

CHAPTER SIX
REASONS FOR TRANSFORMATION AND THE ATTITUDES OF THE
RESIDENTS TO TRANSFORMATION

6.1 Introduction

This chapter investigates the reasons given by the residents for transforming their housing and assesses their attitude towards the practice. It begins with discussions of some reasons outlined by the residents to be responsible for transformation. This ranged from economic reasons to their level of satisfaction with specific aspects of their houses and the entire estates like the types of buildings originally allocated or occupied by the residents taking note of the exact number of bedroom and other interior spaces present in them. Next is the investigation into the available interior spatial facilities and the level of satisfaction derived from them as indicated by the respondents before and after transformation? A measurement of those who still intend to transform was also carried out in order to find out how much more transformation was likely to surface in future. A documentation and analysis of the reactions of some the residents to transformation activities in the neighbourhood, as well as the necessity of some relevant forms of transformation existing within the estates were carried out.

6.2 The Number of Bedrooms Originally Present in the Houses

It became important as part of the research procedure to meet the objectives that, the type of houses to which the respondents were initially allocated are investigated and documented so as to know if the level and type of transformation has any correlation with the type of houses the different households occupied. As a result of this, it was one of the variables that the administered questionnaire addressed. It must be emphasized here that, the Federal Low-Income Housing Estate, Ipaja had only two building typologies as at the time of allocation but the situation as observed has changed with extensive transformation that has occurred. The data obtained in Table 6.1 showed that 73.9% of the respondents in this particular estate were originally allocated one bed room semi-detached house, while the 3-bedroom typology was allocated to a much smaller percentage of 26.1% of the total sampled population.

The New Lagos Low-Income Re-housing Estate was observed to have four different typology of houses within it but they were present in small numbers in almost all the streets within the estate and also in rows of four. The number of bedrooms available to the four different typologies within the estate ranged between one (1) and three (3) as the case maybe and the field survey data revealed that 41.7% of the respondents originally had two bedrooms in their houses, though this has changed as most of them have added several rooms which they rented out to complete strangers for diverse uses to their houses, 28.9% had three bedrooms while 16.6% had one bedroom. The lest percentage (12.8%) of household occupied what is referred to as a "one bed - seater" house where it is just a single room which doubles as both living and bedroom with its bathroom and toilet which is shared by other neighbours at a distance away.

Table 6.1: Original Building Typologies Within the Estates

Estate location	Number of bedrooms				Total
	1 bedroom bungalow	2- bedroom bungalow	3bedroom bungalow	One bed seater house	
Federal Low-income Housing estate, ipaja	280(73.9%)	0(.0%)	99(26.1%)	0(.0%)	379(100.0%)
New-Lagos low-income Estate, Surulere	39 (16.6%)	98(41.7%)	68(28.9%)	30(12.8%)	235(100.0%)
Total	319(52.0%)	98(16.0%)	167(27.2%)	30(4.9%)	614(100.0%)

From Table 6.1 above, the number of bedrooms available to resident is associated with the two different typologies within the which is either one (1), two (2) or three (3) bedrooms as the case may be. The field survey data reveals that just like earlier deduced from the type of houses available, majority (73.9%) of the estate residents had one(1) bedroom and just about a quarter (26.1%) of them had three (3) bedrooms in the Federal Low-Income Housing Estate, Ipaja while in the New Lagos Low-income re-housing estate 16.6% of the residents had one bedroom in their houses, 41.7% had two bedrooms and 28.9% had as much as three bedrooms. The lowest percentage of 12.8% represented

the occupiers of single bedroom which doubles as both a bedroom and a living room with little or no consideration for privacy.

It was of importance to ascertain which of these sets of people had embarked on transformation through the addition of more bedrooms, how many bedrooms and even the type of transformation that is common or associated with the original house type. Table 6.2 below shows that majority (225 out of 258) of those who originally had one bedroom added either two or three bedrooms to their houses while those with three bedrooms added less number of bedroom spaces. For example, out of the 319 respondents who originally had 1-bedroom, 152 of them added two extra bedrooms, 175 added 3- bedrooms while only 21 of them added only one extra bedroom. Also out of the 167 respondents who were initially allocated three bedrooms, 54 of them added 2- bedrooms, 40 of them added 3- bedrooms while only 29 of them have added 1 bedroom. This suggests that most of the residents who added more rooms to their houses were those who had single bedrooms originally and needed more.

Table 6.2: Number of Bedrooms Added to the Houses by residents and the original no of bedrooms

Estate location of bedrooms		Original no	how many bedrooms added				Total
			1 bedroom	2 bedrooms	3 bedrooms	none	
Federal Low- income Housing (Shagari) estate Ipaja	1 bedroom	Count	21(8.1%)	138(53.5%)	87(33.7%)	12(4.7%)	258(100%)
	3 bedrooms	Count	20(16.5%)	52(43.0%)	28(23.1%)	21(17.4%)	121(100%)
	Total	Count	41(10.8%))	190(50.1%)	115(30.3%)	33(8.7%)	379(100%)
New- Lagos low- income Estate (phase1) Surulere	1 bedroom	Count	0(.0%)	13(36.1%)	23(63.9%)	0(.0%)	36(100%)
	2- bedrooms	Count	19(11.9%))	13(8.1%)	88(55.0%)	40(25.0%))	160(100%)
	3 bedrooms	Count	8(20.5%)	12(30.8%)	12(30.8%)	7(17.9%)	39(100%)
	Total	Count	27(11.5%)	38(16.2%)	123(52.3%))	47(20.0%))	235(100%)

6.3 Reasons for Transformation

This section explores the various reasons given by the residents as responsible for the numerous shades of transformation that had taken place. These reasons were examined based on the premise that a detailed understanding of the issues involved will possibly clarify the exact housing needs and aspiration of the estates' residents and establish some necessary parameters that may suggest guidelines for such future developments.

