HOUSING TRANSFORMATION AND ITS IMPACT ON NEIGHBOURHOODS IN SELECTED LOW-INCOME PUBLIC HOUSING ESTATES IN LAGOS, NIGERIA

A PhD Thesis

Submitted by

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In fulfillment of the requirements for the award of

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2011

DECLARATION

I, hereby declare that this thesis entitled *Housing Transformation And Its Impact On Neighbourhoods In Selected Low-Income Public Housing Estates In Lagos, Nigeria,* was carried out by me- ADUWO Egidario Bridgette under the supervision of Prof. S. A. Amole. I affirm that this thesis has not been presented, either wholly or partly for any other degree in this or any other University.

All sources of scholarly information used in this thesis, to the best of my knowledge have been duly acknowledged.

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DEDICATION

This thesis is dedicated to Almighty God who strengthened me throughout.

To my darling husband Engr. Ayodeji John Aduwo

and

My children Ofure, Oyindamola and Great Eromosele who literarily

went through the struggle with me.

CERTIFICATION

We, certify that, this thesis entitled *Housing Transformation And Its Impact on Neighbourhoods in Selected Low-income Public Housing Estates in Lagos, Nigeria,* was carried out by Egidario Bridgette ADUWO and meets all the regulations governing the award of the Degree of Doctor of Philosophy (PhD) in Architecture of the Covenant University, Ota, Ogun State, Nigeria. This work wholly or in part has not been submitted for the award of any other degree in this or any other University, and it is therefore approved for its contribution to knowledge and literary presentation.

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ABSTRACT

The study investigated housing Transformation and its impact on the neighbourhood in two selected public low- income housing estates in Lagos State. The analysis of the impact and extent of these Transformations on the houses and their attributes as well as their general consequences for the neighbourhoods was carried out.

The general approach to this study was exploratory and descriptive, based on both qualitative and quantitative research techniques because the qualitative enquiries helped to explore the diversities in a situation or phenomenon while the extent or magnitude was determined through the quantitative means. The survey method was employed using questionnaires. The respondents were 614 residents of the housing estates, randomly selected from a total of 2,870 residents in the two estates. In addition, in-depth interviews were conducted as part of the qualitative data on 15 residents purposively selected. The data collected were subjected to statistical analyses using frequencies, percentages, cross tabulations, discriminant and factor analysis.

The results revealed that the Estates consisted of households with diverse social and economic backgrounds living together. This meant that over time, the estates had become heterogeneous in composition as against the original residents who were low-income earners. The result also showed that 75.7% of the total residents had transformed their houses and an average of 89% of the open spaces allocated to each housing unit had been built up there-by reducing the air circulation space around the housing units. The nature of transformation observed were mainly through the addition of more bedrooms either for private or commercial purposes, enlargement of some domestic interior spaces for convenience, conversion of existing dwelling spaces to shops and other forms of business outfits and outright reconstruction of an entire building. The process of transformation for most of the residents, as evident from the data, begins with the addition of more bedrooms followed by erection of perimeter fences with the majority sourcing for fund through personal savings.

The result of discriminant analysis revealed that twelve variables differentiated the residents who transformed from those who did not. The implication of this is that these variables can be used to predict some issues concerning the residents within the study areas. These variables included occupation of respondents (Wilk's Lambda = 0.001, $F_{(1, 145)} = 22049.87$; $p<0.05$); present household size (Wilk's Lambda = 0.001, $F_{(1, 144)} = 21363.72$; $p<0.05$); religion of respondents (Wilk's Lambda = 0.00, $F_{(1, 141)} = 42127.91$; $p<0.05$), and accessibility (Wilk's Lambda = 0.03, $F_{(1, 149)} = 2622.80$; $p<0.05$) of the Estates to other parts of the city amongst others.

It was discovered that the forms of transformations prevalent in these Low-Income housing Estates were mostly related to economic and social needs. The findings showed that the drive to make financial gains through different means was the highest motivator for the residents as huge amount of cash rewards are accrued from such efforts. The nature of transformations that had taken place were such that had been dictated by several factors including the types of housing, particularly the number of bedrooms and size of some of the interior spaces that were made available to this group of people.

Measuring the residents' reaction to certain types of transformation which were conspicuous in the study areas showed their acceptance level in spite of the services they presently render to the residents which was quite low.The study concluded that the housing estates had been transformed from homogeneous community to a heterogeneous community and that the neighbourhood had become mixed even in relation to land use.