

Housing Quality in the Urban Fringes of Ibadan, Nigeria

Funmilayo Lanrewaju Amao ^{1, a}, Adetokunbo Oluwole Ilesanmi ^{2, b}

¹ Dept. of Architecture, Lautech, Ogbomosho, Oyo State, Nigeria

² Dept. of Architecture, Ile-Ife, Osun State, Nigeria

^afunmilayolanre@yahoo.com, ^baoikcom@yahoo.com

ABSTRACT

Housing supply shortages and the deterioration in the quality of the housing stock have become serious problems that need to be addressed in these countries. The non-consideration of relevant socio-economical parameters by organizations responsible for housing provision has been identified as one of the major reasons for the housing inadequacies and poor quality in most urban fringes of developing countries - Ibadan inclusive. On this position, paper examines the influence of Socio-economic factors in the determination of housing quality in the urban fringes of Ibadan.

This study identifies the urban fringes in Ibadan, Oyo state, Nigeria. The paper examines the causes and characteristics of the urban fringes in the assessment of housing quality. The paper identifies the critical factors causing the formation of urban fringe to: (i) poverty; (ii) rapid urbanization and influx of people into urban areas; (iii) Ineffective Housing Policies; (iv) housing shortage; (v) inappropriate planning and inadequate land administration tools. The paper asserts that the urban fringes have serious adverse effects on the people's health, their built environment and housing quality.

The secondary data was obtained from books, journals and seminar papers while the primary data relating to housing quality were obtained by means of structured questionnaire. The study revealed a gap in quality between the low- and medium-income resident. This paper suggests the implementation of policies and planning, physical infrastructural development, social-economic improvement, environment and health improvement. Government, private and communities interventions on the urban fringes are required to prevent further decay for sustainable development.

KEYWORDS: Housing, Housing Quality, Urbanization, Urban fringes, Socio-economic, Housing Policies

1. INTRODUCTION

In developing countries, a substantial and growing proportion lives in or around metropolitan areas and mega cities, including the zone termed the 'urban fringe', where their livelihoods depend to some extent on natural resources such as land for food, water and fuel, and space for living (Adesina, 2007). The population pressure means that resources in such zones are often overexploited. Although heterogeneous in its social composition, the urban fringe constitutes the habitat of a diversity of populations, including lower income groups who are particularly vulnerable to negative externalities of both rural and urban systems. These include; risks to health, life and physical hazards related to the occupation of unsuitable sites, lack of access to clean water and basic sanitation and poor housing conditions. Environmental changes also impinge upon the livelihood strategies of these communities by decreasing or increasing their access to different types of capital.

Nigeria has been experiencing a great transition from rural to urban oriented economy, which has been accompanied by the increasing mobility of production factors such as: capital, labour, technology and information to the urban fringe near these cities such as Ibadan, Lagos, Kano, Benin, Aba, Kaduna etc. Consequence to the wide spread beliefs that the urban fringes are fashionable area in urban literature especially in developed countries. Empirical studies have revealed a contrary view regarding the fate of cities in developing countries (Dupont 2005). The UN-Habitat report (2005) has

indicated that, in the year 2025, 61% Of the 5 billion world population will be urban and most mega-cities will stand in what we call the ‘south clusters’. About 85% of these development will occurs at the urban hinterland widely referred to as peri-urban, suburbs, urban fringe, city edge, metropolitan shadow amongst other. Because of proximity to the city, and urban bias nature of development policies in Nigeria, the zone experiences much of urbanization processes and serves as buffer for future urban development.

There are forces that shape the urban fringe landscape. One-prominent features in Nigeria, particularly Ibadan is the informal sector activities and its attendant problems on urban fringe political economy, these constitute about 65% of the economy. Informal sector response to the failure of urban governance has various dimensions. Such as the informal residential development, incongruous mixed land uses that inadvertently affected the housing quality and the environment in the area.

1.1 Problem Statements

The urban fringe is often defined as a conflict zone at the interface between urban and rural landscape. It is frequently ignored as a specific area within the study of Urban Housing. Recently, there has been an extraordinary revival of interest on urban fringe issues as a result of the exceptional evolution in urban growth. However, in spite of multitude of generalizations in urban theories, little is known on the housing quality of this area.

