices that spell out the principles and planning methods for mitigation work.

Resettlement of PAPs will be carried out in accordance with the laws of Ghana (and the road sector RPF), and also the AfDB Involuntary Resettlement Policy, which has resulted in the preparation of this abbreviated RAP. Though the AfDB recognizes improving road conditions as very important, the AfDB's IRP applies whenever property must be acquired, or its use modified, for a project, and that acquisition or modification results in the loss of income, residence or access to resources, either permanent or temporary and whether the occupation is legal or illegal.

### **2.1 Justification of Abbreviated Resettlement Action Plan**

AfDB's IRP allows that "for projects in which the number of people to be displaced with a loss of assets or restriction of access to assets is small (less than 200 persons will experience resettlement effects), an Abbreviated Resettlement Action Plan (ARAP) should be prepared and agreed with the borrower" (IRP, section 3.4.9). The displacement of land use activities in the Busunu, Ffulso, Larabanga and Tailorpe communities along the project road meets these conditions.

### **3.0 POLICY, LEGAL AND INSTITUTIONAL FRAMEWORK**

#### **3.1 Policy**

The MRH has prepared an Environmental and Social Management Framework (ESMF) as well as a Resettlement Policy Framework (RPF). The purpose of the ESMF and RPF is to provide corporate environmental, social and resettlement safeguard policy frameworks, institutional arrangements and capacity available to identify and mitigate potential safeguard issues and impacts of each sub-project.

The AfDB's Operational Policies on Environmental Assessment, Involuntary Resettlement and Physical Cultural Resources are considered as relevant for the proposed works. The AfDB's Policy on the Environment (PE) requires among other things that screening for potential impacts is carried out early, in order to determine the level of environmental and social assessment and propose measures to mitigate potential adverse impacts.

#### **3.2 Legal**

The important documents upon which the legal framework of this Abbreviated Resettlement Action Plan hinges on were: The Constitution, State Lands Act which gives authority for land to be acquired if it serves the public interest, the Statutory Way leaves Instrument and the AfDB's Involuntary Resettlement Policy, which outlines the conditions under which the Bank will fund a project if it displaces persons or affects their social and economic well being. All power and authority to evoke the various documents is vested in the National Constitution, which is assumed to give authority for the actions taken.

#### **3.3 Definition of Project Affected Persons (PAPs)**

Key documents upon which the legal framework of this Resettlement Action Plan is based on are:

- The Constitution of the Republic of Ghana i.e. Article 20 of the 1992 constitution;
- The Administration of Lands Act, 1962 (Act 123);
- The State Lands Acts, 1962 (Act 125) which gives authority for land to be acquired;
- The State Lands Regulations 1962 (LI 230);
- The State Lands (Amendment) (No.2) Regulations 1963 (LI285);
- Lands (Statutory Way Leaves) Act, 1963 (Act186);
- Office of the Administration of Stool Lands Act, 1994 (Act 481);
- Environmental Assessment Regulations (LI 1652)
- The 2006 Resettlement Policy Framework (RPF) of the Ministry of Transportation and its Agencies; the RPF states that no one is to be denied compensation because he/she is not the holder of a legal document. It proposes payment of supplemental assistance to non-holders of legal titles.

#### **3.4 The African Development Bank Group's Involuntary Resettlement Policy**

The Bank's IRP (a summary of the IRP is attached as **Error! Reference source not found.**) outlines the conditions under which the AfDB will fund a project if it displaces persons or affects their social and economic well being.

### 3.4.1 Policy Objectives

The objective of the Bank's resettlement policy is to ensure that population displaced by a project receives benefits from it. The policy has the following key objectives:

- To avoid involuntary resettlement where feasible, or minimize resettlement impacts where population displacement is unavoidable, exploring all viable project designs. Particular attention must be given to socio-cultural considerations, such as cultural or religious significance of land, the vulnerability of the affected population, or the availability of in-kind replacement for assets, especially when they have important intangible implications. When a large number of people or a significant portion of the affected population would be subject to relocation or would suffer from impacts that are difficult to quantify and to compensate, the alternative of not going ahead with the project should be given a serious consideration;
- To ensure that displaced people receive resettlement assistance, preferably under the project, so that their standards of living, income earning capacity, and production levels are improved;
- To provide explicit guidance to Bank staff and to the borrowers on the conditions that need to be met regarding involuntary resettlement issues in Bank operations in order to mitigate the negative impacts of displacement and resettlement and establish sustainable economy and society; and
- To set up a mechanism for monitoring the performance of involuntary resettlement programs in Bank operations and remedying problems as they arise so as to safeguard against ill-prepared and poorly implemented resettlement plans.

Community participation in planning and implementing resettlement should be encouraged. Appropriate patterns of social organization should be established, and existing social and cultural institutions of resettlers and their hosts should be supported and used to the greatest extent possible. Resettlers should be integrated socially and economically into host communities so that adverse impacts on host communities are minimized. The best way of achieving this integration is for resettlement to be planned in areas benefiting from the project and through consultation with the future hosts. Land, housing, infrastructure, and other compensation should be provided to the adversely affected population, indigenous groups, ethnic minorities, and pastoralists who may have usufruct or customary rights to the land or other resources taken for the project. The absence of legal title of land by such groups should not be a bar to compensation.

According to AfDB's IRP, the resettlement plan should include measures to ensure that displaced persons are:

- Informed about their options and rights pertaining to resettlement;
- Consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives and
- Provided prompt and effective compensation at full replacement cost for losses
- Provided assistance (such as moving allowances) during relocation, and

- Provided with residential housing, or housing sites, or as required agricultural sites for which a combination of productive potential, location advantages and other factors is at least equivalent to the advantages of old sites.

Where it is necessary to achieve the objectives of the resettlement plan, it should also ensure that displaced persons are:

- Offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standard of living; and
- Provided with development assistance in addition to compensation measures, such as land preparation, credit facilities, training, or job opportunities.

### **3.5 Institutional Framework**

#### **3.5.1 Ministry of Roads and Highways/Ghana Highway Authority**

The Government of Ghana (GOG) transport policy provides for continued improvements to the nation's rural and urban road network. The MRH is responsible for formulating policies and overall strategies on roads and vehicular transport. The Department of Urban Roads (DUR), GHA, and Department of Feeder Roads (DFR) are the implementing organizations under MRH. The Ffulso-Sawla project falls within the jurisdiction of GHA.

