



# Al Aswak Sahat Al Daftar

## NEIGHBOURHOOD PROFILE

Haddadine, Tripoli



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Methodology

Like UN-Habitat City Profiles, the study is structured around four themes:

- Space
- Governance
- Population
- Services

Neighbourhood profiling consists of two phases:

**Phase one** involves mapping of urban conditions at a neighbourhood level, primarily through field research by UN-Habitat field teams, partner stakeholders and community members. Mapping is progressed under the four themes: (1) Space – Land use, key features; (2) Governance – formal and informal neighbourhood dynamics and relationship with local authorities; (3) Population – population assessment at a building level to verify quantifiable pressure on a per person basis on service needs, and to feed back to city level data; (4) Services – including basic urban services, housing, socio-economic conditions, and safety and security. Information is collected through GIS-based mapping, structured interviews and focus group discussions with key informants. Various neighbourhood stakeholders are approached including municipality, civil society, the private sector, local NGOs and others.

**Phase two** consists of presenting the findings to the neighbourhood committee and municipal representatives in order to build consensus regarding problems and opportunities identified. The findings are further refined based on this participatory stage. This approach ideally results in a mutual agreement on problems including capacity gaps and priorities.

Credits & Acknowledgements

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The generous cooperation, advice and information provided by the municipality of Tripoli is recognised. This report was researched and written by Dani Harake, Ali Saad, Hippolyte Roullier, Samer Schinder, Maryam Nazzal, Peter Khoury, Bahaa Kaen, Sawsan Saad, Christelle Khalil, Maya Majzoub, Riham Kowatly, Elie Mansour, Mohamad Sayah, Amal Merali and Suzanne Maguire.

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WHAT IS A  
NEIGHBOURHOOD  
PROFILE?

Since the start of the Syrian refugee crisis in 2011, many of Lebanon’s poor urban neighbourhoods have experienced increased stress resulting from the surge in refugees locating in cities. This influx has added pressure on the already strained carrying capacity of urban environments, with living conditions as well as basic urban service quality being driven down. The most affected urban neighbourhoods were areas which already pre-2011 were marked by high levels of poverty, and with challenges related to social cohesion and tension. However, despite recorded concentration of vulnerabilities in the key cities, vulnerable host communities in poor neighbourhoods are amongst the most affected and the response has been minimal.

**Neighbourhood Profiles** are analytical tools developed by UN-Habitat in coordination with communities, concerned local authorities and other stakeholders to assess the vulnerabilities of targeted locations across sectors including housing, basic and social services and employment. Neighbourhood Profiles can be thought of as the foundation of a spatial planning process, potentially leading to the development of action-orientated neighbourhood strategies suggesting first actions in response to most urgent needs, and further strategic interventions to be embedded in longer term planning.



# THEME 1 SPACE AL ASWAK SAHAT AL DAFTAR

## Location

Tripoli is the most deprived city in Lebanon. With high poverty rates, a history of sectarian and social conflict, rapid population growth intensified by the influx of refugees and rural-to-urban migration and inadequate basic urban services, the city urgently needs to formulate effective response mechanisms to reduce urban poverty. The concentration of socio-economically deprived host and refugee population groups in poor urban neighbourhoods is now one of the defining patterns of Tripoli metropolitan area's urban structure.

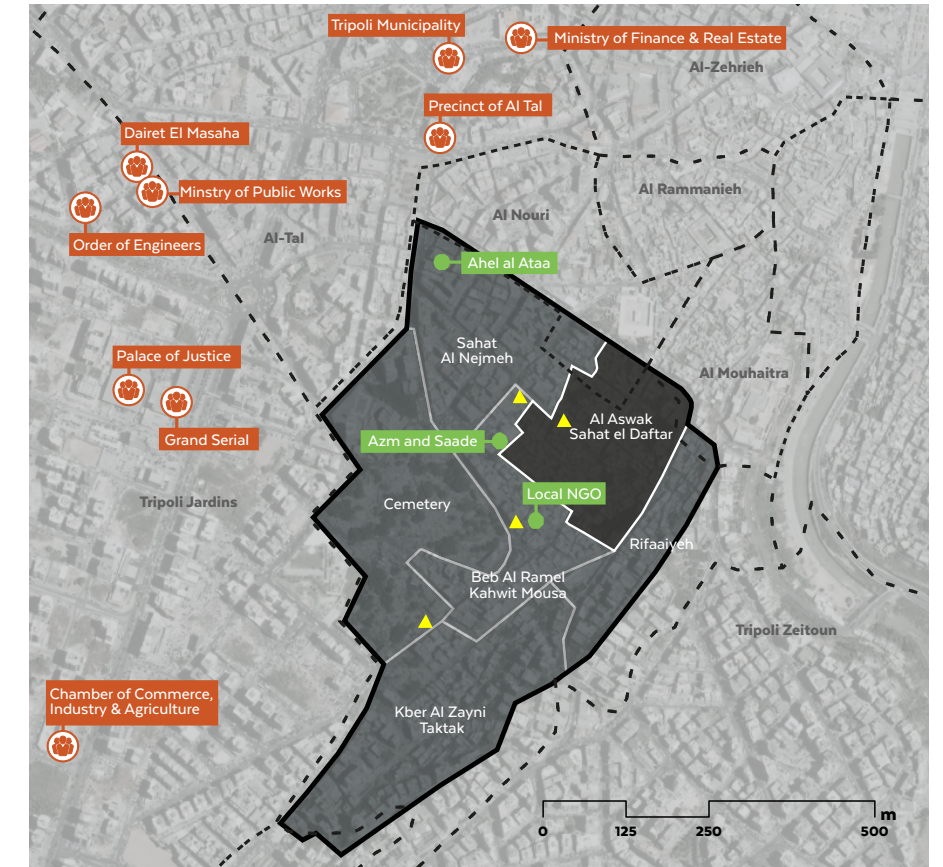
The neighbourhood of Al Aswak Sahat Al Daftar covers an area of 0.05km<sup>2</sup>. It is located within Haddadine, the community definition of which approximates but is not identical to the official Haddadine cadaster. It is located within the old city of Tripoli's metropolitan area. The neighbourhood of Al Aswak Sahat el Daftar, amongst the most deprived in Tripoli, is characterized by old deteriorated housing conditions, deficient infrastructure, environmental burdens, as well as complex socio-cultural environment.

The old city, of which Al Aswak is located, is famous for its historical value as it contains nearly 40 classified heritage buildings dating back to the Mamluk period (14th century). From the historic mosques and hammam to the continuously operating old souks and traditional craftsmanship, the neighbourhood of Al Aswak is characterized by a rich and unique heritage.