The reasons adduced either for transforming or for not transforming were quite diverse as each of the respondents anchored their actions on either comfort, convenience, social, economy, privacy or security. These reasons as emphasized by the residents in these particular estates also appeared to be interwoven between socio-economic integration and satisfaction with their residence.

In order to sufficiently understand the mindset of the residents concerning the various shades of transformation which they had carried out, it was necessary to subject the data to further analysis. As a result, a breakdown of the 75.7% (see table 5.6) respondents in the study areas who had transformed, showed that 44.0% did so purely for economic gains through rents they got from the extra rooms and shops they attached to their houses. Only small percentages of 23.5% and 8.3% did so in order to provide more and better space to accommodate their growing family and also spaces to serve as prayer grounds and security respectively. It was observed that transformation just to have additional space or ensuring high security was not much of a priority to the residents of these estates because as a respondent claimed,

"Until very recently, this estate was very safe so there was no need to erect fences moreover, we were all living like one family considering how we came here. It is only some of the strangers amongst us who bother themselves with fences. There is even no enough space for that".

6.3.1 Economic Empowerment Through Various Means

The desire to attain a desired level of financial comfort by the residents may have been responsible for certain dominant economically inclined transformations found in

the neighbourhood. Financial gains as claimed by 72.8% respondents in the Federal Low-income Housing Estate and 26.1% in the New Lagos Re-housing Estate (see Table 6.6). have been identified as one benefit transformers derive from the act of transformation. This is usually made possible through the rents they get from their rooms or shop tenants, personal business outlets like shops and other services rendered from their houses. The high density of commercial developments was expressed unarguably in almost every other house and this resulted an attempt by the researcher to reexamine some of the different patterns of transformation that had been channeled specifically towards economic empowerment. This they claimed made most of them to engage in operating home based enterprises (HBEs) through which some amount of money is made to make ends meet.

One of the fastest growing means through which the residents claimed they make money was the additional housing units attached to existing structures, to perimeter fence walls or probably built within an open space circulation area around their houses. Construction of shops which residents use personally or rents out to people, converting an entire residence into office or outfits like schools, clinics, small and medium enterprises etc. Such small and medium scale businesses which are carried out from places of residence are generally referred to as home based enterprise (HBEs). These were common sight transformation patterns which the residents say is made worse due to the housing crises and the level of poverty of an average house owner within the estates. An investigation into the average amount a household gets from such business (HBEs) was also looked into.

Almost the same percentage (76.0%) of the residents transformed their houses to make more money for survival. It was evident that so much money is made through diverse means using their houses as an avenue or even as the item of transaction in itself

This pattern of result may be interpreted to mean that the residents of the new Lagos re-housing estates were more concerned with financial gains. Transformation into forms that will attract more income for them seemed more of a priority to them than just providing more rooms for personal uses. this was made much clearer by a respondent who said:

"This place is a hot cake now because it has become central to most parts of Lagos. It is very accessible so house rent is very high. for instance a small room now goes for between 10,000 and 15,000 naira per month so why waste the space when we can make more money. we are managing this small space after all we can use the money accrued from rent to feed and provide other necessities of life. Am sorry about that but that is what life has become for us"

6.3.1.1 Average amount generated from HBEs

The economic and financial base of the residents could be responsible for the way and manner they engage in transformation. Some of the residents may have transformed to express affluence and to achieve a desirable level of comfort while some others may do so make money through sales or rentals. Home base enterprises HBEs generally refer to any form of money making venture carried out from the house. The amount of money each of them make per annum is dependent on the extent of transformation carried out. An estimate of the profit made is captured in a range of hundreds of naira and the sourced data shows that in the Federal Low-Income Housing Estate, Ipaja, 37.04% of the respondents make between ₦101,000 and ₦200,000, 19.58% make between ₦201,000 and ₦300,000 , 11.90% make less than ₦100,000 while it was observed that the percentage reduced drastically to less than 1% as the profit margin increases. Precisely 0.26% of the respondent claimed to make above ₦500,000. In the above chart is 31.22% that represent those who did not make money from any form of transformation or home base enterprise (HBEs). It may be that those that make up this percentage include those who have not transformed and those who though may have transformed did not do so for any financial benefit.

The result as shown in Table 6.2 indicates that almost half of the residents in this estate who have transformed their houses have done so to accommodate one or two means of making money. This actually confirms the assertion that neighbourhood planning should make adequate provision for spaces that can accommodate income generating activities that are not injurious to the environment. Similarly, public housing designs need to give consideration to home based micro enterprises that are pollution free (Awotona, 1994). Therefore government should adopt an essential permissive attitude

towards planned transformation, with minor controls to improve the use of spaces and minimize interference with neighbours especially with respect to ventilation and daylight.

One form of transformation which appeared to be more prominent in New Lagos Housing Estate when compared with other forms of transformation is the addition of several rooms for rental purposes. A situation that seem to have resulted to optimal use of every available space such that most setbacks have been taken over leading to building congestion and population outburst. Sourced data showed that 25.96% of the respondents makes between 201,000 and 300,000 naira, 25.53% makes between 101,000 and 200,000 naira, 17.45% makes less than 100,000 naira while it was observed that the percentage reduced drastically to less than 1% as the profit margin increases. Precisely 0.85% of the respondents claimed to make between 301,000 and 400,000 naira. Table 6.3 below is 30.21% that represents those who did not make money from home base enterprise (HBEs). It may be that those that make up this percentage also includes those who had not transformed and those who although had transformed, did not do so for any financial benefit.

Table 6.3: Average Average Amount Generated Per Year From The Home Base Enterprise (HBEs).

