

Assessment of Poor Housing in informal settlement, Ogun State, South Western, Nigeria

**Oladunni Izobo-Martins¹, Adesola Ajayi², Kunle Ayo-Vaughan³,
Eghosa Ekhaese⁴, Funmilola Badejo⁵**

*^{1,3&4} Department of Architecture, College of Science and Technology, Covenant
University, Ota, Nigeria*

³Department of Architecture, Bells University of Technology, Ota, Nigeria

*² Department of Biological Sciences, College of Science and Technology, Covenant
University, Ota, Nigeria and Augustine Univeristy, Lagos, Nigeria*

⁵ Department of Architecture, Obafemi Awolowo University, Ile –Ife, Nigeria

Abstract

This paper examines the influence of poverty on housing in informal settlement. Housing ownership has become a paramount thing in Nigeria, due to high cost of rent. This has resulted in informal settlement and sustaining those buildings has become hectic as a result of poverty. This research work was carried out in order to highlight and examine the influence of poor housing on the health and behaviour of the residents in the study area. Data for the study were generated from both primary and secondary school sources, and were equally analyzed through Descriptive statistics. The sampling population was 250 respondents who are representative of the house heads. Findings from the study revealed that the area chosen for the study exhibit slum condition that has denied impact on the socio-economic lifestyles and the health of the residents, as well as the general outlook of the environment. The study then concludes that people should design and build their houses based on their income rather than hoping for a better future. The study also recommends public campaign, to educate the dwellers on the need for good building condition as well to know the danger of abusing their environment.

Keywords: Buildings, environment, informal settlement, poverty and Regulations

INTRODUCTION

Housing is a major challenge in Nigeria. Much has not been done to resolve the housing problem in Nigeria. Informal strategies housing is now leading to the development of new settlements. Informal settlements are becoming a vital feature in Nigeria. Informal settlements house a significant percentage of the population of towns and cities, yet there is no common planning framework for upgrading these settlements. The magnitude of housing problems encountered in the country today has reached an alarming level. While the problems in the rural areas are mainly quantitative, in the urban areas, the nature of the problem is both quantitative and qualitative (Asamoah, 2010).

In general, the problem is more acute amongst poor households; poverty is gradually dominating the urban areas. The condition of living and the health of millions of slum dwellers around Nigeria are extremely poor. Up to the 1980s poverty was largely associated with the rural areas in developing countries; but the situation has changed with the dramatic increase in the numbers and proportion of the population living in urban areas, and a corresponding increase in the level of urban poverty, (Nwaka, 2005). The awful environmental conditions associated with informal sector activities and settlements constitute a major threat to the condition of living, health and well-being of urban life. The today informal settlements have different challenges such as unemployment, less productivity, low income and unacceptable social environments. There are many informal sector enterprises, especially those located in residential buildings, less patronage pose real poverty, disrupt livelihoods, and causing social distress for the urban community.

In a study carried out by Otegbulu (2013), the informal sector has since the early days of independence been the dominant provider of urban land and housing, as only about 20% to 40% of the physical development in Nigeria cities is carried out with formal government approval. Nigeria government is a contributor to the present condition of lack of planning controls and unhealthy urban environments because of less formal sector. According to (Olotuah and Adesiji, 2005), almost 75% of Nigeria's urban dwellers live in slums and in such forms of shelter that are degrading to human dignity. The study was carried out in Olambe which is a fast-growing community in Ogun State, Nigeria and it shares the same boundary with Lagos state. It is highly populated and majority of the adults are traders and business men and women.

Since housing has been known to be highly capital intensive, the investment by government and other stakeholders should be properly directed towards achieving good quality housing environment (Babalola, et al, 2016).

Development in Nigeria, concentrates more on the states with increase in the number of local governments in Nigeria. While capital of states are developed into mini cities and the headquarters of local government are being upgraded and developed as centres of small scale manufacturing and commercial activities. Nothing seems to be happening in the informal settlement except for individual efforts. A study of this nature will inform the people on the present condition of housing that needs attention of the Nigeria government, so as to inform future provisions.

