

Urban renewal in Nigeria: a slash and burn approach?

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Abstract This research analyses the socio-economic implications of approaches to urban renewal on displaced populations in Ogun State, south-west Nigeria. In the last 5 years, massive renewal has been undertaken in five local government areas—Abeokuta North, Ado/Odo Ota, Sagamu, Yewa South and Ijebu Ode of the State from which two—Abeokuta North and Ado-Odo/Ota—were purposively selected to carry out this study. Primary data through administration of structured questionnaires to randomly selected 420 affected adults who either had their houses or shops demolished formed the source of data. However, 380 questionnaires were returned and cleaned upon which all were analyses based. Results from binary logistic regressions show that urban renewal has significant effects on the occupation (odds ratio = 3.0; $p < 0.01$) and income ($p < 0.01$) of those affected. Urban renewal also significantly affects the health status of the local residents because results show that persons whose houses or shops were demolished are twelve times more likely to lose sound sleep (odds ratio = 12.08; $p < 0.01$) and also have serious issues with loss of appetite ($p < 0.01$) and sadness ($p < 0.01$) all of which are symptoms of depression. These take place as a result of avoidable consequences like forced displacements and disregard for residents' economic, social and cultural (ESC) rights all engendered by poorly planned and poorly executed urban renewal. We therefore recommended that urban renewal in Nigeria be more holistic and that compensation be commensurate with the value of property demolished so that incidence of depression which is significant here would not reoccur in subsequent similar endeavours.

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1 Introduction

Every year, the world's urban population is increasing by about 70 million, an equivalence of seven megacities (Jimoh et al. 2013). These need to be housed, fed and employed based on the carrying capacity of such urban centres. The bulk of these is in developing countries and, as a result, presents a number of logistic challenges for urban planning. Every month, the global urban population grows by 5 million; every day more than 100,000 people move to slums in developing countries, that is one person every second (Norwegian Refugee Council (NRC) 2015). African countries have higher rate of urbanization, but are less urbanized compared to countries in the developed world. Research has also shown that 43 per cent of urban population of all developing regions lives in slums against only 6 per cent in developed regions. Among these, however, sub-Saharan Africa was reported to have the largest proportion of urban slum dwellers (71.9 per cent). It is estimated that between 20 and 80 per cent of urban growth in developing countries is informal, usually inhabited by low-income people (Aluko and Amidu 2006). Nigeria is no exception to this challenge which makes this study even more pertinent. This is unconnected with high rate of population influx from rural to urban areas consequently causing decline of economy and fortune of urban areas partly because there are no industrial and other economic expansions to match the influx (Adekola et al. 2017; Adekola 2016). Today, 50 per cent of Nigerians live in urban areas, which is expected to increase to over 65 per cent in 2050 (PRB 2015; UN-HABITAT 2010). People move away from rural areas because of push factors such as acute poverty, low income, unattractive village lifestyle and poor school system to urban areas because of pull factors such as higher income, modern education, social amenities and associated glamour of urban centres.

Many researches have been carried out on the challenge of uncontrolled urban population and how it has at sundry time necessitated urban renewal in many highly populated urban centres. This is due to their dirtiness and proliferation of slums and squatter settlements (Adekola et al. 2014; Oyefara and Alabi 2016). Activities continually compete for city centres, thereby facilitating the growth of structures which violate space standards and permissible development (Aluko 2011). Lee (2008), in his study of urban renewal in Hong Kong, defines it as a process that includes clearance of slum or blight areas, urban development, urban revitalization, building rehabilitation, preservation and conservation to improve urban fabric and meet some economic and social objectives. Urban renewal increases the social status and capital wealth of a place (Nwanna 2012; Lee 2008). It also reduces crime rate in the area, beautifies the environment, slows suburban sprawl and reduces decadence on the land in favour of a better organized city (PLB, 2000). Lee is of the opinion that urban renewal is not a 'slash and burn' process but a 'comprehensive and holistic approach' to revitalize ageing urban fabric like in Figs. 1 and 3 by redevelopment, rehabilitation and heritage preservation. This is how the topic for this paper emerged because generally in Africa and in Nigeria in particular, it looks like urban renewal brings more harm than good, especially in the first few months after execution. 'Slash and burn' is an agricultural term which is a system whereby vegetation is cleared and thoroughly burnt before ploughing and planting. Experts in agriculture have faulted this method over the years, citing the fact that it causes more harm than good as most microorganisms which would enhance the quick growth and productivity of the to-be-planted crops would have



Fig. 1 An urban slum in Lagos, Nigeria. Source <https://www.google.com.ng/k1j018.652012.656590.0>: Accessed March 5, 2018

been burnt and the land's fertility is drastically reduced. In the same way, unintended consequences such as forced migration, social distortion or dislocation, internal displacements and a host of others resulting from poor planning as shown in Fig. 3 make urban renewal in Nigeria like the prototype of agricultural slash and burn approach as the people who the government intends to do good to are most times socio-economically harmed instead.

