



**Republic of Lebanon**  
**The Council for Development and Reconstruction**  
**Municipality of Tripoli**

**Cultural Heritage and Urban Development Project**

**Abbreviated Resettlement Action Plan for Khan el-Askar Shops**  
**Tripoli, Lebanon**

October 31, 2011

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## **Cultural Heritage and Urban Development Project**

Resettlement Action Plan For Khan el-Askar Shops- Tripoli, Lebanon

### **A. Introduction and Project Description**

1. **Introduction:** This Abbreviated Resettlement Action Plan describes the relocation of small business enterprises/shops/warehouses existing in the Khan (inside and at the outer facades of the Khan) from their present location, to newly constructed building (Block C) immediately nearby the Khan. In total we have 31 beneficiaries and 35 units (21 shops and 14 warehouses). These shops and warehouses will be moved to the ground floor and underground of Block C. The plan would permit the rehabilitation of the complete historical building as a multifunctional hub, thus contributing to the economic regeneration of the medina. The original settlement in the Khan was an emergency accommodation from the disastrous floods of 1956.
2. **Project Description:** Co-financed with a loan from the World Bank, French Agency for Development and Italian Cooperation, and implemented by the Council for Development and Reconstruction (CDR), Lebanon's Cultural Heritage and Urban Development Project (CHUD) will initiate a series of actions in the historic cores of Tripoli. The aim of the CHUD project is to preserve the cultural heritage of the country through four principle components: **(a)** the conservation and management of archaeological sites with a view towards promoting tourism, **(b)** the rehabilitation of the historic centers and public spaces of Tripoli, **(c)** the improvement of the urban infrastructure of areas surrounding the sites to benefit local communities and visitors; and **(d)** the strengthening of institutions responsible for managing and preserving cultural heritage sites.
3. Khan el-Askar, also known as Khan al-Hareer (Caravanserai of Silk) or as Khan el-Asra (Caravanserai of Prisoners) is strategically situated in the al-Zehrieh district on the outskirts of the historic core of Tripoli. Constructed in late 13<sup>th</sup>-early 14<sup>th</sup> centuries to house Mamluk troops, the Khan was subsequently restored by Ottoman authorities in the 18<sup>th</sup> century. Historically part of the Mamluk city that extended across the river, the Khan was separated from other parts of the ancient core when the Abu Ali riverbed was straightened in 1958.

The Khan is owned by the government of Lebanon (Ministry of Finance) with the Right of Use provided to the municipality of Tripoli.

Today, Khan el-Askar is one of the largest covered spaces, occupying around 5200 m<sup>2</sup>. It is surrounded by severely dilapidated privately owned structures to the north and west, the 19<sup>th</sup> century Church of St. George to the South and the 14<sup>th</sup> century al Tawbah mosque and public square to the east. The exterior façade of the Khan is pierced with commercial shops.



## **B. Potential Impacts**

There will be no adverse impact such as loss of income due to the following reasons:

- The new location is nearby the Khan (100m. distance) and it is economically viable as much as the Khan especially for the warehouses users.
- All the shop/warehouse users will have Legal papers
- The warehouses users will have better accessibility to their units,
- The warehouses users will have better protected place since the storage will be in the basement.
- In general the shop users that moved to blocks A and B have the same level of income as they used to have in the Khan. Consequently, we can deduce that the new location is just as economically viable as the old one, and we expect that their income will increase after the road implementation in lot ZPE4, the Dabaghah road. The project received an additional financing approved by AFD and recently approved by the Lebanese Government for implementing the road. The road will be constructed by April 2012.

## **C. Objectives of the RAP**

4. The implementation of the CHUD project in Tripoli, which aims to address the environmental and urban degradation of the historic city, particularly public spaces, social and infrastructure, access nodes, the architectural and historic heritage as well as the general degradation of economic activity, includes four principle actions: **(a)** re-organization of traffic routes and parking areas, **(b)** rehabilitation of public spaces, **(c)** rehabilitation of building facades, and **(d)** the rehabilitation of existing monuments. Specifically, the current project intends to rehabilitate the Khan as a cultural and handcraft exhibition center for regional products including workshop facilities for local craftsmen.
5. While the first three components will not induce any population disturbance, the implementation of this last component requires the resettlement of some of the commercial activities on adjacent municipal land. This will entail the resettlement of around 31 beneficiaries. The Project is trying as much as possible to maximize the internal usage within the Khan: some shops will have the opportunity to move back to the Khan at a later stage in order to have a gallery composed of handcraft shops.

## **D. Socio-economic Studies**

6. Various sources of information have been utilized to assess the socioeconomic profile of the shop users. Two surveys were carried out in June 2005 and January 2011. In 2005 census, a counting was done for all users. At that time the CHUD Project did not plan to relocate the external shops of Khan el-Askar. During the execution of the restoration of Khan el-Askar and for its sustainable reuse the project reconsidered the relocation of the external shops and hence revalidated the



census of 2005 and reconfirmed the data in 2011. The census conducted in January 2011 revealed that two persons constructed a shop each in 2010.

7. The June 2005 final official census was conducted and approved officially by the municipality. It was adopted by the technical assistance unit in Tripoli for the RAP and it is considered the final account of all those entitled to compensation from the resettlement program.