This study therefore, identify the urban fringes, examines the characteristics of the urban fringe with a view to providing explanations on the housing quality of residential buildings in the urban fringe as measured by the physical, socio-economic and environmental conditions in the city of Ibadan-Nigeria. The conceptualization of changes we once had of urban fringe was stereotyped and relatively simplistic, but it is now more complex. There is interest in the discipline of Housing on the physical characteristics of the fringe zone.

This study seeks to fill the gap on the emerging socio-spatial transformations by advances knowledge on the physical structure and socio-economic characteristics of the residents of the urban fringe in developing countries using Ibadan as a case study.

This paper therefore is to examine the relationship between housing quality, informal sectors and urban fringes. Social, economic and cultural characteristics as well as environmental issues associated with people living in this area are to be examined so as to impact knowledge that can transform these areas. This is because, it has been observed that little is known about the people living in the urban fringe of Ibadan and those that have worked on it have not done much on Ibadan fringe but rather on central city slum.

1.2 Research Aim and Objectives

The aim of the study is to assess the influence of Socio-economic factors on housing quality in the urban fringes of Ibadan. The specific objectives of the study were to:

1. To identify the urban fringes in Ibadan
2. To examine the causes of urban fringes
3. To examine the socio-economic characteristics of the residents in the selected areas
4. To evaluate the physical characteristics of residential buildings in the selected areas

1.4 Expected Contribution to Knowledge

The study of housing quality is expected to provide useful information for the implementation of policies and planning, physical infrastructural development, environment and health improvement. The study will also contribute to knowledge by providing understanding on methods of evaluating physical and neighbourhood characteristics and housing quality in the urban fringes. This can be used to generate a Housing Quality Index (HQI)/Standards that policy makers and government can use in providing sustainable housing policies.

2. LITERATURE REVIEW

2.1 Housing

The Housing has been universally acknowledged as one of the most essential necessities of human life and is a major economic asset in every nation. Adequate housing provides the foundation for stable communities and social inclusion (Oladapo, 2006). Konadu et al., 1994 have established a strong correlation between housing, good health, productivity and socio-economic development. Also, Gilbertson et al., 2008 have observed that there is a significant association between housing conditions and physical and mental health of an individual.

Osuide, 2004, suggests that: "Having a safe place to live in is one of the fundamental elements of human dignity and this enhances human development". People's right to shelter is thus a basic one and the provision of decent housing to all requiring them should be the guarantee of every civilized society and one of the criteria for gauging development.

The housing situation in Nigeria is characterized by some inadequacies, which are qualitative and quantitative in nature (Oladapo, 2006). While the quantitative housing problem could be solved by increasing the number of existing stock, the qualitative inadequacies are enormous and complex. Despite Federal Government access to factors of housing production, the country could at best expect 4.2% of the annual requirement.

2.2 Urban Fringe

The term 'urban' and 'rural' is not new in literature. There is no confusion in the concepts and differences between these two. The sharp distinction between urban and rural settlements generally assumes that the livelihood of rural area is agriculture based whereas the urban area is manufacture and service based. But the recent research suggests that at certain part of the city there is simultaneous existence of two sectors – rural and urban which are neither totally urban nor rural in character. Rather, combination of both, which is often called as 'urban fringe'.

The term urban fringe has many different indicators in the literature in terms of its definition and characteristics. A study of available literature reveals that the term urban fringe was introduced by Smith (1937) to describe built up area just outside the corporate limit of the city. Later the concept of the 'rural-urban fringe' was formulated by George Wehrwein in 1942 as the area of transition, between well recognized urban land uses and the area devoted to agriculture. After the notable scope of study on urban fringe the term urbanization was introduced by Balk in 1945.

According to Pasquini and Maconachie, 2005, studies on urban fringe have been influenced by the optimistic or the pessimistic schools. The optimistic school view urban fringe as capable to evolving in a sustainable way promoting urban and rural livelihoods and coping with the pressures and dynamics of population and land use changes. The pessimists however argue otherwise. Using Malthusian gloom and doom analysis, they argue that urban fringe lead to progressive degradation of the environment, collapse of institutions and put unnecessary pressure on natural and human resources. The varying views expressed by different authors above, show the difficulties in defining the concept of urban fringe. It should be noted that although urban fringe may exhibit similar characteristics, they tend to be quite different in origin, history and functions.