The merits of urban renewal notwithstanding, it usually brings grave implications partly because of poor planning and logistics in Africa, especially on the local residents of the area being renewed. Urban renewal in Africa most times brings more harm than good to the local residents in the first few months after its execution as shown in the consequence of mass demolition in Fig. 2.

Ogun State, a state in south-western Nigeria, is the study focus of this research because it witnessed massive urban renewal between 2013 and 2016. The state borders Lagos, the fastest growing and most industrialized city in West Africa to the west, and it is just about 45-min drive by road to its State Capital, Abeokuta. Population pressure in Ogun State is caused by its proximity to Lagos and the conduciveness of the State to accommodate investment opportunities. The population of the State increased by 24.9% in the last 10 years, thereby skyrocketing land value in the main cities such as Abeokuta and Ota causing a lot of illegal structures springing up in unapproved places creating environmental ugliness. To curb this trend, the present administration embarked on massive regeneration projects in five of the twenty local government areas within the state, namely Abeokuta North, Ado-Odo Ota, Ijebu Ode, Sagamu and Yewa South all of which caused not just population displacements at various scales but all manner of hardships to those affected (Orunbon 2014). Moved by these myriads of consequences, this research critically seeks answers to two basic questions as touching issues surrounding urban renewal and catering for the displaced in the State: what are the socioeconomic effects of massive urban renewal on the indigenes of Ogun State and what are the health effects of such on them? This informs the two specific objectives of this research which are to examine the socioeconomic as well as the health effects of urban renewal on the indigenes of Ogun

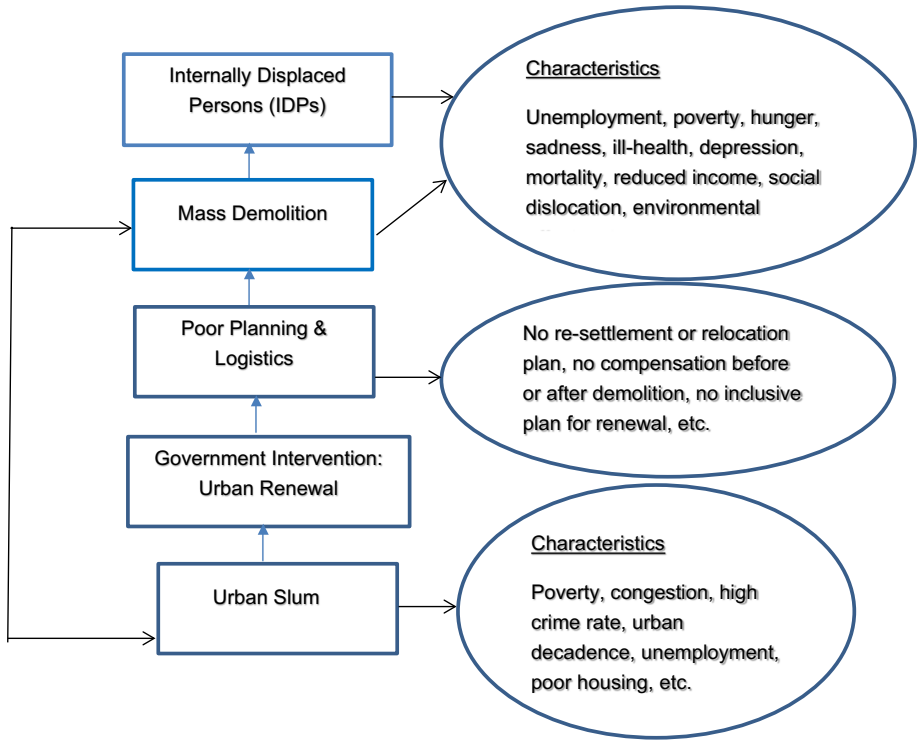


Fig. 2 Problem tree of urban renewal culminating in grave challenges in developing countries. *Source* Reproduced with permission from Author's Compilation (2018)



Fig. 3 A typical slum in a suburb of Lagos, Nigeria. *Source* <https://www.google.com.ng/search?hl=en&ei=13.0.0.0.0161377>: Accessed March 5, 2018

State, south-western Nigeria. The study seeks to test two hypotheses stated in null form; thus, there are no significant effects of massive urban renewal on the socioeconomic status of residents of Ogun State and two; there are no significant health consequences of urban renewal on them. These will guide authors to determine whether the exercise is like slash and burn in Nigeria or not.

The paper's outline is in the following order: Sect. 1 introduces the concept of urban renewal and its challenges in developing countries, especially Nigeria. Section 2 looks at some theoretical backgrounds for urban renewal while Sect. 3 spells out the methods used in the paper. Results are presented in Sect. 4, while Sect. 5 discusses our results comprehensively vis-a-vis existing literature on the subject of concern. Lastly, conclusion and recommendations are presented in Sect. 6.

