



**NGF – World Bank Capacity Building Session For States On
The Framework For Responsible And Inclusive Land-
Intensive Agriculture (FRILIA)**

Workshop Report

23rd September 2021 | Virtual

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Abbreviations & Acronyms

CFS RAI – The Committee on World Food Security Principles for Responsible Investment in Agriculture and Food Systems

CSOs – Civil Society Organizations

DFID – Department for International Development

DLI – Disbursement Link Indicator

ESIA – Environmental and Social Impacts Assessments

FAO – Food and Agriculture Organization

FDI – Foreign Direct Investment

FRILIA – Framework for Responsible and Inclusive Land-Intensive Agricultural Investments

GDP – Gross Domestic Product

IGR – Internally Generated Revenue

IPAs – Investment Promotion Agencies

KADIPA – Kaduna State Investment Promotion Agency

KDSG – Kaduna State Government

MDA – Ministry Department and Agency

MSP – Multi Stakeholder Platform

NGOs – Non-Governmental Organization

OGS – Open Governance System

PforR – Program for Results

SDG – Sustainable Development Goal

TVET – Technical and Vocational Education and Training

TWG – Technical Working Group

UNCCD – United Nations Convention to Combat Desertification

VGGT – Voluntary Guidelines on Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security

Acknowledgements

This report was prepared for the NGF Secretariat Agriculture Desk by Olorunshola Abdulazeez (Economist).

Editorial inputs were provided by Olubunmi Akanbi (Senior Research Officer), Naomi Tietie (Documentation Manager) and Imogen Henry (Researcher).

The Agribusiness Roundtable was conducted under the overall supervision of Asishana Bayo Okauru (Director General).

Executive Summary

The NGF Secretariat, in collaboration with the World Bank, hosted a one-day virtual capacity building workshop for State officials to develop specific knowledge, skills, and techniques on land development, and the adoption and implementation of the Framework for Responsible and Inclusive Land-Intensive Agricultural Investments (FRILIA) towards an improved investment climate at the subnational level. The one-day workshop focused on the role of land development in investment promotion and the associated risks, the key principles of the Framework for Responsible and Inclusive Land-Intensive Investment in Agriculture (FRILIA), and the Institutional arrangements required for the Implementation of FRILIA in the States.

The FRILIA framework is critical to addressing challenges in land administration for agricultural (and non-agricultural) purposes; it is designed to ensure that land acquisition and resettlement for large-scale agribusiness investments are undertaken in line with established international good practices and guarantee shared benefits between private investors and surrounding communities. Only Kaduna and Ogun states in Nigeria are currently implementing the FRILIA framework as part of a World Bank Economic Transformation Agenda Program for Results (PforR) in their respective states.

The workshop is an off shoot of a series of engagements between the NGF and the World Bank that will help deepen the country's agribusiness reforms. These roundtable sessions would discuss critical challenges, reforms, and investment priorities required in selected value chains (cashew nuts, cassava, rice, poultry, and beef and dairy), financial sector regulatory reforms, and land reforms to facilitate Agricultural and non-Agricultural investments at the state level are among these engagements.

Participants agreed on the framework's importance; it builds on existing frameworks that are as concerned with land access for large-scale investments as they are with smallholder farmers. Rural people can, in theory, gain employment on large-scale farms and earn a sufficient income; frameworks like FRILIA would provide some protection from the volatility of the agricultural labour and product markets, which could jeopardize their food security, particularly for those who do not own land.

1.0 Opening Session

Olorunshola Abdulazeez, Economist at the NGF opened the event by welcoming participants. This was followed by the opening remarks from Mr. Asishana B. Okauru, Esq. Director General Nigeria Governors' Forum, who was represented by the NGF's Head Legal, Barr. Chijioke Chuku, and Dr. Elliot Mghenyi of the World Bank. The roundtable benefitted from insights from Mrs. Maryam Dangaji, Project Manager, FRILIA Kaduna State and Mr. Olakunle Amoo, DG OgunInvest on their experience implementing FRILIA. Presentation on the Framework for Inclusive Land Intensive Agriculture (FRILIA) by Dr. Bankole Allibay, FRILIA Consultant, World Bank, followed by a Q&A session. The closing remarks delivered by Dr. Abdullateef Shittu, Executive Director NGF, represented by Abdulrazaq Barkindo, Head of Media and Public Affairs. Participants at the workshop include, Her Excellency, Lolo Cecelia Ezeilo, the Deputy Governor of Enugu State, Commissioners, Permanent Secretaries and Directors from State Ministries of Agriculture, State Ministries of Land, Ministries of Commerce, Trade and Investment, and the head of the State Investment Promotion Agencies (IPAs).

1.1 Welcome Address

Barr. Chijioke Chuku representing Asishana B. OKAURU Esq. Director General, NGF

Mr. Okauru welcomed participants to the NGF and World Bank capacity building workshop. He emphasized the need to transform land administration to ensure the successful implementation of many development programs in the country, highlighting the current situation in the country with regard to land tenure and management systems. stating that it had become necessary to support state ministries of agriculture, land, trade and investment, and our investment promotion agencies in developing specific knowledge, skills, and techniques on land development, as well as the adoption and implementation of the Framework for Responsible and Inclusive Land-Intensive Development.

He urged participants to ensure that this workshop goes beyond the start of a dialogue; also, a commitment that the Forum can ride on, with the support of the World Bank, to be included as part of our collective response to improve land administration systems, inclusive recovery, job creation, and poverty reduction in the country. The country's land administration framework is ambiguous, non-uniform across states, and lacking in adequate protections for the large number of agricultural households that are landless or have limited, insufficient, and insecure access to land, and for whom land access is critical for livelihood and/or food security.

Mr. Okauru noted that, while agriculture has grown – by at least 1.4 percent in the last 20 years – the sector has remained subsistence and low-productive, with low-paying jobs. This phenomenon over the last two decades has demonstrated that traditional agriculture cannot provide the type of jobs required to transform the livelihoods of those working in the sector. To meet the growing demand for investment in agriculture and other commercial activities in both urban and rural areas, we must ensure that largescale land acquisition and resettlement are carried out in accordance with established international best practices that ensure shared benefits between private investors and surrounding communities.

They recognize the importance of both forward and backward-linked reforms as they examine policy approaches. Interventions targeted at improving the land administration system on one hand, and others relating to environmental and social sustainability are as relevant. Ultimately, we would like to see sufficient improvements in land administration systems that will increase economic activity and raise rural incomes.