HOUSING IN NIGERIA

Housing has various expressions to various people, a source of security, shelter, economic power and protection. It is also a show of status or class. It is lastly what a source of significant comfort. Housing is universally acknowledged as one of the most basic human needs, with profound impact in life style, health, happiness, as well as productivity of the individual. Housing is beyond a basic human need, it also constitute a vital component of peoples well-being, sustenance and survival of life. It also has a profound influence on health, efficiency, social behaviour and satisfaction of life. Logan and Molotch, (2007) “housing is an investment that has a major role to play in the individual, local and national economy, in most cases it constitutes the major capital investments and life ambition of individuals”. It will be noted that for proper quality of housing there are various features of good housing that must be present in all houses, these features may be achieved differently in different ways in many countries, it is still important in the representation of a good quality house (Dare-Abel et. al., 2014).

Good housing from above can be defined as a building and environment provided by man or otherwise that provides shelter, and all necessary facilities and equipment, necessary to ensure a physical, mental and healthy individual and family. It will be noted that for proper quality of housing there are various features of good housing that must be present in all houses, these features may be achieved differently in different ways in many countries, it is still important in the representation of a good quality house.

World Health Organisation established that good housing should therefore contain the following:

- It must be built with proper and necessary material to ensure structural stability taking into consideration the site and soil in use.
- More emphasis must be created on the use of natural lighting for aspect of the home in a view to reduce the use of artificial lighting
- The building must have effective circulation system (vehicular and pedestrian).
- The building must conform with all necessary laws and standards set in the country and the need of the user
- Provision for save disposal of refuse, sewage and effective drainage system.
- Provision of portable water supply for various activities.
- Provision of enough and essential spaces for all function to be carried within the house and the environment
- There should be ease of communication between all parts of house,
- It must be aesthetically pleasing to the user(s).
- Presence of adequate and high indoor air quality (IAQ).

The problem of creating both qualitatively and quantitatively adequate housing has long since existed in Nigeria and been a concern, not just on an individual bases but also for the ruling bodies(government). But an understanding of housing and its challenges might help solve some of its issues.

Housing is one of the most important parts of man's life. It is not only the structure but also the environment and the components that make a house habitable safe and convenient. Housing contains various sub systems that make a house function, from service units, social functions, structurally components, health related components. All these sub systems is when brought together make a house, good housing. For most housing is a permanent structure, necessary to everyone. The problem of creating both qualitatively and quantitatively adequate housing has long since existed and been a concern, not just on an individual bases but also for the ruling bodies(government). But an understanding of housing and its challenges might help solve some of its issues.

THE HOUSING POLICY IN NIGERIA AND HOUSING IN NIGERIA

The housing policy in Nigeria rests the responsibility of providing housing for the masses on the state government. Under various government provision of housing has been a major challenge due to the complex nature if its market. Section 16 (1) (d) of the 1999 Constitution under the Fundamental Objectives and Directive Principles of State Policy is categorical on the exigency of the state to provide adequate shelter for its citizenry. It enjoins the state to 'provide suitable and adequate shelter for all citizens'. Nevertheless there are various challenges there are various challenges that can occur. One of the challenges is the inability of the government to tackle the housing challenges in various states on its own without help from the private sector.

It is estimated that Nigeria currently requires at least one million housing units per annum to equate the housing demands of her population put at over160 million. Research proves that a majority of Nigerian citizens living in cities and urban areas actually live in ghettos, shanties and squalid accommodation. Rural areas have the same ugly story due to basically lack of social amenities in those areas.

The federal government is not unaware of this challenge and has tackled the ugly scenario in various ways. For instance, the federal government, in 2010, established the Federal Ministry of Lands, Housing and Urban Development with a clear mandate to initiate modalities to ensure provision of adequate and affordable housing for the Nigerian citizenry both in rural and urban areas. Between the year 1999 and 2010, there has been a significant growth in the participation of the private sector in provision of housing in Nigeria, with many estates springing up due to the sectors participation. But there is a seemingly challenge of the private housing built toward the luxurious section of the populace, hence the reason why the housing challenges have not really been curtailed. This brings us to a situation where there has to be a partnership between the public and private sector to provide affordable housing for the masses. The role of the private sector cannot be underestimated due to its ability to

reach more people and with the ability to manage funds available to it than the public sector. It was found that as at 1990, with the lowering value of Nigerian naira that, houses and estates were built far beyond the affordability of it citizenry. So in turn there was available fund but lack of proper management of those fund led to some government residential areas being abandoned for some time.