2 Literature review

2.1 Empirical studies on approaches to selected urban renewal projects in Nigeria and implications

This subsection is undertaken to critically look into some selected urban renewal projects in Nigeria prior to the ones upon which this study was undertaken and their effects on local residents. Besides slum proliferation as earlier mentioned, drive towards strict adherence to cities' master plan which might have been distorted by some unscrupulous or poorly trained town planners is another reason for urban renewal. When people build in unapproved locations such as under high-tension wires, along drainage channels, canals, green areas and other property reserved for public use, the government may decide to demolish them to follow the city's master plan strictly. Examples of such demolitions abound in Abuja, Nigeria's Capital City. The most recent is the order from the Minister of Federal Capital Territory (FCT) to demolish some structures which he claimed to have violated Abuja master plan because they were built on sewer lines, green areas and other unauthorized areas. According to Adoga (2016), the FCT Minister was also reported to have said that FCT is the only city in Nigeria created by law and that necessary guidance according to law would be followed in handling the demolition of all illegal structures while all legitimate claims and other legitimate investors will be attended to. In a similar development, some houses in Maitama District, one of the busiest districts in Abuja Metropolis, had been marked for demolition and the plots revoked on the ground that they were built in plots of land the government had reserved for erection of tourist structure for foreign visitors.

The above reasons may sound very nice and welcoming, but if not executed holistically by trying to resettle or compensate everyone who has legitimate claims, it may cause sarcastic socioeconomic and health implications. Internal displacements, acute poverty, helplessness, dislocation of family ties, serious unemployment, depression, economic downturn, incomplete schooling and social isolation were some of the effects of urban renewal identified in the literature for Africa as a whole and Nigeria in particular (Adekola et al. 2017; Adoga 2016; Uwadiogwu 2015; Nwanna 2012; Aluko and Amidu 2006; Jimoh et al. 2013; Kehinde 2003). Some of these challenges are also noted in the problem tree of urban renewal in developing countries (Fig. 2) as well as the slum situation and urban renewal flow chart in Fig. 5. Jimoh et al. (2013) employed a survey research design to examine the urban renewal exercise of Badia East, Apapa Area of Lagos State, Nigeria, with a view to examine the merits and demerits of this exercise. There are a total of 125 questionnaires for

125 households out of the 501 dwellings, representing 25% of the households was sampled using systematic sampling technique. The questionnaire centred on the dwellers experience of urban renewal exercise and their level of involvement, that is whether they were carried along or not. They found that though the exercise brought a new life to the place as it gave a facelift and improves its environmental attractiveness, some residents, however, suffered some losses in various degrees. Many landlords lost their homes while many residents found it difficult to resettle after the renovation because house rental cost in the community skyrocketed that they could no longer afford it. They had to relocate elsewhere within the city where they can afford based on their socio-economic status.

In her study of urban renewal at Maroko, a former slum in Lagos, Nwanna (2012), discovers that only about 2000 out of over 10,000 former Maroko house-owners were resettled, and up till today, the remaining 8000 were neither assisted to find alternative accommodation nor offered compensation. They were rendered homeless. The rest could not financially afford to live in the edifice that the then government had erected in that place. Part of this same place is occupied by biggest multinational organizations and one of the most beautiful residential estates in Nigeria today. It was redeveloped after forcefully evicting the local residents and sold to big companies. So, the motive of the government from the outset is questionable. Implications such as stress, emotional breakdown, anxiety, depression, psychological trauma and the likes were recorded for those not relocated or compensated (Nwanna 2012). A similar incidence was also recorded in Goma Region, Congo DR, where massive urban renewal took place. According to Norwegian Refugee Council (2015), one-third of the displaced children do not attend primary school, compared to approximately 10 per cent among residents and host families, mainly due to inability to pay school fees or meet associated expenses because most of their means of livelihood such as shops and business concerns from where they pay children school fees have been demolished.

The most prominent implication of urban renewal in developing countries is violation of economic, social and cultural (ESC) rights of local residents. ESC rights generally include the right to work, right to social security, the right to housing, food, education and the right to health and a healthy environment, all of which are easily stimulated by forceful evictions (Fig. 3). There are several instances of spontaneous demolitions in Nigeria to back this claim. The most recent one is the demolitions of some parts of the popular Oshodi Market in Lagos Metropolis where goods worth millions of naira were destroyed in January 2016. According to Odinaka (2016), government felt that crime rate at that axis of Oshodi Market was becoming notorious which was caused by excessive congestion. To address this challenge, the demolished area was transformed into an ultra-modern bus terminus with new shelters that are befitting of a structured park in a megacity while the affected traders and shop owners were forcefully evicted and relocated to the newly built Isopakodowo Market Stalls at Bolade area of Oshodi. This sounds very good, but why was the relocation not done before the forceful evictions? In fact, Odinaka (2016) reported that police were deployed to apprehend reporters taking pictures as traders were not allowed to go close to get out their goods from the market being demolished. It must be noted that in the provision of new infrastructures and good-looking environment, the people for whom they are made must be carried along to minimize the negative impact of unintended consequences. These impromptu demolitions and forceful evictions like the one in Fig. 3 have fuelled emotional outbursts even from the enlightened as unintended consequences are mounting, bringing about opprobrium from many quarters, especially in Lagos, Imo and Ogun States in recent times.