Concluding his remarks, he stated that the Forum will be looking forward to the actionable next steps from the workshop. Urging participants to look beyond the traditional expectation of public-private collaborations, to the upscale of investments through cross-border value chain integration to give our communities and markets the benefits of economies of scale. In a broader context, the session should reach a consensus on those public fundamentals needed to achieve the desired transformation, such as incentives, regulations, institutional support, and light infrastructure.

1.2 Goodwill Message

Dr. Elliot MGHENYI, World Bank

Dr. Mghenyi began by expressing his delight at the opportunity to participate in the discussions. Stating that the workshop is a part of a series of engagements between the World Bank and the Nigeria Governors' Forum, to have dialogue around key areas that we consider critical to assisting Nigeria's agri-business sector in increasing its potential by creating jobs, reducing poverty, and increasing food and nutrition security.

Concerning the significance of land, he stated that it is a fundamental natural resource that provides opportunities for all types of investments, including agricultural production, industrial development, infrastructure, and eco-system services. However, land comes with risks, which makes how you do land-based investments very important, not only in terms of immediate returns, but also in terms of social and environmental sustainability. Reflecting on the cassava roundtable in which Nigeria and Vietnam were compared, it became clear that yields in Nigeria are much lower than in Vietnam. Nigeria is the world's

largest producer, but yields are half the size of Vietnam's. Furthermore, we cannot examine the situation in the cassava value chain in isolation; we must consider other factors within the sector and the economy.

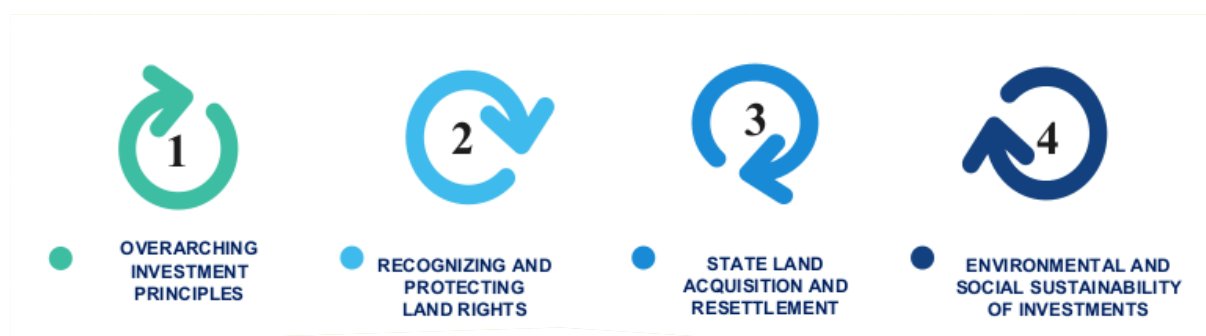
In conclusion, he emphasized the importance of robust land allocation systems, stating that over the years, large swaths of land have been allocated to large farms without due process, resulting in displacements both physically and economically, as well as competing claims on the allocated land. This is why it is critical to have this conversation and begin to understand the framework and approaches that can help Nigeria make the best use of land while also mitigating the risks associated with land-based investments.

2.0 States Perspective

2.1 Kaduna State Experience Implementing FRILIA by Mrs. Maryam Dangaji

Mrs. Maryam began by thanking the organisers of the workshop for bringing the 36 States together to collective learn and share their experiences implementing FRILIA. She explained that FRILIA is the 5th DLI of the program with yearly targets to be achieved, and Agriculture has been a major component of Kaduna State's total GDP contributing about 37.04% to in 2018. According to the Kaduna State Bureau of Statistics, agriculture employs 79.6 percent of Kaduna households. The agricultural sector offers numerous opportunities for private investors, and KDSG has adopted the FRILIA principles to successfully attract private agricultural investments.

Figure 1: FRILIA Principles



Source: Kaduna State Presentation

She stated that FRILIA seeks to direct the State Government's efforts to attract large-scale agricultural investments that ensure shared benefits for investors and host communities. The Framework also aims to bring the government up to speed with best international practices. Noting that FRILIA is a responsible framework that will ensure sound environmental and social practices, which will increase Kaduna State's attractiveness for private investment, particularly at a time when all efforts are being made to minimize potential conflicts between communities, as well as conflicts between farmers and pastoralists in the State.

Mrs. Maryam emphasized the benefits of FRILIA, which include creating an enabling environment for business, improving the agricultural value chain, protecting against food insecurity, increasing community participation in land-based investments, environmental sustainability through proactive management of environmental and social impacts, and providing additional revenue to the State.

Figure 2: FRILIA Toolkits Developed



Source: Kaduna State Presentation

To unbundle FRILIA in Kaduna State, they engaged a multi-disciplinary consultant that as part of the consultancy developed 8 toolkits and 48 templates to guide the state and investors to integrate all principles in project operational practices and delivery. To institutionalize the framework, the Ministry of Justice Kaduna drafted the FRILIA Bill which has passed 2nd reading at the Kaduna State House of Assembly. The toolkits developed have been endorsed by the Kaduna State Government with His Royal Highness, the Emir of Zazzau and OGP Co-Chair.

Concluding her presentation, she noted that FRILIA is not without its challenges and the most peculiar to Kaduna State thus far include stakeholder identification and mapping, as well as stakeholder buy-in, noting that the state has intensified its advocacy campaigns and brought onboard a growing list of stakeholders. She thanked the organizers for the opportunity and urged participants to ensure that the FRILIA discussions transcends the workshop.

2.2 Ogun State Experience Implementing FRILIA by Mr. Olakunle Amoo, DG OGUNINVEST

Mr. Olakunle began by thanking the organizers and explaining that his presentation would elaborate on Ogun State's experience with FRILIA implementation and offer some practical lessons learned along the way. He added that Ogun State has been very committed to FRILIA, and that the framework fits within the remit of H.E. Prince Abiodun Dapo, Governor of Ogun State.

According to Mr. Olakunle, they are keen on utilizing the abundance of land, both in terms of location and quality, to drive development and investment in the State, and they have several commercial and business investors who have come forward requesting land to conduct agribusinesses. Land is always a valuable resource for investment because it is one of the largest stores of capital. As we all know, land has many stakeholders, including the government, the public sector, and the community. We must consider all of those stakeholders when determining how to most efficiently leverage this tool/resource, and that is where FRILIA comes in. Although our experience is still in its early stages, I believe most of the key stakeholders in Ogun State understand the concept and spirit of FRILIA, as well as what we are trying to achieve and ensure that the society and people benefit when we do development, whether it is in agriculture or other fields.