- Church
- Mosque
- Operated School
- Abandoned School
- Historical Sites
- Landmark
- Green Space
- Haddadine Neighbourhood
- Al Aswak Sahat el Daftar
- Cadaster boundaries

# THEME 2 GOVERNANCE



- Institutional Stakeholder
- Mukhtar
- NGO
- Haddadine Neighbourhood
- Al Aswak Sahat el Daftar
- Cadaster boundaries

Al Aswak Sahat Al Daftar falls within Tripoli Municipality<sup>1</sup>. The municipality struggles to meet its responsibility of providing adequate infrastructure and basic urban services to residents, possibly due to a shortage of financial, technical and human resources.

Moreover, three mukhtars are present within the neighbourhood. The mukhtars, amongst others, are responsible for granting documents required to issue identification cards and passports in addition to validating signatures and photos. A small number of NGOs are engaged in the neighbourhood through aid or social activities. Two NGOs were identified within the study area, notably Azm el Saadah who are providing healthcare services and Ahl el Aataa focusing on social activities.

## Key Findings

- Weak information-sharing between the municipality and residents. Interviewed residents believe that municipal priorities do not reflect their needs, leading to them to perceive that the neighbourhood is neglected by the municipality. There is a general lack of trust in the municipality and other government institutions.

- Municipal services are poor and do not meet residents basic needs. The stress of malfunctioning wastewater, stormwater and solid waste management causes serious concerns, relating to impact on building structures and residents living areas and their health

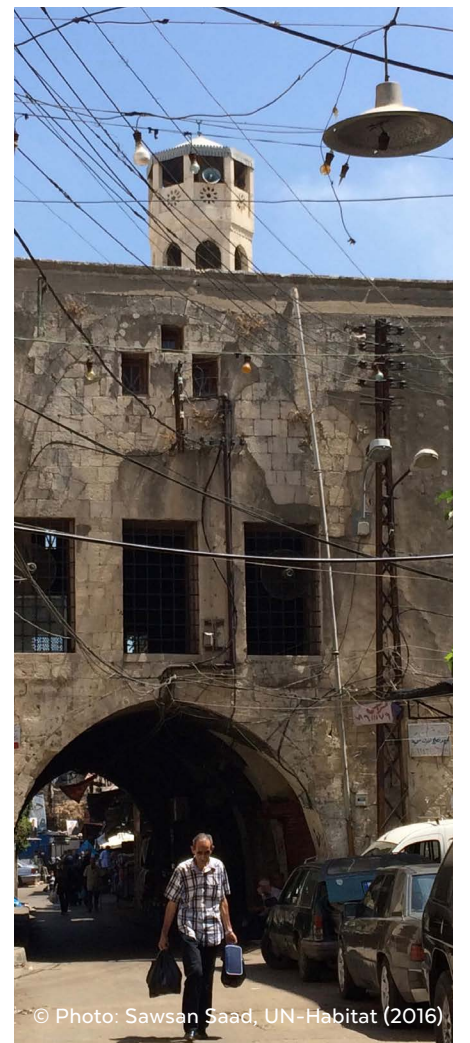
- The lack of trust is expressed in residents' reliance on local leaders and/or NGOs for assistance. Weak civic engagement is manifest in low electoral turnout, especially amongst the youth, as evidenced in the May 2016 municipal elections.

- Interviewed members of youth groups report a tense relationship with the security forces and especially the army. The youth groups in the neighbourhood believe they are regarded as terrorists in the eyes of the army, and are citing frequent arrests.

- Absence of effective law enforcement which leads to informal security networks, whereby young males form street gangs which mark their jurisdiction to lay claim and control over their specified neighbourhood territory.

- Women are not represented in collective decision making. Respondents report active exclusion from civic fora.

Safety of women and young girls is a serious concern, with respondents reporting frequent harassment and lack of sense of safety. Unlit streets and lack of accessible, safe communal spaces effectively hinder female residents from leaving their houses.



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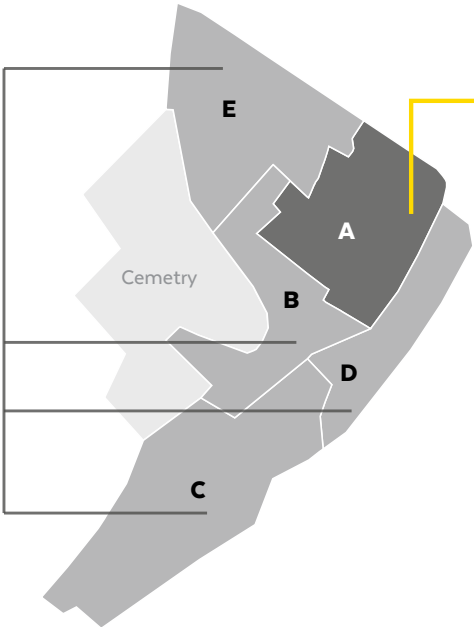
<sup>1</sup> See UN-Habitat (2016) Tripoli City Profile for further information on metropolitan-level governance in Tripoli



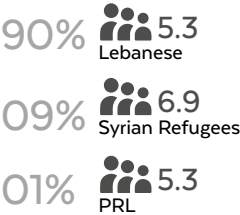
# THEME 3 POPULATION

15,874

Residents



3,767 Residents



Source: UN-Habitat Lebanon, August 2016  
Source (household size): UNICEF, Defining Community Vulnerabilities, Sep 2014 - Feb 2015

19,641

Residents in Haddadine cadastre

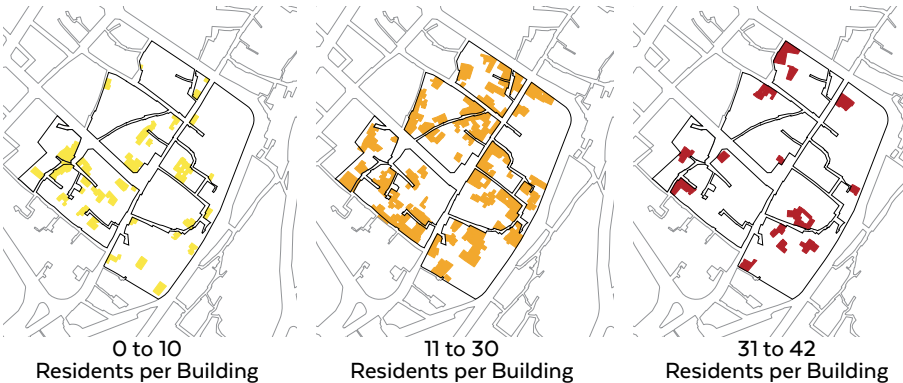
Source: UoM AlFaihaa 2015

For the administrative cadaster of Haddadine, the official Lebanese population figure used by partners to the crisis response is 52,252, which is based on an estimate for 1997. Based on that figure, UN-Habitat’s own projection to 2014 suggests a divergent 75,899 Lebanese residents, a conservative figure which does not take into account urbanisation.