Estate Location	Average Amount Generated Per Year From The Home Base Enterprise (HBEs).						Total
	less than 100,000	101,000 - 200,000	201,000 - 300,000	301,000 - 400,000	Above 500,000	Not applicable	
Federal Low-income Housing Estate Ipaja	45 (11.9%)	140 (37.0%)	74 (19.6%)	0 (.0%)	1 (.3%)	118 (31.2%)	378 (100%)
New-Lagos Low-income Estate Surulere	41 (17.4%)	60 (25.5%)	61 (26.0%)	2 (.9%)	0 (.0%)	71 (30.2%)	235 (100%)
Total	86 (14.0%)	200 (32.6%)	135 (22.0%)	2 (.3%)	1 (.2%)	189 (30.8%)	613 (100%)

6.3.2 More Interior Spaces Due to Increase in Family Size

It was discovered in the course of the research that residents transformed their houses not only for financial benefits but also for so many other reasons from which they find satisfaction. The inevitable increase in family size due procreation and extended family ties have also been cited as a motivation to carryout transformation. The need to create more rooms or enlarge existing ones to accommodate family members came as a pressing challenge which was tackled through what they considered to be most affordable when compared with other option opened to them. Most of the families agreed to the fact that their sizes were quite small as at the time they moved in compared to what happened years after or even their present sizes.

In the case of the Federal Low-income Estates Ipaja, Table 5.6 shows that out of the 71.5% who have transformed, the highest percentage (34.8%) represented those who indicated that their sole reason for transformation was to provide more rooms for their households and ensure a reasonable measure of comfort (see table 6.6).

This position was stressed by a respondent who said that he was almost getting choked up when his family size shot up beyond his imagination. He said:

"I had a beautiful set of twins after I moved into this one bedroom house. Relations trooped in to assist in taking care of them at the initial time but as time went on, we discovered it was necessary to have one or two of them stay back to help us out with taking care of the children and that made my house overcrowded ever since so I had to keep adding on".

This suggests that the type of houses that were allocated to them could not meet the space needs of their families either right from the onset or after a while as the families increased in sizes.

The research data from the New Lagos Re-housing estate highlights that almost all (82.6%) the respondents indicated that they transformed their houses to provide more accommodation for their households. This revelation contradicts earlier claims by some of the residents who said the houses at the initial time were quite satisfactory in terms of the interior spaces such that in some cases, more than one family occupied one apartment.

This result also suggests that as the area gradually became more centralized and many more activities began to take place within and around it, the need to provide more

accommodation through transformation for the new settlers as well as their immediate families became pertinent.

6.3.3 Lack of Satisfaction With Some Aspects of the Housing

It was learnt in the course of this study that one of the fundamental reasons for the conception and actualization of the estates being studied was to ameliorate the difficulties faced by the low-income sector in accessing decent houses and to urgently provide a considerably much better housing for the displaced Lagos Island residents in the early fifties. This of course might not have allowed for adequate consultation as to the real basic needs of the would be resident considering the versatility of human wants and as a result, it was not out of place to encounter some tenants particularly in the Federal Government Housing Estate Ipaja who claimed not to be satisfied with some aspects of their housing.

Housing satisfaction is a subject that is frequently looked at and it is an important issue which if properly explored could serve as a 'feed-forward' for such future developments because the behavioural response of physically altering their houses is one way in which their reactions are expressed.

An investigation into the residents' level of satisfaction with the original plans of their houses showed significantly that 41.7% of the respondents in Federal Low-Income Housing Estate, Ipaja were just satisfied with the original plan of their houses at the time they were allocated, 41.1% were neutral (which also meant indifference) about it while 9.2% said that they were not satisfied but had no other choice. Only a very small percentage 6.35% agreed that they were very satisfied with the plans at the time they moved in. The results indicate that although few of the respondents were dissatisfied with the original plans of their houses at the time of moving in but the situation may have changed after some time as confirmed by a respondent who opined that:

"It was wonderful when I moved in because I was more or less single with only my fiancé who eventually became my wife to contend with. But after marriage and the children began to come, the house became unbearably tight so I had to add the first two rooms and later the third one. The pressure was much and I did not have a choice"

The New Lagos Re-housing Estate Surulere had a more fascinating result as almost all (80.4%) the residents were ready to express how satisfied they were at the initial time. Some of them reiterated the fact that these houses were quite elaborate when compared to where they came from to the extent that some of the households made private arrangements to co-habit. A resident who disagreed on the reason for multiple co-habitation at the early stage of the estate said:

"More than one household did not live together in those days due to the comfortable nature of the houses but because for most families, not everyone of them agreed to move in here at the initial stage and also the loneliness coupled with the scary nature of the neighborhood at that time. But all the same, they tried".

Only 12.8% were very satisfied and those claimed not to be dissatisfied were just 1.7%. The indication of such result is that the Colonial masters far back in the early fifties provided more comfortable houses for the low-income earners than what was later provided by the Federal Government for the same income group in the early eighties.

Table 6.4: Level of Satisfaction With the Original Building Plans

Estate Location	Level of Satisfaction With the Original Building Plans				Total
	Very satisfied	Satisfied	Neutral	Not satisfied	
Federal Low-income Housing (Shagari) estate, Ipaja	30(7.9%)	158(41.7%)	156(41.2%)	35(9.2%)	379(100%)
New-Lagos low-income Estate (phase1) Surulere	30(12.8%)	189(80.4%)	12(5.1%)	4(1.7%)	235(100%)
Total	60(9.8%)	347(56.5%)	168(27.3%)	39(6.4%)	614(100%)

6.3.3.1 Level of Satisfaction with Specific Interior Aspects/spaces of the House

The level of satisfaction of the residents with their houses particularly with some specific aspects of their houses may be one of the reasons responsible for the massive transformation observed within the estates. Every dwelling place as expressed in Daramola (2006) is living space which serves as a resting place for the body and soul and for this reason, there are several myths surrounding a place of abode. A house or dwelling is said to be culturally valid when it reflects the endemic cultural attributes of its immediate environment and the values of the society in its distribution of spaces, for instance the location, size, shape, adaptation of functions as well as reflection of the common cultural character within and around which could lead to a measure of satisfaction in the households.

