AGE OF RESIDENTS AND SATISFACTION WITH THE NEIGHBOURHOOD IN IBADAN CORE AREA: A CASE STUDY OF OKE FOKO

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ABSTRACT: *This study focuses on the comparison of satisfaction level within different age groups in the core area of Ibadan, Oyo State, Nigeria. Based on the assumption that age of residents influences neighbourhood satisfaction and that this satisfaction is in varying degrees between different age groups, non-parametric test was used to examine the differences. Result showed that age of residents was significantly related to neighbourhood satisfaction. An analysis that focused on the differing age group satisfaction with the neighbourhood showed significant differences. However, the differences were more significant below 20 years age bracket and 61-70 years.*

KEYWORDS: Neighbouhood satisfaction, housing satisfaction, core area housing, age of residents.

INTRODUCTION

Urbanisation in Nigerian urban centres both before independence and post-independence has increased effect on the environment of housing. While some parts of the urban centres were developed, others like the core areas suffered deterioration of the environment. Thus, this has led to the study of housing environment in terms of man-environment relation. In the context of housing, it is the interrelationship among the individual, affordances (manifest such as sleeping, eating, shelter, leisure; and latent such as privacy, sense of community, peace and quiet and sense of security) and environmental objects (places) (Coolen and Meesters, 2012). This area of housing study has focused on different concepts relating the environment of housing and the users of the environment. One of these concepts is the study of residents' satisfaction with their residential environment.

Neighbourhood and housing unit as components of the resident have been rightly established in housing studies. Further to this, Jiboye (2010) identified three housing components that determined residential satisfaction. These are the environment, dwelling and management sub-system. The neighbourhood remains the most basic environmental unit in which our social lives occur and it necessarily affects the quality of life of residents (Hur and Morrow-Jone, 2008) and as such, the neighbourhood should be given more attention than it is given.

Many factors have contributed to neighbourhood satisfaction (NS) in the core areas of Nigerian cities. However, a host of other factors have been associated with high level of dissatisfaction namely: water supply, electricity supply, size of open spaces, layout of the neighbourhood, toilet facilities, and recreational facilities (Adewale, 2014). Several other studies mentioned the importance of personal characteristics such as age, education, sex and occupation of residents as determinants of housing and neighbourhood satisfaction (Topcu and Dokmeci, 2005; McCrea, Stimson and Western, 2005).

In this study, the focus is on neighbourhood satisfaction which is an aspect of residential satisfaction. It examines the place of residents' age in neighbourhood satisfaction. In sum, this study addressed these basic questions: (a) What are the different age groups represented in Oke-Foko? (b) Does age of resident influence neighbourhood satisfaction? (c) What are the differing levels of satisfaction within the age groups represented?

Consequently, it contributed the following to knowledge: It exposed perception of neighbourhood satisfaction as it relates to core area dwellers. It has uncovered age as a strong determinant of perception of neighbourhood satisfaction. Therefore, this study stands to assist housing experts to understand the needs of different age groups of dwellers and provide services that suit them. Also, it compliments existing literature on housing satisfaction as well as affirmed certain assertions in neighbourhood satisfaction literature.

LITERATURE REVIEW

Residential Satisfaction

Residential satisfaction is defined as the feeling of contentment that one achieves when one's needs or desires in a house are met. It has been studied by various researchers and the outcome are viewed as a key predictor of an individual's perception of the quality of a house, and an evaluative measure for judging the success of constructions by public and private sectors (Jiboye, 2010; Mohit, Ibrahim, and Rashid, 2010). Satisfaction with housing conditions signifies the absence of any complaint about one's house, and an indication of congruence between the desired and actual housing qualities which implies that satisfaction of a household with her housing occurs when the family housing meet the normatively derived needs, failure of which leads to housing deficit (Morris, Crull and Winter, 1976).

Berkoz, Turk and Kellekci (2009) have emphasized on six rubrics that increase the level of residential satisfaction in housing and environmental quality. They include 1) accessibility to various function areas. 2) Environmental features of housing. 3) Facilities in the environment. 4) Environmental security. 5) Neighbours relationship, and 6) Appearance of the housing environment. This implies that residential satisfaction is not limited to the housing but encompasses the physical components of the neighbourhood and its effect on the users which is in tandem with Andersen (2008) summation that residential satisfaction is a combination of housing and neighbourhood satisfaction, and that the two are independent.