There are a few takeaways from our experience that I believe will be useful to our fellow Nigerian states as they consider implementing a program of this magnitude. Picking up where the Kaduna State presenter left off, she discussed the legislative process in Kaduna; we have had a similar experience in Ogun; there is currently no law in place; we hope to see that soon. It is critical to have a law in place because it speaks to the next point I'll make. That is, there must be genuine buy-in from the community's stakeholders.

Having a supportive law in place is an important first step, as is having a land use committee to help with the process. Sensitizing the community and all stakeholders involved for them to understand the process and ensure that it is equally important. There must be consequences, as well as a penalty or cost to investors, for failing to respect the needs of the community and society as envisioned by the FRILIA framework.

In conclusion, he stated that efforts are being made to hire a consultant who will assist the State in properly launching the framework, developing some of the metrics to measure and monitor, and transferring technical skills to our staff on the ground and the land use committee once it is inaugurated. This should hopefully happen soon, but in the meantime, we have been sensitizing our local staff, as well as all or the key MDAS that will be relevant for FRILIA, who are also being sensitized and guided by the FRILIA consultants and technical working group. This arrangement is an interim approach that we have adopted until we can get those consultants in place and get pieces of the puzzle in place. That is really the main gist of it, my preceding speaker spoke so well that there is not much to add, and I think it will be captured in the next presentation by the good doctor from World Bank who has given us much of this knowledge anyway. I may conclude there and reiterate that Ogun state is very committed to FRILIA and committed to the concept of a shared outcome in terms of development across all those stakeholders.

3.0 Paper Presentation

3.1 Framework for Responsible Inclusive Land Intensive Agriculture (FRILIA) by Dr. Bankole Allibay

Dr. Bankole began by outlining the structure of his presentation that include the introduction to FRILIA, the FRILIA Principles and the Benefits of FRILIA. He defined FRILIA as a set of principles that seek to establish the foundation for the procedures, processes, and organizational arrangements to govern large-scale agribusiness investments based on internationally agreed upon principles and guidelines.

Figure 3: Defining Responsible Land Based Investments



Source: World Bank Presentation

FRILIA principles are derived from international agreements governing responsible and inclusive land-based investments¹ which are being implemented in different countries world-wide including: 17 countries in Latin America/Caribbean region, 35 in Africa (including Nigeria), 14 in Asia Pacific, 16 in Europe/Central Asia, and 6 in Near East/North Africa. From the statistics above, 29 countries are currently reviewing /reconstructing their land laws and land policy frameworks in line with VGGT. These reviews are being conducted at the national, regional, and local levels in order to improve tenure security, land administration, and governance.

¹ The Committee on World Food Security Principles for Responsible Investment in Agriculture and Food Systems (CFS RAI) and The Voluntary Guidelines on Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security (VGGT).

Figure 4: FRILIA Principles



Source: World Bank Presentation

In discussing the FRILIA principles, he stated that they are heavily reliant on the establishment of institutional arrangements to manage the processes. The institutional arrangements should allow a diverse range of stakeholders to participate meaningfully in the processes, in accordance with the overarching principle of transparency. The principles are captured in more details in figure 2.3 – figure 2.6 below.

Figure 5: FRILIA Pillar 1

PILLAR 1: OVERARCHING PRINCIPLES

To ensure that investments occur transparently and are consistent with and contribute to policy objectives such as poverty reduction, food security, and jobs

Key Principles	Actions to Operationalize the Principles
<ul style="list-style-type: none"> Investments should be consistent with and contribute to policy objectives, including poverty eradication, food security, sustainable land use, employment creation, and support to local communities Investments should occur transparently Land acquisition and related adverse impacts will as much as possible be minimized or avoided A range of investment and production models should be considered, including alternatives to large-scale transfer of land. The FRILIA encourage the replacement of large-scale land acquisition and transfer with production models that include smallholders Investments should be subject to consultation and participation with affected people and communities, including with the disadvantaged and vulnerable, who are informed of their rights and assisted in their capacity to negotiate Communities have the opportunity and responsibility to decide whether to make land available, based on informed choices Investments should be monitored 	<ul style="list-style-type: none"> Conduct stocktaking of relevant development policy objectives for the state to inform the FRILIA Create institutional arrangements for development and implementation of FRILIA to, among other objectives, allow a wide range of stakeholders to meaningfully participate in the processes Develop a new investment approval process that aligns with these principles. This would include updating or amending existing policy documents to reflect these principles Develop a due diligence and guidance tool for screening the investor and conducting a preliminary assessment of the investor’s proposal. Develop an investment promotion strategy and plan that takes advantage of the FRILIA framework as a selling point. Build state capacity to develop and supervise inclusive production models (e.g. out grower schemes and joint ventures) as part of the state investment strategy and plan Conduct legal analysis to ensure that relevant inclusive production models are legally recognized in the state – and where necessary amend existing laws and regulations to the extent necessary to ensure the widest possible selection of inclusive production models Develop simple, yet comprehensive agreement templates that investors and smallholder farmers, among others, can use to govern their business relationships (e.g. outgrower contract farms, Community Partnership Agreements) Develop a monitoring plan for the investment lifecycle, including guidelines on what is to be monitored, who is responsible; create indicators and a schedule for how often each indicator should be measured; how and to whom reports should be submitted and who should have access to them

Source: World Bank Presentation

Figure 6: FRILIA Pillar 2

PILLAR 2: RINCIPILES ON RECOGNITION AND PROTECTION OF LAND RIGHTS

including rights rooted in statutory law, customary and traditional tenure systems