2.2.1 Causes of Urban Fringe

There is increasing interest in urban fringe and this evident from the studies and researches that have been carried out on this area in the last twenty years. The interest stems from various reasons, perspective and views that different people and researchers have on urban fringe. For many, urban fringe pose great challenges for resource use and management. To others, it is an area of potential conflicts: social, economic and environmental. There is also concern on the sustainability of urban fringe, and indeed the delicate balance between rural and urban areas within this interface which appears to be collapsing in the midst of an ever increasing pressure of urbanization and urban growth

into the urban hinterlands. Yet, there is no acceptable definition of what urban fringe means, their nature, causes, changing dynamics and the factors propelling change and challenges in these areas, how they may change in the future.

The critical factors causing the formation of urban fringe are notably related to several major interrelated changes: (i) poverty; (ii) rapid urbanization and influx of people into urban areas; (iii) war, natural disasters and earthquakes leading to massive movement of people to places of opportunity and safety; (iv) Ineffective Housing Policies; (v) inefficient public administration, inappropriate planning and inadequate land administration tools. Manifestations of informality are attributed to the lack of effective planning, effective land management system and zoning regulations for urban development. According to the United Nations Economic Commission for Europe (UNECE), poverty and social ostracism are the primary causes of urban fringe in most nations.

2.3 Housing Quality

A normative definition of housing quality or housing quality standards generally refers to the grade or level of acceptability of dwelling units and their associated and immediate residential environment, including the design and functionality of housing structures, building materials used, the amount of internal and external space pertaining to the dwelling, housing utilities, and basic service provision (Meng and Hall, 2006). Housing quality standards are often used as norms or measures that are applicable in legal cases where there is some question as to the acceptability of construction relative to prevailing laws or conventions that operate within the residential building industry.

The definition of housing quality embraces many factors which include the physical condition of the building and other facilities and services that make living in a particular area conducive. The quality of housing within any neighbourhood should be such that satisfies minimum health standards and good living standard, but should also be affordable to all categories of households (Okewole and Aribigbola, 2006).

However, housing quality is a rather more complex concept with broader social and economic meaning. It accounts for both quantitative and qualitative dimensions of residential units, their immediate surroundings, and the needs of the occupants. Moreover, the concept of housing quality is relative as it relates to local standards and conditions. What is considered to be reasonable quality in one context may be considered poor quality in another context and vice versa.

The quantitative dimension of housing quality refers primarily to objective structural, material, social and economic constituents of housing products or outcomes that can be measured and that result from the performance of the housing sector. These factors include considerations such as price, quantity, tenure, economic impacts, environmental impacts, and structural norms of housing standards. On the other hand, the qualitative dimension is much more subjective and difficult to measure. It represents the perceived meanings and values of factors such as the 'comfort' or 'quality of life' that are afforded by different dwelling types, lifestyles, and the preferences and expectations of the inhabitants. Obviously, because of the high local and regional variations in the quantitative and qualitative dimensions of housing quality it is not possible to define one standardized set of criteria and indicators that apply equally to all areas at all times.

2.3.1 Indicators for Evaluating Housing Quality

The need to appreciate the relevance of a habitable (qualitative) housing therefore, requires an understanding of the concept of 'quality'. According to Onion, cited in (Afon, 2000), is a mental or moral attribute of thing which can be used when describing the nature, condition or property of that particular thing. McCray, cited in (Jiboye, 2004), noted that getting a definition of quality depends not only on the user and his or her desires, but also on the product being considered.

In essence, quality is a product of subjective judgment which arises from the overall perception which the individual holds towards what is seen as the significant elements at a particular point in time (Anantharajan, 1983 and Olayiwola, et al, 2006). In assessing the quality of housing, qualitative studies have identified some criteria as relevant indicators for quality evaluation in residential development.

Among such is (Ebong,1983) acknowledged aesthetics, ornamentation, sanitation, drainage, age of building, access to basic housing facilities, burglary, spatial adequacy, noise level within neighbourhood, sewage and waste disposal and ease of movement among others, as relevant quality determinants in housing.