Development-induced displacement is not limited to south-western Nigeria as indicated in Table 1. It is also endemic in Abuja and Niger Delta Region. Although most

evictions in the Niger Delta Region are induced by oil production; there have been some time when displacements in the region were purely for urban renewal. In July 2000, Rainbow Town in Rivers State, a home to about a million people, was demolished by the State Government without substantial provisions for resettlement, rehabilitation, compensation or relocation of the evictees (Social and Economic Rights Action Center (SERAC) 2009). Another notable incidence was captured in 2010 when over 200,000 people lost their homes due to a government urban renewal endeavour to demolish some slums in the City of Port Harcourt (Amnesty International 2006). The Government of the State neither made any concrete arrangement to resettle thousands of the displaced persons nor made any alternative accommodations for them. Also, Njemanze, a waterfront settlement in Port Harcourt, was also demolished as part of the urban renewal plan in August 2009 and out of the estimated 13,000 people that were evicted; many still had nowhere to live a year or more later. Displaced persons most times do not have the capacity to purchase water, fuel and transport, access good sanitation, health, education and food. They are also vulnerable to tenure insecurity, gangs, police harassment and communicable diseases (NRC 2015). Most displaced individuals do not hold secure jobs and are likely to resort to begging (UN 2011; ICBC 2011). In international law, it is the responsibility of the government concerned to provide assistance and protection for the IDPs in their country but what do they do if the said government is the cause of the displacement as is the case of development-induced IDPs in Nigeria?

From the foregoing analyses, Uwadiogwu (2015) recommended that in order to lessen the sufferings of the urban poor, especially when a place is marked for renewal, reimbursements in the form of 'slum citizen dislocation insurance', 'eviction pension' and 'relocation microfinance grants' should be in place. This will help guarantee the social and economic security of slum dwellers during urban renewal exercises.

As shown in the slum situation and urban renewal flow chart in Fig. 5, urban renewal has effects on individuals, families and societies as shown in the goals at the tail of the chart. Besides increasing the social status and capital wealth of a place, it also reduces crime rate in the area, beautifies the environment, slows suburban sprawl and reduces decadence on the land in favour of a better-organized city. These merits notwithstanding, the exercise if poorly executed as its hall mark in Nigeria brings grave implications especially on the local residents of the area being renewed. It further impoverishes the urban poor, dragging down their quality of life as shown in Fig. 4.

Development-induced IDPs most of who are resident in southern Nigeria should not be confused with crisis-induced IDPs in northern Nigeria. The challenge of displacements from crises started very lightly in 2009, but the statistics of those displaced been on the increase since then. Though the devastating effects of numerous bombings are waning, as of 2015, the population of conflict-induced IDPs in Nigeria was approximately 1.5 million (Center for Intelligence Agency (CIA) 2015; IDMC 2015). Most displaced persons in Nigeria are, however, thought to be displaced by insurgency but this is not so. Between 1990 and 2010, research shows that approximately 1.4 million people and 150, 548 households were displaced via urban renewal at various cities across the country as shown in Table 1. The problem is most of them were not compensated, resettled or adequately carried along in the demolition exercises.

Table 1 Urban renewal and cases of forceful evictions by the Nigerian Government: 1990–2010. *Sources* Reproduced with permission from (Uwadiogwu 2015: 26; SERAC 2009: 11)

Year and state	Geopolitical zones	Community	Estimates of evictees and displaced households	Cause(s) of demolition
1990, Lagos State	South-west	Maroko Town	300,000	Obsolete buildings and buildings BSL
1996, Lagos State	South-west	Ijora, Badia East	2000	Obsolete and shanty buildings
1992, Kogi State	North central	Ajaokuta	30,000	Public housing for workers of NIOMCO
2000, FCT Abuja	North central	Durumi	2000	Road reconstruction/dualization
2000, Rivers State	South-south	Rainbow Town	> 1,000,000	Derelict and obsolete buildings
1996, Lagos State	South-west	Itubirin	30,000	Derelict and obsolete buildings
1999, Lagos State	South-west	Kuramo	10,000	Clearing of slums
2003, Lagos State	South-west	Oke-Eri	6000	Clearing of slums
2004, Lagos State	South-west	Abule Ogunbiyi	3000	Clearing of slums
2010, Lagos State	South-west	Olaleye-Iponri	20,000 households	Upgrading
2002, Anambra State	South-east	Okpoko, Onitsha	128,147 households	Upgrading
1990, Imo State	South-east	Owerri	167 households	Upgrading
1980, Abia State	South-east	Aba	78 households	Upgrading
1980, Bauchi State	North-east	Bauchi	2156 households	Upgrading
Total-1980–2010, Nigeria		All communities above	1,383,000 evictees and 150,548 households	

BLS and NIOMCO in the table means below sea level and national iron ore and mining company, respectively



Fig. 4 Forceful eviction and demolition in Owerri, south-east Nigeria. *Source* <https://www.google.com/search?hl=en&tbm=isc1.64.img>; Accessed March 5, 2018