Key Principles	Actions to Operationalize the Principles
<ul style="list-style-type: none"> • Safeguard against dispossession of legitimate tenure rights holders, consistent with the principle to avoid state acquisition of land in favor of inclusive business models that do not require transfer of tenure rights • Systematically and impartially identify existing legitimate rights, including customary and informal, and rights to common property resources. • Provide for the protection and enforcement of rights through grievance redress mechanisms that provides accessible and affordable procedures for third-party settlement of disputes, including but not limited to disputes arising from displacement or resettlement. These mechanisms should consider the availability of judicial recourse, including the Public Complaint Commission as established under the Public Complaints Commission Act 1975 (No. 31) (Chapter 377), and community and traditional dispute resolution mechanisms. 	<ul style="list-style-type: none"> • Carry out audit of land with legacy issues where government has acquired land in the past and former landowners maintain grievances. The audit is a first step towards retroactively applying FRILIA to address legacy issues • Build effective grievance and dispute resolution processes with appropriate appeal mechanisms for claimants and customers. An effective grievance would provide an avenue for community members to raise concerns, identify and address risks, and provide valuable feedback on processes and activities that need to be improved. • Furthermore, the grievance redress mechanisms needs to be proportional, culturally appropriate, accessible, transparent, accountable, and offer protection for communities, including women and other marginalized groups • Develop procedures and guidelines for dispute resolution processes, as needed. Templates for agreements between investors and tenure rights holders should include such processes and mechanisms • Require investors to establish an in-house GRM that is readily accessible to affected communities and uses a transparent procedure for addressing grievances. • Where appropriate, formalize customary and informal land rights to enhance sustainability of investments and reduce conflicts among farmers and between farmers and other users of land

Source: World Bank Presentation

Figure 7: FRILIA Pillar 3

PILLAR 3: PRINCIPLES ON STATE LAND ACQUISITION AND RESETTLEMENT

Key Principles	Actions to Operationalize the Principles
<ul style="list-style-type: none"> • Compensation standards should be disclosed and applied consistently • Economic and social impacts caused by land acquisition or loss of access to natural resources shall be identified and addressed, including people who may lack full legal rights to assets or resources they use or occupy • Adequate compensation will be provided to purchase replacement assets of equivalent value and to meet any necessary transitional expenses before taking of land or restricting access • Supplemental livelihood improvement or restoration measures will be provided if taking of land causes loss of income-generating opportunities • Public infrastructure and community services that may be adversely affected will be replaced or restored. • Displaced persons with land-based livelihoods should be offered an option for replacement land unless equivalent land is not available. 	<ul style="list-style-type: none"> • Develop guidelines for and train investors and the responsible MDAs on engaging in consultations with communities/local land rights holders. The guidelines should include special accommodation for engagement of the most vulnerable and marginalized • Identify or possibly establish mechanism for assisting people and affected communities in developing their capacity to engage in consultations and negotiations. It can be done either as part of the Open Governance System (OGS) or by the state establishing a strong stakeholders engagement framework and plans to map, understand, engage, and ensure a transparent and responsive feedback system for all relevant stakeholders. This effort may require contracting with NGOs to provide this assistance and/or creating community law centers. • Modify existing land acquisition procedures and compensation/resettlement standards to incorporate the FRILIA Principles. • Create community-friendly communications materials for dissemination to local government, civil society organizations, and media outlets

Source: World Bank Presentation

Figure 8: FRILIA Pillar 4

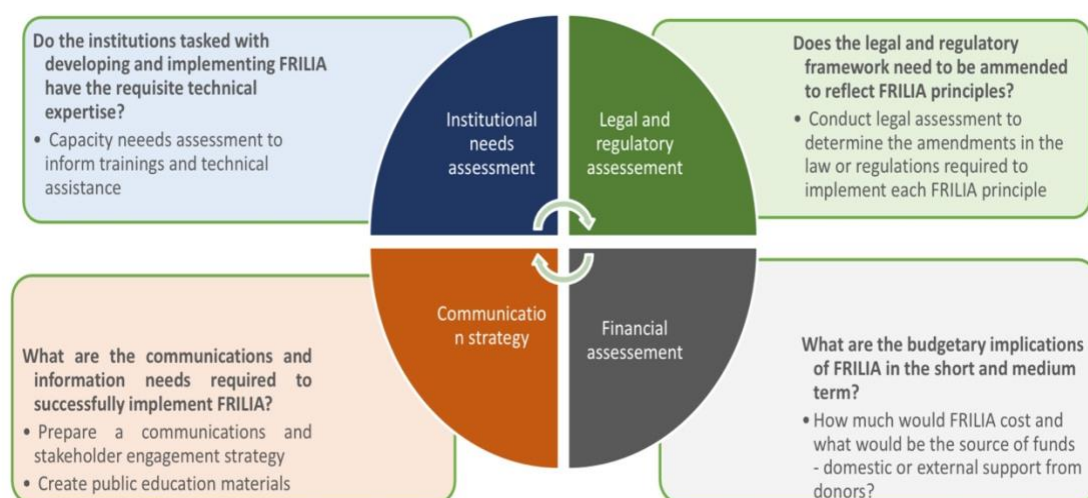
PILLAR 4: PRINCIPLES ON ENVIRONMENTAL AND SOCIAL SUSTAINABILITY

Key Principles	Actions to Operationalize the Principles
<ul style="list-style-type: none"> • Safeguard against environmental damage, including actions that destruct/harm flora and fauna and hydrological formations (surface and ground water), or generate GHG emissions and other climate related impacts. • Investments should be preceded by independent assessments of potential positive and negative impacts on tenure rights, food security, livelihoods, and environment • Consider potential adverse impacts on physical cultural property and, as warranted, provide adequate measures to avoid, minimize, or mitigate such efforts • Promote community, individual and worker safety • Promote fair treatment, non-discrimination and equal opportunity of workers and prevent all forms of forced and child labor, sexual exploitation, and gender-based violence. • Promote use of recognized good practice related to hazardous materials generated 	<ul style="list-style-type: none"> • Assess existing environmental and social impacts assessments (ESIA) requirements for adherence to the environmental-related FRILIA Principles, ESIA service providers' capacity to apply those environmental principles, and FRILIA one-stop shop agencies capacity to evaluate those assessments. • Develop social impacts criteria for inclusion in EIAs and develop and deliver a program to build capacity to conduct and assess social impact assessments, including mitigation measures. • Conduct a gendered assessment of existing land-based investments; develop a Gender and Vulnerable Groups Strategy for agribusiness Investments, ensuring equitable participation and benefits.

Source: World Bank Presentation

Dr. Allibay noted some of the key assessments required to implement FRILIA at the States which are the institutional needs assessment to determine the level of technical capacity of implementing institutions, legal and regulatory assessment to determine if the legal and regulatory framework needs to be amended to reflect FRILIA principles, communication and strategy assessment and development, and lastly financial assessment to assess the budgetary implications.

