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The Contribution of Key Stakeholders and Funding Bodies in the Heritage-Led Regeneration Process: The Case of the Walled City of Nicosia

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Abstract

The availability of and eligibility for funding, and the engagement of key stakeholders are important factors in the progress and outcomes of the heritage-led regeneration of cultural heritage. In Cyprus, in the Walled City of Nicosia, there has been an ongoing process of heritage-led regeneration since two decades. The island's political issues have affected the regeneration process in different ways, especially as regards funding the conservation of cultural heritage. The main aim of this paper is to identify key funding bodies and resources in the conservation of cultural heritage, and to investigate their contributions through selected key stakeholders during the heritage-led regeneration process in the Walled City of Nicosia (northern part). The research adopts a case study approach and investigates these issues through 15 projects in the Selimiye Quarter because public space projects are dense in this area. The research reveals that implementation and management are two important factors in the success of the regeneration process and its outcomes.

Keywords: Heritage-led urban regeneration, stakeholders, heritage management, funding bodies, Walled City of Nicosia.

Miras Destekli Yenileme Sürecinde Temel Paydaşların ve Fon Sağlayan Kurumların Katkıları: Lefkoşa Surlar İçi Örneği

Öz

Finansmanın mevcudiyeti ve finansmana uygunluk ile kilit paydaşların katılımı, kültürel mirasın miras odaklı yenilenmesinin ilerlemesinde ve sonuçlarında önemli faktörlerdir. Kıbrıs'ta, Lefkoşa Surlar İçi'nde, yirmi yıldan beri miras odaklı bir yenilenme süreci devam etmektedir. Adanın siyasi sorunları, özellikle kültürel mirasın korunmasının finansmanı konusunda, yenilenme sürecini farklı şekillerde etkilemiştir. Bu makalenin temel amacı, kültürel mirasın korunmasında kilit finansman kurumlarını ve kaynaklarını belirlemek ve Lefkoşa Surlar İçi'ndeki (kuzey) miras odaklı yenilenme süreci sırasında seçilmiş kilit paydaşlar aracılığıyla bunların katkılarını araştırmaktır. Araştırma vaka çalışması yaklaşımını benimseyerek, kamusal alan projelerinin bu alanda yoğun olması nedeniyle Selimiye Mahallesi'ndeki 15 proje üzerinden bu konuları araştırıyor. Araştırma, dönüşüm sürecinin ve sonuçlarının başarısında uygulama ve yönetimin iki önemli faktör olduğunu ortaya koyuyor.

Anahtar kelimeler: Miras odaklı kentsel yenileme, paydaşlar, miras yönetimi, fon sağlayan kurumlar, Lefkoşa Surlar İçi.

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1. Introduction

Cities are dynamic organisms and they undergo economic, socio-cultural, physical and administrative changes and transformations over time. This dynamism in cities does not always develop in a positive direction. Throughout the world, after the Industrial Revolution, the cities that entered a new era of urban development had to handle with many problems. These problems were seen especially in old city centres as abandonment of areas and buildings, damage to employment opportunities, decline in social life and deterioration in environmental quality (Roberts, 2000; Couch, 1990; Akkar, 2006). This has led to urban regeneration which is a strategy, aimed at restoring abandoned spaces and buildings, revitalizing cities, creating facilities and employment, improving the physical environment, and increasing social welfare (Hall & Hubbard, 1996; Magalhães, 2015; Özden, 2016).

Urban heritage has an important role, as the contemporary problems of historic city centres are related to the culture and conservation of heritage (INHERIT, 2007). In order to empower economic dynamism in historic city centres, state policies encourage the reuse of heritage (Orbaşlı, 2000). Thus, conservation is not considered a restrictive concern in urban regeneration, but one which relates to revitalization and improvement (Doratlı, 2005). The conservation of heritage is a powerful tool which can be used to achieve economic, physical and socio-cultural growth, development, and sustainability (Özden, 2016). This integrated approach has enabled the conservation of cultural heritage to be used in conjunction with sustainable urban development and growth, and has brought the heritage-led perspective to regeneration (Said, Zainal, Thomas & Goodey, 2013).

The area based (location-specific) urban regeneration strategy starts with determining the objective and strategies of that specific region and continues with establishing implementation and management. Implementation and management includes mobilizing a large number of stakeholders, securing financial and other resources necessary, creating partnerships on local and regional basis, establishing monitoring and evaluation mechanisms to canalize the intervention. The critical issue in regeneration strategy lies in implementation and management because it provides visible evidence of changes in the roles of cities.

Cyprus is a divided island, where the southern part is the Greek Cypriot administered area and the northern part is the Turkish Cypriot administered area. There are two governments which are the Republic of Cyprus and Turkish Republic of Northern Cyprus (TRNC). The Walled City of Nicosia has been exposed to conditions that have caused physical degradation and socio-economic decline, population loss, unemployment and deterioration in its physical quality for many years (Oktay, 2007). This situation required a multi-dimensional regeneration strategy in order to ensure the sustainability of the city due to the strong relationship between the economic, physical and socio-cultural aspects (Petridou, 2003). The regeneration of the centre is significant due to its sustainable future as regards economic development, as well as the continuity of socio-cultural and architectural heritage. With the help of the United Nations Development Program (UNDP), and with the cooperation of the municipality of the northern and southern parts of Nicosia, the Nicosia Master Plan (NMP) was developed (UNDP-UNCHS, 1984). This general planning strategy focused on meeting the needs of the city. In the following years, the northern and southern parts of Cyprus prepared their master / local plans that were adapted to their regions based on NMP. There was an increase in the funds and support from the Greek Cypriot side when it became an EU member country, thus the regeneration process proceeded more rapidly in the southern half of the historical core. On the other hand, the northern part of Cyprus has tried to benefit from existing support in order to ensure the heritage-led regeneration of the other half of the historical core. However, it has been inadequate in providing funds and support because of its unrecognized condition internationally. Accordingly, although there have been some efforts towards cultural heritage conservation and broader regeneration in the northern part, the process is very slow (Menteş, 2015). In addition to this, the availability and eligibility of funding sources and the general policies of the funding bodies, stakeholders as well as the interconnections of these are complex. Furthermore, there has been a transformation of the spaces and uses of the historical buildings. However, the decision-making process and application of these changes are not clear and are debatable. In some cases, the administrative framework is insufficient

to provide a vivid picture of the reality. For this reason, examining the key stakeholders in northern part of Cyprus will provide important information about the administrative framework of the TRNC government. It is important to analyse and understand these issues to inform future decision-making on regeneration, especially in relation to key stakeholders and funding bodies. The limited number of financial sources and funding bodies mean that regeneration is dependent on their role and contributions.