However, Hanmer et al., 2000, conclude that qualitative housing involves the provision of infrastructural services which could bring about sustainable growth and development through improved environmental conditions and improved livelihood. In determining the quality of residential development, Neilson, 2004 stipulates five basic criteria which provide that housing must be in compliance with tolerable standard, free from serious disrepair, energy efficient, provided with modern facilities and services, and that it must be healthy, safe and secure.

Previous studies have indicated that a more appropriate method of evaluating the quality of the built environment is through the affective responses based on the user's assessment (Weldemann and Anderson, 1985; Ilesanmi, 2005). In this study therefore, qualitative evaluation will be based on user's assessment of the physical criterion of housing. This will consider among other variables identified above, the quality of housing in terms of adequacy of basic infrastructures, suitability of the building design; integrity of the building elements, as well as that of fixtures within the dwellings.

2.3.2 Housing Quality Criteria

Four criteria provide the basis for identifying indicators to produce a meaningful Housing Quality Indicator, namely; objective criteria, scientific/technical criteria, management criteria and social and cultural criteria (Hall and Meng, 2006). Each class of criteria has its own considerations that govern the selection of specific indicators from available data resources.

2.4 Urbanization in Nigeria

The phenomenon of urbanization is a consequence of population increase and migration from rural to urban areas and growth-centres. The urban growth rate in Nigeria today is put at 5.8% per annum (Draft NUDP, 2004). Rural economy is principally agricultural. But, under conditions of increasing population and diminishing rural resources, some contingent of rural population migrates to urban areas for helpful job security, higher education, higher income, better health and longer life. The result usually is disappointed and disillusion as the poor in some cities have a better life than those in rural areas. Old settlements are congested and crowded, new formations emerge without preliminary design and planning, and without preliminary design and planning, and without infrastructure.

The problem of uncontrolled urbanization in Nigeria is already with us in all our cities. The Draft National Urban Development Policy (NUDP, 2004) notes that, Nigeria towns are growing without adequate planning. Millions of Nigerians live in sub-standard and sub-human environment, plagued by slum, squalor and grossly inadequate social amenities (Amao, 2012a). The result is manifested in growing overcrowding in homes and increasing pressure on infra-structural facilities and rapid deteriorating environment.

2.4.1 Urbanization, Urban Growth and Urban Fringe in Nigeria

Rapid urbanization has changed the urban landscape of most Nigerian cities. There have been the processes of concentration and congestion in inner cities and the opposite process of dispersal at the urban fringes. The process of growth was stimulated during the colonial period as new towns were planted adjacent to traditional cities to avoid direct contact with the indigenous people based on the policy of indirect rule and residential segregation. Urban growth had led to even higher densities of population and physical developments in the urban fringe.

2.4.2 Urbanization and Housing Quality

As a result of urbanization and lack of economic opportunities in rural areas, many people move to the cities. They move to the cities that are already dealing with issues of overcrowding, infrastructure and high cost of living. This forces them to seek shelter in slums and urban fringe. United Nation Habitat in 2006 found that 90% of slum residents are in the developing countries with struggling economies. In addition, cities were not mean to handle millions of people streaming in when designed. This impact the availability and affordability of housing, forcing millions to live in substandard dwellings with poor housing quality (Amao, 2012). This is mainly because substandard accommodation there is very cheap. Substandard housing is the type of housing that does not meet the standards for living by people. These standards are usually set by governments and deal with how safe the dwelling is for people to live.

3. METHODOLOGY

3.1 Introduction

This section discusses the main approach to be used for this study, including the sampling frame, sampling method and procedure to be adopted. It will also give a breakdown of the data required, the sources of the data, the mode of collection of the data and the analyses the data will be subjected to.

3.2 Types and Sources of Data

The data for this study will be collected from primary and secondary sources. Primary data will be obtained through direct observation and questionnaire administration. Questionnaire administration constitutes the major instrument used in information collection. Questionnaire will be designed and administered to elucidate information on socio-economic characteristics of the residents, physical characteristics of housing and neighborhood characteristics of the study area. Direct observation will also be used to authenticate claims and responses on physical and neighborhood characteristics of the housing.