Figure 9: Cross-Cutting technical Assessments



Source: World Bank Presentation

Pre-requisite actions towards implementing FRILIA in the States include to:

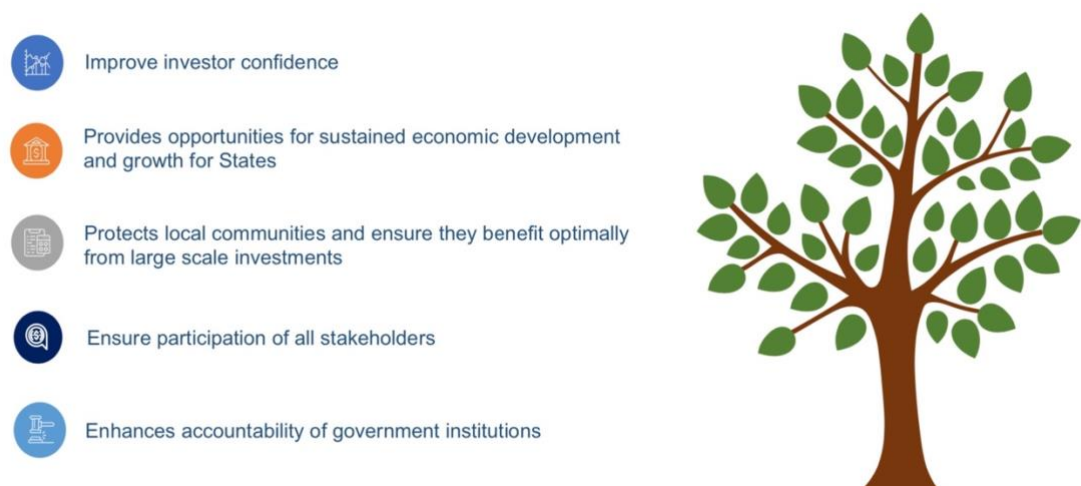
1. Create Technical Working Groups based on the FRILIA pillars (working group for each pillar) comprised of key technical experts from the government and non governmental stakeholders Members of the working groups would include:
 - a. Mid level MDA staff with technical knowledge related to all relevant subjects assigned to the group, and representatives of investors, civil society, and bilateral and multilateral institutions (such as the World Bank, FAO and DFID) with similar technical knowledge. The TWG would be supported by one or more technical consultants.
 - b. A stakeholder mapping exercise should be used to inform the composition of the steering committee and ensure that senior officials from the relevant MDAs are included. The steering committee would be supported by an administrative unit to create work plans, terms of reference, and budgets as well as to coordinate meetings, among other tasks.
2. Create a multi stakeholder platform that is regularly convened for consultation on key issues and communicating key outcomes. A Multi Stakeholder Platform (MSP) is a forum for all affected stakeholder groups to provide additional input, and guidance to the steering committee and technical working groups.
3. The MSP could be organized under a Communications Committee, which also is responsible for development of a stakeholder engagement strategy and regularly sharing information to internal and external stakeholders. It is important that the MSP should meet early in the process and periodically while FRILIA implementation is in the early stages.
4. The MSP should include; Senior representatives of state government and representatives of district and local governments, representatives of CSOs, NGOs, and investors, Traditional leaders and affected or potentially affected communities.
5. Conduct audit on land with legacy issues where government has acquired land in the past and former landowners maintain grievances. The audit is a first step towards retroactively applying FRILIA to address legacy issues.
6. Build effective grievance and dispute resolution processes with appropriate appeal mechanisms for claimants and customers. An effective grievance would provide an avenue for community members to raise concerns, identify and address risks, and provide valuable feedback on processes and activities that need to be improved.
7. Develop of guidelines to train investors and the responsible MDAs on engaging in consultations with communities/local land rights holders. The guidelines should include special accommodation for engagement of the most vulnerable and marginalized.
8. Establish a mechanism for assisting people and affected communities in developing their capacity to engage in consultations and negotiations. It can be done either as part of the Open Governance System (OGS) or by the state establishing a strong

stakeholders engagement framework and plans to map, understand, engage, and ensure a transparent and responsive feedback system for all relevant stakeholders. This effort may require contracting with NGOs to provide this assistance and/or creating community law centres.

9. Assess existing environmental and social impacts assessments (ESIA) requirements for adherence to the environmental-related FRILIA Principles, ESIA service providers' capacity to apply those environmental principles, and FRILIA one-stop shop agencies capacity to evaluate those assessments.
10. Development of social impacts criteria for inclusion in EIAs and develop and deliver a program to build capacity to conduct and assess social impact assessments, including mitigation measures.
11. Conduct a gendered assessment of existing land-based investments; develop a Gender and Vulnerable Groups Strategy for agribusiness Investments, ensuring equitable participation and benefits.

The overall responsibility for developing and implementing FRILIA should rest with a state government agency a “one stop shop” with requisite technical capacity to lead the process and convening power to establish and facilitate the relevant multi stakeholder technical working groups, committees, and platforms. In addition to its own technical capacity, the agency would have technical linkages with the relevant MDAs to create a real “one stop shop” for investors and create seamless user experience, for example, in Kaduna the responsibility for FRILIA is vested with the Kaduna State Investment Promotion Agency (KADIPA).

Figure 10: Why FRILIA?



Source: World Bank Presentation

Why FRILLIA? Firstly, its economic benefits through the creation of an enabling environment for investors, economic growth of the state through the creation of jobs and production of goods and services, he noted that research has shown that states with better investment policies attracted more foreign direct investments; with a 1 percent