#### **3.5.2 Ghana Highway Authority (GHA)**

GHA is the road agency implementing the reconstruction of the Ffulso-Sawla Road and will therefore implement and monitor this plan. The GHA will be directly responsible for ensuring that every PAP entitled to compensation is adequately paid and on time. The Environmental Unit and the Accounts section of the GHA are directly responsible for the implementation of the ARAP. Currently GHA has an Environmental and Safeguards Unit which is managed by two senior staff supported by other junior staff. The current set up is capable of implementing this ARAP.

#### **3.5.3 GHA Project Management Unit**

The organizational framework for the management of the payment of compensation will be the responsibility of the Ghana Highway Authority (GHA). The GHA will set up a Project Management Unit (PMU) comprising of representatives from the Environmental Unit, Planning and Development Sections. The main task of this PMU is to oversee the effective implementation of the ARAP.

#### **3.5.4 Land Valuation Board (LVB)**

The LVB is the statutory government institution responsible for assessing and approving compensation amount to PAPs. LVB will receive and verify documentation on affected properties. This is to ensure that payments are not made to people who are not adversely affected and also compensations offered affected persons are reasonable. The project falls within the jurisdiction of LVB. The current set up at the LVB will be capable of implementing this ARAP.

#### **3.5.5 Ministry of Finance/Accountant General's Department**

The ministry of Finance and Economic Planning is the agency that manages the central government's budget. The Ministry of Finance is responsible for releasing money to be paid to victims of projects

undertaken by state agencies. On request from the GHA/Ministry of Roads and Highways, the Ministry of Finance will authorize and release to GHA, the funds required to implement this Resettlement Plan, pay supplemental assistance and compensations.

### **3.5.6 Lands Commission/Ministry of Lands and Forestry**

This is the state agency in charge primarily of the management and administration of state and vested lands. It is responsible for advising on policy framework for development of particular areas so as to ensure that development of such areas is coordinated. The functions of Lands Commission are spelt out in Article 256 of the 1992 Constitution and the Lands Commission Act (Act 483) 1994. The Commission's role in the compulsory acquisition is that it serves as a member/Secretary to the site selection committee, a technical committee that considers request for compulsory acquisition by the state agencies and recommends its acceptance or otherwise. The proprietary plan covering the site to be acquired is plotted by the Commission in the government records. Also recommendation on the acquisition is processed by the Commission for approval by the Minister responsible for lands, before an executive instrument would be issued and gazetted.

### **3.5.7 Attorney General's Department and Ministry of Justice**

The Attorney General's Department of the Ministry of Justice has redress mechanisms in place for aggrieved persons. The Attorney General will encourage all individuals (PAPs) who will not be satisfied with compensation offered them to seek redress in a court of law as empowered by constitution, for starting from the Magistrate to the High Courts and the Fast Track/High Courts.

### **3.5.8 The District Assemblies**

The district assemblies of the three districts through which the road passes (i.e. West Gonja, Central Gonja and Sawla-Tuna-Kalba) are the local authorities who have jurisdiction over the project road corridor. The Assemblies grant permits and licenses for development and operation of infrastructure and any commercial activity.

### **3.5.9 Environmental Protection Agency (EPA)**

The EPA Act, 1994 (Act 490) mandates the Agency to among others "ensure compliance with any laid down environmental impact assessment procedures in the planning and execution of development projects." In pursuance of this provision, EPA will conduct inspection and monitoring activities in order to ensure compliance with regulations, environmental standards and mitigation commitments as outlined in the ARAP.

## **4.0 PLANNING PRINCIPLE**

### **4.1 Objectives of the ARAP**

The main objectives of this Abbreviated Resettlement Action Plan are:

- To mitigate the adverse impacts associated with the reconstruction of the Fufulso-Sawla road;
- To deliver the entitlements to the Project Affected Persons (PAP) and support the restoration of their livelihoods in accordance with the 2006 Resettlement Policy Framework (RPF) of the Ministry of Roads and Highways of Ghana and the AfDB's Involuntary Resettlement Policy;
- To maximize the involvement of PAPs and Civil Society in all stages of the implementation of the ARAP; and
- Ensure that the standard of living of PAPs is improved or at least restored by way of better shelter and access to services, training and facilitation of community action.

### **4.2 Communication Process Plan**

The various phases of the project identified for communication purposes include:

- Preparation and design;
- Implementation (i.e. preconstruction and construction); and
- Post construction and evaluation.

#### **4.2.1 General Communication Stages**

The communication strategy being used involves three-step approach:

1. Stakeholder sensitization;
2. Public education; and
3. Evaluation.

This three-step approach is directly linked to the phases identified above.

#### ***Stakeholder Sensitization***

A number of tools identified and being used to disseminate information include:

- Workshops;
- Focus Group Discussions; and
- Education materials

#### ***Public Education***

Sensitizations at this level are targeted at the general public who are the ultimate beneficiaries of the project. The focus is on communication through the media. The strategy employed includes:

- Radio and television interviews;
- Newspaper advertisements;
- Radio and television advertisements and documentaries;
- Billboards;
- Handbills and other published materials, etc.

Additionally, there will be a series of seminars and public fora to educate the general public.

**Evaluation**

A series of surveys will be designed and conducted to track awareness and measure the impact of the communication activities over one-year period. The communications effort at this level will seek to reinforce the message about the project and also invite feedback from all stakeholders on activities.

It is considered that building the discipline of monitoring and evaluation into the strategy from the start will allow:

- Relevant and appropriate use of the information;
- Review and refine the strategy and keep it as a living, flexible document that supports the wider road project objectives.

The assessment process includes:

- Evaluation of participation in and feedback from workshops/conferences/discussions/presentations;
- Evidence of strategy implementation;
- Evidence of translation of strategy into work operations;
- Tracking media coverage including volume and nature of coverage;
- Tracking Parliament/Government and social discussions of the project; and
- Monitoring website usage (how many search hits?).

**4.2.2 Communication Tools**

The preferred communication channels of the TSDP include:

- Workshops, fora, focus group discussions and seminars;
- Media;
- Presentations;
- Publications;
- Emails;
- Reports;
- Project publications and CD-ROMs; and
- Internet.

## 5.0 SOCIO-ECONOMIC SURVEY OF AFFECTED POPULATION

A survey was undertaken on the entire 147.5km Fufulso-Sawla road to document existing land use activities within the RoW and the status of PAPs along the road corridor.