The secondary source includes; Land use maps of Ibadan from previous publications, housing demographic, population figures from various institutions, ministries and establishments, published materials from journals, textbooks, government publications and gazettes. Also, site visits, observations, interviews, photographs of spaces and forms of the buildings will be taken and documented.

3.3 Method of Data Collection

3.3.1 Sampling Population, Sample Frame and Sample Size

The study selected the South-western geopolitical zone from the six geopolitical zones in the country. Presently, Ibadan city comprises eleven Local Government Areas, five within the city centre, while six are at the urban fringe (Iddo, Lagelu, Oluyole, Akinyele, Egbeda and Ona-Ara).

This study concentrates on the fringe areas of Ibadan city. Two local government areas (Oluyole and Egbeda) with highest population were purposely selected out of six local government areas. The population of study for this research consists of all housing units within the two selected local government areas. The study population for the Oluyole local government area is 6,432 housing units and Egbeda local government area is 3,168 housing units which make a total of 9,600 housing units

Stratified Sampling Method was also used to select the wards based on the location, population and developments. The wards that border the metropolis or located within urban areas were purposely selected for the study. These areas have constant developments and are the wards that received most of the excess population and activities from the city. Four wards were selected within Oluyole Local Government area, namely: Ward 1, Ward 2, Ward 5 and Ward 10. At Egbeda Local Government area, four wards were also selected, namely: Ward 5, Ward 7, Ward 9 and Ward 10.

The communities that have on-going developments in the two local government areas were selected for the study. The selection was done in such a way that wards with just one community were picked and where there are more than one community in the selected wards, Random Sampling Technique was used to select sampled communities. At Oluyole local government area, seven (7) communities were selected. They are: Ayegun, Odo – Ona Elewe, Podo, Odo Ona Nla, CRIN, Odo-ona kekere, Arapaja. At Egbeda local government area, four (4) communities were also selected. The communities selected are: Olodo, Wakajaiye, Egbeda and Olode. The existing buildings within the eleven (11) communities in the two local government areas constitute the sampling frame for the study.

The sample size for this study will be based on the total number of existing buildings in selected areas. The building demographic survey (NHP, 2006) has an estimation of 6,432 buildings from Oluyole Local Government area and 3,168 buildings from Egbeda Local Government area which amounts to the total number of 9,600 buildings. From this, sample size of 5% amounting to 480 buildings was taken and considered reasonable for the study. Using random sampling approach to select respondents in these areas, houses in the streets involved will be taken for questionnaire administration, usually a household-head per building. At Oluyole local government, a total number of three hundred and twenty two (322) questionnaires will be distributed to the head of the household while at Egbeda local government, a total number of one hundred and fifty eight (158) questionnaires will be distributed to the head of the household. Therefore, a total number of 480 houses will be selected for questionnaire administration.

Each questionnaire contains variables, which were thoroughly investigated to obtain information on the socio-economic characteristics of the residents; the physical characteristics of the housing (functional, technical and structural quality) and neighborhood characteristics and housing quality.

5. RESULT, ANALYSIS AND INTERPRETATION

Objective 1: To identify the urban fringe in Ibadan

In order to reach the above mentioned objectives, the study included on consolidates secondary data. The secondary data consist of available land use maps of Ibadan from previous publications and Oyo State Ministry of Land to demarcate fringe areas of Ibadan. The National Population Commission, NPC census figure were used for projecting population of the area and determination of sample size.

Objective 2: To examine causes of urban fringe

Causes of urban fringe were examined by use of relevant secondary data such as literature. From the literature review, the critical factors causing the formation of urban fringe from the studied area are notably related to poverty and social ostracism. Rapid urbanization and influx of people into urban areas is another major cause of urban fringe. Rapid industrialization and urbanization have brought an increase in the number of people living in urban areas.

Objective 3: To examine the socio-economic characteristics of the residents in the selected area

Content analysis and the Statistical Package for Social Scientists (SPSS) were used to analyze variables. A brief description of the socio-economic composition of respondents in the study area reveals that 60% were males, while 40% were females. This explains the extent to which men traditionally dominate most households in Nigeria. The age range indicates that 75% of the respondents were either 40 years old or less than 40 years old, respectively. Thus, suggesting the predominance of middle-aged tenants over older adults' tenants occupying most informal housing in the studied area. From the survey, 70% were married, while 30% were single. The socioeconomic status revealed that 55% of the respondents are low-income, 25% are low- medium income, 15% are upper-medium income while only 5% are high-income. This suggests that only few people are comfortable with their income, showing that the majority of the habitants are poor.

