



Ebola Emergency Response Project (EERP)
Abbreviated Resettlement Action Plan (ARAP)

Implementation Report for the New Redemption Hospital Site
Upper Caldwell, Montserrado County Liberia

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Acronyms

Acronyms	Definition
GOL	Government of Liberia
ARAP	Abbreviated Resettlement Action Plan
CNDRA	Center for National Documents, Records and Archive
EERP	Ebola Emergency Response Project
EPA	Environmental Protection Agency of Liberia
IFISH	Institutional Foundations to Improve Services for Health
LRA	Liberia Revenue Authority
MOH	Ministry of Health
MOFDP	Ministry of Finance & Development Planning
MOJ	Ministry of Justice
MPW	Ministry of Public Works
OGC	Office the General Council
PAPs	Project Affected Persons
PFMU	Project Financial Management Unit
WB	World Bank

1.0 Introduction

In support of the attainment of project development objective, and to improve the resilience of the health system to future shocks, the Government of Liberia (GOL) through the Ministry of Health (MOH) identified the construction of the new Redemption Hospital as one of the priority interventions to be funded under the EERP grant.

The current Redemption Hospital was originally a market building that was transformed by the Government of Liberia in the 1980's to address the medical needs of several urban-slum communities of over 200,000 population who did not have access to public hospital. The current Redemption Hospital is limited in the services it provides to the existing catchment population which is now estimated at over 400,000. Additionally, while Redemption Hospital was intended as a tertiary level hospital, especially to address maternal and child health issues, it is not able to provide services at tertiary standard due to constraints in infrastructure.

To address both the medical and infrastructural needs, the Ministry of Health, in 2009, decided to build a Pediatric Hospital as a complementary part of the Redemption Hospital facilities. However, because of the limited land space, the project did not pick up at the current facilities. The Ministry of Health subsequently acquired 35 acres of land in Upper Caldwell, Montserrado County, to construct the new Redemption Hospital facilities. The construction of the new Redemption Hospital was expected to be implemented in phases. The estimated cost for Phase-1 which was being financed under the EERP was estimated to be US\$14 million. Additional financing was expected to be provided under the new health project, the Institutional Foundations to Improve Services for Health (IFISH) project.

A re-survey of the land which took place in 2014 revealed that 24 acres out of the 35 acres were being claimed by community members. In compliance with the GOL and the World Bank's safeguard policies, the Ministry of Health hired a certified evaluator and environmental consultant to conduct environmental and social impact studies, develop the instruments to mitigate and manage the impacts/risks and help implement the Abbreviated Resettlement Action Plan (ARAP) for the proposed construction. The preparation of the ARAP therefore took place in 2016 and the implementation phase, that is payment and compensation covered the entire period of 2016 and ends 2017 February. The Approval of the ARAP and disclosure were conducted from November 24 to December 24, 2016. Hard copies were distributed at Ministry of Justice, Office of the Commissioner of the Township of Caldwell, MOH, the Environmental Protection Agency (EPA), Ministry of Internal Affairs and the Center for National Documents and Archives and kept for general people to read and raise their concerns. The project's impacts measured, and compensation determined were disclosed to the individual PAP. The list of community wise impact and compensation pasted/disclosed in the community.

2.0 Objective of the Completion Report

The main objectives of the Abbreviated Resettlement Action Plan (ARAP) implementation report were:

- to establish that the ARAP is consistent with the Liberia's regulations and in compliance with the World Bank policy on involuntary resettlement
- to identify those payments made to Project Affected Persons (PAPs) were done in the form and manner that could not have adversely or negatively impacted their livelihoods
- to establish that the social economic survey conducted for compensation of properties was accurate, transparent, and captured all project affected Persons.
- to confirm that the compensation paid to the PAPs were in accordance with the ARAP prepared by the Government of Liberia, cleared by the IDA and disclosed publicly
- confirm that the ARAP is fully implemented and identify any pending or incomplete tasks in the implementation.

3.0 Methodology and Approach

The method used for the payments of PAPs were organized in a specific and simple manner among institutions of relevance to the exercise. Key institutions that were involved with the compensation and collecting personal data for comparison purposes were: the Ministry of Health served as the main custodian of the project; the Ministry of Finance and Development Planning, Ministry of Public Works, Liberia Revenue Authority and the PIU, and in close consultation with the local authorities and CSOs. The compensation payment were made according to the ARAP and only PAPs that were eligible, captured in the ARAP and qualified with the required documentation were processed for compensation.

Claims for payment in favor of the PAPs were validated by the PFMU, MPW, CNDRA, Ministry of Justice, the Office of General Counsel, MOH Certified documents for payment were processed by the MOH while actual payments in favor of PAPs were made by the PFMU.

4.0 Description of Project Area

The 35 acres of land were made available for use to construct the New Redemption Hospital along with associated facilities in Upper Caldwell, Montserrado County, Liberia. The Caldwell Township is surrounded by 13 major communities three urban-slum communities. The settlement has never had a hospital in their proximity. The major communities are Sand Beach Community, Waterside Community, Kuleatum Community, Success Community, Survival Community, among others.



Figure 1-1: Map of Liberia showing location of the project area Figure 1-2: Diagram showing layout of the project

5.0 Potential Project Impacts

Eighty-eight (88) land/structures, owners and dependents were identified during the survey. After the completion of the survey and payment exercises, PAPs who were fully compensated for their structured relinquished the properties to the MOH. Subsequently, the structures were demolished for the purpose of having access to the full land area earmarked for the construction of the new Redemption Hospital and other facilities.