The original list of the shops was not made public at that time. The census was conducted in 2005 for all Khan el-Askar. The external shops were counted but were not considered at that time for relocation. The list was posted in the Khan in January 2006 however it excluded the external shops.

The 2005 census is considered therefore official however the names of the external shops were not made public because the CHUD project was not considering the resettlement of the shops at that time.

In the second survey, conducted in January 2011, 2 additional shops were added to the shops counted in June 2005. They are not eligible therefore for compensations

- The total number of beneficiaries of warehouses and shops is related to the beneficiaries of the RAP for shops to block C.

There are 31 beneficiaries distributed as follows:

- 35 units exist outside the khan :
  - 31 users – among them 4 users have two units ; they will be provided one unit each in Block C and
- Two users were not counted in the June 2005 census; they are not therefore eligible for compensations (they are not included among the 31 beneficiaries).
- 4 users have two units each; they will be provided two units each.
- The 35 units that exist outside the khan will be distributed as follows in Block C:
  - 21 shops
  - 14 warehouses
- Requested total number of shops in block C :21 (14 are already built; 7 units still have to be built).
- Requested total number of warehouses in block C: 14 (none of them is built).

A socio-economic survey was undertaken for the shop users in January 2011. This survey enabled the TAU (who collected the Data) to update the socioeconomic profile. Interviews were made with 31 merchants.



8. Characteristics of the users of the shops: The majority of the merchants are males (29 out of 31).
9. The characteristics of the 2 women: The younger woman is 30 years old; she's single and works in the Khan since 2004. She sells linens; she inherited the shop from her father who died. This shop used to be a house equipment shop. She earns between 2.5 and 3 million Lebanese pounds.  
The older woman is above 55. She is a widow and has 6 children. She has a mini market but it used to be a butchery shop; she earns 800.000 Lebanese pounds. She inherited this shop from her husband who used to work in it since 1958.  
Both women are not affiliated to a syndicate related to their profession and they do pay the electricity bill.
10. Characteristics of the 29 men: 25 of the 29 men are married, 6 of them have, 1 to 3 children per household, 6 of them have 4 to 5 children per household, 9 of them have 6 to 9 children per household, 10 of them have above 10 children per household.  
For the detailed distribution of the number of children per household, see Table-1 below.  
Only three men are affiliated to a syndicate, related to their profession.

**Table-1**

	1-3 children	4-5 children	6-9 children	10 + children	No children
Married men (25)	6	6	9	3	1

11. The age of the users of the shops: there are five elderly users who work in the Khan el-Askar since the flood of Abou Ali River in 1956. They started to work in these shops since 1958, see Table-2 below.

**Table-2**

	25-34	35-44	45-54	55-64	65+	Total
Men	1	6	11	6	5	29

12. The property of the shops: All the shops and warehouses in the Khan are the property of the Municipality of Tripoli. After the flood of Abu Ali River in 1956, the municipality gave these shops to the persons who lost their shops in the Abou Ali River flood. They were given by Tripoli Municipality a legal paper that permitted them to use these shops temporary until they receive compensations from the Lebanese government. Some of current users have inherited the shop from their elder ascendant; others have rent it from someone who was a user in the Khan El Askar. Actually, they go to the notary and sell/buy the shop in the Khan El Askar.
13. Income: The distribution of income is presented in Table 3; 3 persons did not respond and 5 have uniquely warehouses (they do not have income from this activity). A comparison was done concerning the income level between the 2005 and 2011 surveys. This comparison reveals that the income level as declared by



the interviewees increased. In 2005 the highest income level was between 400.000 and 500.000 L.L., while in 2011 the highest level is 2 to 3 Million L.L.

**Table 3**

Income	Income < 500.000 L.L.	500,000L.L. < Income < 1M L.L.	1M < Income < 2M L.L.	2M < Income < 3M L.L.	Total
Shop men users	3	6	7	5	21

### Land Tenure and Patterns of Social Interaction

15. Ownership: All shops and warehouses are currently owned by the Municipality of Tripoli. After the flood of Abu Ali River in 1956, the municipality gave these shops to the persons who lost their shops in the Abou Ali River flood. They were given by Tripoli Municipality a legal paper that permitted them to use these shops temporary until they receive compensations from the Lebanese government. Some of the current users have inherited the shop from their elder ascendant. A second category consists of users who rented or bought the right given by the Municipality to have a shop from one of the existing users based on an agreement at a notary office. A third category of users joined the occupants of the Khan and had a shop or a warehouse due to economic circumstances

### **E. Legal and Institutional Framework**

16. The key institutions involved in the resettlement of the Khan el-Askar population are **1)** the Municipality of Tripoli (TAU) and **2)** the Council for Development and Reconstruction (CDR). The general legal framework is provided for in the Resettlement policy framework.

In this particular RAP we do not have any case of expropriation. The Municipality of Tripoli is offering the users alternative shops/warehouses. A contract will be signed between the Municipality and the users.

### **F. Eligibility**

17. Criteria for eligibility: All users of the Khan, who have been identified in the final census conducted by the municipality in June 2005, will be entitled to the resettlement to other shops/warehouses.