The cadastral figure calculated by the Union of Municipalities of Al Fayhaa for 2015 is 19,641. This is based on a comprehensive building survey completed in 2000, with five-yearly growth rates applied since<sup>2</sup>.

The population of Al Aswak Sahat Al Daftar is estimated at 3,767 residents with a population density equivalent to 75,340 people per kilometre square. This compares to the average population density in Haddadine cadastre of 53,083 people per kilometre square. An estimated 90% of the population that reside within the neighbourhood of Al Aswak Sahat Al Daftar are Lebanese, whereas 9% are Syrian refugees and 1% Palestinians.

## POPULATION DISTRIBUTION



<sup>2</sup> The building survey itself has not been updated since 2000, meaning that horizontal and vertical extensions to the stock are excluded. This means the population estimate is likely to be conservative.

# THEME 4 SERVICES

The neighbourhood of Al Aswak Sahat Al Daftar is comprised of approximately 230 low-rise multi-story apartment buildings. They have been built mostly from stone dating to the Ottoman and Mamluk era between 1516 and 1917 and from concrete dating to the French Mandate between 1920 and 1943. On average, the buildings have three floors, often constructed incrementally over several decades. Many of the buildings expanded upwards as additional floors or rooms were added using various construction materials and often violating building codes and zoning regulations. Numerous buildings are yet to be restored after the civil war.

A comprehensive building condition survey and assessment was conducted by UN-Habitat’s team of engineers and architects. The inspection focuses on three main building features:

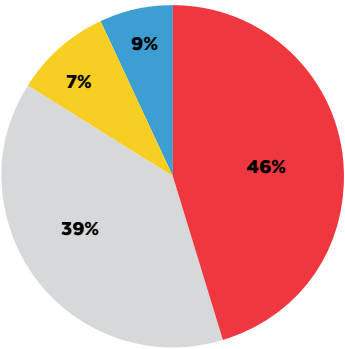
1. Exterior building conditions; components of the building envelope (i.e. structure, walls, roof, windows and doors, balconies)
2. Communal spaces; shared spaces of a building (i.e. means of exit, entrances, lighting, provision for people with disabilities)
3. Connection to services; building connections to infrastructure networks (i.e. stormwater, wastewater, electricity)

# BUILDINGS

The evaluation procedure for each building feature was conducted and adhered to four rating criteria as follows:

1. Good - Routine Maintenance: No apparent problems visible.
2. Fair - Minor Repair: Minor repairable problems visible.
3. Poor - Major Repair: Failure apparent including significant problems.
4. Inadequate - Urgent Repair and/or Replacement: Extensive damage or missing element.

## BUILDING STRUCTURE CONDITION



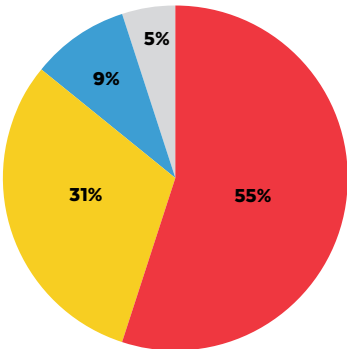
**7%**  
of the buildings show severe cracking or missing structural supporting elements. Buildings in critical state in need of urgent rehabilitation.

**39%**  
of the buildings show distinct signs of roof or wall leaks, water penetrating buildings, and visible rusted reinforcement. Attention needed to stop further damage.

**46%**  
of the buildings have minor shrinkage cracks in floors and/or walls with no intrusion back into building. Continual monitoring required.

**9%**  
of the buildings have no visible sign of distress or failure in the building.

## EXTERIOR BUILDING CONDITION (Foundation, walls, roof, windows, balconies, fixed features)



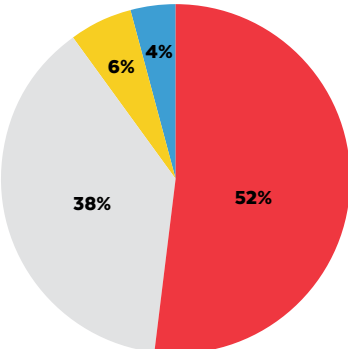
**5%**  
of the buildings have dilapidated exterior conditions with severe failure apparent resulting in extensive damage where emergency attention is called for.

**31%**  
of the buildings have a poor exterior condition with distinct signs of failure including water intrusion, cracks, deterioration which requires major repair.

**55%**  
of the buildings have fair exterior conditions with minor problems and slight cracks that are easily repaired. Continual monitoring is required.

**9%**  
of the buildings have good exterior conditions with no failure or problems of any kind apparent. Routine maintenance will be adequate.

## COMMUNAL SPACES (Means of exit, entrances, lighting, provisions for people with disabilities)



**6%**  
of the buildings have no and/or damaged gates or lighting at the entrances with significant obstructions to staircases that can’t be easily removed in case of emergencies.

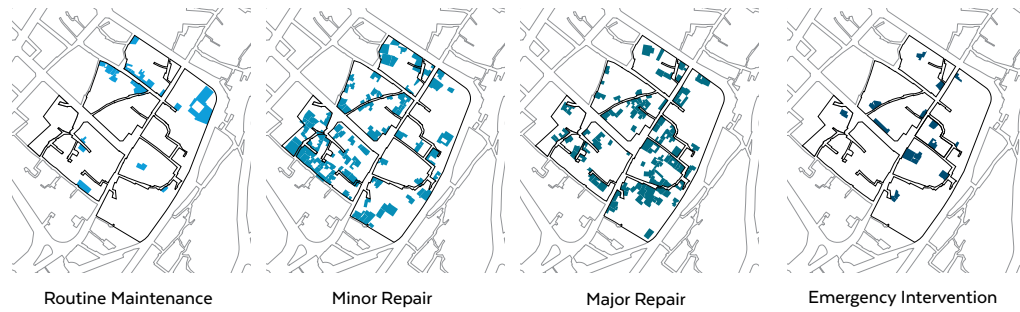
**38%**  
of the buildings have serious defects in the communal spaces including malfunctioning gates, electrical wiring problems, and blocked staircases by obstructions that can be removed.

**52%**  
of the buildings have minor defects in the communal spaces such as burnt light bulbs and minor problems in entrance gates.