Previous studies by Galster,(1987); Lu,(1999) and Alison et al, (2000), on satisfaction have analyzed many variables such as housing neighbourhood and user characteristics including features such as number of bedrooms, size and location of interior spaces, that strongly affects residential satisfaction. Satisfaction has also been heralded as an important means of listening to users. Topcu et al (2003) pointed out that residents who cannot attain the desired level of satisfaction through modification of their current setting, will suffer 'residential stress', and this may eventually lead to migration.

The level of satisfaction of the respondents with the different interior spaces was measured in order to understand the needs of the low-income earner and how they interact with the spaces provided within their houses. An understanding of this could serve as a guide in the future design of houses not only for the low-income earners but also for any particular target group for which a mass housing scheme is being proposed. As emphasized by Abdul,(2006); residential satisfaction reflects the degree to which individual housing needs are fulfilled. Therefore, it acts as a guide to policy makers to monitor the implementation of housing policies. For this reason, a breakdown of the respondents' level of interaction and satisfaction is first discussed followed by some other reasons as expressed by the respondents.

6.3.3.1a Living Room

The living room forms part of the public areas in a residential house and as such its appropriateness is enhanced and judged by its spatial position/location, orientation, shape and even size. For most family houses there are areas set aside which serves as a point where visitors are received and entertained. Available results from Federal Low-Income Housing Estate, Ipaja shows that the highest number (33.2%) of residents said that they were neutral, with an indifferent disposition about the characteristics of the living rooms in their homes while a little above this percentage (30.4%) of the respondents were satisfied with everything about their living rooms, this was followed behind by 26.4% who were not satisfied and lastly only 10.0%, who said they were strongly dissatisfied but most of the respondents claimed that their positions gradually changed with time as they have become used to the houses and have transformed to suit their needs.

As for the New Lagos Re-housing Estate, more of the residents (55.7% and 42.8%) were neutral or satisfied respectively with the living rooms. There were only a small percentage (1.7%) who claimed they were not satisfied. This result indicates that more of the respondents were generally comfortable with the living rooms provided in both estates. This position was further buttressed by an old resident in the New Lagos housing estate when he said:

" I am not bothered about the size, location or even the shape of my living room after all we are not always at home to sit or entertain guests inside. We even prefer to sit outside because of excessive heat which is worsened by lack of electricity. So anyhow, am okay".

6.3.3.1b Dining Room

The dining room is the section of a house that is meant for eating and drinking (wining and dining). It is usually located not too far from the kitchen and not necessarily completely detached from the living room. It is regarded as one of the semi-public spaces in a house and can serve as a connecting link between the private and semi-private

spaces. Sometimes the activities that should take place at the dining in a house can conveniently be carried out in most other parts of the house, as a result it is not usually given a priority in some designs that attract severe space management .

The level of satisfaction rating obtained from both Federal Low-income Housing Estate and the New Lagos Low-income Estate is such that for the former, 33.2% of the respondents were indifferent about their dining room spaces and as a result were classified as being neutral, 26.4% were not just satisfied with their dining rooms either because such space was not present in the first place or that the size and location was not satisfactory to them. Amongst the respondents were 20.3% indicated that they were strongly dissatisfied with the dining space, while only 17.72% claimed they were satisfied at the onset. From the observations carried out while on the field, it was discovered that only one of the typologies (the three bedroom) in the Federal Low-Income Housing Estate, Ipaja was designed with a defined space meant for dining. This may be responsible for the type of responses harvested from the residents because even though some of them have transformed to include such a space, one of them said:

"It is not right to eat in the bedroom or in the living room so I carefully carved out a small space for food business". One other resident said "It does not matter to me where I eat so i do not miss its presence at all".

For the latter as shown on Table 6.6, none of the resident seemed very satisfied or even just satisfied with the dining spaces as more than half (50.2%) the residents claimed to be neutral and the others (49.8%) were not satisfied. A resident in this estate made it clear that though there was a special space meant for dining in his house, it was not used for that purpose but rather converted to create a bedroom within the house. This was a regular situation in most of the houses visited to the extent that very few respondents particularly the recent occupiers hardly believed that dining spaces ever existed in their houses because such spaces have long been transformed to serve other uses.

6.3.3.1c Kitchen

The kitchen space is often regarded as the engine room of the house and particularly very important to the women folk who hold sway therein. The location of the kitchen which is often referred to as the food house must for instance conform to the cultural understanding of the inhabitants (Daramola, 2006). The functionality of a kitchen is better assessed by the women or the person who partakes of the cooking activities. Little wonder why most respondents who happened to be men were not forthcoming with any response but had to call in their wives who expressed their feelings which showed that generally most of the women were not too impressed with the kitchen in their houses. The results available for the Federal Low-Income Housing Estate, Ipaja as presented on table 6.7 shows that 33.0% of the respondents were neutral about their kitchens, 29.0% were not satisfied while 12.9% were strongly dissatisfied. Those who were satisfied accounted for 19.79% and only 0.3% claimed to be very satisfied.