### 5.1 Project Area Population

A total of 27 communities within the three districts through which the road passes were identified. Busunu, Fufulso, Tailorpe and Larabanga were communities with permanent and temporal structures that will be affected by the road project. The population of major communities along the project road is summarized in Table 5.1.

**Table 5.1: Population Characteristics of Major Communities**

No.	Community	Population					
		2000				1984	1970
		Total	Male	Female	Total Houses		
1	Fufulso	1,516	752	764	226	1,067	776
2	Busunu	1,819	880	939	250	1,117	1,087
3	Damongo	14,442	7,082	7,360	1,888	12,522	7,760
4	Larabanga	2,971	1,502	1,469	349	1,847	1,040
5	Sawla	6,082	2,954	3,128	785	3,634	1,558

### 5.2 Demographic Characteristics

The three districts have a total population of 247,665 according to the 2000 population census with the sex ratio generally shifted a little towards the male gender (103 males:100 females). Reasons given for this variation include the traditional male role as farmers and out-migration of a higher number of the females. Population distribution varies within districts. The Sawla-Tuna-Kalba District has an evenly distributed population with 85% living in rural areas and 15% living in urban centres. The population density of the West Gonja District of 8.3 persons per sq. km, is far below the regional average of 25.9 persons per sq. km. The Central Gonja District has a population size and density similar to West Gonja and their population is unevenly distributed given their low population densities as compared to their relatively large land masses.

Migration is a major concern in the Northern Region as a whole; both males and females move outside the districts for reasons of moving away from parental control, employment or education. This has serious implications on the development of the district, i.e. loss of productive labour force. By estimates, four (4) out of ten (10) adults in the district stay or live outside the district for 1 year or more.

Out-migration is mainly by the youth, both literates and illiterates. Major factors that account for the out-migration are;

- Search for employment and wealth;
- Pursuit of further education;
- Search for better life in urban centres;

- Peer group influence; and
- Move away from parental control and traditions.

### **5.3 Gender**

Women groups exist in some of the districts; the Sawla Women Traders Association for instance promotes women's economic empowerment through marketing of charcoal, shea butter, groundnut oil and foodstuffs. The bulk of women in the districts either engages in petty trading along roadsides or supports their male counterparts and guardians in farming and marketing of farm produce.

Migration is prevalent among the youth; young girls especially migrate southward to the cities of Accra and Kumasi in search of jobs; most of them ending up as head porters (kayayei).

### **5.4 Land Ownership, Tenure and Use**

The chiefs own the customary rights to the land within the project catchment. Individuals or families may acquire land usually for building or agriculture. The availability of vast areas of land makes it easier for individuals to acquire land directly from the chiefs instead of from individuals; secondary leasing is therefore uncommon.

### **5.5 Employment**

Agriculture is the major occupation with over 60% of the labour force in the three districts involved in crop cultivation and livestock rearing. Crops cultivated include maize, sorghum, groundnuts, cassava, yam, beans and soyabeans. Gari processing and sheabutter processing are major commercial activities for the women. Apart from retail trade and services, males dominate in the other occupations. This is because custom and tradition tend to regard these occupations as the preserve of males.

Transportation, hotels and restaurants, and other service activities collectively account for between 7.0 and 22.2 per cent of all economic activity, making this combined sector the second largest source of employment in all the districts of the Northern Region. Four main industrial activities can be identified for the region as whole, and for the districts. For the region as a whole, agriculture, manufacturing wholesale and retail trade activities are the main industrial activities, in that order, for both males and females.

### **5.6 Historical, Aesthetic and Cultural Resources**

The land neighbouring the RoW of Fufulso to Sawla stretch harbours some key sites of historical and ecological importance. The Mole National Park, Kenikeni Forest Reserve, Larabanga Mystic Stone and the Larabanga Ancient Mosque are destinations that are of interest to the local people as well as foreigners with an estimated 10,000 people visiting these places every year. Traditional cloth weaving and making of artifacts are activities that are common in most of the communities. The Damba and Fire festivals celebrated in the West Gonja District is patronized by people across the country.

## 5.7 Affected Structures and Occupants

Consultations were held with PAPs in Larabanga, Busunu, Fufulso and Tailorpe on the 19<sup>th</sup> and 20<sup>th</sup> of May, 2010. In all, 43 people, 30 males and 13 females were identified. The affected structures comprise buildings, kiosks, a wooden structure, sheds and economic trees. A list of the affected structures in the various communities and the estimated compensation cost is given in table 5.2. A complete list of the names of consulted PAPs is given in Annex 2.

**Table 5. 2: Structures Affected**

SETTLEMENT	STRUCTURE TYPE				
	BUILDINGS	KIOSKS	WOODEN STRUCTURE	SHED	TREES
Fufuso	5	1	-	3	1
Busunu	8	1	-	5	1
Tailorpe	1	-	-	-	-
Larabanga	8	1	1	7	-
Total No.	22	3	1	15	2
Estimated Cost (GH¢)	73,300	450	3,500	3,000	30

## 6.0 VALUATION PROCEDURES

### 6.1 Introduction

This chapter presents valuation procedure of estimates of assets and other costs to the people who will be affected and the mode of restitution that can be followed. The Land Valuation Board has undertaken the assessment of the assets. However, for the purpose of budgeting, estimation of properties to be affected was done by GHA with support from the Consultant and AfDB.

### 6.2 Eligibility Criteria for Project Affected Persons

To be described as a project affected person (PAP), your property or activity must fall within the RoW on either side (right hand side or left hand side) from the centreline of the road as indicated on the planning scheme of the area. All activities being carried out in the right-of-way which existed prior to their being marked for dislocation are to be compensated for. Those eligible for compensations are occupants (tenants and leaseholders) and owners of properties that will be dislocated.

Vulnerable people who will be considered include: i) Women and children who are at risk of being deprived of productive assets such as land as a result of compensation being paid to the male household heads; ii) People suffering from illness; and iii) Orphans, widows and the elderly.

All properties affected by construction and rehabilitation have been valued and assessed according to laid down procedure. Details of extent of dislocation and compensation due PAPs for affected properties are provided in Annex 2. Owners of affected properties have been notified in several ways.

- Buildings and structures to be affected by construction have been identified.
- Public forums have been held in the four affected communities along the road to draw attention to the impending rehabilitation and consult property owners on their concerns.
- A compensation valuation of all affected properties has been carried out to assess commensurable values.