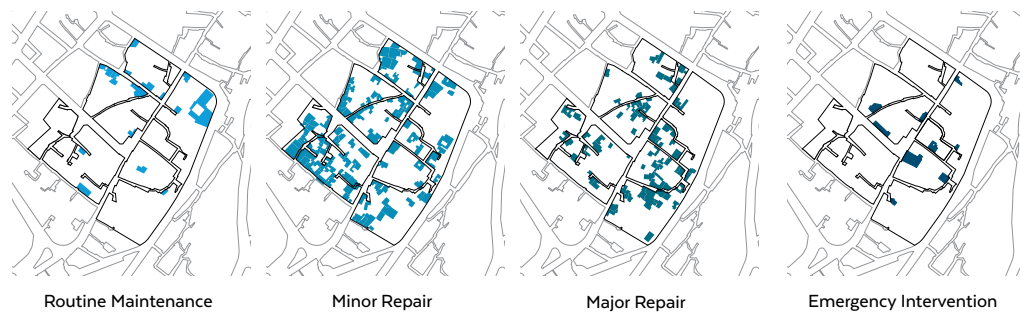
**4%**  
of the buildings have functional communal spaces with gated entrances, lighting provided in all areas, and easily accessible exit doors and staircases.

- Routine Maintenance
- Minor Repair
- Major Repair
- Emergency Intervention

## STRUCTURE CONDITION



## EXTERIOR BUILDING CONDITION



## COMMUNAL SPACES



## BUILDING OWNERSHIP



## BUILDING ROOF USE



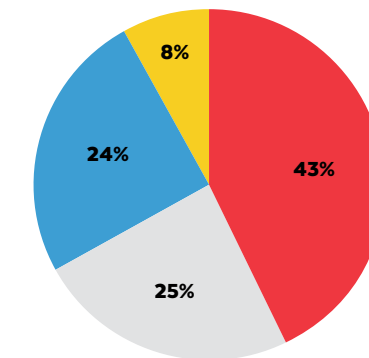
## BUILDING MATERIAL



## STORMWATER

- The neighbourhood has very limited permeable urban surfaces which is exacerbating drainage problems and increasing on-street stormwater runoff.
- The stormwater network is combined with the sewage causing overflows out of the pipe network and onto the streets during heavy rains.
- Uncollected and/or dumped solid waste is blocking the drains and causing flooding in many parts of the neighbourhood and especially the market area.
- Poor drainage infrastructure is causing localised flooding with every rainfall.
- Flooding and inadequate drainage of stormwater runoff is causing structural damage to buildings and infrastructure.
- Flooding is causing financial losses and other stresses to businesses and communities in the neighbourhood as it is limiting the access in/out of residences and to the market.
- Poor drainage has a significant impact on the prevalence of illnesses among neighbourhood residents and widespread infections.

## BUILDINGS CONNECTIONS TO STORMWATER NETWORK



- Functional
- Malfunction/ Street Discharge
- Serious defect/ Street Discharge
- Missing/ Street Discharge

**8%**

of the buildings are not connected to the municipal network and/or have missing/ blocked stormwater roof gutters or drains. No stormwater pipes installed and rainwater is leaking on external walls.

**25%**

of the buildings are not connected to the network. Stormwater pipes are installed but have serious defects, leaking and/or blocked, and discharge on street.

**43%**

of the buildings are not connected to the network. Stormwater pipes are properly installed on external walls but discharge on street.

**24%**

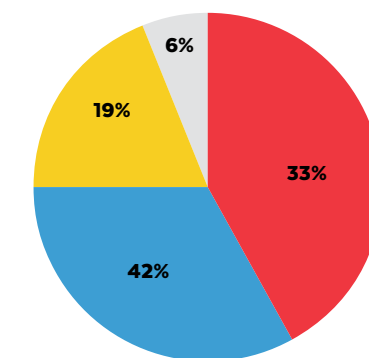
of the building are connected to the network. Stormwater pipes are properly installed and functional.

**76% of the residential buildings are not connected to the stormwater network and discharge onto the streets. 70% of residents are exposed to seasonal flood risk.**

## WASTEWATER

- The wastewater network is old apart from that in Abou Samra Street. In some places wastewater channels dating from the Ottoman period are still actively being used as part of the network.
- Wastewater sewers are blocked in many parts of the neighbourhood due to poor solid waste management.
- Clogged wastewater channels are causing bad odours in neighbourhood streets.
- Many badly constructed septic tanks are leaking and connections to the main line are minimal to non-existent.

## BUILDINGS CONNECTIONS TO WASTEWATER NETWORK



- Functional
- Malfunction/ Connected
- Serious defect/ Connected
- Missing/ Street Discharge

**6%**

of the buildings are not connected to a sewer and discharge their waste into open drains on the street.

**19%**

of the buildings are connected to the wastewater network and/or septic tanks with major leakage problems and/or blockages in plumbing system.

**42%**

of the buildings are connected to the wastewater network and/or septic tanks with minor leakages in the wastewater plumbing system.

**33%**

of the buildings are connected to the wastewater network and plumbing system is properly installed.

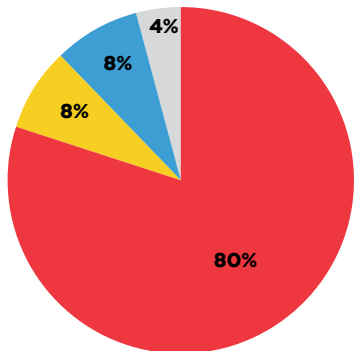
**8% of residents are directly affected by the old and deteriorated wastewater network, dating back from the Ottoman period.**



DOMESTIC WATER SUPPLY

- Water losses through leakages due to dilapidated pipes, which requires rehabilitation.
- Many buildings have individual water pumps for each apartment unit, pumping water to individual water tanks on the roof, severely affecting pressure in the water supply system.
- Water quality is poor, possibly due to the old network of pipes.
- Lack of water treatment for lime scale, in addition to proper chlorination.

BUILDINGS CONNECTIONS TO DOMESTIC WATER SUPPLY



**4%**  
of buildings are not connected to water supply network, requires immediate attention

**8%**  
of the buildings are connected to the network but pipes have major leakages and are at the end of their lifecycle.

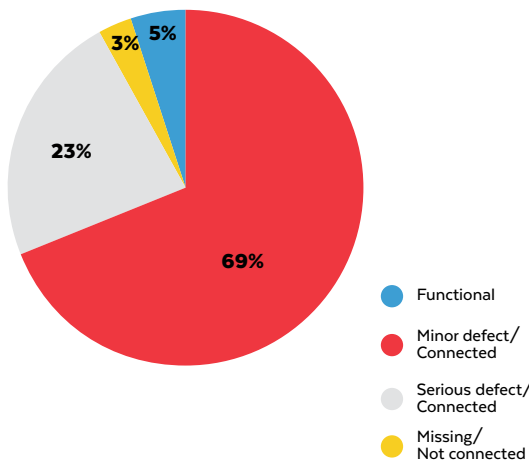
**80%**  
of buildings are connected to the water supply network but with minor leakages and/or inappropriate installation of water pumps.