The project did not adversely impact on the road network in the area. Instead, there will be an improved access in the project area since there will be a construction of access road to enable transportation to the new hospital. There was no public or private graveyard within the project site that was anticipated to be adversely affected. No church or mosque or any religious or community structures identified to be affected by the project

There are several schools near the project site but located outside the territorial bounds of the project land area.. The construction of the New Redemption Hospital at the proposed site did not affect any business as the area was primarily a residential area. There are no cultural sites like shrines, etc. found in the project area.

Institutional/Implementation Arrangement

The Project Implementation Unit (PIU) of the Ministry of Health and the Project Financial Management Unit (PFMU) of the Ministry of Finance and Development Planning, the Archive and Liberia Revenue Authority (LRA) were the key institutions responsible for the following;

- i. Checking and verification of properties,
- ii. Confirmation of impact and entitlement confirmation

- iii. Checking preparation and handing of check over to PAPs
- iv. Disclosing documentation and filing reports from payments made.
- v. Completing payment completion report and disclosing it for the public

The PIU along with MOH was responsible for the management of the ARAP implementation. The Center for National Documents, Records and Archive (CNDRA) responsible for verification of deeds and the Liberia Revenue Authority (LRA) and MPW provided detailed verification of assets(properties).

6.0 Public Participation, Consultation and Disclosure

Amongst other issues discussed with the PAPs and other stakeholders, included sharing project details with the PAPs . PAPs were informed that they will have to be relocated and resettled to allow the implementation of the project and constructing a new hospital at the location. They were also informed of the results of the socio-economic and inventory of loss surveys. The participation of the PAPs in the entire process was highly appreciated and welcome. Meetings were held on different dates and times. The first consultation meeting was held on September 3, 2016, while the second, third and fourth meeting were held October 8, 10 and 22, 2016 respectively to keep all the stakeholders on the same page and making the process transparent.

All the PAPs recognized that the implementation of the project would be for the benefit of the nation and its people. As such, they promised to provide needed supports to ensure that the project be implemented in a smooth manner.. No one in the project area was against or had any adverse opinion on the project or the process adopted in implementing ARAP. The ARAP for the Project was disclosed in Liberia by the PIU and Infrastructure Unit of the Ministry of Health (MOH) and the Environmental Protection Agency (EPA). Summary of the ARAP was published in major Liberian newspapers and also posted on the MOH website at www.moh.gov.lr. Hard copies of the documents were also disclosed at the Offices of the Township Commissioner of Caldwell, Montserrado County, where the project is being undertaken. The World Bank disclose this ARAP electronically through its external web portal. The document was disclosed during November 24 to December 24, 2016 on various platforms.

As a requirement for transparency and accountability enshrined in the World Bank's operational Policy OP 4.12 for cash compensation for loss of assets it is appropriate to identify key aspect of PAPs livelihood method of addressing them Stakeholder Engagement and Information Disclosure, several engagements were carried out at different time intervals and at separate locations and included people of the community who were either directly or indirectly affected by the project. Their views were heard and addressed in a timely manner. The meetings were held on September 3, 2016, October 8, 2016 and October 22, 2016 respectively. See photo of PAPs, attendance, and minutes of the meeting attached as appendixes.

7.0 Field Verification of PAPs

Field surveys were conducted to obtain information and data on socio-economic conditions, demographic surveys, infrastructure, and land use by an Independent Social Development / Resettlement Specialist and later verified by responsible staffs of the Liberia Revenue Authority (LRA) for assets verification, the Ministry of Justice, through the Office of the General Council (OGC), Ministry of Health, Land Commissioner through the Center for National Documents, Records and Archive (CNDRA) of Liberia. The Ministry of Finance & Development Planning (MoFDP) through the Project Financial Management Unit (PFMU) was also a part of the process.

8.0 Criteria for Determine Eligibility

All persons owning vacant land and/or land with structures in the project area at the cutoff-date, which is the first day of inventory of losses, were entitled to compensation and resettlement assistance. To determine their eligibility, PAPs are classified as follows:

- persons who have formal legal rights to land (including squatter rights recognized under Liberian law);
- those with temporary or leased rights to use of the land; and
- persons who do not have formal legal rights to the lands or other assets at the time of the cut-off date, but who have claimed such legal rights by virtue of occupation or use of those assets

Cut-off-Date: The Cut-off-date for data collection for this ARAP was August 11, 2016 which was the date of commencement of activities for the conduct of census and inventory of loss of properties in the project area. After the cut-offdate, any entry or encroachment in the project area for the purpose of claiming or occupying same was not recognized to be considered for resettlement and compensation. See attached scanned copy with the notice of intent and cut-off period indicated in Annex - 10.

The World Bank Resettlement Policy/Guidelines or Operational Policy OP 4.12 requires compensation for lost assets and replacement costs to both titled and non-titled landholders and resettlement assistance for lost income and livelihood.