In the Walled City of Nicosia, the historic centre of the divided capital city, there has been a continuing process of heritage-led regeneration since two decades. It is important to understand and identify the funding bodies or sources that financially support rehabilitation, restoration and reuse projects in heritage areas and their contribution to this process. For this reason, this paper focuses on the following question: How do key stakeholder and funding bodies contribute to the heritage-led urban regeneration process in the northern part of the Walled City of Nicosia? This research follows a qualitative approach. Literature review information collected included; the discourses of urban regeneration, cultural heritage, conservation, and sustainable development; the vision and the role of international organizations in cultural heritage conservation and regeneration through the investigation of selected completed projects. Fieldwork information collected included; review of documentation of the key stakeholders and funding bodies in the Walled City of Nicosia, analysis of completed buildings or projects, focusing on the Selimiye Quarter in order to understand the heritage-led urban regeneration process and the relationship between funding bodies and key stakeholders in northern part of the Walled City of Nicosia. Furthermore, this study investigates the implementation and management policies and processes of selected key stakeholder and funding bodies. Completed rehabilitation, restoration and reuse projects were identified according to a number of criteria based on the literature review and case specific issues explained in detail in further sections. This study aims to identify key funding bodies and key stakeholders in the cultural heritage conservation, understand the relationship between these organizations, and their implementation and management policies.

1.1. Urban Regeneration in the Heritage Context

The conservation of cultural heritage in all its forms and historical periods is rooted in the values attributed to the heritage (ICOMOS, 1994). The role of cultural heritage in supporting economic and regional development and growth (Tweed & Sutherland, 2007) has brought the concept of conservation to urban regeneration. It has only been in the second half of the twentieth century that there has been a growing awareness and understanding of the historic urban settling, its identification as heritage, and a request for area-based conservation (Orbaşlı, 2000). The conservation of cultural heritage provides continuity of the experiences and traditions that people have valued throughout history. In addition to this, it also ensures the correct establishment of a sustainable future since it offers new learning and development opportunities to people (INHERIT, 2007). Accordingly, the conservation of cultural heritage envisages continuous use through methods such as rehabilitation, restoration and adaptive reuse.

The management and conservation of cultural heritage resources, without separation from daily life, is the basic principle of urban conservation (ICOMOS, 1987). The concept of conservation has become the cornerstone of urban regeneration policy through the development of policies that relate to cultural heritage such as economic development, investment attractiveness and employment creation (Orbaşlı & Woodward, 2009). The multi-dimensional format of urban regeneration is closely related to the sustainable development phenomenon which aims to plan the future and puts forward strategies for these purposes just like urban regeneration (Özden, 2016). When it comes to heritage sustainability, urban regeneration and urban conservation are integral factors. Accordingly, the inclusion of heritage assets in regeneration programs provides a focus and catalyst for sustainable development (Thurley, Walley & Peace, 2013). Sustainable development is the best form of action whereby cities take their current and potential resources to the future along with their past experiences (WCED, 1987). For the sustainability of cities, the protection of cultural heritage should be encouraged, and this is emphasized in the UN document entitled “Transforming Our World: the 2030 Agenda for Sustainable Development”. To make the cities more attractive, creative and sustainable, it

states that it is necessary to integrate culture and cultural heritage for sustainable social and economic development (United Nation, 2015). Opening the path to heritage as the driving force of urban regeneration has led to the development of heritage-led regeneration, which creates fertile ground to roll out comprehensive and integrated approaches to the conservation and sustainable development of heritage (Said et al., 2013).

1.2. The Importance of Cooperation Between Key Stakeholders and Funding Bodies in the Regeneration Process

Depending on restructuring power of urban fabric, economic, physical and socio-cultural benefits of urban regeneration affect the strategy of transformation (Jeffrey & Pounder, 2000). In this way, strategies which are applied to local areas/regions become an integral part of their countries' national urban policies.

Successful urban regeneration is possible with an implementation strategy that recognizes and takes advantage of changes in economic and social activity, financing regimes, ownership, institutional arrangements, politics and emerging visions of urban life (Jacobs & Dutton, 2000).

According to the Guidelines for Urban Regeneration in the Mediterranean Region (2004), which was developed with the financial support of the European Commission, successful implementation and management includes various stakeholder partnerships, the availability of, and eligibility for, funding and other resources, the provision of the necessary organizational arrangements with governance and participation and the establishment of a mechanism for monitoring and evaluation. The sustainability of urban regeneration projects should be ensured through public participation and partnership, funding, governance and participation, monitoring and evaluation (Lichfield, 1998; Priority Actions Programme, 2004; Tanrikul & Hoşkara, 2019).

Public participation and partnerships are essential elements of a contemporary urban implementation and management strategy, as they increase the quality of policy decisions and ensure a more effective implementation of local programs (EU, 2019). Mobilizing local communities and their stakeholders to share and contribute to a common vision to improve urban areas will contribute to the socio-cultural dimension of urban regeneration in particular (European Commission, 2019). Public participation is significant and usually supported by stakeholders who are public sector agencies, regional and national institutions, local authorities, the local community, NGOs, government agencies, and community-based groups and residents (Orbaşlı & Cesaro, 2020). Funding is a critical issue in the urban regeneration process because of the difficulties of sourcing long-term investment, with large funds often lacking and competition with other needs (Priority Actions Programme, 2004). It is also important to have sufficient financial resources to implement regeneration decisions (Çakır & Sağıroğlu Demirci, 2021).

In addition, partnerships are necessary to enable access to a large number of funds, as all relevant stakeholders must be involved to ensure that the regeneration process is efficient, holistic, and comprehensive, and to reduce the barriers to private financing in schemes where there are high risks (McCarthy, 2004). Urban policy initiatives driven by central government need to have a long-term and sustainable commitment rather than be a quick fix (Turok, 2005). Government and participants should ensure horizontal and vertical coordination between central and local government departments, and local coordination and increased community involvement should occur by changes in mainstream services (Tallow, 2010). Monitoring follows the identification of problems in economic, physical and socio-cultural spheres in the area where urban regeneration has taken place, (Tanrikul & Hoşkara, 2019). On the other hand, evaluation provides the basis for understanding whether the implementation has been concluded in accordance with planned goals, after the requisite time has passed (Priority Actions Programme, 2004).

2. Material and Method

This research uses qualitative research methods. The reserach method includes two stages.

Firstly, (1) a literature review focuses on: a) urban regeneration in the heritage context, b) the importance of cooperation between key stakeholders and funding bodies in the regeneration process, c) examination of international regeneration projects with international organizations (EU and UNDP) as their main stakeholders. This part focuses on the vision and the role of international organizations in cultural heritage conservation and regeneration through the investigation of selected 6 completed projects. These cases were analysed through the key terms for the project aims, tools and outcomes of the projects.