**8%**  
of residential buildings are connected to water supply network with good quality pipes and no leakages.

ELECTRICITY

- Electricity supply is inadequate to meet the demands of the residents.
- Lack of adequate street lighting at night affects sense of safety amongst residents, especially women.
- Illegal electricity connections are common.
- Over-dependence on privately-owned generators for electricity supply at a high cost.
- Electricity supply infrastructure is often dilapidated and dangerous.

BUILDINGS CONNECTIONS TO ELECTRICAL GRID



**3%**  
of the buildings are not connected to the electrical grid.

**23%**  
of the buildings are connected, but have inadequate connections to the electrical grid, with electric wires causing danger to building residents.

**69%**  
of the buildings are connected, but have minor defects in their connection to the electrical grid, electric wires are installed externally with limited safety measures and weatherproofing..

**5%**  
of the buildings are connected with electric wires properly installed.

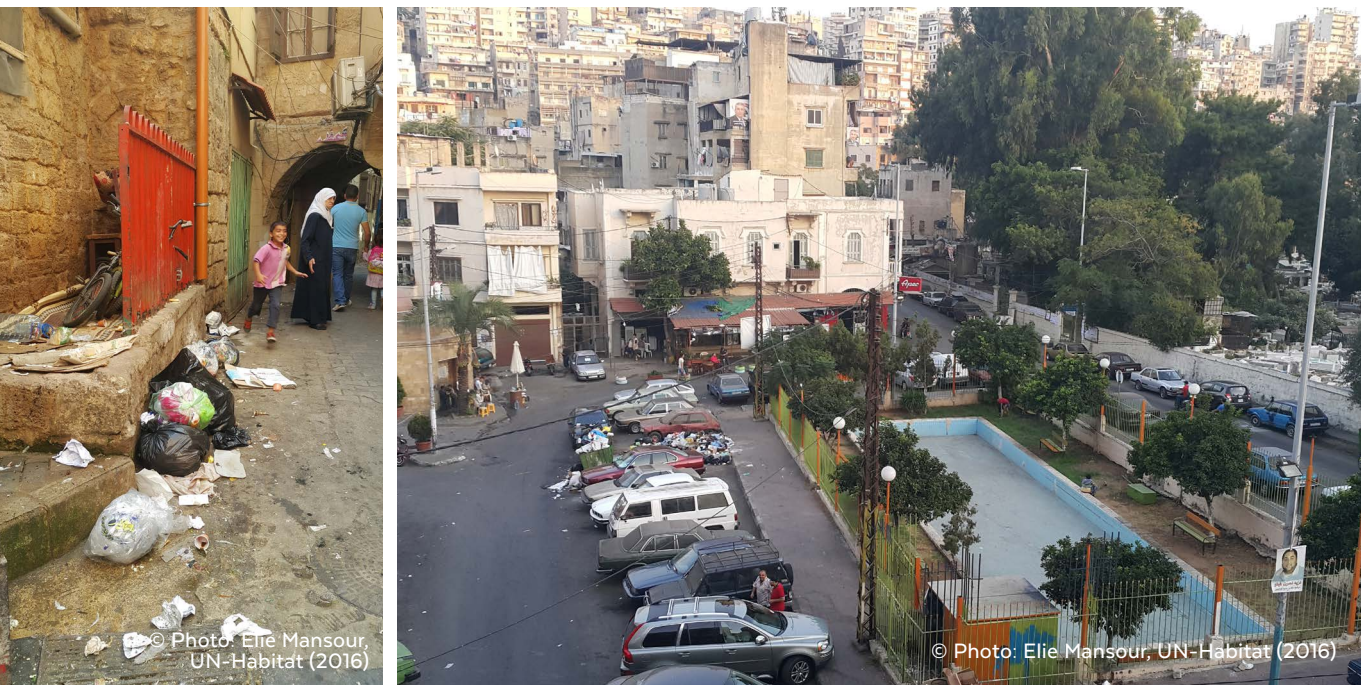
74% of residential buildings are connected to multi-building private generators.

SOLID WASTE

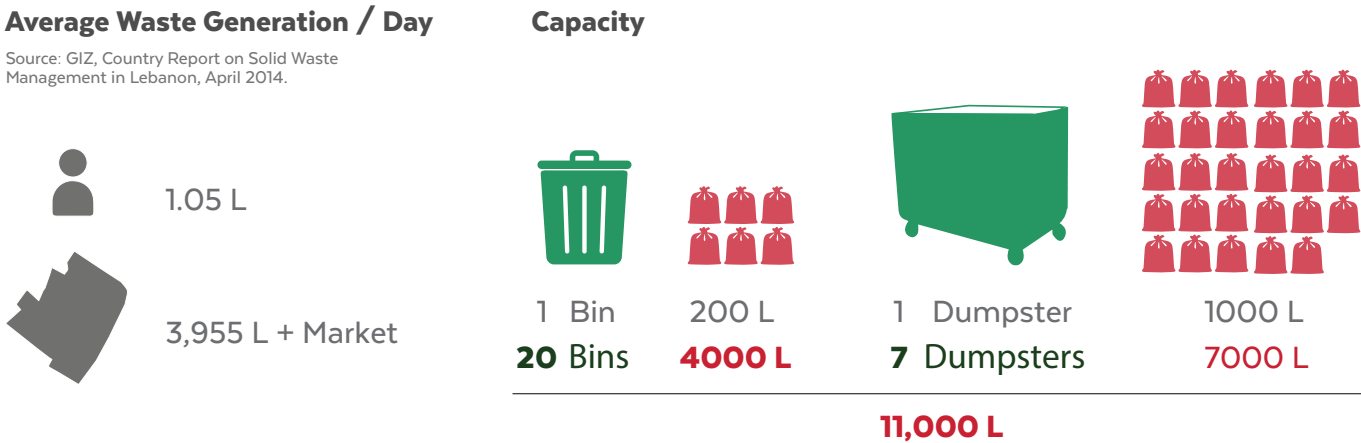
- Lack of proper management as large quantities of solid waste are not collected for various reasons. The survey suggested this is due to the combination of lack of appropriate management from service providers and negative practices amongst residents.
- Narrow streets and alleys hinders truck accessibility.
- Lack of awareness and bad habits of residents and shopkeepers leading to garbage being disposal on sidewalks, streets or into gutters, despite the close

- proximity of dedicated garbage containers.
- Lack of cooperation between residents and the company responsible for sweeping and collecting solid waste in the neighbourhood.
- Lack of law enforcement to administer fines for solid waste violations.
- Poor distribution of waste bins on the streets.
- Garbage bins are relocated by residents.
- Rampant dumping of waste on the streets and empty lands resulting in environmental degradation, attraction of insects and spread of diseases.