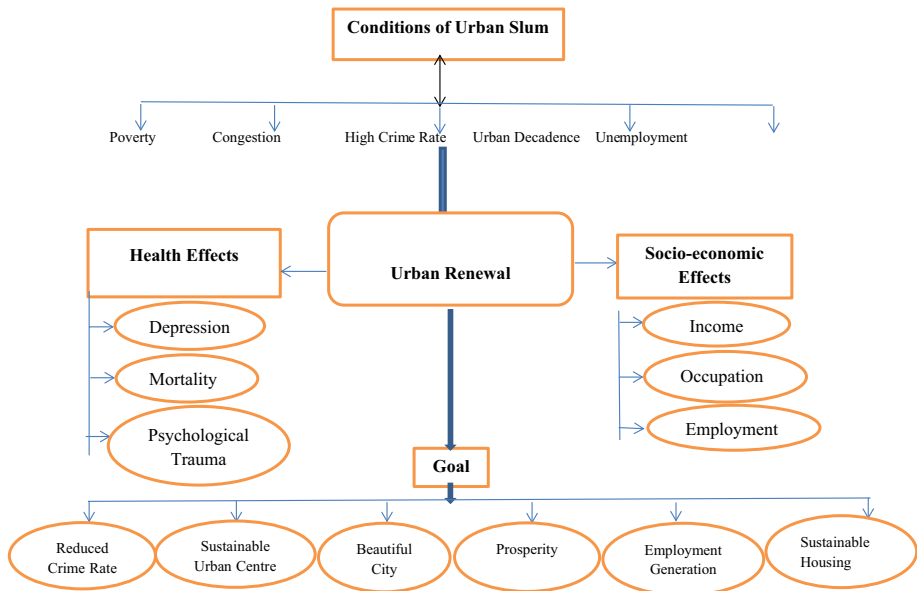


Fig. 5 Slum situation and urban renewal flow chart. *Source* Reproduced with permission from Author's Compilation (2018)

3 Materials and methods

3.1 Study area, data source and sample size

Ogun State, south-western Nigeria, with a population of approximately 4.7 million people and a population density of 280 persons/km² is our study area. It is one of the fastest growing states in Nigeria because of its proximity to Lagos and the conduciveness of the environment

to accommodate investment opportunities. Data for the study were collected from primary source through administration of structured questionnaires as the instrument. The sample population was determined using Taro Yamanes (1967) formula and proportional sampling, respectively, since the population sizes of the two selected LGAs are not the same. Taro Yamane's formula is given as: $n = N / (1 + N(e)^2)$ where n sample size, N population, e confidence level (0.05)². Since the proportion of houses affected by urban renewal to the total number of houses in the two local governments is not known, 5% estimate error was used, which gives the sample size guarantee of an accurate prediction at 95% confidence level. The application of this formula gives a total of 400 questionnaires which was further increased by 5% to account for contingencies like non-response, missing questionnaires and/or recording error, making it 420 questionnaires altogether. This is proportionally distributed as seen in Table 2 to the two LGAs based on their population sizes.

3.2 Sampling and estimation techniques

Random sampling method was adopted to distribute the questionnaires in the affected communities of the LGAs to give most affected persons equal opportunities to air their views. For the purpose of making comparisons among variables examined in the two LGAs involved, descriptive statistics particularly percentage table which collapses bulky data for easy understanding were used. For the purpose of analyses, presentations and decision making on the other hand; inferential statistical methods particularly logistic regression models were employed in testing the stated hypotheses. All analyses were done using SPSS version 20.0.

3.3 Model specification

3.3.1 Model 1

Binary logistic regression model was used to analyse objective one which aim to examine the socioeconomic implications of urban renewal on the residents of Ogun State. The basic requirement for using logistics regression model must be satisfied which is to dichotomize the dependent variable. Our dependent variable here is whether affected persons lose their jobs or not. This we did by assigning the value 1 if the response is yes and a value of 2 if the response is no. The model allows for the prediction of the likelihood of loss of jobs, fall in income and disrupt of education (independent variables) among affected residents.

The general model of the logistic regression equation is

$$\text{Log} \left[\frac{p}{1-p} \right] = \alpha + \beta_1 X_1 + \beta_2 X_2 + \beta_3 X_3 \cdots + \beta_n X_n \quad (1)$$

Table 2 Study area and sample size

LGA	Population size (2015)	% of sample size	Sample size/no of questionnaire
1. Abeokuta North LGA	248,265	27.4	115
2. Ado-Odo/Ota LGA	658,453	72.6	305
Total	906,718	100	420

where p is the likelihood of the occurrence of loss of jobs, fall in income and disrupt of education of the affected residents in the aftermath of demolitions induced by urban renewal, $1 - p$ is the likelihood of them not occurring, $X_{1+} \dots X_k$ are a set of independent variables (income, occupation and education), α is a constant and β are regression coefficients. Explicitly, the binary logistics regression equation is given thus

$$\text{Log} \left[\frac{p}{1-p} \right] = \alpha + \beta_{1\text{INC}} + \beta_{2\text{OCC}} + \beta_{2\text{EDUC}} + \epsilon \quad (2)$$