Secondly, (2) a case study approach was followed with collection of documentation and site visits / building analysis which were carried out in 2020. Data collected included; (a) the key funding bodies / resources through completed projects in the Walled City of Nicosia in the northern part were determined, (b) key stakeholders in TRNC and their roles in cultural heritage conservation were determined, (c) funding bodies' contribution to heritage-led regeneration through an examination of 5 key stakeholders and 15 selected cases in the Selimiye Quarter were evaluated. Selected stakeholders included: Department of Antiquities and Museums, Foundation of Evkaf, Nicosia Turkish Municipality, TRNC Ministry of Tourism and Environment, and UNDP. Documents collected through stakeholders were analysed based on the project context/aims, tools and achieved regeneration outcomes. The projects, examined through the literature review, identified a framework for the evaluation of the primary case study of the research. The site visits focused on carrying out observations and taking photos of the current situations of the projects. The following sections highlight the detailed context of the material and methods.

2.1. Examination of Regeneration Projects with International Organizations as their Main Stakeholders

Many international organizations have played a significant role in preserving cultural heritage and transferring it to future generations. UNESCO, ICOROM, ICOMOS, Europa Nostra, EU and UNDP can be considered among the major international organizations. These organizations have undertaken important missions such as gathering and disseminating documents on the scholarly problems of conservation, supporting research in this field, supervisor technical problems, training technical staff and raising the improvement of rehabilitation / restoration / reuse practices. In addition, they prepare various laws, regulations and declarations within the scope of the creation and conservation of the world cultural heritage inventory and ensure the implementation of sanctions before the countries.

Culture and cultural heritage, which is tangible evidence of the traces of history in cities and civilisations, can be found in many policies of the EU. An example of this is the sustainable urban processes set for historical city centres in the specific framework of the Urban Agenda for the EU. In this context, the necessary guidelines were determined to minimize the problems that may arise during the implementation of the projects, as well as the protection and development of cultural heritage (EU, 2019). Interventions in the field of cultural heritage have expanded towards urban regeneration, with an emphasis on sustainable development potentials in the Urban Agenda for the EU perspective. In addition, the EU policies for conservation focused on a participatory interpretation and governance model that would broaden the participation of the private sector and civil society, and also focused on cultural heritage being part of the local community (European Commission, 2019).

EU provides financial support to European Union member states through a variety of programs to assist in their actions to conserve and promote cultural heritage in their cities. Local and regional institutions responsible for conserving and promoting cultural heritage in the EU member state can benefit from the financial support of the European Regional Development Fund (ERDF). Organizations and individuals that can apply for financing to the EU are listed as follows; small businesses; non-governmental and civil society organizations; young people; researchers and farmers and rural businesses. UNDP strives to provide the protection, preservation and promotion of cultural heritage through project activities and does so in accordance with any national or international legal documents that may be relevant to the use of cultural heritage (UNDP , 2019). In line with the 2030 Agenda for Sustainable Development adopted in 2015, UNDP has proven the necessity of sustainable development in cultural heritage areas. In this direction, UNDP aims at sustainability in the cultural

heritage site, taking into account the effects of sustainable development on the conservation of cultural heritage, link between the economic vitality, socio-cultural improvement and physical regeneration (UNESCO, 2016). Besides, UNDP attaches importance to establishing partnerships with EU and also helps countries to develop policies and institutions for sustaining their progress. UNDP projects are funded by donors such as member states, multi-national partners, non-governmental organizations, private and benefactor sectors, and financial institutions (UNDP, 2019). This research examined 6 examples of EU and UNDP projects, around the world, that support cultural heritage studies that relate to the implementation and financing of the regeneration of old cities (Table 1). Table 1 Legend provides the key terms for the project aims, tools and outcomes of the projects. For example, the first project's aims had involved; Physical Conservation (PC), Economic Improvement (EI), Social/Cultural Enhancement (SCE) and Preservation of Urban Identity (PUI). Project tools had included; Financial Support (FS), Rehabilitation/Restoration/Reuse (RRR), Strong Partnership (SP) and Community Participation (CP). Project outcomes had involved; Physical Regeneration (FR), Economic Regeneration (ER), Socio-cultural Regeneration (SCR) and Raised Awareness (RA). Project aims, tools and outcomes were grouped together as there is a consistent pattern. The colour scheme in the table represents this consistency. Location specific heritage-led regeneration strategies were evident through the differences in each project.

Table 1. International cultural heritage projects funded and managed by the UNDP and EU

No	Name	Funded By;	Project Aims	Project Tools	Project Outcomes	LEGEND		
1	Regeneration of the historic centre of Málaga	EU	PC	FS	PR		Economic Regeneration (ER)	Promoted Tolerance-Respect (PTR)
			EI	RRR	ER			
			SCE	SP	SCR			
			PUI	CP	RA			
Date: 2007 - 2013 (European Commission, 2005; European Commission, 2013)							Rehabilitation/Restoration/Reuse (RRR)	Rehabilitation/Restoration/Reuse (RRR)
2	History has a Future in other Capital of Romania (Alba Iulia)	EU	PC	FS	PR		Economic Improvement (EI)	Commercial Activities (CA)
			EI	RRR	ER			
			SCE	SP	SCR			
			PUI	CP	RA			
Date: 2007 - 2013 (European Commission, 2003; INHERIT, 2009)							Physical Regeneration (PR)	Socio-Cultural Regeneration (SCR)
3	Revitalisation of Skopje Old Bazaar	EU	PC	FS	PR		Financial Support (FS)	Strong Partnerships (SP)
			EI	RRR	ER			
			SCE	SP	SCR			
			PUI	CP	RA			
Date: 2003 - 2010 (European Commission, 2010; Practical Guide, 2015)							Physical Conservation (PC)	Social /Cultural Enhancement (SCE)
4	The Beautiful Crimea (11 cities)	UNDP partnership with EU	PC	FS	PR	Physical Regeneration (PR)	Raised Awareness (RA)	
			EI	RRR	ER			
			SCE	SP	SCR			
			PUI	CP	RA			
Date: 2014 – 2020 (UNDP, no date; Racoviceanu, 2013)						Physical Conservation (PC)	Social /Cultural Enhancement (SCE)	
5	Safeguarding in Jerusalem	UNDP partnership with EU	PC	FS	PR	Physical Conservation (PC)	Preservation of Urban Identity (PUI)	
			CA	RRR	PTR			
			PUI	CP	RA			
Date: 2013 - 2018 (Carmi, 2017; Dawabsheh, 2017)								
6	Confidence Building in Kosovo (19 religious and cultural heritage sites in 5 cities)	UNDP partnership with EU	CA	RRR	PTR			
			PUI	CP	RA			
Date: 2016 – 2020 (UNDP (a), 2017; UNDP (b), 2017)								

Project 1 (Regeneration of the Historic Centre of Málaga) brought sustainable solutions to urban problems by adding social and economic dimensions to physical rehabilitation in the historic site. This economic development has been achieved through tourism. One of the most important steps of the development strategy in this project was the establishment of an organization responsible for coordination, planning, monitoring and evaluation within the municipal administration, although there was no ministry dedicated to urban development. With this organization, the local authority had shown a strong commitment to establishing a strong citizen engagement process. This project is important because it provides all the dimensions of heritage-led regeneration with the goal of sustainability.