There are no different resettlement packages accorded to shop owners: every user of a unit will have a unit as compensation.

- the user who has a shop will have a shop,
- the user who has a warehouse will have a warehouse,
- the user who has a shop and a warehouse will have a shop and a warehouse
- the user who has 2 units will have two units.



The condition for shops to get back to the Khan after the renovation is to have a function that is suitable to the function of the Khan: traditional artifacts as carpentry, broidery...

The June 2005 survey enabled the municipality to prepare a complete file including all rights-holders who are eligible. Consequently we find that there are 35 units/shops or warehouses, but 31 users. This is due to the fact that 4 users have 2 units each.

The resettlement process will not include 2 users who currently have two shops because they are not eligible due to the fact that they were not included in the June 2005 census.

### **G. Resettlement Measures**

18. The resettlement plan relocates the shop users of the outer façade of the Khan into a new commercial complex block C that is constructed on municipally owned land across the street from the Khan. The location of this project practically across the street from the Khan ensures the continuation of existing community networks and minimal disruption to the daily patterns of users. The Municipality will set the period of tenure and rental amount based on an evaluation study.
19. The business of the shops and warehouses will not be interrupted during relocation. The handing over of the keys by the Municipality to the beneficiaries will occur 5 days prior to the resettlement date. The relocation process will take half a day and the Municipality will provide a relocation fee (40 000 Lebanese pounds equivalent to 27 dollars) for each beneficiary. It will also provide municipal vehicles to assist the beneficiaries.

All shops will be relocated, but, later on, after the rehabilitation of the Khan, they have the priority to come back to the Khan if they want under one condition: they should have a traditional business or change their business to a traditional one.

### **H. Community Participation**

20. This project is a result of a long series of formal and informal meetings and consultations that have been taking place since 2001 between the World Bank, the CDR, the municipality of Tripoli, as well as a series of other stakeholders in the city.

Two major formal preliminary meetings with the shop users of the Khan el Askar were held. The first one in 12-04-2011 was made with the warehouses users. They accepted to be transferred from the Khan to Block C, and actually they signed a prior approval.

The second meeting was held in 13-04-2011 with the shop users, they didn't accept to sign a prior approval to the resettlement in Block C before the execution of the new road in lot ZPE4. The new road in lot ZPE4 is going to be implemented



soon, since the project received an additional financing approved by AFD and recently approved by the Lebanese Government.  
The official consultation process will take place late November.

21. These two meetings with beneficiaries of shops at Khan el-Askar were held at TAU office to discuss the following:
- The rehabilitation of the Khan and the compensations offered to the beneficiaries : shops and warehouses in Block C
  - Presenting the long term benefits for the users.
  - Discussion with all beneficiaries about their legal status concerning their presence in the Khan: participants were informed that they will be provided alternative shops and warehouses in the new blocks. The distribution map is finalized and takes into consideration the distribution by the type of activity.
  - The resettlement procedures.
  - Participants were also informed that they will have the opportunity to move back to the Khan if they work in the field of traditional handcraft.

During the meeting participants raised the following concerns:

- The necessity of executing the new road in lot ZPE4 to facilitate the use of cars near the shops and warehouses in the new blocks.
- The participants agreed on having a shop or a warehouse in block C
- Some of the beneficiaries want to have the opportunity to rent again a shop in the Khan after its rehabilitation from the municipality.

## I. Grievance Procedures

22. The key institutions involved in the implementation and procedures for grievance redress are **1)** the municipality of Tripoli; and **2)** the Council for Development and Reconstruction (CDR).

A committee composed of the Mayor, TAU member and lawyer of the municipality is handling the grievance redress mechanism. The TAU is in charge of all the details of the resettlement process. However, whenever a complaint has been submitted a municipal police member whenever necessary will conduct the investigation in the field in order to have a non-involved third party gathering the requested information. The PAPs do not feel intimidated by this process; they feel that their complaint is being taken seriously. Based on this information, the committee engages in discussions with the affected person. The municipal police member is not involved in this process.

23. The adopted RAP announcement procedures for the announcements for beneficiaries consist of:
- Announcement from MOT to declare the final eligible names of beneficiaries according to the final census and municipal resolution to resettle beneficiaries from Khan El Askar to Blocks A, B and C. The announcement specifies that



people are given a period of 15 days to address MOT for the final distribution list;

- Announcement from MOT to beneficiaries for contracts signature for new shops/warehouses and determining the Resettlement date;
- Announcement from MOT to beneficiaries to receive rent contracts;
- Announcement from MOT to beneficiaries to receive the store key and to relocate to Block C.

24. The procedure for handling grievances is as follows:

- The official time frame for receiving any complaint concerning the final distribution list is 15 days;
- The affected person files his/her grievance in writing, to the Municipality of Tripoli. The grievance note is signed and dated by the aggrieved person. Where the affected person is unable to write, s/he obtains assistance from the municipality and the Technical Assistance Unit (TAU) to write the note and mark the letter with his/her thumbprint.
- The complaints are received and registered in MOT according to date of submission;
- Each complainer has an official receipt from MOT about his complaint;
- The Municipality responds within 14 days during which meetings and discussions are held with the aggrieved person who will present all necessary documentation during the discussions.
- If the aggrieved person does not receive a response or is not satisfied with the outcome within the agreed time s/he lodges her or his grievance to CDR which will refer them to the PMU unit and the Grievance Redress Process.