- Inappropriate dumping of unused animal waste in the market.
- Absence of recycling and sorting facilities of waste.



Across the neighbourhood, 20 bins and 7 dumpsters were identified. Waste is being collected three times per day according to the solid waste management company. Simple waste generation and collection capacity calculations suggest that the infrastructure and management routine is in principle sufficient to turn over all the waste generated in the neighbourhood. In contrast, the residents have reported that in practice waste is not always collected on a daily basis. Further, the distribution of trash containers may not be optimal, a limitation compounded by the lack of awareness of good solid waste management practices among inhabitants.





CIRCULATION & MOBILITY

STORMWATER

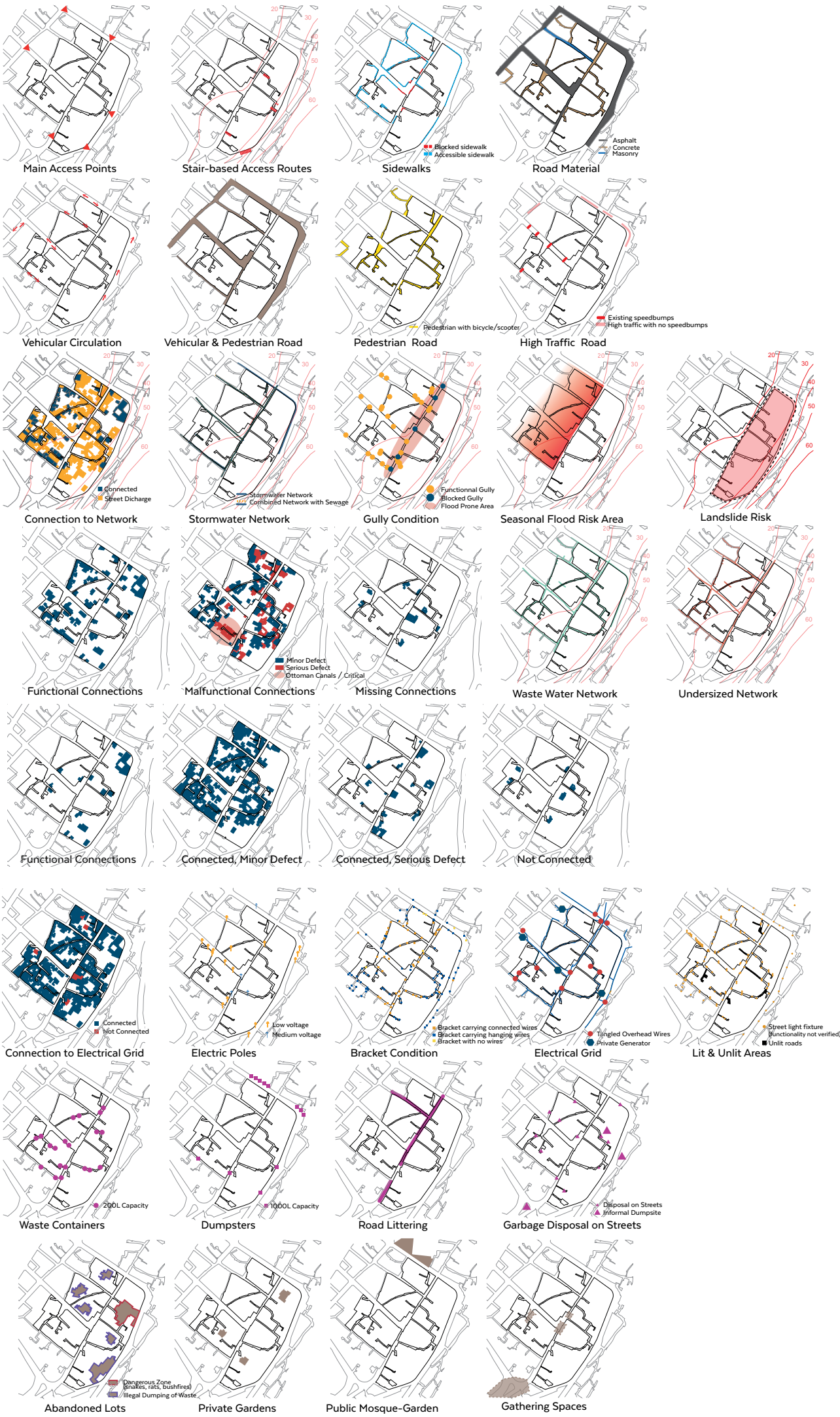
WASTE WATER

DOMESTIC WATER SUPPLY

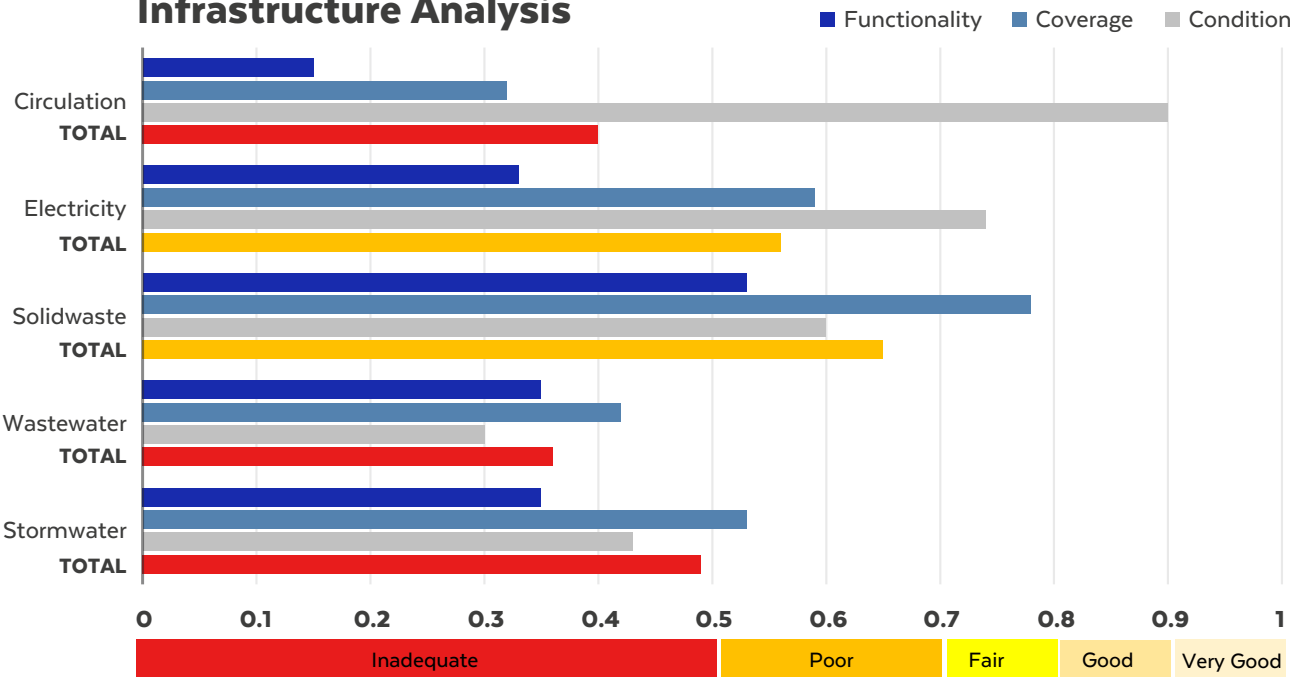
POWER & ELECTRICITY

SOLID WASTE

OPEN SPACE



## Infrastructure Analysis



## SOCIO-ECONOMIC ANALYSIS

Al Aswak encompasses part of Tripoli's old souk. This provides the key livelihood opportunity for residents, yet constraints to optimal functionality and services in this part of the souk negatively affects its performance, limiting its benefits to the local economy.

The social dynamics of Al Aswak neighbourhood vary throughout the day. During the day, part of the streets are clustered with shoppers, travellers, mobile vendors and passers-by. The busiest of the streets is primarily the Main Souk and the heavy footpath traffic is attributed to the narrowness of the Market Street. This souk serves locals in addition to a city-

wide array of shoppers seeking affordable fruit/vegetables, meat, general household goods and textiles. Its spatial location makes it much more popular and further amplifies its historical and present day importance for the social community of Haddadine.