Neighbourhood Satisfaction

Since residential dissatisfaction could mean dissatisfaction with the neighbourhood, neighbourhood satisfaction (NS) is seen in the literature as important. Housing Authority Council, HAC (2000) emphasized its importance by including dweller opinion about facilities of his residential area as a way of evaluating his residence. Herting and Guest (1985) study identified six factors which are related to overall neighbourhood satisfaction as social, physical environment, residence, services, location and institutions. It used three evaluative theories to describe what a satisfactory community should be. The minimalist theory says that residential areas have little meaning beyond the home itself. The 'natural area' positions that locality assumes a multifunction importance in the lives of urbanites. The third theory (Limited Liability) suggests that the surrounding environment will be crucial to the degree of satisfaction which residents express about the local areas. This study takes cue from the Limited Liability theory which stresses the importance of the neighbourhood in residents' satisfaction. In essence, the neighbourhood is an important aspect of the residence from which dwellers must derive full satisfaction.

Residents' characteristics as determinants of Residential Satisfaction

A number of factors representing housing and neighbourhood characteristics, personal characteristics, neighbourhood characteristics and their effect on neighbourhood satisfaction have been examined by different studies. Houriham (1984) conducted a path analysis in Cork, Ireland on the determinants of neighbourhood satisfaction. The result showed neighbourhood satisfaction to be a direct result of four neighbourhood attributes including appearance, life style, quality of life, and stability of the community; and two personal characteristics (number of children in each household and residence in public housing apartment), which together explain 38 percent of variation in satisfaction. It clarified the influence of personal characteristics on residential satisfaction.

Horiham (1984); HAC (2000); Sungur and Cagdas (2003) reported that satisfaction is determined by the characteristics of the individual and household, the characteristics of the residential location, and attachment to the home and community. Contrary to this, Li and Song (2009) in a survey conducted in Shanghai between displaced residents and other residents of the city reported that demographic and socio-economic variables are not significant in residential satisfaction. It posited that the difference in satisfaction level was as a result of better housing condition.

According to Amestoy and Toscano (2007), gender is a significant factor of residential satisfaction but significant weak differences exist between them. Housing satisfaction was also regressed on a number of personal and household objective characteristics and it was revealed that having higher income is related to satisfaction. Whereas, HAC (2000) observed that income did not influence satisfaction and that those with low income as well as those with high income had the same level of satisfaction.

Amestoy and Toscano (2007) using a hedonic approach, in which objective housing attributes are tested, asserted that homeowners are more satisfied with their homes than renters. Parkes, Kearns and Atkinson (2002) while in agreement, found that the gap in neighbourhood satisfaction scores between owners and renters was greater in the more prosperous rather than

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poorer areas. On the other hand, Jaafar *et al.* (2005) asserted that homeownership does not affect neighbourhood satisfaction and that there is no difference in aspiration of owners and renters. While disputing the homeownership importance in satisfaction, Jaafar *et al.* (2005) posited that tenure does not have an effect on neighbourhood satisfaction.

Age factor explaining differences in neighbouhood satisfaction among residents

Studies on both housing and neighbouhood satisfaction focus on both household and physical characteristics of settings as determinants of satisfaction**.** HAC (2000) reported the importance of age as a determinant factor of housing satisfaction; but Jaafar, Hasan, Mohamad and Ramayah (2005) had a contrary view that age had no effect on satisfaction. This is because 40 percent of the residents of Penang Development Corporation (PDC) housing were between ages forty and sixty which is the working class age.

Sungur and Cagdas (2003) study reported that individual and household characteristics including age, characteristics of location of resident were great determinants of neighbourhood satisfaction. In the contrary, Li and Song (2009) reported that demographic and socio-economic variables had no influence on satisfaction, but housing conditions affect satisfaction.

Buys, Laurie and Miller Evonne (2012) measured neighbourhood satisfaction using environmental impact experienced by residents in areas including neighbourhood, neighbours, current dwelling (neighbourhood attributes and facilities). Socio-economic characteristics were included and age was found to be the only significant predictor of satisfaction. Older residents were the most satisfied with their current accommodation. However, they were more satisfied with social contacts with family and friends than strangers. Similarly, in a study by McCrea, Stimson and Western (2005), interaction with neighbours is more important with older people and it's a source of satisfaction.

Perez, Fernandez, Mayoralas, Rivera and Abuin (2001) measured the residential satisfaction of the elderly (65-84 years) living in family houses using multiple linear regression analysis. Satisfaction was higher with the most elderly. It reported high degree of satisfaction with house, neighbours and neighbourhood. Dekker and Musterd (2007) also found that age was the most important determinant of satisfaction in some Post world-war II large housing estate. The older people were more satisfied than younger residents. Similarly, Anderson (2008) citing Skifter Andersen (2004) showed that older people tend to be more satisfied with their residents than younger people.