## J. Implementation Schedule

The project will be implemented according to the following timeline:

Action	Agency	Expected Completion Date
Approval of Loan	World Bank	Dec. 2002
Ratification of Loan	Lebanese Council of Ministers	April 2003
Ratification of Loan	Parliament	January 2004
Preparation of Bidding and Tender document	CDR	March 2009
Launch of Tender Procedure	CDR	July 2009
Verification of Budget	CDR	February 2010
Work Commences on Phase I	CDR	October 2010
Construction of alternative shops and warehouses	CDR	February 2012
closing of the current shops	Municipality of Tripoli	April 2012
expected delivery of the alternative shops and warehouses to the beneficiaries	Municipality of Tripoli	April 2012



## **K. Costs and budget**

25. The rehabilitation of Khan El-Askar is estimated to cost 3,5 million dollars to be financed through the World Bank. Construction of new shops and warehouses will cost around 100 000 dollars.

## **L. Monitoring and evaluation**

The purpose of the resettlement monitoring in Tripoli will be to verify that:

- The resettlement process of the vendors is implemented correctly.
- Eligible affected people receive their shop/warehouse in Block C within agreed terms in the contract, design and timeframes.
- The PAPs improve or at least restore their income and lifestyle.

The following indicators will be monitored and evaluated:

- Standards of living: throughout the implementation process the trends of living standards will be observed and surveyed to ensure that they are at least restored if not improved, and any potential problem in the restoration of living standards will be reported.
- The perceived degree of involvement by the beneficiaries
- Level of PAPs satisfaction: the level of satisfaction of PAPs with various aspects of the RAP will be monitored and recorded.
- Grievances: what types of grievances have been identified after the implementation and what were the outcomes.

The CHUD project will start the monitoring work as soon as the RAP has been approved. The PMU/CDR will undertake regular monitoring of the RAP implementation. Monitoring will be undertaken starting the relocation date to the shops and warehouses of Block C.

Progress with regard to safeguard implementation will be monitored at different levels. The Project Management Unit, the Municipal Implementation Unit at Tripoli and the Technical Assistance Unit at the Municipality of Tripoli will be responsible for monitoring the Project. The World Bank will review regular updates on RAP implementation through the reporting of the PMU and its missions.

The Adjusted Matrix of CHUD Baseline Indicators has been reviewed and will include specific indicators to monitor implementation of compliance with the social safeguards. Component 2 of the Matrix "Improved conditions for enhanced quality of life" would be modified to take account of the qualitative nature of the process. It will now include: (i) the perceived degree of involvement by the beneficiaries and (ii) the degree of satisfaction after resettlement. Both indicators will be graded on a scale from 1 to 5." The PMU at the CHUD Project in coordination with the TAU will conduct the social survey relevant to these two indicators. A questionnaire will be prepared for this purpose.



The CHUD Project will as well identify any issues or cases of hardship resulting from the resettlement process and it will follow up with grievances in the implementation process and see that appropriate corrective actions have been undertaken and that outcomes are satisfactory.

CHUD Project will submit the findings of the periodical monitoring in its quarterly progress report.

The report will contain:

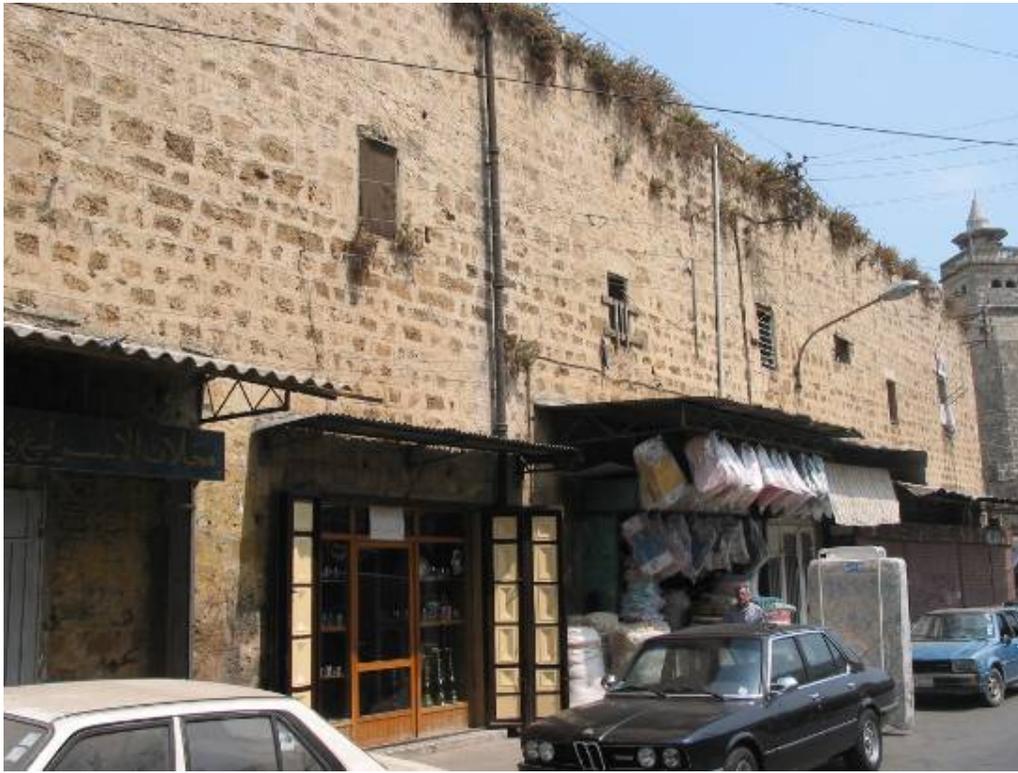
- Data on the progress of the project resettlement implementation
- Report progress on the follow up of problems and issues identified
- Results of the survey (standards of living, level of satisfaction of the beneficiaries, degree of involvement of beneficiaries).