3.3.2 Model 2

Also for objective two, logistics regression analysis which aims to identify any significant relationship between urban renewal and health condition of the affected persons on the aftermath of urban renewal in Ogun State was used. Here, our independent variables are mortality, psychological trauma and depression. Since psychological trauma and depression are psychological terms, we consulted their case definitions from American Psychological Association (APA 2015) which we fed into the questionnaires as understandable responses bearing in mind that a substantial percentage of our respondents are not literate. Psychological trauma was coded as intense fear, anger, mood swing and poor concentration, while depression was coded as sadness, disturbed sleep, loss of appetite, feeling of tiredness, feeling of guilt and low self-worth based on their case definitions by APA. Explicitly, our model looks as:

$$\text{Log} \left[\frac{p}{1-p} \right] = \alpha + \beta_{1\text{MOR}} + \beta_{2\text{INF}} + \beta_{3\text{ANG}} + \beta_{4\text{MOS}} + \beta_{5\text{POC}} + \beta_{6\text{SDS}} \\ + \beta_{7\text{DIS}} + \beta_{8\text{SLOA}} + \beta_{9\text{FET}} + \beta_{10\text{FEG}} + \beta_{11\text{LSW}} + \epsilon \quad (3)$$

where p is the dependent variable representing probability of ill-health of the affected residents, β_1 to β_{11} are coefficient parameters of the independent variables: mortality, intense fear, anger, mood swing, poor concentration, sadness, disturbed sleep, loss of appetite, feeling of tiredness, feeling of guilt and low self-worth, and ϵ is error term.

4 Results

Out of the 420 questionnaires administered in the study area, 380 was properly filled and returned, representing 90.5% response rate upon which all analyses were based. Table 2 summarizes the selected socio-demographic characteristics of the respondents. As shown in the table, 67.9% of the respondents are from Ado-Odo/Ota LGA, while 30.3% of them are from Abeokuta North LGA. Results show that 42.9% of them are males, while 57.1% are females. Results about their employment status show that 94.5% of them are working while 5.5% are not working. On income level, 50.5% of them earn less than #20,000 monthly, 22.1% earn between #20,000 and #40,000, 12.4% earn between #41,000 and #60,000, and 14.5% earn above #61,000. Respondents were asked why they decided to live in the communities where urban renewal took place. The highest percentage (66.1%) is people who live there because of family bond. Other categories of reasons are closeness to work (24.5%), affordability of housing (7.6%), allocation from government (1.3%) and others (0.5%).

4.1 Logistic regression model for incidence of economic hardships on IDPs induced by urban renewal

We examined the socioeconomic effect of urban renewal on residents of affected communities in Ogun State. Income, occupation and education are our independent variables. The dependent variable here is whether the IDPs lost their jobs as a result of the renewal exercise which was coded as 1 for yes and 2 for no. Logistics regression was used to analyse this since the dependent variable is categorical and dichotomous (Table 3). The odds ratio of respondents with incidence of loss of jobs or occupation

Table 3 Distribution of respondents by selected socio-demographic characteristics

Selected socio-demographics	Frequency N= 380	Per cent = 100.0
LGA		
Abeokuta North	115	30.3
Ado/Odo Ota	265	69.7
Gender		
Male	163	42.9
Female	217	57.1
Occupation		
Civil servants	61	16.1
Trading/business	199	52.4
Artisan	52	13.7
Self-employed/retired/nil	68	17.7
Longevity in community		
1–10 years	156	41.1
11–20 years	81	21.3
21–30 years	47	12.4
31 years and above	96	25.3
Are you working?		
Yes	359	94.5
No	21	5.5
Why living in this community?		
Family bond	251	66.1
Closeness to place of work	93	24.5
Affordability of housing	29	7.6
Allocation from government	5	1.3
Others	2	0.5
Income level		
< #20,000	193	50.8
#20,000–40,000	85	22.4
#41,000–#60,000	47	12.4
> #61,000	55	14.5
Affected your daily or monthly income?		
Yes	309	81.3
No	71	18.7

Table 4 Odds ratio from binary logistic regression model for incidence of job lost on selected occupation types

Variables	Odds ratio/ exp(<i>B</i>)	<i>p</i> value	Std. error
Type of employment			
Civil servant			
Trading/business	RC		
Artisan	3.0	0.00**	0.4
Self-employed	1.0	0.90	0.3
	0.8	0.70	0.4
RC reference category			
**significant at 1%			

Table 5 Odds ratio from binary logistic regression model for incidence of hard life through UR on income differentials

Variables	Odds ratio/ exp(<i>B</i>)	<i>p</i> value	Std. error
Level of income			
< #20,000	RC		
#20,000–#40,000	3.0	0.00***	0.3
#41,000–#60,000	9.0	0.00***	0.4
> #61,000	4.0	0.000	0.4
RC reference category			
***significant at 1%			

as a result of the renewal exercise is presented in Table 4. This result shows that the odds ratio of traders or business men to lose their jobs is three times more likely (odds ratio = 3.0; $p < 0.01$) than other categories of employment, especially civil servants.

This simply means that traders/business men are three times more likely to be affected by the incidence of urban renewal than other categories of occupations, especially civil servants. Civil servants and self-employed persons have the least chance of losing their jobs in the aftermath of urban renewal as found here.