9.0 Compensation Procedure

The World Bank guidelines for resettlement were adopted in the formation of compensation valuation. Thus, lost income and assets were valued at their full replacement cost; PAPs do not experience any loss. The Compensation Committee applied the following principles in valuation and compensation payments: houses and properties, including similar physical assets were valued on the basis of full replacement costs; and all structures were compensated at a value not less than its full replacement value. The existing methods used by the Liberian Revenue Authority

(LRA) Real Estate Division were used for asset valuation. This entails costing for the building materials, labor and applying depreciation factors.

9.1 Livelihood and Income

Residential dwelling is the major activities undertaken in the area. Review of title deeds of PAPs shows that many purchased the land at prices that are not ordinarily afforded by majority of the population, 54% of whom were considered as living in poverty. The average price of land bought were between USD 1000 to USD 1,200.00. The full reachable compensation cost was USD 3,500.00

The main livelihood and means of income generation included petit business trade, sand mining from the adjacent river, fishing from the nearby river, coal mining activities and substantial agriculture activities. The compensated PAPs continued livelihood activities without any disturbance.

9.2 Property in the Project Area Identified

There was a total of 76 property owners identified in the proposed project area. These owners laid claims to 76 parcels of land or structures as two (2) property owners are owners of two (2) structures each. Properties identified in the area were categorized as unoccupied parcels of land, unfinished structures and completed structures. Majority of the PAPs were owners of unoccupied parcels of land. Some commenced construction of residences on the land but did not complete due to having received notice of the project. Few were owners of completed structures and living / residing on the site with their families. Table 1: below presents summary of project affected persons and Table 2 presents completed structures, unfinished structures and open land. in the project area.

Table 1: Summary table of project affected persons.

Description	Identification
Total Number of Open Parcels of Land	57
Total Number of Unfinish Structures	13
Total number of Completed Structures	6
Total number of Eligible PAPs	76
Squatters	12
Total Number of PAPs	88
Total Number of Females	65 (59 land/structure owners, 6 dependents)

Total Number of Males	23 (15 land/structure owners 8 dependents)
Number of Community Affected	Sand Beach Community
Number of Affected Public Utility	Two Community Water Wells
Graves	None
Mosques/Churches	None
Schools	None

Table 2: Property type in project Area

No	Nature of the Project	Survey Report	
		#	In (%)
1	Unoccupied Land	51	75%
2	Unfinished Structure	19	17%
3	Completed Structure	6	8%
	Total	76	100%

10.0 Mode of Compensation

The Ministry of Health proposed to compensate the PAPs according to the following three options: (1) cash compensation, (2) replacement of land, or (3) cash compensation plus replacement of land. As deduced from the socio-economic assessment and stakeholder meetings held, all the PAPs preferred cash compensation for their losses.

10.1 Cash Compensation, Resettlement, and others

The total amount of US\$876,047.59 was paid to 88 PAPs. Thus, all PAPs were paid and no PAPs were remained / outstanding for the payment.

11.0 Budget for the Implementation of ARAP

The total cost for compensation and resettlement of PAPs for land and structures in the affected area amounted to US\$907,047.59. The cost for unoccupied land was US\$237,930.00. There is no cost for loss of business income. The cost for land and unfinished structures was 379,985.59; while the cost for land and completed structures was 255,132.00. Additional “top-up” was provided to particular groups of PAPs. This included Relocation/Transportation Allowance of US\$750.00 for three (3) PAPs who reside on the project site with their families; and Assistance to

Vulnerable Persons of US\$2,250.00 which was granted to female PAPs who are single parent and heads of households. The cost for the administration, implementation, monitoring and evaluation is US\$31,000.00. The details of budget for this ARAP implementation are shown in Table 3 below.

Implementation of this ARAP were financed by GOL, through the Ministry of Health (MOH) and the PFMU. Compensation was paid directly to the affected people/families by the ARAP Implementation Committee. Appropriate mechanism was put in place to ensure timely flow of funds for the ARAP activities. Table 3 presents estimated costs associated with different phases of the ARAP, including compensation, implementation, monitoring, and evaluation. The cost was determined by the independent consultant while preparing the ARAP. Appendix 1 presents the actual payments and cheques received during the ARAP implementation exercise.

Table 3: Estimated cost for Implementation of the ARAP

No	Items	Qty	Estimated Cost	Funding Source
Compensation for Affected Land and Structure				
1	Unoccupied/Vacant Land	51	\$237,930.00	MOH/GoL
2	Land and Unfinished Structures	18	\$379,985.59	MOH/GoL
3	Land and Completed Structure	5	\$255,132.00	MOH/GoL
	Sub-total =A		\$873,047.59	
Compensation and Other Assistance				
4	Relocation Assistance (250.00) per Household	3	\$750.00	MOH/GoL
5	Assistance to Female Household Heads Vulnerable people (USD 150.00 per female landowner	15	\$2,250.00	MOH/GoL
	Sub Total =B		\$3,000.00	
Administration, Implementation, Monitoring and Evaluation				
6	In Country Disclosure of ARAP	1	\$2,000.00	MOH/GoL
7	ARAP Implementation, Logistics and Administration	1	\$3,000.00	MOH/GoL
8	Cost of ARAP Implementation Committee	1	\$5,000.00	MOH/GoL
9	Capacity Building of GRC	1	\$4,000.00	MOH/GoL
10	Grievance Mechanism-Re Assessment of properties	1	\$8,000.00	MOH/GoL
11	Grievance Committee Administration	1	\$6,000.00	MOH/GoL
12	External Monitoring	1	\$3,000.00	MOH/GoL
	Sub-Total =C		\$31,000.00	
13	Grand Total (D=A+B+C)		\$907,047.59	MOH/GoL

12.0 Grievance Redress Mechanism for PAPs

As part of the implementation of the ARAP, a Grievance Redress Committee (GRC) was established along with membership to guide the payment procedures so that aggrieved PAPs' concerns are captured and addressed in the appropriate timeframe to the satisfaction of both parties. The membership of the committee included Office of General Counsel, Office of Minister Special Project, Commissioner of the Township of Caldwell, PAPs representatives included woman and man, the Archive, PIU and EPA. The table below present members of the grievance committee.