**M. Annexes**



**Annex 1: Visual documentation of the shops**



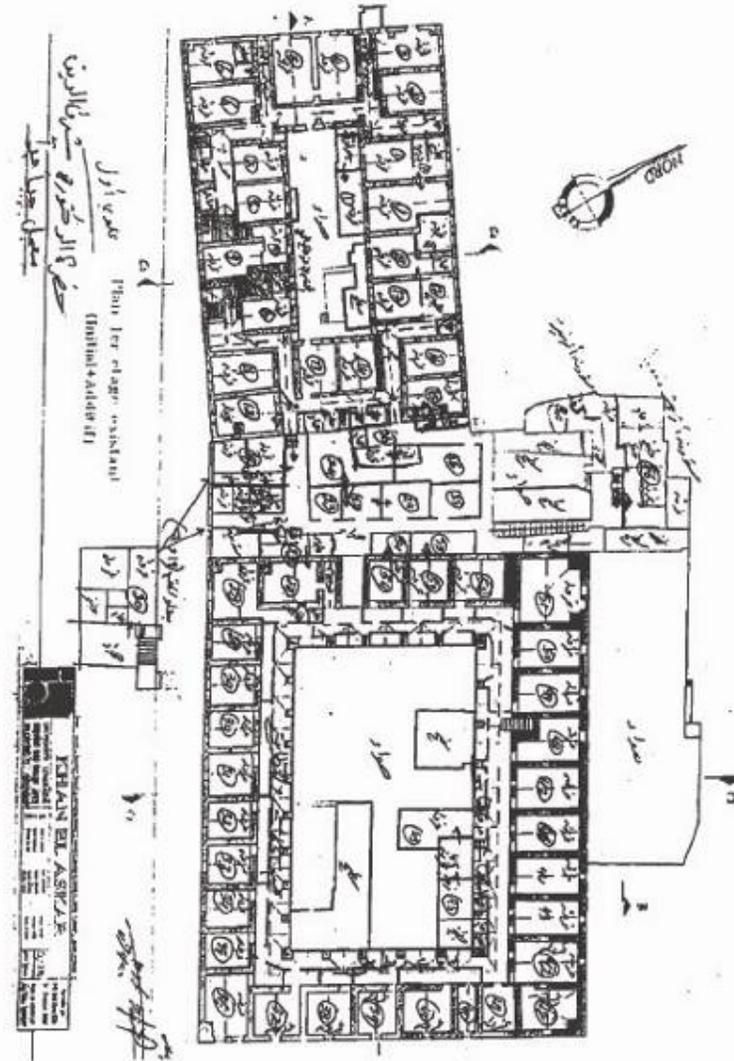


**Annex II: Sketch Plan of the Khan**



Lebanon CHUD RAP

Annex II

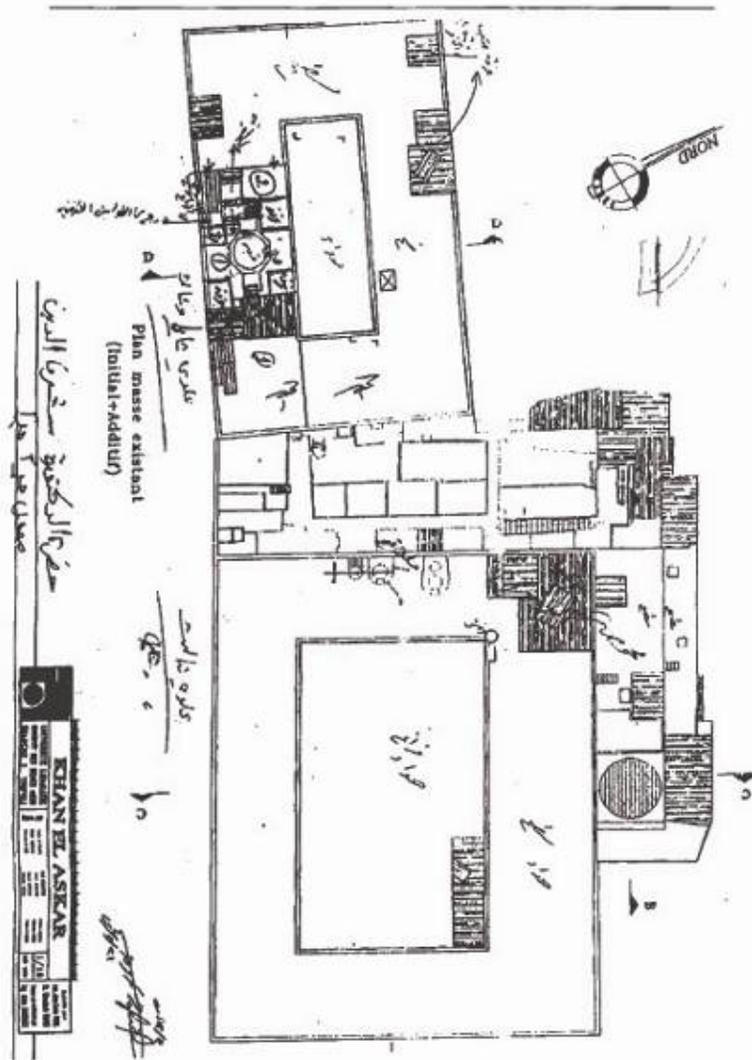


First Floor



Lebanon CHUD RAP

Annex II

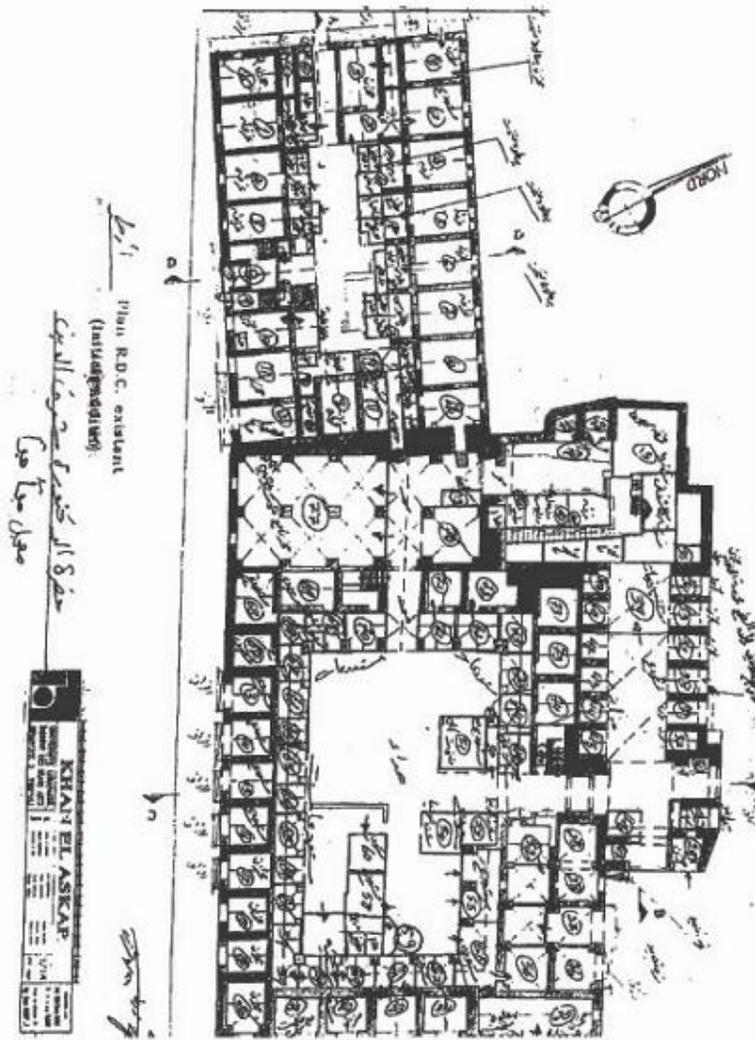


Second Floor



Lebanon CHUD RAP

Annex II



Ground Floor



**Annex III: Map property ownership of the Khan and surroundings**

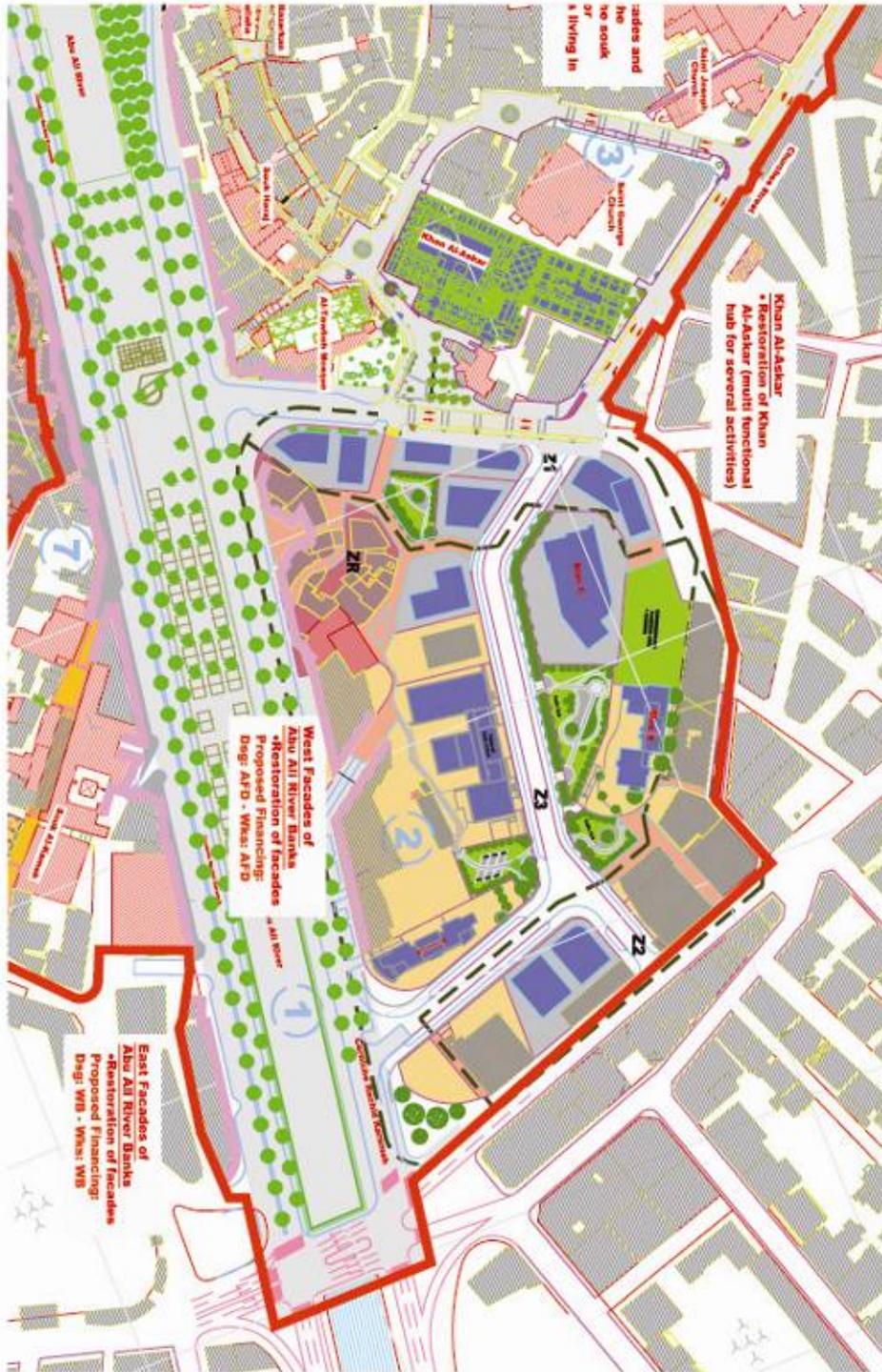


Lebanon CHUD RAP

Annex III

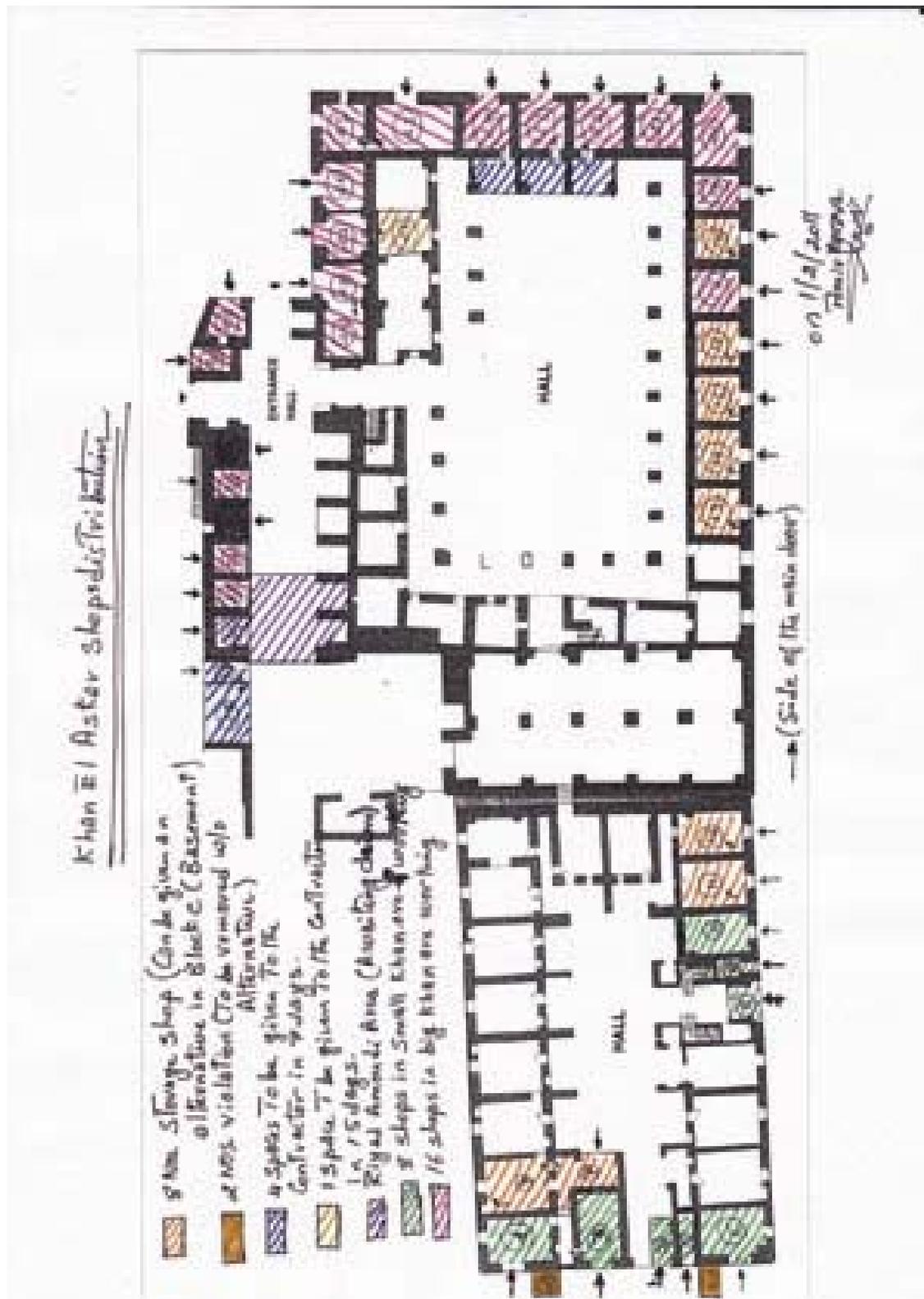


Debs & Tabet, 2002 (Unofficial document)





## **Annex IV: Khan el-Askar Shop Distribution**



**Annex V: List of beneficiaries**

Number	Beneficiary name	Type of work	