However only PAPs registered during the baseline survey were considered to be eligible for either the compensation or supplementary assistance. In other words the date of completion of baseline survey, 20th May 2010, was the cut-off date for receipt of compensation or any assistance. The cut-off date was established after an initial notification and census of PAPs.

### 6.3 Consultation

Consultations were held with all PAPs with permanent structures within the RoW on issues of their compensation. All properties that fall within the right of way have been captured with measurements as well as construction details as provided in **Error! Reference source not found..**

Project Affected Persons have been notified in several ways. These include identification of buildings and structures by GHA and the project team and consultation with PAPs. During the exercise GHA explained to all affected persons about its readiness to implement the project. In addition to these two actions, a survey of affected persons was initiated to collect data and at the same time to inform them about the project. A compensation valuation of all affected properties was carried out in May 2010 to assess commensurable values.

## 6.4 The Valuation Process

As per the planning scheme of the road corridor, land survey is carried out by GHA to ascertain the level of encroachment and determination of the road right of way. Marking and numbering of all structures within the RoW is done. The GHA arranges with the LVB to undertake the inspection/referencing of the affected properties to collect basic data for compensation assessment. In addition, the affected property owners are requested to furnish the GHA with any relevant document relating to their interest in the properties.

## 6.5 Basis of Valuation

The appraisal exercise was based on the Open Market Value which is defined as the best price at which the sale of an interest in a property might reasonably be expected to have been completed unconditionally for cash consideration on the date of the valuation, which was in May 2010. These values will be reviewed by LVB before payment.

A willing seller and a willing purchaser capable of purchasing a particular property in a predetermined location or condition at a particular point in time:

- That prior to the date of valuation there had been a reasonable period (having regard to the nature of the property and the state of the market) for the agreement of price and for completion of terms;
- That the values will remain static during that period;
- That the property will be freely exposed to the open market; and
- That no account will be taken of any higher price that might be paid by a purchaser with special interest.

The open market value of the property is arrived at by the under listed methods based on the purpose of valuation, the availability and reliability of basic data for the valuation.

## 6.6 Method of Valuation

In appraising the properties affected by the road project, a combination of the Replacement Cost and the Direct Capital Comparative Methods were used in arriving at the open market capital value of the building and land respectively. The two methods have been briefly described below.

### 6.6.1 Replacement Cost Method

The Replacement Cost Method, which is used in estimating the value of the building/structure, is based on the assumption that the capital value of an existing development can be equated to the cost of reinstating the development on the same plot at the current labour, material and other incidental costs. The estimated value represents the cost of the property as if new.

### 6.6.2 Direct Capital Comparative Method

The value of bare land is determined by the comparison of market evidence of recent sale of plots in the vicinity or similar neighbourhood. Comparable data are collected and analyzed to determine the unit rate per acre taking into consideration, statutory use, alternative use, size of plot, nature and terms of interest,

proximity of the land to utility services, peculiar advantages of location, the trends of redevelopment and construction.

The appropriate adjustments are made to reflect the differences between the comparable data and the subject land (affected land) and the appropriate rate adopted for the assessment of the current open market value of the subject land (affected land).

## **6.7 Disturbance and Other Incidental Contingencies**

The project has impacted on entire/part of properties to make room for the road reservation. Depending on the extent to which a property is affected, the occupant will have to resettle elsewhere, construct another building on the remaining portion of land or look for alternative accommodation. The affected persons require the services of professionals which they pay for.

Based upon the level of inconvenience these are quantified and expressed as percentage of the total reinstatement cost of the property. The summation of the above estimated values of the building/structure, land and the disturbances, gives the adequate and fair amount of compensation payable to the affected person.

## **6.8 Modes of Restitution**

Owners of permanent structures whose properties are affected by the project are protected by law and would receive adequate compensation for their properties. The State Lands Act gives them adequate legal coverage, which guarantees them compensation, which must be based on mutual agreement. If the property owner is not satisfied with the Government offer he/she has the option of employing a private valuer of his/her choice to reassess the property and submit same to the LVB for consideration and final determination of the value of the property. The determined figure by the LVB is then communicated to the GHA for payment to the beneficiaries.

In situations where the beneficiary is still not satisfied with the amount of compensation payable to him, he is at liberty to seek redress at the courts. However, the property cannot be demolished until the issue is resolved.

Temporary structures that need to relocate will be paid a supplemental assistance that will enable them move their structure, reconnect power if they need it, pay their District Assembly Annual License fee and have some income while their business gets back on its feet.

## **6.9 Grievances and Redress Procedure**

Cash compensation will be paid to all PAPs whose permanent or temporary structure is to be demolished. Should a PAP refuse the compensation suggested by the LVB, litigation is settled by the courts. The litigation may commence from the Magistrate Court and if the applicant is still not satisfied with the decision of the court, could proceed, even to the highest court of the land (Supreme Court).

Each individual PAP has the right to refuse the compensation rate proposed and take his case to court if he/she finds the compensation to be inadequate and unfair under replacement cost; however in the event

of disagreement, the affected party may first seek recourse through GHA which has set up a Grievance Redress Committee under PMU for that purpose. The PAP is allowed to engage his/her own valuer (at his own cost) to determine the compensation due. The valuer and the Grievance Committee together with the LVB then together will negotiate a settlement. If the PAP is still not convinced with what has been proposed, as stated above, he/she can take the case to the court for redress.

The objective of the grievance procedure stated above seeks to address the following:

- Provide PAPs with avenues for making compliant or resolve any dispute that may arise during the course of land, structure and any assets acquisition, including the process of moving homes;
- Ensure that appropriate and mutually acceptable corrective actions are identified and implemented to address complaints;
- Verify that complainants are satisfied with outcomes of corrective actions; and
- Avoid the need to resort to judicial proceedings.

If appropriate, the individual grievances and corrective actions will be received in the light of the project policy and procedures to determine if any changes to the current system are warranted. This review will aid in avoiding similar grievances in the future. The Grievance Redress Committee comprises of representatives from the Environmental Unit which is the Project Management Unit of GHA, the Project Advisory Office, Planning and Development Sections of GHA, a representative each from the Sawla-Tuna-Kalba, Central Gonja and West Gonja District Assemblies and representatives of the PAPs (Table 6.1). The main task of this Committee is to settle amicably compensation issues.