Grievances are issues, concerns, problems, or claims, be it perceived or actual, that a PAP wants the project proponent to address or resolve. The PAPs will certainly have concerns that they would wish to be resolved.

The grievance procedure was simple, administered in the first instance at the local level to facilitate access, flexibility and open to various proofs considering a speedy, just and fair resolution of their grievances. Grievances that resulted issues associated with compensation were dealt with in a timely and transparent way. MOH and PAPs agreed and set up a grievance redress committee to address complaints arising from the implementation of the ARAP. All complaints received in writing (or written when received verbally) were documented. The committee was directly under the Deputy Minister for Administration at the Ministry of Health. Functions of the grievance redress committee included:

- Provision of support to affected persons on problems arising from loss of residence and business area
- Recording grievance of PAPs, categorizing and prioritizing the grievance that need to be resolved by the committee
- Reporting to the aggrieved parties about the developments regarding their grievances and the decision of the project authority
- Grievances identified were all about establishing the fair value of properties and ownership
- PAPs' grievances were managed through a class action approach through CSO represented by Cllr. Tiawon Saye Gongloe and the GRC was supported by the CSO
- No grievances remained unaddressed as all claims in favor of PAPs were fully resolved / settled

Grievance Redress Committee (GRC) Proceedings:

- 1st Stage: Aggrieved person(s) filed in compliant to the Grievance Redress Committee at MOH via CSO rep and were expected to be resolved within 7 working days on receipt
 - 2nd Stage: If there is no resolution to the problem or the affected person does not receive a response from the Grievance Redress Committee within a timely manner, the affected person may appeal to the next stage, headed by the Minister of Health, which should acted on the complaint/grievance within 5 working days as of the day of filing the complaint
 - 3rd Stage: If the appeal to the second stage GRC at the Ministry of MOH did not resolve the case to the satisfaction of the complainant, such PAP may resort to legal actions in the Court of Law.
- All complaints were resolved at the first stage of GRC and non-escalated either to the second or third.

12.1 Objective of the Grievance Procedure

The grievance redress procedure was meant to provide a mechanism to mediate conflicts and minimize lengthy litigation, which often causes delay in implementation of projects. It also provided opportunities for people who might have had objections or concerns about to get assistance through a forum to lodge their complaints for resolution informally and peacefully.

In practice, grievances and disputes that came up during the implementation of a resettlement program included the following:

- Misidentification of assets or mistakes in valuation of assets
- Disputes between the affected persons and the Project, or between two neighbors
- Dispute over the ownership of a given asset (two individuals claiming to be the owner of the same asset);
- Disagreement over the valuation of said asset;
- Successions, divorces, and other family issues, resulting in disputes between heirs and other family members, over ownership or ownership shares of a given asset;
- Potential PAPs who were completely left out during the census and valuation process

Table 4: ARAP Implementation Committee members

No	Names	Position	Institution	Contact Details	Email
1	S. Tornalah Varpilah	Manager, Special Project Office	Ministry of Health	0777669777	stvarpilah@yahoo.com
2	Menitoyan J. Dolo	Environmental and Social Safeguard Specialist	PIU/MOH	0888012295	menitoyan@gmail.com

3	Atty. Tomik Vobah	Legal Counsel, Office of General Counsel	Ministry of Health	0886582394	vobaht@gmail.com
4	Aloysius Kortee	Environmental Officer	EPA	0886835026	aloysiuskk@yahoo.com
5	Henry B. Kparteh	Commissioner of the Township of Caldwell	Ministry of Internal Affairs	0886569603	tonoy papa@yayoo.com
6	Jamesetta Wood	Research Officer	CNDRA		garwayj1@gmail.com
7	Dominic Rennie	Administrator	Redemption Hospital, MOH	0886946310	doredo98@yahoo.com

13.0 Challenges

Some of the challenges encountered during the implementation of the resettlement of PAPs included the following:

- While claims were being established through the verification process, some PAPs relocated themselves and at times we found it difficult to bring all of them together in a timely manner.
- The verification process from the CNDRA was much slower than expected, which caused the influx of PAPs at the MOH, inquiring on the status of payments.
- The availability and processing of funds from the GOL/MOH to the commercial (Ecobank) Bank that was responsible for disbursement of funds was a challenge
- About 20% of the PAPs could not read and write. They needed family members to accompany them through the process which posed challenge.

14.0 Conclusion

The objective of the ARAP for the construction of the new Redemption Hospital in Upper Caldwell, Montserrado County, Liberia was to identify individuals who, for different reasons, occupied a portion of the 35 acres of land owned by the MOH. Additionally, it was intended to determine claims for PAPs and fully settle them through proper compensation mechanism.