Topcu and Dokmeci (2005) measured neighbourhood satisfaction based on age, education and occupation. In Arnavutkoy, older residents are more satisfied than younger ones. The study concluded that age increases as age increases. Also, Abdu, Hashim, Samah and Salim (2014) in a study of the residential satisfaction of residents of an unplanned neighbourhood in Kano, Nigeria, asserted that age had a significant relationship with residential satisfaction. It was observed that older residents were more satisfied than the younger ones.

METHOD

The study area, Oke-Foko, is a neighbourhood in the core area of Ibadan and is located in Ibadan south-west local government. It consists of twelve (12) zones and has an estimated population of 51,871 people (as at 2009) projected at an annual growth rate of 2.8% (Oyo State Ministry of Environment and Water Resources, 2009). Oke-Foko is an indigenous area; hence there is an expected socio-cultural homogeneity. A secondary source of data indicated an estimated 1,990 houses (Dekker and Musterd, 2007) out of which 1,200 houses were selected for this study.

Data Collection

The survey instruments employed included questionnaire and interview. The questionnaire had both closed and open-ended questions. Likert scale was considered ideal for the closed ended questions. The questionnaire was arranged in sections. The first section had questions on the characteristics of respondents while the second part consisted of questions on assessment of neighbourhood satisfaction. Ten (10) community leaders were selected for interview, using purposive sampling technique. The interviews were conducted using structured interview method with a schedule containing questions that further consolidated the responses in the questionnaire.

The survey was conducted between March and August 2013. Data was collected from 1,200 household heads or their representatives residing at Oke-Foko at the time of survey. Out of the sampling size of 1,200, 856 questionnaires representing 71% were valid and used for further analysis. The sampling was based on stratified and systematic selection method in which 2 houses out of every 3 houses were selected for sampling.

RESULTS AND DISCUSSIONS

Age of Residents

The age distribution of residents as presented in Table 1 below shows that 5.2% of the residents were below 20 years of age, 83.8% were between 20-60 years, which represented majority of the residents. Those aged between 61-70 years were 6.4%, while those aged 70 years and above were 4.6%. This signifies that the core area is mostly inhabited by young people as against the assertion that it is predominantly inhabited by old people. The low representation of old people may be an indication that the original owners of the houses are no more; most of the current residents were either indigenous people who inherited the houses from their ancestors or tenants who rented the houses when the owners moved to other parts of Ibadan.

Table 1: Age of Respondents

Age	Frequency	Percentage
Below 20 years	44	5.2
20-30	187	21.9
31-40	234	27.4
41-50	190	22.3
51-60	104	12.2
61-70	55	6.4
over 70	39	4.6
Total	853	100.0

Overall Satisfaction with the Neighbourhood

An overall neighbourhood satisfaction scale (ONS) consisting of seven (7) items adapted from the work of Berkoz *et al* (2009) which included neighbourhood facilities (recreational spaces, communal spaces and open spaces), neighbourhood attributes (general cleanliness of neighbourhood and layout of neighbourhood) and social characteristics (social network and relationship with neighbours) of the neighbourhood was used to measure the neighbourhood satisfaction of Oke-Foko residents. The items were answered on a 5 point Likert scale, ranging from 5 (very satisfied) to 1 (very dissatisfied).

From the results presented in Table 2, it can be deduced that residents of Oke-Foko are generally satisfied with their neighbourhood. It was revealed that about 60.3% of them were satisfied with the overall condition of the neighbourhood while 15.1% were dissatisfied. Others, who were 24.6% of the respondents were indifferent about their level of satisfaction with the neighbourhood. This is substantiated by the response got from the in-depth interview of one of the residents. He reported that:

"I am 50% satisfied with the communal facilities in Oke-Foko. They are meeting our needs to certain degree but we implore the government to help upgrade these facilities for us to derive better benefits".

Table 2: Overall Neighbourhood Satisfaction

Scores	Rating	Frequency	Percentage
0-1=1	Very Dissatisfied	3	0.4
1.1-2=2	Dissatisfied	126	14.7
2.1-3=3	Fair	211	24.6
3.1-4=4	Satisfied	495	57.8
4.1-5=5	Very satisfied	21	2.5
Total		856	100.0

Age of Respondents and Neighbourhood Satisfaction

A cross tabulation analysis using age of respondents as the dependent variable and overall neighbourhood satisfaction as the independent variable shows a Pearson chi square value of 0.000 accounting for 99.8% of neighbourhood satisfaction (Table 3). It implies that age positively correlated with neighbourhood satisfaction meaning that there is a significant relationship between them.