**Table 6. 1: Membership of the Grievance Redress Committee**

Name	Designation	Office Address	Telephone Contact
George Agbeka	Principal Environmental Officer (GHA)	GHA Head Office, Accra	0208224485
Mr. Antwi	Valuation Officer (GHA)	GHA Head Office, Accra	0244281809
Boakye Ameyaw	Chemical shop owner	Busunu representative	0275544022
Salifu Asumah	Tailor	Fufulso representative	0272251154
Alhaji Makama Bawa	Shed owner	Larabanga representative	0275544150
West Gonja District Assembly Representative			
Central Gonja District Assembly Representative			
Sawla-Tuna-Kalba Assembly Representative			

## 7.0 COMPENSATION AND OTHER ASSISTANCE

Land taking typically entails compensation for land, houses, business and other structures on that land, as well as other assistance in order to mitigate the adverse consequences that affect people and communities when they give up property for public good. The form of resettlement agreeable to the PAPs for both the permanent properties and temporary structures affected by the road project is rehabilitation with monetary compensation. The process of mitigating the project impacts on PAPs will therefore involve only rehabilitation, where the PAPs will continue to live and carry on their livelihood in the project communities. It will not involve physically relocating the PAPs by the GHA. Therefore the option for resettlement site identification, selection and preparation for relocation is not envisaged.

### 7.1 Loss of Permanent and Temporal Structures

The proposed Right of Way required for the construction and operation of the Fufulso-Sawla road will require a temporary land take from commercial property owners along the road corridor. A total of 25 permanent structures will be affected comprising 22 buildings in all the 4 communities, (2) trees at Fufulso and a wooden structure at Larabanga. A total of 18 temporal structures comprised of 3 kiosks and 15 sheds are located within the 4 affected communities. An estimate of the costs of compensation for the affected properties is given in Tables 7.1 and 7.2.

**Table 7. 1: Permanent Structures Affected**

	Fufulso		Busunu		Larabanga		Tailorpe		Total	
	RHS	LHS	RHS	LHS	RHS	LHS	RHS	LHS	No.	%
<b>Buildings</b>	5	-	4	4	4	4	1	-	<b>22</b>	<b>88.0</b>
<b>Trees</b>	1	-	1	-	-	-	-	-	<b>2</b>	<b>8.0</b>
<b>Wooden Structure</b>	-	-	-	-	-	1	-	-	<b>1</b>	<b>4.0</b>

**Table 7. 2: Temporary Structures Affected**

	Fufulso		Busunu		Larabanga		Tailorpe		Total	
	RHS	LHS	RHS	LHS	RHS	LHS	RHS	LHS	No.	%
<b>Kiosks</b>	1	-	-	1	-	-	1	-	<b>3</b>	<b>16.7</b>
<b>Sheds</b>	3	-	-	5	7	-	-	-	<b>15</b>	<b>83.3</b>

Project affected persons in these communities will therefore be paid compensation that will be based on assessed values of their affected property. The compensation will be paid by GoG through the GHA which is the implementing agency. The number of structures affected in each town is given in Table 5.2.

Compensation to project affected persons for their structures has three components:

- Land value;
- Cost of replacement of structure; and
- Disturbance.

## 8.0 ENTITLEMENT MATRIX

Table 8.1 presents an entitlement matrix showing categories of project affected persons, type of loss and compensation to PAPs to enable them move from the RoW and continue with their business.

**Table 8.1: Entitlement Matrix**

Type of Loss	Eligibility Criteria	Entitlement
Loss of Land ( Rural)	Various interest and rights – allodial title holder, freeholder, leaseholder, tenant, licensee	Compensation – Capital Market Value of Asset
Business Losses Loss of business income Loss of business goodwill Loss of rented income Loss of wage income	Business owner Business owner Business employees/attendants	Supplementary Assistance based:  - average net monthly profit, - monthly rent passing, - equivalent of rent advance to be refunded - monthly wages earned,
Loss of business, Residential Accommodation or Room	Business/commercial/Industrial tenant Owner of building during the reinstatement period	Supplementary Assistance Based: comparable open market rent for alternative accommodation based on specific period (reinstatement period); and transportation rates for the transfer of chattels or movable properties
Loss of location for temporary structure – expense for moving structure	Owner of temporary structure	Supplementary Assistance based on:- transportation rates for transfer of structure

## 9.0 PUBLIC CONSULTATIONS

### 9.1 Project Affected Persons

During the baseline socio-economic data collection from project affected persons in the project zone on the Fufulso-Sawla Road in May 2010, consultations were held with individual PAP. During these consultations, the impacts of the project and proposed mitigation measures were explained to them and they individually gave the assurance that they will cooperate to ensure smooth implementation of the project. The full list of PAPs is attached as **Error! Reference source not found.**

**Table 9.1: Consultation with Project Affected Persons**

<i>Issues discussed</i>			
Proposed road alignment;			
Effects of project on properties falling within the ROW;			
Environmental concerns for flora and fauna;			
Effects of project on existing utilities;			
Pedestrian-vehicular conflicts during construction and operation;			
Historical and cultural areas of concern;			
Resettlement and compensation process;			
Means of evaluation of compensation; and			
Grievance redress mechanism			
<i>List of PAPs consulted</i>			
No.	NAME OF PAP	SETTELMENT	CONTACT NO.
1	Fatawu Koku 'B'	Fulfuso	0248766113
2	Abukari Amarti	"	0240509709
3	Salifu Asumah	"	0272251154
4	Sinnakowuli Sulley	"	0542941549
5	Hawa Kototoro	"	0248213953
6	Fulera Asumah	"	0200160073
7	Hawawu Adamu	"	
8	Zenna Aratta	"	0278263648
9	Jemilla	"	
10	Sulemana	"	0272536587
11	Ibrahim Ada	Busunu	0545151214
12	Ibrahim Adam	"	0545151214
13	Anthony Asumah	"	0245291542
14	Buah Fatawu	"	0275543904/0543304598
15	Iddrissa Awanso	"	0278753588
16	Nyadia Moro	"	0246571574
17	Boakye Ameyaw	"	0275544022
18	Jawula Worfa	"	0546567150
19	Tapuwa Sulemana	"	0543117230
20	Awura Kotoche	"	

21	Seidu Dauda	"	0543117261
22	Seidu Kawanyan	"	
23	Nyadia Moro	"	0246571574
24	Issahaku Yusif	"	0275920144
25	Bani James	"	0271030346
26	Issifu Lansa	Tailorpe	0275920144
27	Katribu Sumani	Larabanga	0244530365
28	Alhassan Dramani	"	0274340322
29	Seidu Abudu	"	0273340319
30	Lansani Salia	"	0203197388
31	Issahaku Abubakari	"	
32	Asane Dauda	"	0248080088
33	Daare Mahama	"	0245154265
34	Alhaji Idrissa Bukari	"	
35	Seidu Memuna	"	0274214383
36	Abu Salia	"	0248080088
37	Katribu Sumani	"	02445303365
38	Bukari Mahamadu	"	0272634194
39	Iddrisu Asambilla	"	0273026711
40	Alhaji Makama Bawa	"	0275544150
41	Abutu Kasim	"	0275544311
42	Barekesu Asumah	"	02775544086

## 9.2 Future Consultations

These will be held prior to the payment of compensations to the individual PAPs. They will be notified about compensations due them and where to collect the compensation. They will also be notified of the start date of civil works.