INFORMAL HOUSING IN NIGERIA

Housing is much more than a building but a subject of highly charged emotional content, a matter of strong feeling, (Akinmoladun and Oluwoye, 2007). In Nigeria where much credence is put on owning a house it is only right to say it is a source of showing once achievement. According to UN estimates (Ezeani, 2012) about 1.6 billion of the world's population live in inadequate housing. The situation in Nigeria is not an exemption or better. There are houses with people living in shanty towns, squatter, or slumps. The case of Ogun State is something unique and cannot be ignored, because of the over flow from Lagos state. The state is economically important to the nation because of the number of industries that exist, but the overwhelmed poor housing issues keep erupting by the day. Between the year 1999 and 2010, there has been a significant growth in the participation of the private sector in provision of housing in Nigeria, with many estates springing up due to the sectors participation. But there is a seemingly challenge of the private housing built toward the luxurious section of the populace, hence the reason why the housing challenges have not really been curtailed.

This brings us to a situation where there has to be a partnership between the public and private sector to provide affordable housing for the masses.

The role of the private sector cannot be underestimated due to its ability to reach more people and with the ability to manage funds available to it than the public sector. It was found that as at 1990, with the lowering value of Nigerian naira that, houses and estates were built far beyond the affordability of it citizenry. So in turn there was available fund but lack of proper management of those fund led to some GRA (government residential areas) being abandoned for some time.

THE PRESENT STUDY

Ogun State is situated in the south-west region of Nigeria. It lies approximately between longitudes 20 451 E and 40 451 E; and latitudes 60151N and 70 601 N. with the land area of about 16,762 square kilometres, representing around 1.8 percent of Nigeria total land mass of 924,000 square kilometres. The study area is Olambe, Ogun State Nigeria which is a fast-growing community in Ogun State, Nigeria. The community is in Ifo Local Government Area of Ogun State. Yoruba is the major language of the inhabitants of Olambe. Most of the educated and official people in Olambe work in Lagos State, Nigeria, Ajayi,et al., (2014). From the 2006 population census, the total population of Olambe was about 300,000. The population has increased immensely over the years. Adedipe and Lasisi (2006) established that the

housing challenges in Ogun State are both in quantity and quality, and are more critical among low-income households in the urban centres. The present study adds to efforts to understand the influence of poor housing on the informal housing residents in several ways. A sample was drawn from the heads of household who had lived in Olambe for more than two years. The issue which were directly addressed in the study are confounding variables such as demographics, income and employment status. This article analyses household membership and the housing condition, using data collected from dwellers in Olambe, an informal settlement in Ogun State Nigeria.

RESEARCH METHODOLOGY

The methodology adopted for the work is the cross-sectional survey research method, based on randomly selected sample sizes from sampling frame of five out of nine estates selected across the three separate income typologies and the three housing providers. Data were obtained from randomly selected household heads in same number of dwelling units from the research population in the study area using questionnaire, observation and photographic materials as data collection instruments. A data matrix of 53 variables were investigated, in order to identify housing condition problems, in 2015. The research team conducted a survey of a convenience sample from household heads in Olambe town, Ogun state Nigeria. The data for this study was collected through primary and secondary sources. Questionnaire administration establishes the major instrument used in information collection. The questionnaire was supported with map showing the layout of the settlement and buildings used in the study. Altogether, there are 1,426 existing buildings in the area of about 3.2 square kilometers. Out of these, 66 are non-residential leaving 1360 as target population. From this, a 20% sample size, amounting to 272 buildings was taken and considered reasonable for the study. The use of systematic random sampling approach was adopted to select household heads as the respondents in the study. 250 questionnaires were retrieved and used for the study as representative of the house heads. Each questionnaire contains 30 variables, which were thoroughly investigated to obtain information on sex, marital status and age of respondents. Also, the residences' socio-economic characteristics, structural condition of buildings, the level of infrastructure facilities as well as residents' perception of their environment were investigated.