The impacts of resettlement arising from the project were loss of unoccupied, unfinished and completed structures of PAPs within 24 acres, out of the 35 acres of land areas in Upper Caldwell, earmarked for the project site.

Finally, the ARAP implementations was successfully completed, and 100% PAPs were settled without any outstanding obligations due any parties.

Appendix 1 : List of Project Affected People (PAP)

No.	Name of Principal Contact		Gender	Nature of Property Loss	Kind of Structure	Size of Property (Lots)	Assessed Value of Land	Assessed Value of Structure	Assistance to Vulnerable Persons	Relocation Assistance	Total Payment
	Last Name	First Name									
1	Kemah	Harrison K.	Male	Un-occupied Land		1.5	5250				5,250.00
2	George	Hannah O.	Female	Unfinished Structure	Foundation - ground level	0.5	1750	9550	150		11,450.00
3	Sesay	Mohammed M.	Male	Unfinished Structure	Structure at lintel level	1	3500	18500			22,000.00
4	Gbolokai	Sackie M.	Male	Un-occupied Land		0.5	1750				1,750.00
5	Walker	Gibson P.	Male	Completed Structure	Concrete blocks - single storey	1.4	4900	50320		250	55,470.00
6	Sambola, Jr	Kemo K.	Male	Completed Structure	Concrete blocks - single storey	1	3500	47250			50,750.00
7	Dukuly	Evans M.	Male	Unfinished Structure	Structure at roof level	0.5	1750	8220.25			9,970.25
8	Lama	Catherine	Female	Completed Structure	Concrete blocks - single storey	1	3500	37250	150		40,900.00
9	Siakeh	Michael S. & Hawa F.	Male	Completed Structure	Concrete blocks - single storey	1	3500	31320		250	35,070.00
10	Choloply	Austin N.	Male	Unfinished Structure	Structure at window level	1	3500	5250			8,750.00
11	Tegbeh	Ishmeal	Male	Un-occupied Land		1	3500				3,500.00
12	Marvolo	Aaron & Kaibeh	Male	Un-occupied Land		2	7000				7,000.00
13	Kamara	Patrick N.	Male	Un-occupied Land		0.5	1750				1,750.00
14	Kollie	Moses T.	Male	Un-occupied Land		2	7000				7,000.00
15	Saba	Francis S.	Male	Unfinished Structure	Foundation - ground level	1	3500	3000			6,500.00
16	Coleman	J. Ansu	Male	Un-occupied Land		1	3500				3,500.00
17	Clark	Garded	Male	Un-occupied Land		1	3500				3,500.00
18	Woods	Ruth E. & Morris	Female	Un-occupied Land		1	3500		150		3,650.00
19	Monger	Adolphus	Male	Unfinished Structure	Structure at roof level	1	3500	20966.40			24,466.40
20	Ford	Rev. Edward F.	Male	Un-occupied Land		2	7000				7,000.00
21	David	Tuma	Female	Un-occupied Land		1	3500		150		3,650.00
22	Nyumah	Divine	Male	Un-occupied Land		0.5	1750				1,750.00
23	Mippshell	Shinel S.	Female	Un-occupied Land		0.5	1750		150		1,900.00
24	Lomax	Stanley S. & Catherine	Male	Un-occupied Land		0.5	1750				1,750.00
25	Saah	Victor	Male	Unfinished Structure	Structure at roof level	1	3500	8640			12,140.00
26	Sheriff	M. Abba	Male	Unfinished Structure	Fence - concrete	5	17500	5500			23,000.00
27	Trawally	Kabah Morris & Bendu	Male	Un-occupied Land		2	7000				7,000.00
28	Freeman	Toe Elton	Male	Un-occupied Land		0.5	1750				1,750.00
29	Wehyee	Lataye	Male	Un-occupied Land		1	3500				3,500.00
30	Wehyee	Mary M.	Female	Un-occupied Land		2	7000		150		7,150.00
31	Wehyee	Rufus	Male	Un-occupied Land		1	3500				3,500.00
32	Nyenkan	Doris & Chinkwendu C	Female	Un-occupied Land		2	7000		150		7,150.00
33	Blay	Dorothy	Female	Un-occupied Land		0.5	1750		150		1,900.00
34	Roberts	Joseph & Evelyn Y.	Male	Un-occupied Land		1	3500				3,500.00
35	Sheriff	Mawah F.	Female	Unfinished Structure	Concrete blocks - single storey	1	3500	39901.25	150		43,551.25
36	Fahnbulleh	Abraham	Male	Un-occupied Land		1	3500				3,500.00
37	Kolleh	Olivia D & Fitzgerald G	Female	Un-occupied Land		1.5	5250		150		5,400.00
38	Tokpah	May	Female	Un-occupied Land		0.5	1750		150		1,900.00
39	Vambarm	Michael G & Mary M.	Male	Un-occupied Land		1.68	5880				5,880.00
40	Paul	Augustine	Male	Un-occupied Land		0.5	1750				1,750.00
41	Sylla	Mustapha	Male	Un-occupied Land		1	3500				3,500.00
42	Wehyee	Lucy	Female	Un-occupied Land		1	3500		150		3,650.00
43	Tiah	Dexter	Male	Un-occupied Land		2	7000				7,000.00
44	Flomo	Elijah & Frances	Male	Un-occupied Land		0.5	1750				1,750.00
45	Capehart	Advertus	Male	Un-occupied Land		2	7000				7,000.00
46	Siaffa	John, Thomas & Fama	Male	Unfinished Structure		2	7000	4641.84			11,641.84
47	Manbu	Bintu	Female	Unfinished Structure		1	3500	16128	150		19,778.00