In Project 2 (History has a Future in other Capital of Romania /Alba Iulia), social and economic dimensions were added to physical rehabilitation and sustainable development was provided in urban problems in the field of cultural heritage. This project is an example showing that tourism potential of the cultural heritage can provide serious economic development for the local community. Despite the lack of political support, the municipality had played a significant role as the local authority to provide sustainable development through the partnership with the local community. This project is important because it provides all the dimensions of heritage-led regeneration with the goal of sustainability.

Project 3 (Revitalisation of Skopje Old Bazaar) is similar to the previous projects. However, unlike Project 2, coordination was provided through government with initiatives for protection, regulation and revitalization. This project, had focused on attracting the attention of the public by enabling the development and marketing of commercial product lines and contributing to economic sustainability. This project had also focused on raising awareness of tolerance - respect for coexistence and conserving cultural heritage, as well as participation of the public in the heritage-led regeneration process in multi-ethnic environments. In other words, cultural heritage had been the driving force in bringing different communities together. The purpose of this project to bring together different stakeholders in cooperation, had proved the importance of public participation.

In Project 4 (The Beautiful Crimea), the cultural heritage had provided both economic development and socio-cultural sustainability, through physical rehabilitation without surrendering to the tourist attractions. In this project, cooperation had been established between the state and the private sector in order to develop the tourism sector. Participatory mechanisms were encouraged in planning, financing and implementation. In order to prevent the negative impacts that this integrated and participatory approach may create in urban planning, the capacity of the local government was strengthened.

In Project 5 (Safeguarding in Jerusalem), tangible cultural heritage rehabilitation was carried out to raise awareness of the protection of cultural heritage. In this regard, the project had created short and medium term job opportunities by taking advantage of the economic development with the power of cultural heritage. The main purpose in this project was to strengthen the cultural heritage identity and create awareness of cultural heritage.

Project 6 (Confidence Building in Kosovo) had focused on building inter-community trust and respect for identity in Kosovo, a multi-ethnic community in the heritage-led regeneration process. The tangible cultural heritages of each ethnic community were rehabilitated. The main aim was to provide economic growth and employment of Kosovo's rich cultural heritage.

When the selected EU and UNDP cultural heritage projects were evaluated, it became clear that physical rehabilitation, restoration and reuse is a driving force in ensuring economic development and socio-cultural sustainability (Table1: Project 1, Project 2, Project 3, and Project 4). In addition, multi-stakeholder, community participation, public-private and local government cooperation and coordination are factors that increase the success of projects in achieving their objectives.

It is evident that these UNDP and EU projects focus mainly on the conservation of cultural heritage as a driving force to connect different communities in cities with differences in origin, ethnicity or religion (Table 1: Project 3, Project 5, and Project 6). Furthermore, the projects raise awareness of the conservation of cultural heritage and encourage new initiatives at the governmental and local level.

Overall, these projects, examined through the literature review, identified a framework for the evaluation of the primary research case study.

2.2. The Case Study Area: Selimiye Quarter in the Walled City of Nicosia

Within the urban context, the historical core of Nicosia has changed and transformed under the sovereignty of different nations (Zetter, 1985; Oktay, 2007). However, the Selimiye Quarter has continued to be a religious centre for every nation and was developed with educational and commercial buildings. For this reason, the Selimiye Quarter was chosen as the focus of this study. It is located centrally within the historic walls, and is one of the most important historic areas of the Walled City of Nicosia (Petridou, 2003). Another reason for choosing Selimiye Quarter is that it has undergone significant public space rehabilitation as part of heritage-led regeneration, with a long-term goal to bring visitors back to the historic core (Figure 1, Figure 2).

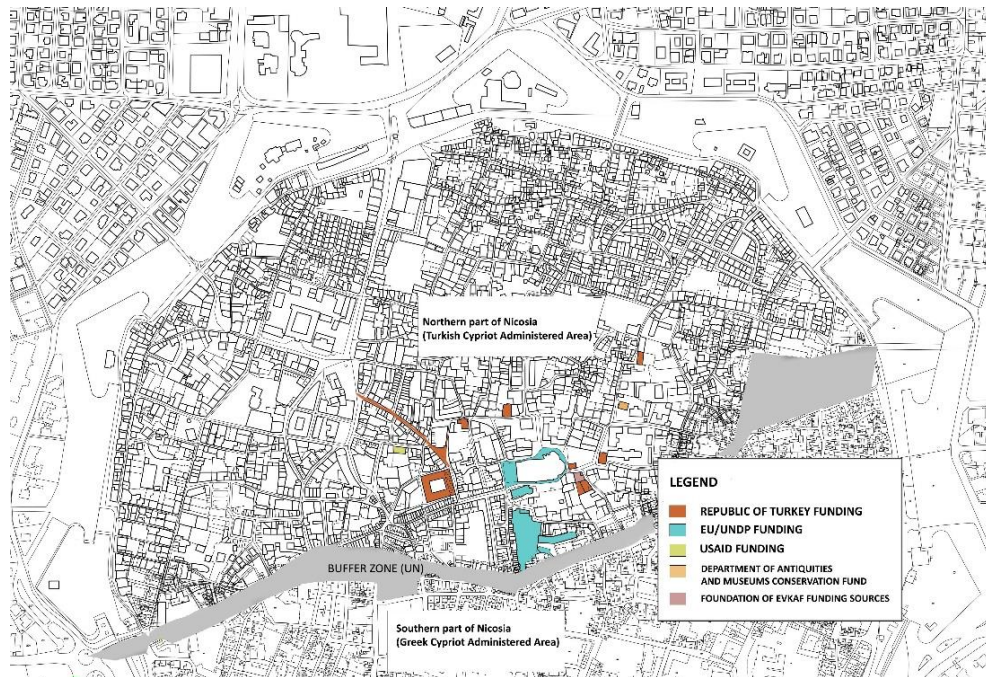


Figure 1. Completed rehabilitation/restoration/reuse projects funded by different funding bodies in the Selimiye Quarter in the Walled City of Nicosia, northern part, (Original Walled City of Nicosia Map by Nicosia Turkish Municipality, no date) adapted by Authors 2023.