In the same vein, the likelihood of severe effects of urban renewal was conducted for various levels of income among persons affected. Result shows that low-income earners (persons who earn less than #60,000 monthly) combined in the two LGAs are twelve times more likely to be adversely affected in the aftermath of urban renewal income-wise than high-income earners ($p < 0.01$). High-income earners (those earning above #61,000 monthly) on the other will also be affected but not as seriously as low-income earners (odd ratio 4.0; $p < 0.01$) as presented in Table 5.

We also examined the impact of the exercise on students' education in the communities affected by the renewal. The exercise slightly affected secondary education a bit significantly. Results as presented in Table 6 show that no other level of education was affected by the exercise in relation to those without education at all.

Finally, since urban renewal exercise has significant effects on income, certain occupations and secondary education of affected persons, we reject the null hypothesis and accept the alternative hypothesis which says that urban renewal has significant effect on the socio-economic status of affected residents of Ogun State.

Table 6 Odds ratio from binary logistic regression model for incidence of educational effect through UR on different levels of education

Variables	Odds ratio/ exp(<i>B</i>)	<i>p</i> value	Std. error
Level of education			
No education	RC		
Primary education	0.9	0.86	0.66
Secondary education	0.4	0.03*	0.47
Tertiary education	0.4	0.08	0.48

RC reference category

*significant at 5%

4.2 Logistic regression model on incidence of Ill-health induced by urban renewal in Ogun State

Again the objective here is to identify relationship between urban renewal and the health of the affected residents of Ogun State in the aftermath of the exercise. Again, logistics regression analysis which aims to establish the likelihood of the occurrence of ill-health among affected persons in the aftermath of urban renewal in Ogun State was used. Again, our dependent variable is whether there was ill-health in the residents of the affected communities in the aftermath of urban renewal or not while our independent variables are mortality, psychological trauma and depression. Again, psychological trauma was coded as intense fear, anger, mood swing and poor concentration while depression has also been coded as sadness, disturbed sleep, loss of appetite, feeling of tiredness, feeling of guilt and low self-worth. Results as presented in Table 7 show that the likelihood of occurrence or incidence

Table 7 Odds ratio from logistic regression model for incidence of mortality and morbidity induced by urban renewal and displacement

Variables	Odds ratio/ exp(<i>B</i>)	<i>p</i> value	Std. error
Mortality	0.0	0.00**	0.5
No	RC		
Psychological trauma			
No	RC	–	–
Anger	0.5	0.18	0.6
Intense fear	1.2	0.86	1.0
Mood swing	1.0	0.98	1.3
Poor concentration	3.0	0.30	1.1
Depression			
No	RC	–	–
Sadness	0.1	0.00**	0.7
Disturbed sleep	12.8	0.00**	0.9
Loss of appetite	0.1	0.00**	1.0
Tiredness	0.7	0.70	0.8
Guilt	1.3	0.81	1.1
Low self-worth	1.2	0.07	1.0

RC reference category

**significant at 1%

of depression and mortality in the midst of affected residents is significant ($p < 0.01$). Worth mentioning is the fact that the cases of sadness (odds ratio = 0.1; $p < 0.01$), disturbed sleep (odds ratio = 12.8; $p < 0.01$) and loss of appetite (odds ratio = 0.1; $p < 0.01$) are significantly higher among them. This implies that persons in this category are twelve times more likely to lose sound sleep (disturbed sleep) than others who were not affected by the exercise. Our benchmark is that any respondent who has issues with at least two of these health indicators can be said to be having the health challenge in that regard. So, it can be said in this case that many affected persons have issues with depression as three out of the six indicators were very significant. We therefore reject the null hypothesis which states that there are no significant health consequences of urban renewal on residents of Ogun State and accept the alternative hypothesis. However, none of them have any challenge with psychological trauma as all of its indicators have insignificant p values ($p > 0.05$).

5 Discussions

This study examined the implications of urban renewal on socio-economic and health conditions of the residents of affected communities in Ogun State. In this study, more females (57.1%) were affected than males (42.9%) which confirm the conventional outcome of such event. In many places where urban renewal has taken place in Africa, women and children are always at the receiving ends. Norwegian Refugee Council (NRC 2015) confirmed a similar scenario in Goma Region of the Democratic Republic of Congo where women and school-going children suffer the most after a conflict-induced displacement in that region in 2015. One-third of the displaced children do not attend primary school due to inability to pay school fees or meet associated expenses because most of their means of livelihood from where they pay children school fees have been demolished.