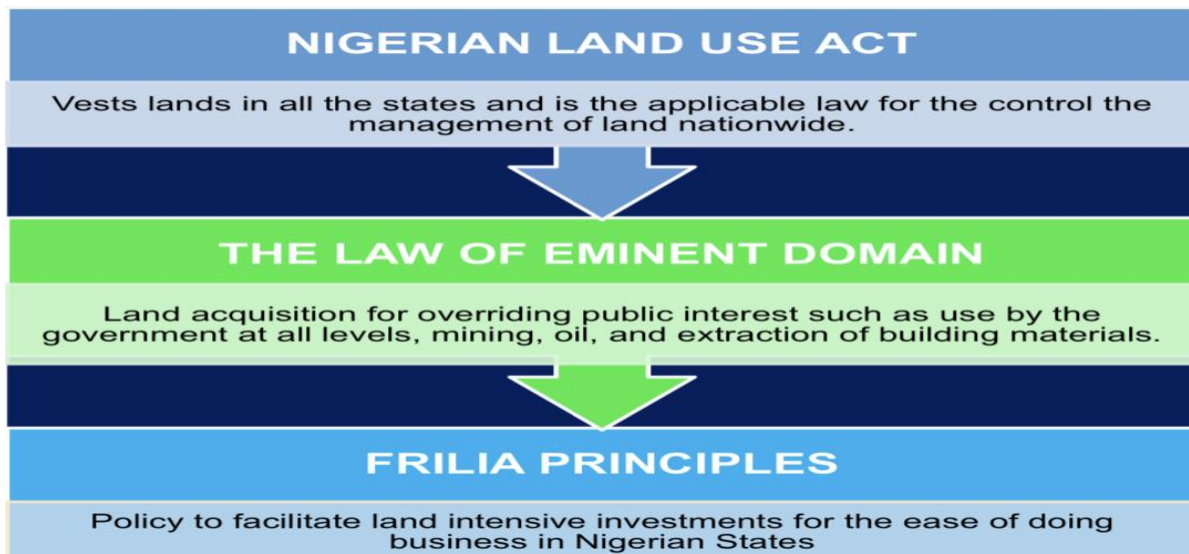
increase in SDG scores translating to a 0.8 percent increase in the ease of doing business parameters and a 6.77% increase in FDI inflows. To improve the FDI inflows to Nigerian states, it is imperative they adopt FRILIA Principles to fill the gap of insecurity and address issues relating to ease of doing business while developing local skills.

Secondly, by bridging the gap between investors and communities it puts in place laid down procedures for investments in, and management of environmental and social sustainability. It safeguards against environmental damage, promotes community, individual and worker health and safety. It also leads to the transfer of technical know-how and skills development, it does so by encouraging partnership between TVET and industry providing skill training for the youths, farmers, and society at large.

He explained that FRILIA promotes peace and security, citing a 2017 UN Convention to Combat Desertification (UNCCD) report that found that 88 percent of the world's population relies on ecosystem services rooted in soils. As a result, a state's or nation's land policy has direct and indirect effects on the economy, degree of empowerment, and human rights, all of which influence the current level of peace, security, and stability. Adherence to FRILIA principles will prevent landowners/users from becoming impoverished as a result of land acquisition, reducing the likelihood of conflict, poverty, and hunger, thereby fostering peace and security.

The framework improves human capital development, through the transfer of technical know-how, employment opportunities, infrastructural development, improvements in access to extension services and enhanced community participation. Other key benefits include value chain improvements, through improved product lifecycle, transportation, access to energy, access to associated infrastructure, protection of areas vital to food security. It also aids Agri-food chain improvements by increasing farmer – off-taker agreements, protecting the farmers interest against encroachment and the development of infrastructure that boost access to market.

Figure 11: FRILIA within the Legal Space



Source: World Bank Presentation

Dr. Allibay concluded his presentation by explaining that the FRILIA principle is a complementary framework to the Nigeria Lands Use Act (1987), and that the framework seeks to ensure that key aspects of land acquisition are adhered to; this is the foundation of the framework's principles. Finally, he emphasized the significance of ensuring that the institutional framework is well and truly established, which is unique to each state's socioeconomic landscape. Unbundling FRILIA will necessitate the creation of thematic tools such as toolkits and templates that can be easily adopted and reviewed as needed, as well as ensuring that FRILIA is adequately backed by legislation.

3.2 Question and Answer

Moderated by Dr. Bankole Allibayi, World Bank

Comment – (Mr Akinola Olotu) I want to emphasize the importance of research. We have discovered that countries that are smaller than Nigeria in land size are getting better yield. This is influenced by the genetic of the seeds in circulation and lack of proper land use. If the efficiency of the sector is going to be enhanced within the economic framework of the country there should be improved investment in research.

Comment – (Dr. Allibay) We have market advantage in terms of population, and we have a large product variety, and we benefit from producing locally, we should be able to compete bare back. You mentioned research, when it comes to value chain processes and procedures and importantly technical know how, it is impossible for that to happen without research. I will give you an example, there is an organisation that I know of in Nigeria that invested 200 million Naira into planting sugar cane because they want a sugar

factory. Now they bought the wrong variety of sugar cane and today they don't have sugar factory, they are only selling sugar cane, simply because they planted the wrong variety. Now that is a place of proper and adequate research. So yes, research comes in and it is critical to overall production.

Question – (Dr Gloria Ede) Each state is unique in terms of ecological factors and management of land and other resources. How can state benefit from the World Bank support in implementing FRILIA?

Question – (Mr Timothy) My question is similar to the previous question. I am not very familiar with FRILIA but it appears that some states are already implementing the project in their states. I wanted to get clarity on requirements for participation in the project, whether one/ states need interest with the World Bank or Federal Ministry of Finance or the process of getting involved in the project, if we are interested in getting it to our home state.

Answer – (Dr Allibay) My colleague Dr Mghenyi is best suited to provide information on how states can benefit from the Bank's support towards implementing FRILIA, if you need any clarification, we will make his email address available, you could send him message directly, and he should give you clear directions and guidance as to how the FRILIA process runs. And like you have mentioned it is bespoke to the state parameters and realities in terms of drive and growth they want to achieve.

Question – What are the global best practices for land acquisition and land administration?

Answer – (Dr Allibay) I mentioned in the course of my presentation, that the four main principles under FRILIA that have been mentioned are a result of sound research from the VGGT and CFRAI, these principles in a reality helps you ensure that land has to be democratised to be sustainable, land has to recognise the different layers of interest groups on that piece of land, land has to recognise that when people are being displaced that there is adequate compensation and they are being resettled and it doesn't cause harm. These are the primary ones we need to look at when talking on sustainable land use, land must be banked sustainably, other ones are also sight specific in terms of who exactly is funding the project. For example, if you look at the world bank environmental and social framework on ESS5, it has the same components. These are the kind of principles that guide against unsustainable practice, when it comes to land acquisition.

Question – What is the relationship between FRILIA and the Land Use Act (1978)?