FINDINGS AND DISCUSSION

The research findings in this study are presented primarily on the existing situation in the area, considering the socio-economic characteristics of respondents, the structural condition of buildings, the state of the existing infrastructure facilities, the general condition of the environment, and the effects of slum on the residents. Meanwhile, twenty two (22) of the two hundred and seventy two (272) questionnaires distributed could not be retrieved leaving two hundred and fifty (250) which were used for the analysis. This represents 92% of the total expected responses. The number of

respondent was considered reasonable when taking into consideration the homogeneous characteristics of poor housing. After the surveys, these are the results collected in relation to the administered questions, which have been interpreted with a statistical procedure of the different variables taken into account. The sample is limited based on the objective of study, but we are confident that it is sufficient to help us to obtain interesting conclusions. These are the results of the analysis:

Table 1: Sex of the respondent

Sex	Frequency	Valid Percent
Female	82	32.8%
Male	168	67.2%

Source: fieldwork, 2015

- The marital status of the respondents were measured, 60% of them are married. The women owned buildings commonly have different residential units some are mixed building. The female householder in the study has 45.9% multi-tenant units. It was also observed that more of female-headed households share their building than the male. However, female householders were mostly renters (58%) but male-headed households were mainly home owners (51.8%). However in some of the buildings headed by female, the buildings were erected much before the death of their spouses.

Table 2: Response the ages of respondent

Age	Frequency	Valid Percent
31-40	85	34%
41-50	105	42%
51-60	35	14%
Above 61	25	10%

Source: fieldwork, 2015

- Some young female heads are less than 40years and therefore suspected to be involved in sexual promiscuity. There is high poverty because young single mothers with small children cannot rely on the support of their children. Getting involved in promiscuity seems to be a solution.

Table 3: Response to number of income earners

Number of income earners	Frequency	Valid Percent
1 person	87	34.8%
2 people	120	48%
3 people	43	17.2%

Source: fieldwork, 2015

•From table 3, the study finds that women house heads earn less than men. Some of the women engage more family members in the work force strategy. Majority of the male house heads have two members of their families working while some of their spouses stay back at home to take care of the children.

Table 4: Response to status of house when occupants moved in

House Status	Frequency	Valid Percent
Partially completed	163	65.2%
Completed	87	34.8%

Source: fieldwork, 2015

•Table 4 indicates that majority of the respondents moved into their houses when it was partially completed; this is an indication of the low financial condition of the people. Majority of the people are actually struggling to erect buildings for the habitation of their family. Moving into the building without completion is becoming the life styles of dwellers in the informal settlement. This is a relaxed attitude which makes some of them to be financially down and unable to complete the houses even after moving in, which poses a serious threat to the settlement.

Table 5: Response to number of rooms occupied

Number of rooms	Frequency	Valid Percent
1 room	90	36%
2 rooms	107	42.8%
3rooms	29	11.6%
4 rooms	17	6.8%
others	7	2.8%

Source: fieldwork, 2015

•With reference to the data collected as shown in Table 5, it is observed that those occupying 5 rooms and above recorded the least number of respondents (2.8%).

Table 6: The method of waste disposal

Waste Disposal	Frequency	Valid Percent
Burning	144	57.6%
Burying	14	5.6%
more than just one method	20	8 %
Public sewage vehicle	72	28.8%

Source: fieldwork, 2015

•With reference to the data collected, it was shown in table 6, that few of them disposed refuse by more than just one method. Certain amount of money is usually charged by the public sewage operators. The number of users of vehicular waste collectors is still low when compared with self-burning. It was further discovered that the reason for this is because money is involved.

Table 7: Condition rating of the Communal Infrastructures based on Professional Assessment

Infrastructural conditions	1= Poor: requires immediate attention, 2= Marginal: Requires attention within 3Yrs, 3 = Good: Suitable for approx. 5 to 10 years, 4 = Very Good: Suitable for 10+ years
Condition of street light	1
Condition of roads	1
Public health facility	1
Public schools	3
Police Station	2
Electrical Installations	5
Drainage system	2

Source: fieldwork, 2015

•There is also a weak transportation link. There are only few streets light that were erected by individuals. Majority of them are in a very bad condition. The public schools are very good because of the communal supports. All infrastructures require urgent attention.