## 10.0 GRIEVANCE PROCEDURE

The potential for disputes over dislocation of structures to allow for working space during road construction have been reduced. All affected persons have been consulted and an agreement has been arrived at between the PAPs and the GHA on the suitable compensation to be paid to the PAPs.

Each individual PAP has the right to refuse the compensation proposed and take his/her case to the court of justice if he or she finds the compensation to be inadequate and unfair under the replacement cost. However in the event of disagreement, the affected party may first seek recourse through GHA which has set up a Grievance Committee under the Project Management Unit (PMU) for that purpose. The Grievance Committee comprises of representatives from the Environmental Unit which is the Project Management Unit of GHA, the Project Advisory Office, Planning and Development Sections of GHA, the Legal Officer from GHA, the valuer from LVB and the representative of the PAPs. The main task of this Committee is to settle amicably compensation issues.

If the conciliation does not resolve the matter, the affected person may seek redress through the judicial system from the Magistrate Court to the High Court as provided by the Constitution of Ghana.

**Table 10.1: Institutional Roles in Monitoring**

<b>Actors</b>	<b>Role</b>
Ghana Highway Authority (Environmental Unit)	Lead the internal monitoring, day to day and periodic.
Policy Planning and M & E Directorates of GHA	Lead agency and coordinating institution for both internal and external monitoring of the implementation of this ARAP. Periodic monitoring of the Plan implementation and its impact
Land Valuation Board	Regular monitoring to ensure that the approved assessed compensation are paid
Environmental Protection Agency	Periodic monitoring of the Plan implementation and its environmental impacts
District Assemblies (DAs)	Periodic monitoring on impacts of the Plan implementation permits for project induced developments
External Consultant(s)	Periodic monitoring, evaluation and auditing of implementation of the RAP

## **11.0 INSTITUTIONAL RESPONSIBILITIES**

The GHA has ultimate responsibility for clearing and certifying the RoW prior to the commencement of civil works in the project zone. GHA has an implementation unit known as the Project Management Unit that has the ultimate responsibility for the implementation of this ARAP. Though various government agencies have a role to play to ensure the successful implementation of this ARAP, the institutions that are responsible for ensuring the implementation of this ARAP under GHA's PMU are the Project Advisory Office, Environmental Unit, Planning and Development Unit, the Account section and LVB all working together as a Unit.

GHA will work through the Consultants and the Contractor to implement the clearance programme. The Consultants will inform the project affected persons of the date to begin clearance of the RoW.

## 12.0 MONITORING AND EVALUATION

In line with the AfDB's IRP and the MRH's 2006 RPF, implementation of this ARAP will be monitored regularly by GHA's PMU to ensure those actions have proceeded in accordance with the provisions of the ARAP. Since the PAPs are few, GHA could have only the internal monitoring mechanisms in place for the implementation of this ARAP. Internal monitoring will be carried out by the GHA under supervision of MRH, Land Valuation Board (LVB) and the EPA to ensure that the GHA's Project Management Unit (PMU) follows the schedule and abides by the principles of this ARAP. The purpose of this internal monitoring is to maintain responsibilities of the resettlement implementation institution i.e. GHA.

The Policy Planning and Monitoring & Evaluation Directorates of the MRH will co-ordinate the activities of the monitoring agency.

**Table 12.1: Monitoring Role for ARAP Implementation**

Actors	Role
Policy Planning and M & E Directorates of MRH	Lead agency and coordinating institution for both internal and external monitoring of the implementation of this ARAP. Regular monitoring of the Plan implementation and its impact.
Land Valuation Board	Regular monitoring to ensure that the approved assessed compensation are paid
Environmental Protection Agency	Periodic monitoring of the Plan implementation and its impact.
External Consultant(s)	Periodic monitoring, evaluation and auditing of implementation of ARAP

**Table 12.2: Monitoring Indicators of ARAP Implementation**

Date	Activity	Monitoring Indicator	Means of Verification
Second to fourth months into the project implementation. (Monthly )	Education and awareness creation about ARAP procedures and compensation payment	Number of awareness workshops. Communities covered by the awareness campaign programs. Number of PAPs compensated.	Reports
Second to fourth month of the project. (Monthly )	Payment of compensation for permanent properties.	Number of listed PAPs compensated for. Percentage coverage and communities covered.	Reports and pictures of compensated PAPs. Names, pictures, addresses and signatures of PAPs compensated, copies of affidavit from High court
Fifth month to the end of the project (Monthly )	Interaction with PAPs to find out what problems they are encountering.	Number of grievances registered and solved from PAPs. Number of businesses successfully re-started.	Compiled reports including the findings
Fifth month to the end of the project (Monthly )	Follow-up meetings and visits to help solve problems faced by PAPs in their new locations	Number of follow up meetings with the PAPs and their locations.	Meeting reports or minutes and extent of compliance of the recommendations

### 13.0 ESTIMATED COST OF ARAP

The overall cost for compensation under this ARAP is **GH¢ 80,280** which excludes cost for administration, monitoring and evaluation. The implementation cost of this ARAP will be covered by Government of Ghana. The budget is presented in Table 13.1 below.