Answer – (Dr Allibay) FRILIA is not against the Land Use Act of '78 because the land use act has a strong component of law of eminent domain and the FRILIA is not acting in

parallel. What FRILIA is trying to do is to ensure you have strong policy framework that safeguards and creates an enabling environment for large scale investor. For example, a state can actually say ‘if you are applying FRILIA principles in our state, the minimum land acquisition will be 500 hectares and then you can apply all this principle as against you saying, ‘we can not apply FRILIA because it is against a national law’ that assertion is not correct because there are other policies in the country which does not change the entire law of the state but create stable environment for specific investment procedure such as an NIPC act.

Question – (Abdulaziz Maccido) Kaduna State representative mentioned their collaboration with World Bank for their FRILIA implementation, my question is how can World Bank Group assist Sokoto State to achieve same?

Answer – (Dr Allibay) The World Bank support to Kaduna State is being supported based on the Kaduna State Economic Transformation Programme for Results. And FRILIA is one of the disbursements linked indicators, so the programme for results means that there are sets of activities that need to be carried out for the disbursement to happen and one of the conditions is the FRILIA.

Comment – (Dr. Elliot) The support that the World Bank is providing to Kaduna and Ogun is actually a support to the Ogun states programme and Kaduna state programme, we actually have a Economic Transformation Programme for Results in their States and they approached the World Bank to support them not just on FRILIA but on many other things, for example Ogun state we have FRILIA and under the same programme we also support reforms on the Education sector so its not a specific programme to support FRILIA, but rather FRILIA is a project that states are implementing that is partially supported by the World Bank. The reason I am saying this is because this must be demand driven by the state and part of this engagement is to expose all the states to FRILIA. It is an option that states can try to implement in their territories, but the Bank will not make you do it. It is clear that many states are interested in implementing FRILIA and the procedure can be very simple because many states are here today, through the Nigeria Governors’ Forum states can write to World Bank and Federal Ministry of Finance, requesting for this support and the NGF can be the organising framework.

Comment – (Mr David) The take home here is that we need to do things democratically and be responsible and look at land base investment and we need to look at equity.

Comment – (Mr Iliya Ezekiel) I want to add that in Taraba State, we have all factors of production, and abundant resources, we are opened to receive investors to come and invest at anytime. What we need is the support of the Federal Government to curb

insecurity and to give grants to our state in order to create better enabling environment for any intending investor. We have good environment for Tea, Oil Palm, Sesame seeds, cassava, maize Rubber, cocoa, Rice, Solid Minerals etc. We need Investors and we will support them in order to create employment. We are ready to partner with everyone to ensure this training is useful to us in Taraba State.

Comment – (Mr David Alagoa) This session has been brilliant, just listening to everything that has been said, I just wonder why Bayelsa didn't have a FRILIA equivalent when we started drilling our oil because clearly all that we have said here did not happen and it led to the crisis and insecurity that we have here in Niger Delta. His excellency, the Governor is driving Agriculture as a means of growing the IGR, these FRILIA principles and guideline become extremely essential for us. The take home here is that we need to do things democratically, we need to be responsible about our land-based investments, we need to look at issues of equity. One of the presenters earlier alluded to the fact that there is a misperception of growth for development, and yes you can have growth, but you don't have development. This framework encourages us to have both development and growth. I was very interested when the presenter went on about the whole site-specific, region-specific requirements of the FRILIA model. Effectively this would take us to what is going to be the new oil which is Agriculture but guiding us in the right direction from the very beginning. I am sure when I get back to His Excellency, the Governor and give my reports, Bayelsa state will be very interested. The last speaker has directed us on how to go, so I am sure that we will adopt this framework. We shall write a beautiful report to the Governor and be a part of FRILIA.

4.0 Closing Remark

Mr. Abdulrazaque Bello Barkindo, Head Media and Public Affairs representing Dr. Abdullateef Shittu

On behalf of the organizers, he expressed gratitude to all that joined from across the 36 States, for their cooperation which has allowed us to have a successful workshop. Adding that the main issues addressed at the workshop were: the role of land development in investment promotion, the key principles of the Framework for Responsible and Inclusive Land-Intensive Investment in Agriculture (FRILIA), with emphasis on the Institutional arrangements required for the Implementation of FRILIA in the States.

He asked that the workshop should go beyond the discussions, States should view this as a launch pad for targeted efforts aimed at driving investment and economic development at the subnational level. The FRILIA framework builds on existing frameworks that are as concerned with land access for large scale investments as it is for smallholder farmers. Noting that although rural people, can in theory, gain employment in large scale farms and

earn sufficient income, frameworks like FRILIA would provide some cover from the volatility of the agricultural labor and products market, which could put their food security at risk, especially those without their own lands to fall back on. Finally, he urged all participants to be reform agents in their respective countries, stating that the extent to which these frameworks are implemented in practice is dependent on their commitments.

Appendix: List of participants

S/No	First Name	Last Name	MDA	State
1	Fehintola	Odulaja	OgunInvest	Ogun
2	Dr Anigbo	Godwin	Permanent Secretary, Ministry of Commerce and Industry	Enugu
3	Imogen	Ilamah Henry	NGF	FCT
4	Adesope	Bello-Aromire	Sustainable Development Goals & Investment	Lagos
5	Stella	Ajige	Nasarawa Investment and Development Agency	Nasarawa State
6	Kunle	Olusina	Oyo State Investment & Public Private Partnership Agency	Oyo
7	Abdulazeez	Olorunshola	NGF	FCT
8	Abdul-Kadir	Abdullah	Edo State Investment Promotion Office (ESIPO)	Edo
9	Halima		Ministry of Lands and Survey	Katsina State
10	Elijah	Akpan	AKWA IBOM INVESTMENT CORPORATION	Akwa Ibom
11	Solomon	Hoomlong	Ministry of Lands and Surveys Jos	Plateau
12	Abubakar	Ibrahim Jalo	Ministry of Trade, Industry and Tourism	Gombe State
13	Adefunke	Ojutalayo	Ministry of Agriculture and Rural Development	Oyo State
14	Abubakar	Musa	Jigawa State Investment Promotion Agency	Jigawa State
15	Akanbi	Olubunmi. O	NGF	FCT
16	Maurice	Potopregha	Bayelsa Investment Promotion Agency	Bayelsa
17	Okoya	Ebasi	Ministry of Agriculture and Natural Resources Bayelsa	Bayelsa
18	Muhammadu	Dasuki	Sokoto Investment Company	Sokoto
19	Mohammed Bukar	Umar	Borno Investment Company Limited	Borno
20	Chidozie	Anyiro	World Bank	Abuja