Table 8: Source of water

Source of water	Frequency	Valid Percent
Well	116	46.4%
Rain & Stream	12	4.8%
Public taps & water vendors	82	32.8%
Bore hole	40	16%

Source: fieldwork, 2015

•A very few got water from boreholes considering the high cost of sinking boreholes. The number of respondent getting water from well is the highest because it is affordable to sink wells. Some of the wells are drawn manually, without the use of a pumping machine.

CONCLUSION

The economic hardship experienced by Nigerians in recent time is affecting the lifestyle of her people.it is erupting doubling of households in an existing unit. Living in squatter settlement has become an alternative to urban living. The increase in poverty occurring in recent time has resulted in housing a poor population in a settlement. Some impoverished middle classes who can no longer afford housing prices in the urban area now develop and leave in informal settlement.

- Length of stay appears very crucial to owner-occupation in the study area.
- Social networking plays vital role in accessing housing for residents in the area.
- Public finance for housing is non-existent.
- Quality of housing is reflective of access to funds.
- Incremental housing development is a major feature in the study area.
- High rate of people using or dealing drugs.
- There is high rate of crimes such as vandalism and theft.
- There is high disaggregation in the public which is reflection on the building conditions.

However, it is now essential for the government to make a shift from where we are as nation to where housing status should be. Government should focus on management, not policy. There should be a focus on performance appraisal and efficiency of the housing condition. Finally, the management style should be emphasised upon for an improved output building condition performance.

ACKNOWLEDGEMENTS

We very much appreciate the support of Covenant University Centre for Research, Innovation and Discovery for their financial.

REFERENCES

Adedipe, B.O. and Lasisi, A.L., 2006. The challenges of sustainable provision of urban housing in Nigeria: a case study of Ilaro, Ogun State. *The Built Environment: Innovation Policy and Sustainable Development, Department of Architecture, Covenant University, Ota*, pp.385-91.

Ajayi, A.A., Peter-Albert, C.F., Olasehinde, G.I., Adejuwon, A.A. and John-Dewole, O., 2014. Studies on Home-Based Management of Malaria in Ogun State, South Western Nigeria.

Akinmoladun, O.I. and Oluwoye, J., 2007. An assessment of why the problems of housing shortages persist in developing countries: A case of study of Lagos Metropolis, Nigeria. *Pakistan Journal of Social Science*, 4(4), pp.589-598.

Asamoah, A., 2010. *Project Interventions and Slum Improvement in Ghanaian cities: A Case Study of Kumasi Metropolitan Area* (Doctoral dissertation, School of Graduate Studies, Kwame Nkrumah University of Science and Technology).

Babalola, D. O., Ibem, E. O., Olotuah, A. O., & Fulani, O. (2016). Residents' Perception of Quality of Public Housing in Lagos, Nigeria. *International Journal of Applied Environmental Sciences*, 11(2), 583-598.

Dare-Abel, O.A., Izobo-Martins, O. and Ayo-Vaughan, O., 2014. Evaluation of Canaanland Camp House B, Ota, Ogun State. *International Journal of Scientific and Engineering Research*, 5(7), pp.263-267.

Ezeani, E.O., 2012. Delivering the Goods: Repositioning Local Governments in Nigeria to Achieve the Millennium Development Goals (MDGs). *The 66th Inaugural Lecture of the University of Nigeria, Nsukka*.(April 26).

Nwaka, G.I., 2005. The urban poor, the informal city and environmental health policy in Nigeria. *Journal of Global Urban Development*, 2(2), pp.5-7.

Logan, J.R. and Molotch, H., 2007. *Urban fortunes: The political economy of place*. Univ of California Press.

Olotuah, A.O. and Adesiji, O.S., 2005, September. Housing. Poverty, Slum Formation and Deviant Behaviour. In *Papers and Presentations, Housing Studies Association Conference, University of Lincoln, Lincoln, UK* (pp. 8-9).

Otegbulu, A.C., 2013. Governance and management of urban infrastructure services in Lagos Nigeria. *Journal of Public Administration and Policy Research*, 5(1), p.8.

