

# ENVIRONMENTAL PLANNING IN MASS HOUSING SCHEMES: STRATEGY FOR ACHIEVING INCLUSIVE AND SAFE URBAN COMMUNITIES

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## Abstract

*The layout of plots, arrangement of buildings and management of spaces between buildings in residential neighbourhoods are vital components of the planning and designing of housing schemes. Consequently, there is a growing body of knowledge on how the planning and design of neighbourhood and housing units can promote neighbourhood security. In spite of this, there is insufficient empirical evidence to show how the planning of neighbourhoods, design of dwelling units, arrangement of buildings and treatment of spaces between them contribute to security of lives and property in mass housing schemes. This is particularly so for a developing country like Nigeria that is facing all kinds of security challenges within her urban neighbourhoods. Therefore, this Chapter seeks to present and discuss findings of a research conducted to examine the influence of residential neighbourhood planning and design of housing units on the security of lives and property in 12 selected public mass housing estates developed by the Lagos State Development and Property Corporation (LSDPC) in Lagos Metropolis, Nigeria. The data were derived from household survey involving 1036 residents in different LSDPC housing estates in Lagos Metropolis. Copies of questionnaire and observation schedule were used as data gathering instruments. The results of the descriptive statistics and content analysis of the data reveal the predominant layout patterns of the estates, design and construction features of the housing units, spaces, and how these have influenced residents' perception of security of lives and property in the residential estates. The result also identifies aspects of neighbourhood planning and design that have the most significant influence on security of lives and property in mass housing schemes in the study area. Areas that need to be strengthened by housing experts, developers, urban designers and managers are highlighted. This is to ensure that mass housing schemes in rapidly growing towns and cities are secure for residents, thereby contributing to the attainment of goal 11 of the sustainable development goals (SDGs) in Nigeria.*

**Keywords:** *Lagos Mass housing; Neighbourhood design; Sustainable development goals; Security; Urban neighbourhood*