No.	Name of Principal Contact		Gender	Nature of Property Loss	Kind of Structure	Size of Property (Lots)	Assessed Value of Land	Assessed Value of Structure	Assistance to Vulnerable Persons	Relocation Assistance	Total Payment
	Last Name	First Name									
48	Johnson	Sekou G.	Male	Un-occupied Land		1	3500				3,500.00
49	Bah	Mohamed Unisa	Male	Unfinished Structure	Structure at lintel level	4	14000	45859.85			59,859.85
50	Logan	Matthew	Male	Un-occupied Land		0.25	875				875.00
51	Jalloh	Abu Bakar	Male	Un-occupied Land		4	14000				14,000.00
52	Massaquoi	Dominic & Famata	Male	Un-occupied Land		1	3500				3,500.00
53	Paye	Etta & Arthur F.	Female	Un-occupied Land		1	3500		150		3,650.00
54	Freeman	Manxco & Matu	Male	Un-occupied Land		1	3500				3,500.00
55	Sheriff	Bintu	Female	Un-occupied Land		8	28000		150		28,150.00
56	Potter	Urias	Male	Un-occupied Land		1	3500				3,500.00
57	Blayee	Marcus D. & Winifred	Male	Un-occupied Land		0.7	2450				2,450.00
58	Jalloh	Ousmane	Male	Un-occupied Land		1.4	4900				4,900.00
59	Sylla	Mustapha	Male	Un-occupied Land		3	10500				10,500.00
60	Willie	Philip B.	Male	Un-occupied Land		0.95	3325				3,325.00
61	Katiah	David N.	Male	Completed Structure	Concrete blocks - single storey	1	3500	70,092		250	73,842.00
62	Sesay, Jr.	Isaiah A. S.	Male	Unfinished Structure	Foundation - ground level	1	3500	5450			8,950.00
63	Kamara	Ahmadu & Isata	Male	Unfinished Structure	Structure at lintel level	0.5	1750	29544			31,294.00
64	Kamara	Mohammed, Samuka	Male	Unfinished Structure	Structure at lintel level	1	3500	35225			38,725.00
65	Kamara	Abraham	Male	Unfinished Structure	Structure at lintel level	1	3500	9500			13,000.00
66	Birch	Nathan & Venus Mass	Male	Un-occupied Land		2	7000				7,000.00
67	Charlie	John	Male	Un-occupied Land		1	3500				3,500.00
68	Fahnbulleh	Sam	Male	Un-occupied Land		1	3500				3,500.00
69	Dakannah	James	Male	Un-occupied Land		1	3500				3,500.00
70	Harris	Trokon & Rose	Male	Un-occupied Land		1	3500				3,500.00
71	Fahnbulleh	Boima & Bernice Richa	Male	Un-occupied Land		1	3500				3,500.00
72	Sesay	Abraham S.	Male	Unfinished Structure	Structure at lintel level	1	3500	21609			25,109.00
73	Bottomley	Siafa	Male	Unfinished Structure	Foundation - ground level	1	3500	6750			10,250.00
74	Boko	Henry C.	Male	Un-occupied Land		1	3500				3,500.00
						97.88	342580	530467.59	2,250.00	750.00	876,047.59

Appendix 2 : September 3, 2016 Engagement with PAPs

CONSULTATION MEETING MINUTES WITH PAPs UPPER CALDWELL		
Stakeholders visited :		PAPs (new redemption Hospital) Upper Caldwell
Date :		09/03/2016
Time (start – end):		2:00PM-4:00PM
Attendees:		23 Persons
Name	Issues Discussed	Response
Ahmadu Kamara (PAPs and Senior Representative)	We believe that we have reached the concluding stage of the entire project, thou we previously disagreed to the MOH request of resettlement, but due to pieces of advice from Counselor Gongloe, we did complied and are now expecting payments. Why does it seem that you are starting again the process?	We are not totally setting aside the process you commenced with the Ministry of Health. However, we are preparing an independent Resettlement Action Plan and it requires that we must obtain our own information for the preparation of our report. This is in support of the World Bank request for the project. The World Bank who is undertaking the project through the Ministry of Health is requesting a Resettlement Action Plan from an independent consultant. And this is the process in preparing that.
"	If then you will prepare a Resettlement Action Plan report, considering the fact that we have concluded with (MOH) on our property issue, why can't you make a follow up at the Ministry of Health (MOH) and write your report?	Sorry, we cannot rely strictly on the information gathered by the Ministry of Health (MOH). We will utilize what information the ministry has, but as an independent consultant, I must function in keeping with the Environment Protection and Management Laws of Liberia, and gather independent information or corroborate previous information.
"	As you mentioned that you are an independent consultant and must engage us directly to gather a separate information from that of the Ministry of Health, do we assumed that all agreements reached by the Ministry of Health and us (PAPs) are discarded?	Absolutely not, I have no intention of rejecting any agreement reached between the Project Affected Persons (PAPs) and the Ministry of Health. I will only do verification and incorporate them in our final report.
Austin N. Cholopy	If your statement is true, that the agreement between the Ministry of Health and us (PAPs) has not changed in any ways, then we should be receiving our resettlement benefits instead of going through another exercise. Could you provide clarity?	The World Bank is requesting a Resettlement Action Plan report from the Ministry of Health, in keeping with requirements for approving the construction of the new Redemption Hospital. This exercise is in support of obtaining the information needed to prepare the report. Further, the RAP requires that PAPs must be consulted. Hence, this consultation today.