Table 3: Chi-Square Tests of the Relationship between Age and Neighbourhood Satisfaction

	Value	Df	Asymp. Sig. (2-sided)
Pearson Chi-Square	161.255[a]	28	.000
Likelihood Ratio	79.389	28	.000
Linear-by-Linear Association	27.526	1	.000
N of Valid Cases	854		

Table 4 indicates that 18.2% of the respondents below 20 years were not satisfied while 47.7% were satisfied; 34.1% were indifferent. For respondents within 20-30 years of age, 19.4% were dissatisfied, 54.3% satisfied and 26.3% neutral about the level of satisfaction with their neighbourhood. There was no significant difference between the level of satisfaction of those within 20-30 years and 31-40 years age groups. A significant 20.6% of respondents between 31-40 years were dissatisfied with their neighbourhood, 53.3% were satisfied and 26.2% were neutral.

The level of dissatisfaction of respondents within 41-50 years group dropped considerably from 20.66% of the preceding age group to 12.6%. A high percentage (65.8) of respondents in this group was satisfied while 21.6% was neutral. Within age 51-60 years, 9.6% of the respondents were dissatisfied; 65.45 satisfied while 25% was indecisive. Interestingly, none of those within 61-70 age group was dissatisfied with the neighbourhood. A very high 80% were satisfied while the remaining 20% was neutral. For respondents over 70 years of age, 5.2% was dissatisfied; 76.9% was satisfied while 17.9% of the respondents were neutral.

The results showed that respondents between 61 and 70 years had the highest level of satisfaction while respondents below 20 years indicated the lowest degree of satisfaction. The result confirmed that age is significantly related to neighbourhood satisfaction as posited in literature (Kylie, 2011; Abdu et al., 2014). In general, the study revealed that neighbourhood satisfaction increases with age and dissatisfaction decreases with age as postulated by Dekker and Musterd (2007). It also implied that neutrality decreases with age.

Table 4: Cross Tabulation of the Relationship between Neighbourhood Satisfaction and Age

			neighbourhood satisfaction					
			1.00	2.00	3.00	4.00	5.00	Total
age	no response	Count	1	0	1	1	0	3
		% within age	33.3%	.0%	33.3%	33.3%	.0%	100.0%
	below 20 years	Count	0	8	15	17	4	44
		% within age	.0%	18.2%	34.1%	38.6%	9.1%	100.0%
	20-30	Count	0	36	49	99	2	186
		% within age	.0%	19.4%	26.3%	53.2%	1.1%	100.0%
	31-40	Count	0	48	61	122	2	233
		% within age	.0%	20.6%	26.2%	52.4%	.9%	100.0%
	41-50	Count	1	23	41	123	2	190
		% within age	.5%	12.1%	21.6%	64.7%	1.1%	100.0%
	51-60	Count	0	10	26	62	6	104
		% within age	.0%	9.6%	25.0%	59.6%	5.8%	100.0%
	61-70	Count	0	0	11	43	1	55
		% within age	.0%	.0%	20.0%	78.2%	1.8%	100.0%
	over 70	Count	1	1	7	28	2	39
		% within age	2.6%	2.6%	17.9%	71.8%	5.1%	100.0%
Total		Count	3	126	211	495	19	854
		% within age	.4%	14.8%	24.7%	58.0%	2.2%	100.0%

CONCLUSION

This study on NS was conducted in Ibadan core area. Oke-Foko was selected as case study on the basis of its traditional characteristics. One thousand two hundred residents were sampled using questionnaire and interview. Uni-variate percentages and chi square test were used to differentiate the various age groups represented in the study area and test the relationship between their age and level of neighbourhood satisfaction respectively.

The study reported the neighbourhood satisfaction of the core area residents. The results have revealed that residents of Oke-Foko in Ibadan Southwest local government were generally satisfied with their neighbourhood. This suggests that the neighbourhood has positive impact on residents' satisfaction. However, the level of satisfaction within the different age groups varies.

The study has affirmed that neighbourhood satisfaction is positively related to age and that there is variance within the different age groups. Neighbourhood satisfaction was highest with residents aged 61-70 and lowest with residents under 20 years. It also revealed that NS was a little above average from age 41 and above. Therefore, policy makers need to pay substantive attention to the provision of recreational spaces, open spaces and communal spaces. Also, the physical appearance of the environment in terms of cleanliness and housing layout should be improved upon by residents and the local government.

Another lesson learned from this study is that a significant percentage of the dwellers, who were the younger residents, were not satisfied with their residents. This places a demand on policy makers to give them adequate consideration when improving the core area to enhance their neighbourhood satisfaction.

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