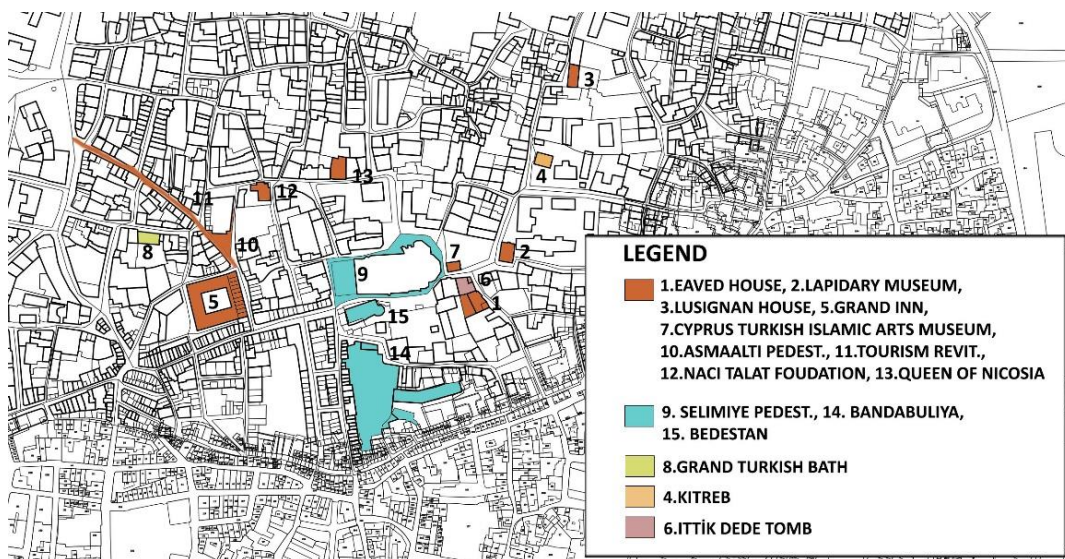


Figure 2. The names of the completed rehabilitation/restoration/reuse projects in the Selimiye Quarter in the Walled City of Nicosia, northern part, (Original Walled City of Nicosia Map by Nicosia Turkish Municipality, no date) adapted by Authors 2023.




2.3. Key Stakeholders in TRNC and their Roles in Cultural Heritage Conservation

The selected case study is the northern part of the Walled City of Nicosia, and this helps to evaluate the theoretical intuitions. Although TRNC does not have a policy directly related to urban regeneration, it has developed policies regarding conservation which are an integral part of urban regeneration in the cultural heritage context (Hoşkara & Doratlı, 2007). In the TRNC, the central government is the main authority on conservation, and there is a top-down process. However, one of the most important conditions for the sustainability of heritage-led regeneration is to ensure and encourage socio-cultural continuity and therefore local community participation (Court & Wijesuriya, 2015). One of the main reasons for the top-down approach could be related to the lack of understanding of conservation by the majority of the public (Hoşkara & Doratlı, 2007).

The TRNC Constitution contains provisions regarding the protection of historical and cultural heritage (Section 39 - Protection of historical, natural and cultural values). In fact, conservation of cultural heritage within the TRNC is the responsibility of three state institutions. These are: TRNC Town Planning Department - Ministry of Interior (55/1989 Town Planning Law), TRNC Department of Antiquities and Museums (60/1994 Antiquities Law) - Deputy Prime Ministry and Ministry of Foreign Affairs, TRNC Culture Office - Ministry of National Education and Culture (19/1986 and 23/1994 Cultural Office laws). While the TRNC Department of Culture has authority over intangible cultural heritage, the TRNC Town Planning Department and TRNC Department of Antiquities and Museums have authority over tangible cultural heritage. Conservation processes progress within the TRNC under these laws. Apart from these, there are institutions that are indirectly involved in the process. With the Law No. 51/1995, Municipalities and Local Governments are included in the conservation process. With the Foundations Law 73/1991, the Foundations of Evkaf takes part in the conservation process as a serious stakeholder. With the Tourism Sector Incentive Law 16/1987 and the Tourism Development Law 52/2011, the Ministry of Tourism and Environment is one of the ministries involved in the conservation process. 65/1988 Income and Tax Office Law and Income and Tax Office are among the institutions involved in the process. Tax cuts and exemptions for conservation projects are regulated under law. Under the 21/2005 KTMMOB (Union of The Chambers of Cyprus Turkish Engineers and Architects) law, chambers of architects, civil engineers, electrical engineers, mechanical engineers and city planners are involved in the process. With the law of 18/1998, Contractors are involved in the process as responsible persons for the construction of projects created in accordance with the rules. Organizations and legislations directly and indirectly related to the conservation of tangible cultural heritage, as well as the other relevant stakeholders are shown in Table 2.

Considering their contribution to the heritage-led regeneration process in Selimiye Quarter, key stakeholders selected from the legal framework are as follows; TRNC Department of Antiquities and Museums, Foundation of Evkaf, Nicosia Turkish Municipality, and the TRNC Ministry of Tourism and Environment. Although the TRNC Town Planning Department has the authority in heritage-led regeneration process, it was not included in this research as it does not deal with projects directly or it does not manage projects of its own. On the other hand, the UNDP is not included in the TRNC Legal framework, but it is an international organization which has supported the heritage-led regeneration process via different projects, as well as creating technical advice, supporting implementation and providing financial support in the Walled City of Nicosia. Therefore it was selected as one of the key stakeholders.

Table 2. Table of the Legal Framework of TRNC Related to Cultural Heritage Conservation (Gürdalı, Kızılduman, Gündüz, Uluğ, Feridun, Reis, & Davulcu, 2019) adapted by Authors, 2021

LEGAL FRAMEWORK		
Legislation Directly Related to the Conservation of Tangible Cultural Heritage	Legislation Indirectly Related to the Conservation of Tangible Cultural Heritage	Relevant Stakeholders in the Conservation of Tangible Cultural Heritage
		
Antiquities Law TRNC Department of Antiquities and Museums (Protection of Ancient Monuments and	Streets and Building Regulation Municipalities and Local Administration	-Contractors Association -KTMMOB (Chamber of Architects, Chamber of Civil Engineers, Chamber of Electrical Engineers, Chamber of Mechanical Engineers, Chamber of City Planners)
Town Planning Law TRNC Town Planning Department (Law and Regulations on Regional Town Planning and	Law of Municipalities Municipalities	
	Law of Evkaf Foundation of Evkaf	
	Law of Tourism Development TRNC Ministry of Tourism	
	Income Tax Law Income and Task Office and Environment	
	Fees and Wages Law Property Tax Law Land Office	

The information collected through the case study includes building/project analysis. The analysis is shown in Table 3. The aim was to examine the contributions of funding bodies or resources in the heritage-led regeneration process through 15 projects led by 5 key stakeholders. Four projects were selected from Department of Antiquities and Museums, 4 projects were selected from Foundation of Evkaf, 3 projects were selected from Nicosia Turkish Municipality, 2 projects were selected from TRNC Ministry of Tourism and Environment, and 2 projects were selected from UNDP. Some of the selected projects included the rehabilitation, restoration and reuse of monuments such as mosques, churches, bazaars, inns and baths that are used as public spaces. Some other projects involved the reuse of traditional residential buildings as administrative building, cafes or boutique hotels, whereas others involved the rehabilitation of the streets. A diverse range of projects were selected depending on which projects had received or requested financial support from funding bodies.