Table 6.5 Residents' Level Of Satisfaction With Their Various Spaces

Estate Location	Space	Level Of Satisfaction With Specific Interior Aspects/Spaces Of The House					
		Very satisfied	Satisfied	Neutral	Not satisfied	Very dissatisfied	Total
Federal Low-Income Housing Estate, Ipaja	Living room		115 30.3%	126 33.2%	100 26.4%	38 10.1%	379 100%
	Dining room		66 17.4%	126 33.2%	110 29.1%	77 20.3%	379 100%
	Kitchen	1 .3%	75 19.8%	144 33.0%	110 29.0%	49 12.9%	379 100%
	Bedrooms		25 6.6%	113 29.8%	148 39.1%	93 24.5%	379 100%
	Outdoor spaces	178 40.0%	120 31.7%	43 11.3%	38 10.0%		379 100%

New Lagos Low-income Housing Estate Surulere	Spaces	Level of satisfaction					
		Very satisfied	Satisfied	Neutral	Not satisfied	Very dissatisfied	Total
	Living room		100 42.8%	131 55.7%	4 1.5%	0 0%	235 100%
	Dining room		0 0%	118 50.2%	32 13.6%	85 36.2%	235 100%
	Kitchen	0 0%	0 0%	88 37.4%	76 32.3%	71 30.3%	235 100%
	Bedrooms		30 12.8%	71 30.2%	103 43.8%	31 13.2%	235 100%
	Outdoor spaces	112 47.2%	91 38.7%	0 .0%	32 13.6%		235 100%

Unlike the situation in the above estate, none of the resident of the New Lagos re-housing estate, was satisfied with the kitchen provided for them as the entire respondents were either neutral or dissatisfied. A resident supported his claim by saying

"Even me that is a man was never comfortable with kitchen because of it location and size. This was made worse with the position of the door that leads into the kitchen being outside. It was always difficult to access at nights".

This kind of result suggests that more households were generally dissatisfied with the kitchens provided in the houses allocated them which may have inadvertently made life difficult for them and ultimately led to transformation.

6.3.3.1d Bedroom

The bedroom in a house is the place generally assigned for sleeping and resting after a hard day's job. It forms part of the private zones in a residence and it is usually located such that it fulfills its functions maximally and gives a desirable level of privacy. The bedroom is meant to provide comfort for its users while it marks a point of intimate

interaction and relaxation between household members. Therefore, the positioning of the bedroom where one lays his head every day, must be in agreement with the beliefs of the occupants. Investigations conducted in this research reveals that a huge percentage - 63.6% (39.1% and 24.5%) of the respondents who live in the Federal Low-Income Housing Estate, Ipaja were not satisfied with the bedrooms available in their houses when they moved in. This attitude of dissatisfaction could be as a result of the numbers, sizes or positioning which may be further investigated. These figures were followed by 29.8% of them who said they were neutral or indifferent about the number of bedroom while Only 6.6% of them claimed that they were just satisfied. The situation at the New Lagos Re-housing Estate is slightly different as more (12.8%) of them were satisfied, 30.2% were neutral and 60% (43.8% and 13.2%) dissatisfied. The oral interview sessions revealed that most of the respondents adjudged their level of satisfaction based on varied criteria like the positions of their bedrooms, the number of bedrooms available, the sizes and even the geometric shapes. It was also indicated that their levels of satisfaction at the time of moving in have long been affected adversely or otherwise by the dynamics of events in their different family and household situations.

6.3.3.1e Outdoor Spaces

The outdoor space in every building is meant to render a service of enveloping the building it surrounds, providing all necessary building setbacks from the roads and other immediate adjoining properties on all sides. The outdoor space serves an avenue for the household to carryout private activities which cannot be conveniently carried out within the interior spaces. While it allows for adequate landscaping and other forms of outdoor gardening, it affords the households an opportunity to showcase one of the benefits of good planning by bringing nature close to man through adequate landscape. By and large, the outdoor space is for the ultimate enjoyment and use of the immediate household members and the generality of the people in the neighbourhood providing space network between built up areas and sometimes avenue to carry out small scale family sized farming. The result shows that most (40.0%) residents of the Federal Low-Income Housing Estate, Ipaja were initially very satisfied with what they had at the beginning while 31.7% of them were just satisfied. These figures were followed far behind by

11.3% of them who were neutral and 10.03% who were not satisfied with their outdoor spaces. The data was in line with comments like

"The only thing that gladdened my heart when we first visited this place after the allocation was the extent of outdoor space which as we were made to understand could be built upon later when we desired but we were given a sketch of the approved design that one can build. Enough space to cultivate vegetables and relax outdoor if need be. Unfortunately nobody abided by it but rather people just build anything they like and do it anyhow".

This result shows that majority of the residents were generally satisfied with the outdoor spaces probably because of the ample spaces provided for them to effect only approved extension when they desired. The same level of satisfaction seemed to be exhibited in the New Lagos Re-housing Estate because as shown on Table 6.8, the percentage of those who were very satisfied was 42.2% while those who were just satisfied stood at 38.7%. Some of the residents (13.6%) claimed not to be satisfied but one of the respondent in this category explained thus:

"I understand a lot of things have changed by the time I moved in only five years ago. but with what I met and what it is now, I am highly dissatisfied because even little children do not have where to play around the house, one cannot seat out to relax anymore because the house owners have built up everywhere to a point of congestion. I tell you it is becoming unbearable but I don't have a choice now."

The implication of such a report is that for the low-income, provision of ample outdoor space where they can gradually develop to meet their needs is essential but these must be properly monitored to avoid abuse.

6.3.4 Determinants of satisfaction of residents with their housing

The feeling of satisfaction with the residence is one important indicator of housing condition that tells how effectively the housing has fulfilled the needs of the residents because it goes a long way in affecting their level of social interaction with the neighbourhood and their overall quality of life. The concept of residential satisfaction is based on the premise that it determines the difference between households' actual and

desired housing and neighbourhood situations (Galster and Hesser,1981). Residential satisfaction' encompasses both housing satisfaction and neighbourhood satisfaction.

Residents make their judgments based on their needs and aspiration. The factors which determine their satisfaction are essential inputs in monitoring the success of housing policies. Ahmad (2003) pointed out that residents who cannot attain their desired level of satisfaction with their housing do so through transformation or else they will suffer residential stress. Menahem and Spiro1989 stressed the need to strive towards providing facilities that will enhance housing satisfaction because residential areas serve as areas for social interaction, agents for socialization, components of social status, sources of opportunities and services, environments for self-fulfillment, and a protected area for inhabitants.