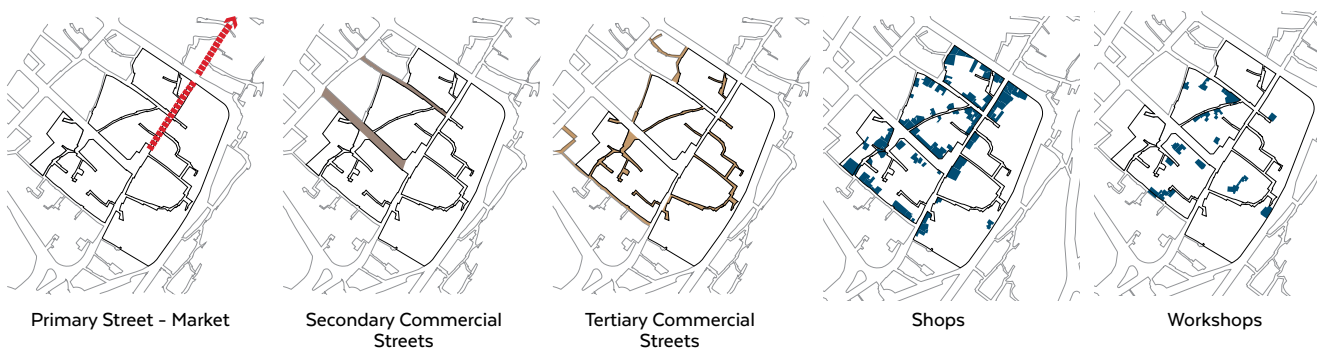
The neighbourhood's economy is comprised of several commercial streets identified as primary, secondary and tertiary.

• Primary Street: Pedestrian only. Tripoli-wide Souk divided into: homewares, general goods stores, butchers (poultry, meat, and fish), vegetable and fruits, bakeries etc.

• Secondary Streets: Mixed pedestrian and car traffic for shoppers. These streets offer services such as car repair, auto parts, electronic repairs, a few mobile fruit vendors, mini markets, hair dressers/barbers, shoe stores and charcoal vendors.

• Tertiary Streets: Mixed pedestrian/scooter traffic, no other vehicles. These streets are small and are dispersed. Services and merchants in these streets are: Wood workers, furniture manufacturers, small shops.

ECONOMIC ACTIVITY





### Identified Problems

- Inadequate existing infrastructure and services to support the local economic development, especially in the market area.
- Unreliable power and inadequate water supply negatively affects the performance of the market.
- The market is outcompeted due to hygiene problems and infrastructure limitations. The health of vendors and the microbiological contamination of the water they use give rise to serious problems of food hygiene.
- High rates of unemployment amongst the youth.

- Lack of entrepreneurial and business skills among local business owners.
- Vendors sell their products in unregulated and competitive market environment.
- Lack of public and communal spaces.
- Many small shops are starting to close and sell of their real estate due to low profits; there is a high turn-over of merchants
- Profit margins are diminishing as locals are spending less. Higher rents and selling at lower rates is impacting the profits of shop keepers.
- General perception amongst merchants and residents that "Al Aswak has been forgotten".