The rehabilitation, restoration and reuse projects in the Selimiye Quarter of the Walled City were selected according to the following key criteria:

- They were listed buildings or monuments or significant historic streets.
- They would help identify the diversity of funding bodies or resources in the organizations that support heritage-led regeneration in the Walled City of Nicosia, and show the relationships between stakeholder and financing institution or source.
- They would reveal what type of projects the funding body or source supported in the regeneration process.

Table 3. Table showing the selected projects in relation to key stakeholder (and their key responsibilities), and key funding bodies/resources

Key Stakeholders	Responsibility and Action	Key Reasons for Selection	Selected Projects	Funding Bodies / Resources
1 Department of Antiquities and Museums	Institution responsible for determining /listing the cultural heritage, conservation /planning, and approval / permitting on a project basis in accordance with the law on a project basis in accordance with the law.	1. Significance: -Listed buildings and monuments 2.Funding Source: -Republic of Turkey funds - the Department of Antiquities conservation fund (1995-2006).	1.Restoration and Reuse of Eaved House	Republic of Turkey (1986-1994)
			2.Restoration and Reuse of Lapidary Museum	Republic of Turkey (2003)
			3.Restoration and Reuse of Lusignan House	Republic of Turkey (2013)
			4.Restoration and Reuse of Cyprus Turkish Tourist Guides Association (KITREB)	Department of Antiquities and Museums Conservation Fund
2 Foundation of Evkaf	An institution that provides financial support for the preservation and maintainance of tangible and intangible cultural heritage. Key landowner in the Walled City of Nicosia.	1.Significance: -Listed buildings and monuments -Collective memory 2.Funding Source: -Republic of Turkey funds -Foundation of Evkaf -UNDP – ACT (1997-2016) -UNDP - PFF	1.Restoration and Reuse of Grand Inn	Republic of Turkey (1995-2002)
			2.Restoration of Ittik Dede Tombs	Foundation of Evkaf funding sources
			3.Restoration and Reuse of Cyprus Turkish Islamic Arts Museum	Republic of Turkey General Directorate of Foundations (2013)
			4.Restoration and Reuse of Grand Turkish Bath Restoration	USAID funding resources under the direction of UNDP ACT (2008-2010)
3 Nicosia Turkish Municipality	It is a local authority that aims to meet all kinds of municipal services that the city needs. Although it has serious influence in the conservation and monitoring process, its practise is complex.	1.Significance: -Collective memory 2.Funding Source: -Republic of Turkey funds -UNDP – ACT (1997-2016) -UNDP - PFF	1.Selimiye Pedestrianization project	EU Funding via UNDP (2000 – 2001)
			2.Aasmaaltı Pedestrianization project	Republic of Turkey Funding (2017-2018)
			3.Walled City of Nicosia Tourism Revitalization Project	Republic of Turkey Funding via KOBIGEM (2015)
4 TRNC Ministry of	An institution responsible for, to	1.Significance: -Collective memory	1.Restoration and Reuse of Foundation of Naci Talat	Republic of Turkey

Tourism and Environment	increase the quality and diversity of tourism-oriented services, to help the creation of new tourism-oriented facilities and to support activities that will activate the tourism potential.	-Listed buildings 2.Funding Source: -Republic of Turkey funds (Tourism Potential Development Partial Grant Program through KOBIGEM)	2.Restoration and Reuse of Queen of Nicosia Boutique Hotel	Funding via KOBIGEM (2015) Republic of Turkey Funding via KOBIGEM (2018)
5 UNDP	An institution that economically and technically supports interventions that will promote bi-communal and inter-communal dialogue and cooperation, and improve the economic, physical and social infrastructure in cultural heritage areas.	1.Significance: -Collective memory -Listed buildings and monuments. 2.Funding Source: -UNDP-ACT (with USAID funds) (1997-2016) -UNDP-PFF (with EU funds)	1.Renovation of the Bandabuliya 2.Restoration and Reuse of the Bedestan (St. Nicholas Church)	EU/UNDP PFF (2004-2012) EU / UNDP PFF (2004-2006)/(2007-2009)

3. Research Findings and Discussion

3.1. Examination of Funding Bodies' Contribution to Heritage-Led Regeneration through an Examination of Key Stakeholders and Selected Cases






Tangible cultural heritage projects are implemented via certain permit processes. To proceed, the project will need to obtain the necessary permissions from the Department of Antiquities and Museums - High Council of Monuments, the Town Planning Department, the Municipality, the Tax Office, Property Owner (Generally Foundation of Evkaf in Walled City of Nicosia), the KTMMOB (the Chamber of Architects, the Chamber of Civil Engineers, the Chamber of Electrical Engineers and the Chamber of Mechanical Engineers). In addition, the organization that provides financial support to the project also has influence on the permitting process. Different professionals/bodies are involved in project implementation: architects, civil engineers, electrical engineers, mechanical engineers as well as the contractor, property owner, the funding bodies or resources, the Municipality, the Department of Antiquities and Museums - the High Council of Monuments. The control and approval process is under the control of the stakeholders (Gürdallı, Kızılduman, Gündüz, Uluğ, Feridun, Reis, & Davulcu, 2019).






Public participation, partnership and governance are a legal part of the decision-making process and those processes are similar for all selected stakeholders. However, it is evident through the research that there is no organization for the Walled City of Nicosia (northern part) that will provide integrated heritage-led regeneration, ensure the cooperation of central and local governments, non-governmental organizations and local people. In addition, the organizations which were highlighted most in governance and participation were the contractors and developers. Overall there is lack of coordination among the stakeholders and/or lack of definition of what each stakeholder is responsible for (in the regulations related to conservation).






Table 3 shows the main responsibilities of the identified key stakeholders, the selected projects and the financing institution relationships. The contribution of the funding bodies through key stakeholders

are analysed through selected projects provided in Table 3. The project context/aims, tools and achieved regeneration outcomes are provided in Table 4. These projects are evaluated below.