To put this in perspective of this study in order to examine the specific factors that influenced the respondents satisfaction with their housing, optimal linear regression analysis was carried out and it showed that only one model, explaining 69.9% of the variance in transformation was derived ($R^2 = 0.669$, $F = 19.90$, $p < 0.05$). The findings of the study indicated that the levels of residential satisfaction with their houses were significantly related to the estate location (beta (b) = 0.379, $F = 4.517$, $p < 0.05$), Occupation (b = 0.262, $F = 7.432$, $p < 0.05$), gender (b = 0.11, $F = 4.626$, $p < 0.05$), marital status (b = 0.118, $F = 6.9$, $p < 0.05$), number of sleep-over guests (b = 0.407, $F = 11.763$, $p < 0.05$), tenure status (b = 0.3, $F = 13.684$, $p < 0.05$), and number of bedrooms(b = 0.21, $F = 2.661$, $p < 0.05$).

Study by Galster and Lu () and Alison etal (), indicated that variables such as number of bedrooms, sizes and location of the houses are strongly related to residential satisfaction. Other contributing variables that significantly influenced the satisfaction of residents with their houses were income classification of residents (b = 0.268, $F = 3.624$, $p < 0.05$), building reaction to climate (b = 0.119, $F = 5.038$, $p < 0.05$), desire for adaptable housing (b = 0.441, $F = 16.372$, $p < 0.05$), as well of the availability of facilities such as health centre (b = 0.184, $F = 4.043$, $p < 0.05$), shopping centres (b = 0.223, $F = 5.182$, $p < 0.05$), and educational facilities (b = 0.447, $F = 9.935$, $p < 0.05$).

This results suggest that the issues influencing the satisfaction of the residents such as the estate location, marital status and number of sleep over guests were related to

how useful or otherwise the houses have been to them by virtue of these afore mentioned attributes. Probably because the location had in one way or the other determined how best to put the house to their desired uses, how functional they have been in providing sufficient shelter for their every day needs. It may have been very inconvenient to a couple of residents who regularly received sleep over guests and were not able to accommodate them in more comfortable place while for some, the transformation may have provided opportunity for them to have ample space to accommodate a reasonable number of guest and even do a couple of things with their housing due to transformation.

For some of the residents, their housing features might have affected their occupation positively or otherwise particularly those that were self employed or artisans who possibly have taken advantage of their houses the way they were. For some others, their tenure status had assisted them in actualizing a few of their desires or have prevented them from taking some vital steps that can be of benefit to the households. The fact that the houses in terms of size and location or even their general attributes can afford them an opportunity to enhance their monthly income could also have influenced their judgment of satisfaction because the more money they can make with the effected transformation, the more satisfied they may be.

The building reaction to climate as a result of transformation can affect the level of thermal comfort of the residents' and this may ultimately influence the residents' level of satisfaction. The incidences of overcrowding, blockage/reduction of building openings and sometimes outright absence of fenestration was a common sight in most of the badly transformed houses where the households expressed their displeasure with some aspects of the houses. The desire of the respondents to have a kind of house that could be adapted at their own convenience to suit their life styles without much restriction also played a key role in influencing their level satisfaction.

Table 6.5: Beta- Standardized Coefficients of satisfaction

Input Variables	Beta- Standardized Coefficients	F	Sig.
Estate Location.	.379	4.517	.034
Occupation.	.262	7.437	.000
Gender.	.110	4.626	.032
Age of respondent.	-.067	1.199	.302
Ethnic group.	.042	1.419	.243
Religion.	.130	3.017	.050
Marital status.	.118	6.900	.000
Level of education.	-.063	.437	.727
Income classification.	.268	3.624	.027
Initial household size.	-.009	.022	.883
Present household size.	-.076	.966	.326
Number of sleepover guest.	.407	11.763	.000
tenure status(Occupancy).	.300	13.684	.000
Number of Bedrooms.	.210	2.661	.032
Mode of payment.	.116	1.184	.315
Type of building originally.	.060	2.413	.066
Length of stay.	-.107	1.138	.333
Ownership of other house.	.029	.038	.845
Location of other houses.	.123	1.081	.357
Method of execution of transformation.	-.036	.126	.723
Present building reaction to climate.	.119	5.038	.002
Preference for allowance to effect transformation in new designs of low-income housing,	.441	16.372	.000
Presence of communal facility like health center available when you moved in.	.184	4.043	.045
Presence of communal facility like shopping centre available when you moved in.	.223	5.182	.023
Presence of communal facility like educational available when you moved in.	.447	9.935	.002
Presence of communal facility like recreational available when you moved in.	.033	.475	.491
Presence of communal facility like religious building available when you moved in.	.115	1.790	.182
Accessible is this estate to other parts of the city	.097	1.001	.368
Original no of bedrooms.	-.081	2.906	.056

Further more, the transformation in the study areas as revealed by the data in Table 6.6 shows that the residents' level of satisfaction had actually propelled the spate of transformation that their houses had experienced. Majority (61%) of the respondents who had transformed were not satisfied with their housing suggesting that they reacted to this through transformation. Even amongst those who had not transformed, majority 67.8% of them were not satisfied. The implication of this was that this group of resident could be part of those who still look forward to actualizing their desire to transform.