Results also show that artisans and business men and women were more affected in the two LGAs than other categories of employments, especially civil servants. This of course is not surprising because civil servants are seated in government offices that it does not mean appointment termination even if the building where the offices are located is affected; they will simply be relocated. This does not, however, work for traders or business men because demolition of a shop may devastate a business if most customers are lost through the relocation of the business concern from its initial strategic location. Also, this exercise affected low-income earners than others in all selected communities. This has been confirmed in many similar studies in Nigeria and beyond. The case of old Maroko inhabitants in Lagos Nigeria captured by Nwana (2012) and Kehinde (2003) establishes the fact that the poorest of the poor among urban residents always bear the brunt of urban renewal wherever it is embarked upon. Maroko, a sprawling Lagos settlement which was home to over 300,000 people, was demolished in July 1990 on the orders of the then Military Administrator of the State, Colonel Raji Rasaki following the expiration of A SEVEN-DAY VACATION NOTICE! These slums were completely demolished within few days by relevant agencies without due process, compensation and resettlement of the displaced. Even with the return to civilian government, forced evictions have become more frequent, widespread, massive and brutal and low-income earners always suffer the most. The most recent is the demolitions of some parts of the popular Oshodi Market in Lagos Metropolis where goods worth of millions of naira were destroyed in January 2016. According to Odinaka (2016), government felt that crime rate at that axis of Oshodi Market was becoming notorious which was caused by excessive congestion. To address this challenge, the demolished area was transformed into an ultra-modern bus terminus with new shelters that

are befitting of a structured park in a megacity while the affected traders and shop owners were forcefully evicted and relocated to the newly built Isopakodowo Market Stalls at Bolade area of Oshodi. This sounds very good, but why was the relocation not done before the forceful evictions? In fact, police were deployed to apprehend reporters taking pictures as traders were not allowed to go close to get out their goods from the market being demolished. It must be noted that in the provision of new infrastructures and good-looking environment, the people for whom they are made must be carried along to minimize the negative impact of unintended consequences. These impromptu demolitions and forceful evictions have fuelled emotional outbursts from even the enlightened as unintended consequences are mounting bringing about opprobrium from many sub-Saharan African countries in recent times.

Relationships between urban renewal and mortality were also investigated, and results show that there is a significant relationship between affected residents and the likelihood of deaths ($p < 0.05$). This is so because not only were their persons neglected but also their personal, social and economic needs were partially ignored. Relationship between health challenges among residents affected and urban renewal was also explored, and results show that many affected persons had issues with depression. This was because sadness, loss of appetite and disturbed sleep was the order of the day in their midst. These have even caused graver health challenges such as stroke, heart attack, hyper tension and a host of other associated health challenges. This may not be strange because about 79% of those whose property was demolished said they didn't get enough compensation compared to the value of what was demolished. This was confirmed by Orunbon (2014) who emphatically wrote that most of the court cases where developers were ordered to stop demolition were routinely ignored by the government citing lack of Certificate of Occupancy (C-of-Os) and other relevant documents as reasons they were ignored. However, reports had it that even those who have legitimate claims such as C-of-Os and other relevant documents were also ignored. Implications such as stress, emotional breakdown, anxiety, depression, psychological trauma and the likes were recorded for those not relocated or compensated.

6 Conclusion and recommendations

From our descriptive analysis, only 1.3 per cent of IDPs who had either their houses or shops demolished had the land lawfully allocated to them by relevant authorities. This is a confirmation of the growth of slums in unapproved places in the State. This undoubtedly forced the state government to embark on urban renewal which induced forceful evictions for those who could not produce the necessary documents for the property they inhabit. This caused some socioeconomic hardships such as loss of jobs and fall in income for poor people in the state as seen in our results. Secondary education was also slightly affected as revealed in Table 6. The decision to renew the affected urban areas in the state is good, but the execution was poorly handled especially in carrying the people along as well as paying necessary compensations or relocating them particularly for those who have valid documents. Therefore, our conclusion about urban renewal in Nigeria can be likened to the unfriendly agricultural term 'slash and burn approach' because the people for whom the exercise is made to benefit are suffering from its consequences. This is because we discovered significant relationships between urban renewal in Nigeria and grave socioeconomic implications particularly poverty and depression. Africa countries should desist from this uncivilized slash and burn approach to urban renewal in that it makes supposed

beneficiaries cry, wail and shed tears resulting from the so-called unintended consequences which we believe are avoidable.

The future implication of this is that if urban renewal exercise is not made a holistic one by thrashing out issues with those who are likely to be affected even before the commencement of the demolition, Nigerians will start engaging in riots which may have graver consequences if they hear that urban renewal will take place in their communities. Also, it may cause other serious health consequences such as stroke, heart attack, hyper tension and death if approach to urban renewal in Nigeria remains stereotyped.

To guide against socioeconomic implications as found in this research in similar endeavours in the future, the following recommendations are expedient:

- Nigeria Government should make urban renewal very holistic. A holistic urban renewal exercise is the one that counts the cost on the residents of the communities that are likely to be affected, carry them along, pay necessary compensations or relocate them as the case may be before demolition exercise commences at all. If this is done, cases of ill-health induced by forceful evictions will not arise.
- Compensation paid to those who would be affected in any future occurrence of a similar event should commensurate with the value of properties demolished. This is because majority of the respondents in this study reported that compensation received was not anywhere near the value of property demolished. Government should factor in inflation from the time the property is erected to the time of demolition so that compensation to be paid can be commensurate. If this is done, grave consequences such as untimely deaths, depression and serious financial and business challenges found among affected persons in this research will be minimized.

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