**Table 13. 1: Estimate of Compensation and Resettlement for Fifulso-Sawla Road**

Settlement	Buildings	Kiosks	Wooden Structure	Shed	Trees
Fulfuso	5	1	-	3	1
Busunu	8	1	-	5	1
Tailorpe	1	-	-	-	-
Larabanga	8	1	1	7	-
Total No.	22	3	1	15	2
Estimated Cost (GH¢)	73,300	450	3,500	3,000	30
<b>TOTAL</b>	<b>GH¢ 80,280</b>				

An additional 25% (GH¢ 20,070) of the total cost will be allocated to administration, monitoring and evaluation. This will add up to give a grand total of GH ¢ 100,350

## 14.0 IMPLEMENTATION SCHEDULES

To ensure an effective and successful implementation of the expropriation/compensation program there is the need to put in place an efficient system of planning and coordination. In order to achieve this objective, public fora have been organized with the various stakeholders and other relevant government agencies, at the commencement and other stages of project.

The implementation schedule for major activities relating to both permanent and temporary structures is presented in Table 14.1

**Table 14.1: Schedule for Implementation of the Major Activities**

Major Activities	Months												
	1	2	3	4	5	6	7	8	9	10	11	12	
Disclosure of RAP	→												
Effectiveness of Credit	→	→	→	→									
Formation of Project Implementation Committee		→	→	→									
Education and awareness creation about RAP procedures and compensation payment				→	→	→	→						
Payment for compensation for both permanent & temporary properties as well as tenants (Contractor's mobilization period)							→	→	→	→			
Grievance redress measures													
Monitoring and Evaluation				→	→	→	→	→	→	→	→	→	→
Completion Report Writing												→	→

**15.0 DISCLOSURE**

This Abbreviated Resettlement Action Plan will be disclosed in Ghana by GHA which will make copies available at its head offices and at its website and copies distributed to the project affected persons, the press and the offices of the District Assemblies overseeing these zones. GHA will also allow the AfDB to disclose this Abbreviated Resettlement Action Plan electronically through its website prior to processing the project.

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## ANNEXES

### Annex 1: AfDB's Involuntary Resettlement Policy

#### Policy Goal

The overall goal of the Bank's policy on *Involuntary Resettlement* is to ensure that when people must be displaced they are treated equitably, and that they share in the benefits of the project that involves their resettlement.

#### Policy Objectives

The policy has the following key objectives:

- To avoid involuntary resettlement where feasible, or minimize resettlement impacts where population displacement is unavoidable, exploring all viable project designs. Particular attention must be given to socio-cultural considerations, such as cultural or religious significance of land, the vulnerability of the affected population, or the availability of in-kind replacement for assets, especially when they have important intangible implications. When a large number of people or a significant portion of the affected population would be subject to relocation or would suffer from impacts that are difficult to quantify and to compensate, the alternative of not going ahead with the project should be given a serious consideration;
- To ensure that displaced people receive resettlement assistance, preferably under the project, so that their standards of living, income earning capacity, and production levels are improved;
- To provide explicit guidance to Bank staff and to the borrowers on the conditions that need to be met regarding involuntary resettlement issues in Bank operations in order to mitigate the negative impacts of displacement and resettlement and establish sustainable economy and society; and
- To set up a mechanism for monitoring the performance of involuntary resettlement programs in Bank operations and remedying problems as they arise so as to safeguard against ill-prepared and poorly implemented resettlement plans.

#### Guiding Principles

In order to achieve the overall objectives of this policy, projects that involve involuntary resettlement shall be prepared and evaluated according to the following guiding principles:

a) The borrower should develop a resettlement plan where physical displacement and loss of other economic assets are unavoidable. The plan should ensure that displacement is minimized, and that the displaced persons are provided with assistance prior to, during and following their physical relocation. The aim of the relocation and of the resettlement plan is to improve displaced persons former living standards, income earning capacity, and production levels. The resettlement plan should be conceived and executed as part of a **development program**, with displaced persons provided sufficient resources and opportunities to share in the project benefits. Project planners should work to ensure that affected communities give their demonstrable acceptance to the resettlement plan and the development program, and that any necessary displacement is done in the context of negotiated settlements with affected communities;

b) Additionally, displaced persons and host communities should be meaningfully **consulted** early in the planning process and encouraged to participate in the planning and implementation of the resettlement program. The displaced persons should be informed about their options and rights pertaining to resettlement. They should be given genuine choices among technically and economically feasible resettlement alternatives. In this regard, particular attention should be paid to the location and scheduling of activities. In order for consultation to be meaningful, information about the proposed project and the plans regarding resettlement and rehabilitation must be made available to local people and national civil society organizations in a timely manner and in a form and manner that is appropriate and understandable

to local people. As well, careful attention should be given in the organisation of meetings. The feasibility of holding separate women's meetings and fair representation of female heads of households, in addition to mixed meetings should be explored. Also, the way in which information is disseminated should be cautiously planned as levels of literacy and networking may differ along gender lines;

c) Particular attention should be paid to the needs of **disadvantaged groups** among those displaced, especially those below the poverty line, the landless, the elderly, women and children, and ethnic, religious and linguistic minorities; including those without legal title to assets, female-headed households. Appropriate assistance must be provided to help these disadvantaged groups cope with the dislocation and to improve their status. Provision of health care services, particularly for pregnant women, and infants, may be important during and after relocation to prevent increases in 11

morbidity and mortality due to malnutrition, the psychological stress of being uprooted, and the increased risk of disease;

d) Resettlers should be integrated socially and economically into **host communities** so that adverse impacts on host communities are minimized. Any payment due to the hosts for land or other assets provided to resettlers should be promptly rendered. Conflicts between hosts and resettlers may develop as increased demands are placed on land, water, forests, services, etc., or if the resettlers are provided services and housing superior to that of the hosts. These impacts must be carefully considered when assessing the feasibility and costs of any proposed project involving displacement, and adequate resources must be reflected in the budget for the mitigation of these additional environmental and social impacts;

e) Displaced persons should be **compensated** for their losses at "full replacement" cost prior to their actual move or before taking of land and related assets or commencement of project activities, whichever occurs first; and

f) The total cost of the project as a result should include **the full cost of all resettlement** activities, factoring in the loss of livelihood and earning potential among affected peoples. This attempt to calculate the "total economic cost" should also factor the social, health, environmental and psychological impacts of the project and the displacement, which may disrupt productivity and social integration. The resettlement costs should be treated against economic benefits of the project and any net benefits to resettlers should be added to the benefit stream of the project.