Table 6.6: Satisfaction and Transformation

		Level of satisfaction with original plan					Total
		Neutral	Strongly dissatisfied	Not satisfied	Satisfied	Very satisfied	
Have you transformed your housing	Yes	21	48	288	86	22	465
		4.5%	10.4%	61.9%	18.5%	4.7%	100%
	No	11	45	56	37	0	149
		7.4%	30.2%	37.6%	24.8%	.0%	100%
Total		32	93	344	123	22	614
		5.3%	15.1%	56.0%	20.0%	3.6%	100%

6.5 Some Other Reasons Adduced For Transformation

6.5.1 Religious, Social Trends And Security Considerations

Worship centres both for the Christians and the Muslim were found in very strategic locations within these low-income estates. This appears to be in line with the modern day system of worship where religious activities are carried out in every available space. For this purpose, a few residents who accounted for 10.55% were more interested in providing space for worship. Some of the respondents claimed that having a place for worship within their compounds was more important to them because they claimed there is a heavenly reward attached to it. Some houses have been converted to churches and mosques where different functions take place irrespective of the time and the effect they have on the general public. Amongst this small group were also others who erected fences besides other forms of transformation did so for reasons of territoriality and privacy which they claim is very necessary. Some of them believed that

ensuring security of life and property should be uppermost in the minds of the resident as the estates have gradually become dense with rise in population.

Table 6.8: Some Other Reasons Adduced For Transformation (a)

Estate location	Reasons for transformation				Total
	Economic reasons	More rooms and comfortable accommodation for my family	space to worship, security, and privacy	No	
Federal Low-income Housing estate Ipaja	99 (26.1%)	132(34.8%)	40(10.6%)	108(28.5%)	379(100%)
New-Lagos low-income Estate Surulere	171(72.8%)	12(5.1%)	11(4.7%)	41(17.4%)	235(100%)
Total	270(44.0%)	144(23.4%)	51(8.3%)	149(24.3%)	614(100%)

6.5.2 Provision Of Basic Amenities Due To Their Absence Or As A Result Of Obsolesce

Bearing in mind that the issue of transformation goes beyond just adding more rooms but also many other forms of addition and alterations which has been of concern to the relevant authorities and even to the generality of the public, the answers to what other reasons were responsible for the transformation they had carried out in Table 6.9 came with a lot of reasons which included the need to provide for themselves some basic amenities which the government took for granted. The lack of basic amenities like water for example, have been responsible for the indiscriminate drilling of bore holes erection of steel or concrete structures to support water reservoirs. This was an occurrence observed in almost all the homes as each household provides water for its use or for sale.

6.5.3 Bringing Employment Close To Their Homes

Other reasons given by the residents for transforming their houses included bringing employment close to their residence. This was considered a more pressing need by 23% residents probably made up of housewives or the female residents as some of them claimed that they could not go too far to work because they had to attend to their children and other domestic issues. Another group of residents who may have anchored their reason for transformation on employment were those involved in handwork and generally the self employed who found it more convenient to build workshops around their house. The existence of such workshops, mini-marts and food vendors were found doing business all around in the study areas.

6.5.4 Aesthetics Reasons And Upgrade Of Their Housing To Meet Modern Trends

Enhancing the exterior and interior looks of the houses ranked least in the list of reasons as only 5.3% claimed that they carried out transformation solely to enhance the looks of their buildings. A few residents agreed that there was a need to actually remodel their houses to meet modern trends and improve their housing condition. A resident who apparently bought over his house from an allottee had said:

"At the time I took over this house five years ago ,it was like a poultry house.Ii only decided to buy a house within this estate because is close to my business outlets. I had to re-design the house to improve it looks and made it more useful For my family. In fact the initial design was not up to standard".

for such resident, the primary benefit derived from transformation he embarked upon was to effect aesthetic changes and improve the functionality of his house.

6.5.5 The Urge To Satisfy The Shopping Needs Of Residents

Satisfying the shopping needs of the estate residents ranked least in the list of benefits as none of the residents was also given as one of the reasons for transformation. this reason was more pronounced in federal low-income housing estate where 22.7% of the residents claimed that because there was no provision for such in the entire neighbourhood, it was getting increasingly difficult to survive considering its distance to

existing market places. Residents irrespective of their social class were clamoring for corner shops and other avenues to make quick and minor purchases. This prompted individuals to embark on transformation of housing and its immediate environment and even any available open space. The case was a bit different in The New Lagos Re-housing Estate none of them transformed just because they needed to satisfy the shopping needs of the residents. This was actually in line with the comment made by one of the residents who said:

"There are several markets around us here and a few not too far away from this place so one is not likely to make reasonable sales at home because one only needs to walk a short distance for example to Tejuosho, Iponri and Yaba Markets instead of buying things at home".





Plate 6.1a and b : Showing houses that have undergone unapproved total transformation in The New Lagos Low-income housing estate Surulere and Federal Low-income Housing Estate majorly to effect aesthetic enhancement.

Table 6.9: Reasons For Transformation (b)

Reasons for transformation		Estate location	
		Federal Low-income Housing (Shagari) estate Ipaja	New-Lagos low-income Estate (phase1) Surulere
More accommodation for the household?	Yes	76.7%	82.6%
	No	23.2%	17.4%
Bringing employment close to the residents?	Yes	23.0%	52.3%
	No	76.5%	47.7%
Satisfying the shopping needs of residents?	Yes	22.7%	0
	No	77.0%	100%
Effecting aesthetic changes on the buildings?	Yes	5.3%	25.1%
	No	94.2%	74.9%

6.6 Reasons for not Transforming

The total percentage (28.5%) of all those who claimed not to have transformed their houses (see Table 5.6) in the Federal Low-Income Housing Estate, Ipaja was further analyzed and broken down in order to attribute some reasons to why this group of people have not attempted to alter their houses in any form in spite of the fact that it has become the order of the day. Very few (0.3%) of the respondents claimed not to have transformed their housing because they felt it was not right and the practice is against building regulations (see Table 6.10) . But this is not entirely right because information from the overseeing body for this particular estate revealed that a measure of transformation is allowed within the estate but it must be approved by the appropriate authorities. 0.5% of them said they did not transform because they plan to move out of the house soon, both those who claimed to have financial problems and those who said they were satisfied with their houses for now have equal percentage of 2.9% each. Some of them in this group as explained by a resident still have intentions to transform whenever they have the money. It appeared that majority of those who have not transformed are tenants as 18.73% of this group gave their reasons as just being tenants and as such do not have good tenure status to enable them effect any form of alteration in their houses even if they desired. A respondent explained that

"The temptation to transform was very pressing at a time due to the inconveniences of living in a tight place like this but because the owner of the house made me sign an undertaking that I will not tamper with any part of his house otherwise he will have me ejected actually discouraged me from transforming".