21	Infinix HOT 9 Play		Ministry of Lands and Survey	Gombe
22	AJAYI	SHAKIRUDEEN .A	BUREAU OF LANDS AND SURVEY	OGUN
23	DAVID	ALAGOA	Ministry of Agriculture and Natural Resources	Bayelsa
24	Nazir	Yusuf Ochi	Bureau of lands and urban development	Kogi state
25	Mohammed	Sule	Ministry of Commerce Industries Cooperatives Tourism	Jigawa State
26	SUNDAY	ERHUNMWONSERE	Ministry of Agriculture and Natural Resources	Edo
27	Nafiu	Halilu	Jigawa state Investment Promotion Agency	Jigawa
28	Joseph	Aku	Ministry of Commerce and Industry	Plateau
29	Olakunle	Amoo	OgunInvest	Ogun State
30	Bankole	Allibay	World Bank	Washington DC
31	femi	Akarakiri	ondo state development & investment promotion agency	ondo
32	Abdulaziz	Maccido	Sokoto Investment Company	Sokoto
33	Jude	Nzeako	IMO state investment promotion agency	IMO state
34	Eunice	Nyiam-Bisong	Fadama	Cross river
35	Francis	Evbuomwan	Edo State Geographic Information Service - EDOGIS	Edo
36	aminu	magaji	sokoto geographic information system Agency	sokoto
37	Lorena	Felix Gambo	BPDPCCO	Gombe
38	Kelvin	Uwaibi	Edo State Investment Promotion Office(ESIPO)	Edo
39	Ngalbang	Danborno	Budget Planning and Development Partner Coordination Office	Gombe
40	Umma	Aboki	Kaduna Investment Promotion Agency	Kaduna
41	Kola	Badmus	Agriculture & Rural Development	Oyo
42	Shebum	Dakung	Plateau State Internal Revenue Service	Plateau
43	Ayebatonye	Imolade-Adeh	Ministry of Lands, Housing and Urban Development	Bayelsa

44	Godwin	Akor	Ministry of Trade and Investment	Benue
45	SAIDU	ALIYU	YOBE INVESTMENT COMPANY LIMITED	YOBE STATE
46	OgunInvest	Ogun State	Ogun State Investment Promotion and Facilitation Agency	Ogun State
47	Lucky	Oghene-Omoru	Delta State Investments Development Agency	Delta State
48	Remi	Oluwabiyi	Bureau of Lands and Survey, Ogun State	Ogun State
49	Peter	Egba	Ministry of Industry, Cross River State	Cross River State
50	David	Apeh	Ministry of Agriculture	Kogi
51	AKINOLA	OLOTU	ONDO STATE AGRIBUSINESS EMPOWERMENT CENTRE	ONDO
52	Elliot	Mghenyi	World Bank	Maryland
53	Mairo	Amshi	Ministry of Agriculture and Natural Resources	Yobe
54	OLADELE	EWULO	Bureau of Lands and Survey	Ogun State
55	Aare Muyiwa	Olumilua	Ministry of Trade and Industry	Ekiti
56	Bashir	Gidado	Ministry of Commerce and Industry	Sokoto
57	Rabiu	Usman	Jigawa State Investment Promotion Agency (InvestJigawa)	Jigawa State
58	BASHIRU	SAIDU BAKUWAI	GIS AGENCY	KEBBI STATE
59	Fadekemi	Akande	Oyo State Agribusiness Development Agency	Oyo
60	Karela	Brigidi	Ministry of Trade, Industry and Investment	Bayelsa State
61	Engr. Emaendiong	Eyibio	AKWA IBOM INVESTMENT CORPORATION (AKICORP), UYO	AKWA IBOM
62	iliya	ezeziel	MD TRIP	Taraba
63	Prof John	Inyang	Ministry of Lands	Cross River State
64	Ibrahim	Tukur	KIPA	Katsina's
65	Rabi	Ahmad	Adamawa Investment	Adamawa
66	Yetunde	Oladapo	The Nigeria Governors' Forum	Abuja
67	Kemfon	Daniel	Rep. Commissioner for Trade and Investment	Akwalbom

68	Lucy	Harry-Enwu	Enugu State Ease of Doing Business Council Secretariat	Enugu
69	abdulrazaque	Bello-Barkindo	ngf	FCT
70	CECILIA	EZEILO	Deputy Governor Enugu State	Enugu
71	Olofu Gabriel		Ministry of Commerce	Kogi
72	Ephraim	Malan	Internal Revenue	Plataeu
73	TIMOTHY	IJIR PHD	Ministry of Agriculture and Natural Resources	Benue State
74	Kefas	Luka	Ministry of Agric	Plateau
75	Aminu	Musa	Bauchi Investment Corporation Limited	Bauchi
76	Stella	Ajige	Nasarawa Investment and Development Agency	Nasarawa State
77	Abdulkadr	Ahmad	Ministry of Trade, Industry and Tourisn	Gombe
78	Usman	Muhamad Saudi	Jigawa State Investment Promotion Agency	Jigawa State
79	Churchill	OBOH	Edo State Oil Palm Programme Implementation Office	Edo
80	Dr Ishiyaku	Mohammed	Budget and Planning	Gombe
81	Mustapha	Abatcha	Borno Investment Company Limited	Borno
82	FRED	ONOJETA	DELTA STATE INVESTMENTS DEVELOPMENT AGENCY	DELTA
83	Isioma	Ononye	Social Media Officer	FCT
84	Galaxy J4		Ministry of lands housing and urban development	Bayelsa state
85	MARYAM	SANI DANGAJI	Planning and Budget Commission , Kaduna State	Kaduna State
86	SAIDAT	OLOKO	Ministry of Agriculture & R. D	OYO
87	chijioke	chuku	abuja fct	FCT
88	Peter	Aikhuomobhogbe	Agriculture and Natural Resources	Edo
89	REGINA	ANGAHAR	MINISTRY OF TRADE AND INVESTMENT	BENUE STATE
90	Rosemary	Ekeng	Investment Promotion bureau	Cross River State
91	Dr. Glory	Edet	Ministry of agriculture	Akwa ibom state

92	Abubakar	Kantoma	PPP	Sokoto
93	Yakubu	Jama	MOAWR, Lafia	Nasarawa
94	Taraba Investment	and Properties Limited	Managing Director, TRIP	Taraba State
95	PATIENCE	ABAH	BAYELSA INVESTMENT PROMOTION AGENCY	BAYELSA