Table 4. Table showing the case projects, context/ aims of the projects, project tools and achieved regeneration outcomes

	Project Name	Photo of the Project	Context/Aim of the Project	Project Tools	Achieved Regeneration Outcomes
1. Department of Antiquities	1. Restoration and Reuse of Eaved House		Conversion to a culture centre (exhibitions, events, permanent exhibition to view with entrance fee). Physical Conservation (PC, SCE, EI, CA, PUI)	(FS) (RRR)	Physical Regeneration (PR) Problems with Economic Regeneration (ER) and Socio-cultural Regeneration (SCR) (no living function)
	2. Restoration and Reuse of Lapidary Museum		Conversion to a museum. Stone artworks are exhibited in the museum. (PC)	(FS) (RRR)	PR Problems with ER and SCR
	3. Restoration and Reuse of Lusignan House		Conversion to an art gallery. (PC)	(FS) (RRR)	PR Problems with ER and SCR
	4. Restoration and Reuse of Cyprus Turkish Tourist Guides Association (KITREB)		Conversion to an administrative building. (PC)	(FS) (RRR)	PR Problems with ER and SCR
2. Foundation of Evkaf	1. Restoration and Reuse of Grand Inn		Conversion to a cultural centre which produces and sells local products. Creating a meeting point and socialization in the historic core. (PC, SCE, EI, CA, PUI)	(FS) (RRR) (SP) (CP) (RRR)	PR ER SCR

3.Nicosia Turkish Municipality	2.Restoration of Ittik Dede Tombs		Restoration of the building. PC	(FS) (RRR)	PR Problems with ER and SCR
	3.Restoration and Reuse of Cyprus Turkish Islamic Arts Museum		Restoration of the building and 400 years old carpets and historic objects to be displayed in the building. (PC, SCE, EI, CA)	(FS) (RRR)	PR Problems with ER and SCR
	4.Restoration and Reuse of Grand Turkish Bath Restoration		Rehabilitating the building and continuing the original function. (PC, SCE, EI, CA, PUI)	(FS) (RRR)	PR Problems with ER and SCR
	1.Selimiye Pedestrianization project		To host various special events, creating a public space to enable city's social activities (Social/Cultural Enhancement- SCE). The revitalisation of the Selimiye Square to gain economic and urban texture vitality by providing services (CA, EI) to domestic and foreign tourism. -(PC, PUI)	(FS) (RRR) (SP) (CP) (RRR)	PR ER SCR
	2.Asmaalti Pedestrianization project		Bring vitality of urban texture with the new pedestrianized area and opportunities to increase commercial functions to the area. (PC, SCE, EI, CA, PUI)	(FS) (RRR)	PR

4. TRNC Ministry of Tourism and Environment	3. Walled City of Nicosia Tourism Revitalization Project		Providing direction signs, informative signs, tourism office signage and blue lines to direct tourists to important historic areas and places. (PC, PUI)	(FS) (RRR)	PR
	1. Restoration and Reuse of Foundation of Naci Talat		Conversion to a city museum and culture centre (PC, SCE, EI, CA)	(FS) (RRR)	PR Problems with ER and SCR
	2. Restoration and Reuse of Queen of Nicosia Boutique Hotel		Conversion to a boutique hotel to provide accommodation service in the historic quarter. (PC, SCE, EI, CA)	(FS) (RRR)	PR Problems with ER and SCR
	3. Renovation of the Bandabuliya		Rehabilitating the building and providing a safe and hygienic environment for users and visitors. (PC, SCE, EI, CA, PUI)	(FS) (RRR) (SP) (CP) (RRR)	PR ER SCR
5. UNDP	4. Restoration and Reuse of the Bedestan (St. Nicholas Church)		Conversion to a culture centre (PC, SCE, EI, CA, PUI)	(FS) (RRR) (SP) (CP) (RRR)	PR ER SCR
LEGEND					
Project Aims		Project Tools		Project Outcomes	
Physical Conservation (PC)		Financial Support (FS)		Physical Regeneration (PR)	
Economic Improvement (EI)		Rehabilitation/Restoration/Reuse (RRR)		Economic Regeneration (ER)	
Social/Cultural Enhancement (SCE)		Strong Partnership (SP)		Socio-cultural Regeneration (SCR)	
Preservation of Urban Identity (PUI)		Community Participation (CP)		Raised Awareness (RA)	
Commercial Activities (CA)				Promoted Tolerance-Respect (PTR)	

The Eaved house has been transformed into a cultural centre with the funding provided by the Republic of Turkey. Different events such as conferences, exhibitions and social events are held there at different times of year. Income is sustained through events and an entrance fee, but its long-term economic sustainability is questionable. The Lapidary museum that was originally a Venetian house from the Venetian period, has been turned into a museum with Republic of Turkey funding. Stone artworks are exhibited in the museum. The Lusignan house has been transformed into an art gallery with Republic of Turkey funding. During research field trips, it was observed by Mısırlısoy & Günçe (2016) that the Lapidary Museum and Lusignan House attract very few visitors, so they lack a living function. The Cyprus Turkish Tourist Guides Association building was restored before 2007 at an unknown date with the Department of Antiquities conservation fund. It has been observed that this building also lacks a living function.

The Grand Inn (Büyük Han) has been transformed as a cultural centre for public use, and for tourism. Traditional Turkish Cypriot arts / craft / food are produced and sold there. It has been observed that the Grand Inn exhibits physical, socio-cultural and economic sustainability and provides economic vitality to the area (attracting tourists) (Menteş, 2023). İttık Dede Tomb and the Cyprus Turkish and Islamic Arts Museum are examples where Foundation of Evkaf funding and Republic of Turkey General Directorate funding has provided financial support coordinated by Foundation of Evkaf. During the research visits, these structures were observed to attract very few visitors. Although physical sustainability has been ensured in both buildings, their socio-cultural and economic sustainability is controversial. After the restoration of the Grand Turkish Bath, it operated for a short time with the tender method of the Foundation of Evkaf and then closed again. When considering the sustainability of heritage-led regeneration and restoration, the economic and socio-cultural dimensions of this historical building should also be considered.

Three projects financed by different financing institutions or sources, in which the Nicosia Turkish Municipality is the main stakeholder, were examined. Selimiye pedestrianization project was supported by the UNDP with EU funds. The square, which hosts various special days, festivals and exhibitions, has been transformed into an area that enables the city's social activities. The vibrancy of the historic Selimiye Square has increased as it has encouraged domestic and foreign tourism through restaurants and cafes and the sale of locally produced handicraft. The Asmaaltı pedestrianization project has improved the vitality of both the economic and urban texture, with new commercial functions introduced to the area using the funds of the Republic of Turkey. The Walled City of Nicosia tourism revitalization project was financially supported by KOBİGEM. Municipal works were financed by this project such as the installation of direction, information and tourism office signage, and blue lines on the ground in significant streets to direct visitors around. As a result of field trips and observations, it was evident that the municipality gave priority to services in the touristy areas, and that the more residential areas were neglected.