Objective 4: To evaluate the physical characteristics of residential buildings in the selected areas

The study defined quality of the house in terms of ventilation, lighting, spaces, aesthetic, security, landscape, sanitation, type of construction materials and external environment of the house. Despite the fact the majority of the houses were constructed by the use of modern material, the study conducted reveals that about 50% houses studied were in poor condition, (35%) are in moderate condition and only (15%) are in good condition. Here one can argue that the construction of the houses that emerging in fringe area of Ibadan are what individuals or households had been able to construct from their little income obtained from informal sectors.

The study reveals that it's the income of the household that determine the quality of the house; most of houses with poor condition are belonging of the low income category. Therefore the income has a great impact on the quality of house being constructed.

REFERENCES

- Adesina, A., 2007. "Socio-spatial transformations and the urban fringe landscape in developing countries," Paper presented at United Nation University Institute for Environment and Human Security (UNU-UHS) Summer Academy on Social Vulnerability and Resilience Building in Mega city. Munich, Germany.
- Amao, F. L., 2012. "Urbanization, housing quality and environmental degeneration in Nigeria," *Journal of Geography and Planning Sciences*, Vol. 5(16), pp. 422-429, December, 2012
- Ayorinde, D., 1994. "Controlling development at the urban fringe: A case study of Ibadan, Nigeria," In *Urban Management and Urban Violence in Africa*, Vol. 2(ed) by I.O. Albert, J. Adisa, T. Agbola and G. Herault, IFRA-Ibadan
- Ebong, M. O., 1983. "The Perception of Residential Quality: A case study of Calabar," *Third World Planning Review*, 5, (3) 273-285
- Gilbertson, J., Green, G., Ormandy, D. and Thomson, H., 2008. "Good housing and good health: A review and recommendations for housing and health practitioners," A Sector Study Housing Corporation, UK
- Housing Corporation, H.C., 2007. "Housing quality Indicators (HQI)," Version 4 (For NAHP 08 10)
- Ilesanmi, A. O., 2005. "An Evaluation of Selected Public Housing Schemes of Lagos State Development and Property Corporation," An unpublished Ph.D. Thesis, Department of Architecture, O.A.U. Ile-Ife, Nigeria
- Jiboye, A., 2004. "An Assessment of the influence of Socio-cultural factors on Housing quality in Osogbo, Nigeria," Unpublished M.Sc. Thesis, Department of Urban and Regional Planning, Obafemi Awolowo University, Ile-Ife, Nigeria.
- Mabogunje, A. L., 1978. "Urbanization in Nigeria," University Of London Press, London
- Meng, G., Hall, G. B., & Roberts, S., 2006. "Multi-group segregation indices for measuring ordinal classes," *Computers, Environment and Urban Systems*, 30, 275-299
- NPC., 2006. "National Population Commission, Official Gazette," Abuja, Nigeria
- Okewole, I. A. and Aribigbola, A., 2006. "Innovations and sustainability: in Housing Policy Conception and Implementation in Nigeria," in Okewole I. A. (eds.) *The Built Environment: Innovation Policy and Sustainable Development*. Covenant University Ota, Ogun State, Nigeria 414 - 420.
- Oladapo, A. A., 2006. "A Study of Tenant Maintenance Awareness, Responsibility and Satisfaction in Institutional Housing in Nigeria," *Int. J. Strategic Prop. Manage. Vilnius Gediminas Technology, University* 10: 217-231.
- Osuide, S. O. and Dimuna, K. O., 2005. "Effects of Population Growth on Urbanization and the Environment in Nigeria," Pg. 27-33. In: *Proceeding of year 2000 National Seminar on Population, Growth, Architecture and the Environment*. S. O. Osuide (ed.), Rasjel Publishers, Ekpoma
- UN-HABITAT, 2003. "The Challenge of Slums" - Global Report on Human Settlements, 2003