Number on map	New proposed distribution	Total shops req. at Block C	Total warehouses req. block C	Available shops in block c	Req. warehouses	Req. additional shops
1	Choukri Hussein Haidar	Chair Rental	1	C 24	1				1
2	Souheila Mohamed el- Mostapha	Mini Market	3	C 3	1		1		
3	Ahmed Mostapha Taleb	Shoes shops	4	C 23	1				1
4	Mohamed Salah Ali Hamzeh	Shoes shops	5	C 2	1		1		
5	Ahmed Abdel Salem Abou Loukmeh	Shoes shops	6	C 1	1		1		
6	Mouhammad Ahmad Dabbousi	closed	7	W 8		1		1	
7	Jamal Hachem Hamameh	Chair Rental	8	C 18	1				1
8	Khaled Hachem Hamameh	Coal vendor	9	W 7		1		1	
9	Ahmed Mostapha Hamameh	Coffee shop	10	C 17	1		1		
10	Abdel Wahab Sari Chahine	Warehouse	11	W 1		1		1	
11	Yehya Mohamed Fayez Sourani	Warehouse	13	W 2		1		1	
12	Sobhi Khalil Karadi	Empty shop - no user	15	W 4		1		1	



13	Abdel el-Rahman Mohamed Khaznadar	Warehouse	16	W 3		1		1	
14	Walid Riyad Baytiyeh	Seamstress shop	17	C 16	1		1		
15	Salim Zeineddine Ibrahim	Leather makers	18	W 5		1		1	
16	Jawdat Mohamed el-Abassi	Barber	19	C 19	1				1
17	Ghazi Ali Hussein	Empty shop - no user	20	C 20	1				1
18	Abdel el-Razak Khodor el-A'ssar	Watch repair	21	C 22	1				1
19	Mohamed Ibrahim Siham el-Husseini	Perfume shop	22	C 5	1		1		
20	Rabih Abdallah el-Lababidi	Refurbish	23	C 4	1		1		
21	Mohamed Daboussi	Mini Market	24	C 6	1		1		
22	Elissar Bassam Sadek	Linen shop	25	W 15		1		1	
23	Mowafak Ka'deh	Refurbish	26	W 16		1		1	
24	Sa'di Wasef Khalaf	Hunting equipment	27	C 15	1		1		
25	Imad elddine Khazem Maaliki	Free shop	28	C 7	1		1		
26	Kassem Kassem	Barber	29	C 8	1		1		
27	Walid Mohamed Rifai Saraj	Shoes shops	30	W 6		1		1	
28	Yakzan Mohamed el-Amoudi	Mini Market	31	C 10	1		1		
29	Mostapha Youssef Alouch	Refurbish	32	C 21	1				1
30	Houssam Nasser Sourani	Warehouse	35	C 12	1		1		
31	Jamal yousef Alouch	Refurbish	33	W 17		1		1	



32	Mohamed Ibrahim Siham el-Husseini	Perfum/warehouse	not numbered on map	W 19		1		1	
33	Rabih Abdallah el-Lababidi	Refurbish/warehouse	not numbered on map	W 18		1		1	
34	Sa'di Wasef Khalaf	Hunting equip./warehouse	27	W 14		1		1	
35	Mouhammad Kasem	Refurbish/warehouse	not numbered on map	C 14	1		1		
					<b>21</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>7</b>