Funds provided by the TRNC Ministry of Tourism and Environment encourage the development of tourism potential. The TRNC Tourism Potential Development Partial Grant Program is supported by funding resources provided by the Nicosia Embassy of the Republic of Turkey. However, cost efficiency has been an important factor in selecting projects as the funding resources are limited by the budget provided by the Republic of Turkey. For example, 4,000,000 TL (equating to approx. 135,300 Euros in August 2023) was allocated from the Republic of Turkey funds to the TRNC Tourism and Environment Ministry in 2018 (KKTC Turizm ve Çevre Bakanlığı, 2018). Accordingly, the Ministry selects the projects to be supported in line with the financial support provided. Naci Talat Foundation - Nicosia City Museum and Queen of Nicosia Boutique Hotel are the only two listed buildings and projects in Selimiye Quarter that have benefited from the partial grant program for restoration and reuse. There is no available statistical data on the contribution of tourism to the successful restoration and conservation of historical buildings which were reused as boutique hotels, restaurants, cafes or museums as a result of these funds.

As the TRNC government is not internationally recognized, EU financial resources provide funds for the conservation of cultural heritage under the direction of the UNDP. EU funded projects build on the EU

policy of conserving cultural heritage as a driving force to unite communities in cities with differences in origin, ethnicity or religion (European Commission, 2019). The Bedesten and Bandabulya projects are examples where the EU has provided financial support under the direction of the UNDP. The aim of both projects is to consider the economic and socio-cultural sustainability of the buildings while ensuring their physical regeneration. In addition, these projects aim to contribute to strengthening the social connections between communities. The EU has chosen projects to finance by considering some specific criteria such as: physical, socio-cultural and economic sustainability, uniting different communities, providing economic vitality to the site (attracting tourists) and encouraging new initiatives at the governmental or local level.

While some projects have achieved success in all dimensions of heritage-led regeneration, others have been lacking. Of 15 projects, 4 projects (Grand Inn, Selimiye Pedestrianization project, Bandabulya, Bedesten) achieved success in all the dimensions of heritage-led regeneration, while 11 have only achieved physical regeneration. It is also important to highlight that, in the evaluation of the international cases (through literature review in Table 1) it was clear that the project aims, tools and outcomes were grouped together and these were consistent in the cases. However in the primary case study, these were only consistent in the two UNDP projects (Bandabulya and Bedesten) and two others (Grand Inn, Selimiye Pedestrianization project) which achieved success in all dimensions.

Because there is no institution that carries out monitoring and evaluation after the implementation of the project, its socio-cultural sustainability remains questionable. In some cases even its physical sustainability is uncertain (Turkish Tourist Guides Association, Grand Turkish Bath, Naci Talat Foundation, Queen of Nicosia). In these projects, economic income is sustained by services, activities and/or entrance fees, but the economic sustainability of the projects remain questionable. For this reason, it is not easy to determine which criteria to use to select projects for financial support. Only funds provided via the TRNC Ministry of Tourism and Environment had specific goals for funding.

It is evident that socio-cultural and economic sustainability is neglected in buildings that are only physically restored. After restoration work, there is no monitoring and no control mechanism of the reuse of the buildings and maintenance works. Therefore many tangible heritage buildings that have been restored have the threat to return to their previous abandoned state due to incorrect and incomplete policies implemented in monitoring and evaluation.

4. Conclusion and Suggestions

In the light of findings obtained from the analysis and evaluation conducted through the theoretical literature research, collected documentation and the main case study, this paper reveals that urban heritage has an important role in sustainable development, as the contemporary problems of historic city centres are related to culture and conservation of heritage. Investing in urban heritage ensures a link between sustainable development and urban regeneration.

Implementation and management are two important factors in the success of the regeneration process and its outcomes. Above all, the implementation of heritage-led regeneration requires financial resources. The financial support of international organizations is a trigger for the conservation and regeneration of cultural heritage. Non-profit organisations and NGOs should take the first steps in heritage conservation and heritage-led regeneration, in order to also encourage private investment. The results of this research show that implementation and management include mobilizing a large number of stakeholders, securing financial and other necessary resources and creating partnerships at a local and regional basis. The key to making the implementation and management visible is the provision of financial support.

Due to the embargo imposed on the TRNC, financial resources are insufficient for cultural heritage conservation; the heritage-led regeneration process has been negatively affected by slow progress. EU and Republic of Turkey funds are the two key funding bodies / resources in the conservation of cultural heritage in Walled City of Nicosia (northern part) (USAID funds ended after UNDP ACT closed in March 2016) that have ensured the continuity of the process and conservation. However, EU and Republic of Turkey funds were also observed to be affected by political policy. Therefore, for the heritage-led

regeneration of the Walled City of Nicosia, the TRNC government and the local government need to develop an urban policy in which they can use their resources in the most effective way. The lack of coordination among stakeholders may be due to the lack of a specific organization dedicated to the heritage-led regeneration of the Walled City of Nicosia. An organization should be established for the Walled City of Nicosia (northern part) that will ensure integrated heritage-led regeneration to provide the cooperation of central and local governments, non-governmental organizations and local people. This organization may take the form of establishing a department within the municipal administration responsible for coordination, planning, monitoring and evaluation, such as the process in international case in Section 2.1-Project 1 (Regeneration of the Historic Centre of Malaga). Realizing the power of municipalities to participate with local people (like in Project 2-History has a Future in other Capital of Romania /Alba Iulia), implementing steps such as supporting public and private sector cooperation under municipal coordination (like in Project 4-The Beautiful Crema) may also be useful factors that can enhance this organization. Furthermore, strengthening of Department of Antiquities and Museums would also be an important step for conservation in heritage-led regeneration process; by providing new funding bodies / resources, by providing architects specialised in cultural heritage (UNDP, 2019), by reviewing the laws to encourage local people to get permission (Gürdalı, et. al, 2019), and by controlling project implementations for sustainability of projects (Turok, 2005).

Funding bodies may influence and contribute to the development of cultural heritage, sometimes based on pre-determined criteria of what to fund (e.g. tourism, accommodation for tourism) and sometimes due to complicated criteria which are not pre-determined. At times, pre-determined criteria can relate to physical conservation while alternatively they can relate to socio-cultural and socio-economic aspects such as increasing awareness of the community (e.g. uniting different communities, providing economic vitality to the site, attracting tourists), and encouraging new initiatives at the governmental or local level. The research reveals that new functions, usage patterns and socialization methods in the Walled City of Nicosia are mainly determined by the direction of funding bodies or resources. Therefore, funding bodies or resources play a role not only in physical changes but also in the change of socio-cultural and economic structures. Attention should be paid that this reuse process should be coordinated with a master plan that considers the long-term physical, economic and socio-cultural sustainability of these places.

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