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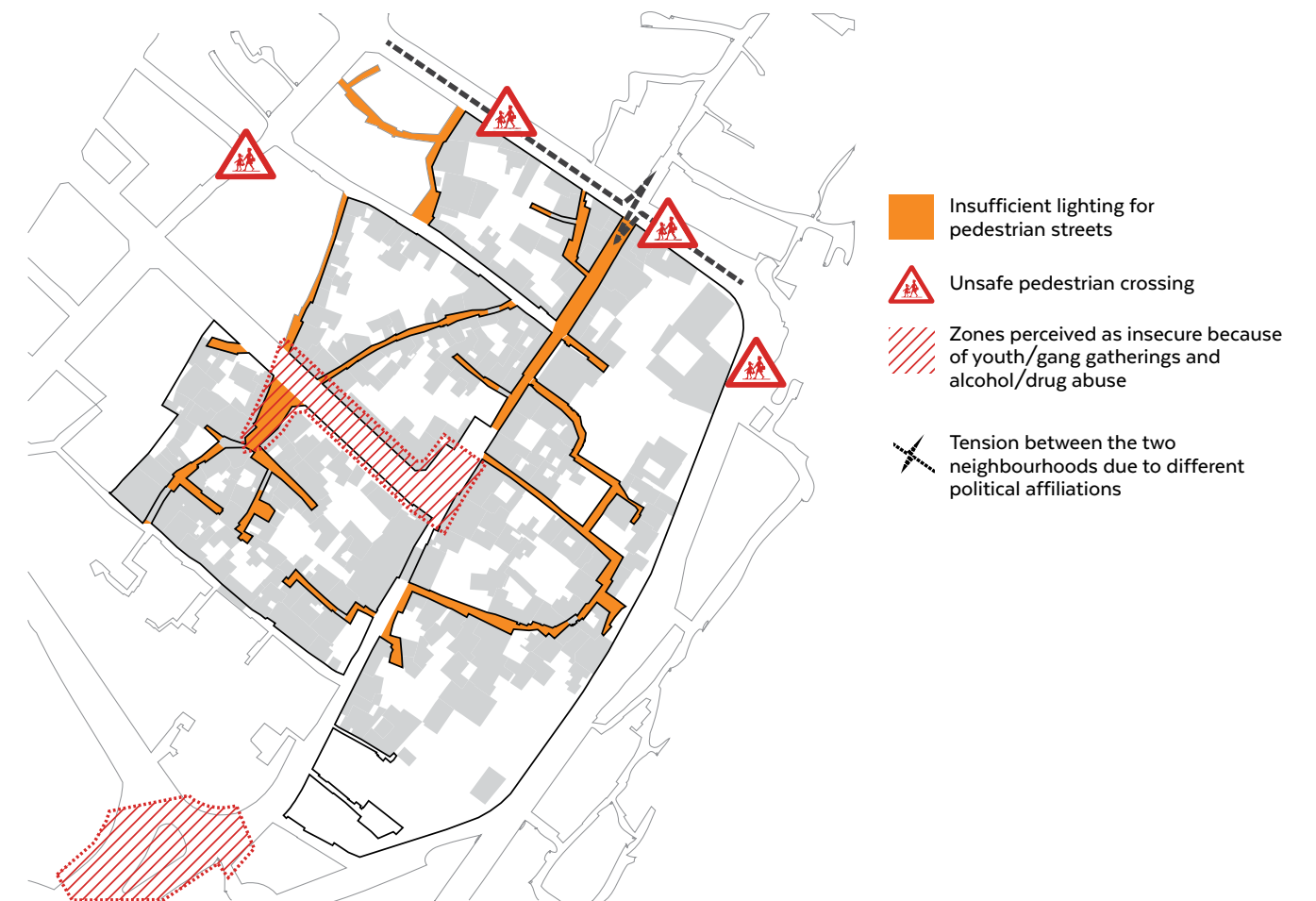
## SAFETY & SECURITY

Results from field survey and focus groups discussion indicate that the residents of Al Aswak Sahat Al Daftar face concerns related to safety and security within their neighbourhood, particularly women and girls. Below are the main findings:

- Diminished confidence in police officials and authorities to resolve problems and to meet public security and safety demands.
- The physical fabric and street layout of the neighbourhood creates an opportunity for offenders to commit crimes as streets are narrow and winding, with lack or non-functional street lights.
- Decreased feeling of safety due to the presence of armed youth groups, drug and alcohol abuse by locals as well as outsiders.
- Women and girls do not feel safe walking and commuting along the neighbourhood streets as they are verbally and sexually harassed.
- Various forms of discrimination and abuse against women are manifested in the neighbourhood in more subtle ways, including exclusion from socio-economic participation.
- High frequency of car accidents.
- Fighting between youth groups for personal or political reasons.



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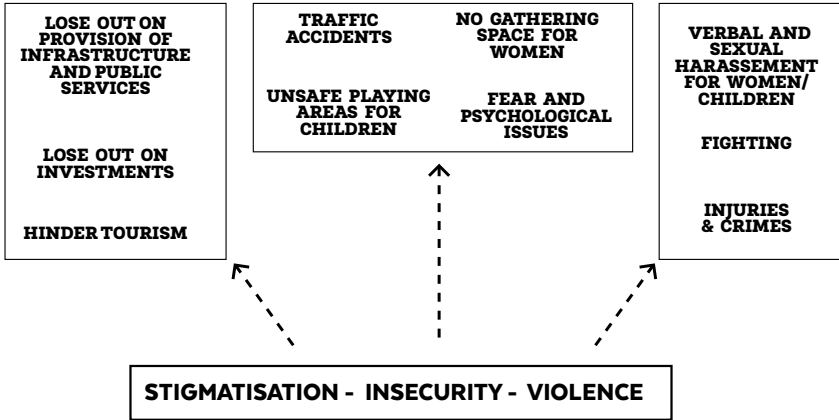


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## PROBLEM ANALYSIS

In order to analyse the causes and effect of insecurity within the neighbourhood, a problem tree analysis has been conducted.

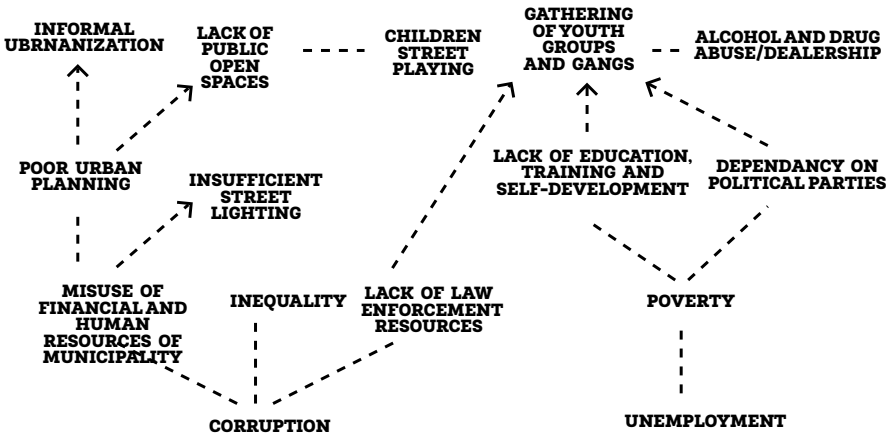
The analysis shows that the root causes of the safety problem are related on one hand to financial instability and unemployment and, on the other, to corruption and lack of trust in authorities. Poor urban planning is also playing a role in putting residents and properties at risk.



## CONCLUSION

The analysis reveals there are several factors exerting pressure on the basic needs of the inhabitants of Al Aswak Al Daftar. First of these is the inadequate condition and capacity of the infrastructure services, notably the management of stormwater, wastewater and solid waste. Further, the neighborhood is characterised by poor quality housing in unsafe condition. The second factor relates to the socio-economic challenges of poverty, rising unemployment and deteriorating living conditions. A third factor is the threat emerging from the realm of safety and security, violence and urban governance. Children and women in particular are suffering within this environment.

This profile has identified the relative criticality across space of these physical and behavioural urban challenges. This offers a new knowledge baseline, endorsed by the local community and municipality, which can be used to inform any humanitarian and indeed local authority response in alleviating vulnerabilities in an optimally phased manner.



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