**Annex 2A: List of PAPs and their Affected Structures**

Community		Name	Type of Property	Activity	Location	Estimated Cost GH¢
	<b>Building – Males</b>					
Fufulso	1	Fatawu Koku ‘B ‘	Swish Building with aluminum	Petty Trading	RHS	2,800.00
	2	Abukari Amarti	“	Petty Trading	RHS	2,800.00
	3	Salifu Asumah	“	Seamstress	RHS	2,800.00
		Sinnakowuli Sulley	“	Petty Trading	RHS	2,800.00
	<b>Sub-Total</b>					<b>11,200.00</b>
	<b>Building – Females</b>					
	1	Hawa Kototoro	Swish building with aluminum roofing sheet	Petty Trading	RHS	2,800.00
	<b>Sub-Total</b>					<b>2,800.00</b>
	<b>Shed – Females</b>					
	1	Fulera Asumah	Shed	Fruits Seller	RHS	200.00
	2	Hawawu Adamu	Shed	Food Seller	RHS	200.00
	3	Zenna Aratta	Shed	Fruit Seller	RHS	200.00
	<b>Sub-Total</b>					<b>600.00</b>
<b>Kiosk – Females</b>						
	Jemilla	Wooden Kiosk	Hairdressing	RHS	S/A 150.00	
<b>Sub-Total</b>					<b>150.00</b>	
<b>Tree – Males</b>						
	Sulemana				15.00	
<b>Sub-Total</b>					<b>15.00</b>	
<b>Building - Males</b>						
Busunu	1	Ibrahim Ada	Swish building with aluminum roofing sheet	Mosque		3,825.00
	2	Ibrahim Adam	“	Drinking Dar		3,825.00

	3	Anthony Asumah	“	Drinking Dar	3,825.00
	4	Buah Fatawu	“	Carpentry Workshop	3,825.00
	5	Iddrissa Awanso	“	Dwelling House	3,825.00
	6	Nyadia Moro	“	Petty Trading	3,825.00
	7	Boakye Ameyaw	“	Chemical/Provision Shop	3,825.00
	8	Jawula Worfa	“		3,825.00
		<b>Sub – Total</b>			<b>30,600.00</b>
		<b>Shed – Females</b>			
	1	Tapuwa Sulemana	Shed	Petty Trading	200.00
	2	Awura Kotoche	“		200.00
		<b>Sub – Total</b>			<b>400.00</b>
		<b>Shed – Males</b>			
	1	Seidu Dauda	Shed		200.00
	2	Seidu Kawanyan	“		200.00
	3	Nyadia Moro	“		200.00
		<b>Sub – Total</b>			<b>600.00</b>
		<b>Kiosk – Males</b>			
		Issahaku Yusif	Kiosk		150.00
		<b>Sub – Total</b>			<b>150.00</b>
		<b>Tree – Males</b>			
	1	Bani James	Tree		15.00
		<b>Sub – Total</b>			<b>15.00</b>
Tailorpe	1	Issifu Lansa	Swish building with aluminum roofing sheets	Drinking Bar	
		<b>Sub – Total</b>			<b>3,500.00</b>
		<b>Buildings - Males</b>			
Larabanga	1	Katribu Sumani	Swish building with aluminum	Dwelling & Seamstress	3,150.00

			roofing sheets		
2	Alhassan Dramani		“	Dwelling House	3,150.00
3	Seidu Abudu		“	Dwelling House	3,150.00
4	Lansani Salia		“	Provision Shop	3,150.00
5	Issahaku Abubakari		“	Dwelling House	3,150.00
6	Asane Dauda		“	Dwelling House	3,150.00
7	Daare Mahama		“	Dwelling House	3,150.00
8	Alhaji Idrissa Bukari		“	Dwelling House	
<b>Sub – Total</b>					<b>25,200.00</b>
<b>Shed – Females</b>					
1	Seidu Memuna		Shed	Bread Seller	300.00
2	Abu Salia		Shed	Kenkey Seller	300.00
<b>Sub – Total</b>					<b>600.00</b>
<b>Shed – Males</b>					
	Bukari Mahamadu		Shed		200.00
	Iddrisu Asambilla		Shed		200.00
	Alhaji Makama Bawa		Shed		200.00
<b>Sub – Total</b>					<b>600.00</b>
<b>Wooden Structure</b>					
1	Abutu Kasim				3,500
<b>Sub – Total</b>					<b>3,500</b>
<b>Kiosk</b>					
1	Barekesu Asumah		Kiosk		S/A150.00
<b>Sub – Total</b>					<b>150.00</b>

**Annex 2B: List and Contacts of PAPs**

No.	NAME OF PAP	SETTELMENT	CONTACT NO.
1	Fatawu Koku 'B'	Fulfuso	0248766113
2	Abukari Amarti	"	0240509709
3	Salifu Asumah	"	0272251154
4	Sinnakowuli Sulley	"	0542941549
5	Hawa Kototoro	"	0248213953
6	Fulera Asumah	"	0200160073
7	Hawawu Adamu	"	
8	Zenna Aratta	"	0278263648
9	Jemilla	"	
10	Sulemana	"	0272536587
11	Ibrahim Ada	Busunu	0545151214
12	Ibrahim Adam	"	0545151214
13	Anthony Asumah	"	0245291542
14	Buah Fatawu	"	0275543904/0543304598
15	Iddrissa Awanso	"	0278753588
16	Nyadia Moro	"	0246571574
17	Boakye Ameyaw	"	0275544022
18	Jawula Worfa	"	0546567150
19	Tapuwa Sulemana	"	0543117230
20	Awura Kotoche	"	
21	Seidu Dauda	"	0543117261
22	Seidu Kawanyan	"	
23	Nyadia Moro	"	0246571574
24	Issahaku Yusif	"	0275920144
25	Bani James	"	0271030346
26	Issifu Lansa	Tailorpe	0275920144
27	Katribu Sumani	Larabanga	0244530365
28	Alhassan Dramani	"	0274340322
29	Seidu Abudu	"	0273340319
30	Lansani Salia	"	0203197388
31	Issahaku Abubakari	"	
32	Asane Dauda	"	0248080088
33	Daare Mahama	"	0245154265
34	Alhaji Idrissa Bukari	"	
35	Seidu Memuna	"	0274214383
36	Abu Salia	"	0248080088
37	Katribi Sumani	"	02445303365
38	Bukari Mahamadu	"	0272634194
39	Iddrisu Asambilla	"	0273026711
40	Alhaji Makama Bawa	"	0275544150

41	Abutu Kasim	"	0275544311
42	Barekesu Asumah	"	02775544086