Appendix 3 : Attendance for September 3, 2016, Engagement with PAPs

Name	Community	Contact Details	Signature
1. Lawrence Chideryu	Beverview	0775-85001	[Signature]
2. Harrison Kemah	Caldwell	0775959737	[Signature]
3. Thomas J. Siayah	Caldwell	077754269	[Signature]
4. John Siayah	Caldwell	0772322512	[Signature]
5. Samuel Chereya		0776734978	[Signature]
6. Evans M. Dukuly	Caldwell	0886987697	[Signature]
7. Fata Dukuly	"	"	[Signature]
8. Noza peabody	Caldwell	0776448591	[Signature]
9. Massa Danni	Caldwell	0777339988	[Signature]
10. Massa Sukaray	Brewerville	0886913366	[Signature]
11. Ognie O. Wumbo	Gornaville	077507195	[Signature]
12. K. K. K. K.	"	0775393387	[Signature]
13. Ahmadu F. Kamara	72nd	0886427209	[Signature]
14. Austin N. Cholopy	Caldwell	0770172144	[Signature]
15. Dominic R. Rennie	Redemption Hwy Adm	0886675188	[Signature]
16. Amos Chideryu	Caldwell	0776638255	[Signature]
17. A. B. Sesay	Garwoodville	0776848457	[Signature]
18. Fofana	Louie	0886750885	[Signature]
19. Mohammed V.	Kamara	0886277796	[Signature]
20. Cllr. Dexter Tiab	Paynesville, S.A Cooper	0886540402	[Signature]
21. Hannah B. George	"	0886665344	[Signature]
22. Mohammed M. Sesay	Red Hill Field	0880819152	[Signature]
23. Michael S. Siakel	Upper Caldwell	0886740711	[Signature]

Appendix 4: Photos of the Meeting of September 3, 2016



Appendix 5: October 8, 2016 Engagement with PAPS NRH

CONSULTATION MEETING MINUTES WITH PAPS UPPER CALDWELL

Stakeholder visited :		PAPs UPPER CALDWELL
Date :		08/10//2016
Time (start – end):		2:00PM-4:00PM
Attendees:		23 Persons
Name	Issues Discussed	Response
Ahmadu kamara	You mentioned that some of the project affected Persons (PAPs) refused to have their properties reassessed; it is true with regards to a clause in the agreement between the Ministry of Health and us (PAP), which states, "that no project affect person (PAP), property will or shall be reassessed after the initial assessment. Thereby, how do you intend to address that?	We clearly stated at our initial meeting with you (PAPs), that we are an independent consultant who has been hired for the preparation of the Resettlement Action Plan exercise. As such, we will be doing our own assessment.
Mohammed V.Kamara	You also mention at your initial meeting that you will not go against any agreement reached between the Ministry of Health and us (PAPs). How can you reconcile that with your assessment exercise?	We indicated that where the PAPs and the ministry have reached an understanding, we will incorporate those positions in our study. Where there are misunderstandings, we will conduct our own independent assessment.
Uriah J. Potter	Some of the project affected persons (PAPs) were paid for their lands that have incomplete structures or foundations on them. Will there be payment for that as well? If so, how?	Of course yes, once you have structure on the land or foundation which has not been paid for, though you were paid for your land, the property will be assessed and will be included in the report for payment.
Harrison Kemah	We established an agreed with the Ministry of Health, that each project affected person (PAP), should be paid \$3,500,00 United states dollars for one (1) lot of land. What is yours recommendation to that effect?	As we said earlier, where the PAPs and the ministry have reached an understanding, we will incorporate those positions in our study. Where there are misunderstandings, we will conduct our own independent assessment.
Thomas S. Siafa	I am a property owner and I understood that an assessment has already been conducted on the site which is not to my knowledge. How can that be reconciled?	This is one of the reasons why an independent consultant should conduct these exercise because, the consultant will firstly make an announcement on various radio stations, issue notices of intent (NOI) and invite all PAPs to several engagement meetings. This might have been overlooked. I am here to correct the process.
Evens M. Dukuly	There had been a disagreement between Ministry of Health (MOH) and all Project Affect Persons (PAPs) which state that those of the PAPs who are paying their rear estates taxes will benefit as per the records. Contrary to that, there will be an assessment to determine payment otherwise. On the other hand, we are requesting \$1,750 united states dollars per half lot of land. How do you intent to address that?	The agreement was done between you (PAPs) and Ministry of Health (MOH). We have no intention of abrogating agreements reached with MOH. We will certainly resolve issues of contentions, not yet resolved..
Nora Peabody	What type of compensation should we expect from the Ministry of health?	Compensation can be in the form of cash, alternative land or combination of both – cash and land. Each PAP will decide on the compensation he/she desires. You will just have to make your choice.
Mohammed Bah	We are taxes payers, and if the Ministry of Health (MOH) refuses our agreement of three thousand five hundred (\$3,500) united states dollars request for every empty lot of land apart from lands with structures there will be a problem.	I hope no problem will arise between the PAPs and MOH. We will do our best to resolve issues of contention.
Daniel O. Wantu	The project affect persons (PAPs) and the ministry of health (MOH) had a discussion and an agreement that all PAPs will be resettled at the same time and same venue. Will that also be adhered to considering the fact you are not making any changes?	Our report will clearly state the nature of compensation each PAP will receive and a schedule of activities to include the time for payment will be included. All PAPs will receive compensation in the period provided for such.
Amos Chideryou	Some of the project affect persons (PAPs) are represented by a legal counselor in person of Counselor Gongloe. Will the process of resettlement be transparent for those of us without a lawyer?	We are conducting an independent assessment and will protect the interest of all PAPs. Further, a Grievance Redress Mechanism will be established so that PAPs dissatisfied with the process can seek redress. In our participation in several RAPs, there has been no need for lawyers representing the PAPs since this would be additional cost to the PAPs. However, it is the right of the PAPs to hire the services of his lawyer if he/she so desire.

Appendix 6: Attendance for October 8, 2016 Engagement with PAPS NRH

Name	Community	Contact Details	Signature
ARRISON KEMAH	Freeport	0776959737	<i>[Signature]</i>
VANCES S. Saba	Caldwell New Georgia	0776090776	Mr Saba
Madu F. Kemera	7 th Community	0886427209	
Samuel Siyah	Caldwell	0777754269	
Alkie M. Gbob Kai			
Ala F. Siakoh	Cald Well	0886 740711	
Imeal Tegbeh	New Georgia	0880402614	
ZIAH J. POTTER	New Matadi	0886428771/0777474673	<i>[Signature]</i>
Shammed Sesay	Caldwell	0880819152/0776427610	
Am Fahnbulleh	Dong Mines Bridge	0886515301	<i>[Signature]</i>
Adventus Capath	Paynesville	0777736038	Adventus
Amoc: Jombas	water site	0886586050	
Sinda Sherrys	001-8622155704		
Lawrence Chudangy	Baldwell	0777585001	
Mos Peabody	"	0776639255	
Wilip Dennis		0776602326	
Amal Saba		0886679895	
Steven Feon		0776229020	
Etty Feon		0776279936	
Ames Dadand		0776-040398	<i>[Signature]</i>

Appendix 7: Photos of the Meeting of October 8, 2016



Appendix 8: Stakeholder engagement with PAPs

CONSULTATION MEETING MINUTES WITH PAPs UPPER CALDWELL

Stakeholder visited :		PAPs UPPER CALDWELL
Date :		10/22/2016
Time (start – end):		2:00PM-4:00PM
Attendees:		22 Persons
Name	Issues Discussed	Response
Austin Choloply	Have you had the thought that there is a possibility that some of the deeds presented could not be genuine?	It is not in my preview to determine whether the deeds are legitimate or not. The deeds will be presented to the National Archives to verify their authenticity.
Thomas F. Sifah	As you just mentioned, that you are about to close the entire exercise and I am not sure as to whether every one owning property on the site are available to present relevant document to substantiate their claim. How do you intent to address said issue should there be a nature of such?	We are aware that all the project affected persons (PAPs) are and will not be available before the closure of the assessment or verifications. But we have set up a means by addressing such issues as they arise. That is, by advising the Ministry of Health (MOH) to apportion some cash that will be set aside for the settlement of those who might come later.
Mohammed Kamara	You are now closing the exercise according to your statement, how do you intent to address an issue of property miscalculation?	That is the exclusive purpose of this meeting, to declare to you the actual monetary value of your properties. And where you still have problem after the submission, you can utilize the Grievance Redress Mechanism.
Annie K. Koffa	When will our payment be, after these assessments and verifications are done with?	That we cannot say at the moment. Our only concern right now is to see to it that all properties are properly assessed and their values are adhere to by you the project affected persons (PAPs). The Ministry of Health will later call on PAPs for payment.

Appendix 9: Attendance for Stakeholder engagement with PAPs

Oct 26, 2016

Earth Environmental Consultancy
Caldwell Meetings with Affected project persons (PAPs)

	<u>Names</u>	<u>Communities</u>	<u>contacts</u>
1	Marcus D. Blagoe	Logan Town	0775717227
2	John Siotah		0777372512
3	Amos B. Feabody	Caldwell	0776638255
4	Philip Lillie	"	0776602326
5	M. Abba Sheriff		0886542023
6	Sam Fahnbulleh	"	0886515301
7	Mohammed. V. Kamara.		0777021498
8	EVANS M. Dukuly		0886987697
9	Thomas B. Siapah		0777754269
10	Boima Fahnbulleh-Caldwell		0777033085
11	ANNIE K. KOFFA		- 0886855596
12	URIAH J. POTTER		0886428771
13	JOHN K. CHARLIE		0775108649
14	Sackie M. Gbolokai	- - -	0880270167
15	HAWA F. SIAREH	- - -	0886 74 0711
16	Advertu Capehart	- - -	0777736038
17	Nathan W. Birch Jr.	Gardnesville	0886529200
18	Hannah B. George	Gardnesville	0770-32-57-45
19	MATU FREEMAN		0776174316
20	Bolay F Momoh		0775788802
21	Henry C Bojco		0775003872
22	James Dukannah		0776-040398
23			
24			