All (17.4%) the residents of New- Lagos Re-housing Surulere who have not transformed as shown on Table 6.10 anchored their reasons on the fact that they were just tenants. The implication of such result is that the only factor that has discouraged some of the residents from transforming their houses was their tenure status.

Table 6.10: Some Reasons Given For Not Transforming By Those Who Have Not Transformed

Estate Location	Satisfied With The Dwelling	Soon Move Out	Against Building Regulations	Financial Challenges	Just A Tenant	Not Applicable	Total
Federal Low-income Housing estate Ipaja	11 (2.9%)	2 (.5%)	1 (.3%)	11 (2.9%)	71 (18.7%)	283 (74.7%)	379 (100)
New-Lagos Low-income Estate Surulere	0 (.0%)	0 (.0%)	0 (.0%)	0 (.0%)	41 (17.4%)	194 (82.6%)	235 (100%)
Total	11(1.8%)	2 (.3%)	1(.2%)	11(1.8%)	112(18.2%)	477(77.7%)	614(100%)

6.7 Intention to Transform

The question of whether the respondents still intend to transform received responses which suggested that most of the residents have actually exhausted their available spaces and as a result cannot implement any form of transformation even if they so desire (See Table 6.11). The availability of immediate outdoor space where household could encroach on was one of the major factors that determines how far a household intends to continue with transforming their houses therefore the result obtained on this issue shows that more (25.6%) residents in the Federal Low-income Housing Estates Ipaja as compared to just 13.2% in the New Lagos Re- housing estate still nursed the intention to transform if the opportunity comes. The level of congestion and indiscriminate encroachment was found to be higher in the new Lagos re-housing estate that in the former where there still exist a handful of households who still maintain their external landscape even though they may have tampered with their original buildings. This conclusion was drawn from a response like *“As you can see, I don’t even have any space to build on. I have exhausted all my surrounding space so I cannot do anything like that again”*. It was noted from the interview sessions that some of the interviewees were unrepentant and can convert any space whatsoever even if it means encroaching into open communal spaces. It also shows that the few who still intended to transform in the

federal low-income housing estate have on-going projects though at slow pace and would wish to complete them while a few responses indicates that those who have not even embarked on any form of transformation due to some reasons formed part of those who still intend to do so once the opportunity comes. The results show that, 44.1% of the respondents in the Federal Low-income Housing Estates Ipaja do not intend to embark further transformation, while a huge percentage (74.5%) in the New Lagos Low-income Re-housing Estate also do not intend to continue with transformation. This data suggests that more extensions and transformation of diverse forms should be expected as time goes on in both estates but more in the Federal Low-income Housing Estate where there appeared to be less congestion.

Table 6.11: Intention to Transform

Estate Location	Intention To Transform			Total
	Yes	No	Not applicable	
Federal Low-income Housing (Shagari) estate Ipaja	97(25.6%)	167(44.1%)	115(30.3%)	379(100.0%)
New-Lagos Low-income Estate (phase1) Surulere	31(13.2%)	175(74.5%)	29(12.3%)	235(100.0%)
Total	128(20.8%)	342(55.7%)	144(23.5%)	614(100.0%)

6.8 Pending Acts of Transformation by Residents

Further investigation into forms of transformation that some of the resident have not carried out but consider them necessary but are only waiting for the opportunity to present itself attracted responses as shown on Table 6.12. The vast list of pending transformations ranging from adding extra shops to erection of perimeter fence were collated in such a manner it would reflect even the attitude of the respondent to transformation. for example, a respondent who said:

"I don't care if the rooms are going to be tight for the eventual occupants or poorly ventilated but I must still add two or three more bedrooms at that corner", Pointing towards the west end of his already badly transformed house "and a small shop at the other end when I collect my gratuity".

The erection of perimeter fence seem to measure highest on the list of pending transformation in both estates as 13.2% and 10.6% from the New Lagos Re-housing Estate and Federal Low-income Housing Estates Ipaja respectively. For the Federal Low-income Housing Estates Ipaja . The next pending items were both shops and addition of more rooms. These respondents who may have already carried out extensive transformation still believes that the actualization of the pending acts are passionate in their hearts. The Federal Low-income Estate it was noticed still had several on-going projects which their completion as indicated by some (7.9%) are parts of what they wish to accomplish in the nearest future. Only 0.3% of the respondents in Federal Low-income Estate still needed to fulfill their dreams of having a garage added to their houses while none of the residents of New Lagos Re-housing Estate desired such now or in the future.

Table 6.12: Pending Acts Of Transformation By Residents

Estate Location	Pending Acts Of Transformation By Residents							Total
	Shop	Fence	Garage	More Rooms	Not Applicable	Not Sure	Complete The Extension	
Federal Low-income Housing (Shagari) estate Ipaja	13 (3.4%)	40 (10.6%)	1 (.3%)	13 (3.4%)	167 (44.1%)	115 (30.3%)	30 (7.9%)	379 (100%)
New-Lagos Low-income Estate (phase1) Surulere	1 (.4%)	31 (13.2%)	0 (.0%)	0 (.0%)	174 (74.0%)	29 (12.3%)	0 (.0%)	235 (100%)
Total	14 (2.3%)	71 (11.6%)	1 (.2%)	13 (2.1%)	341 (55.5%)	144 (23.5%)	30 (4.9%)	614 (100%)

6.9 Reaction of Residents to Transformation Activities In the Neighbourhood

The fact that transformation has become the order of the day and one major issue of concern in the built environment particularly as exhibited in low-income estates do not foreclose the fact that individuals react to this phenomena differently. These reactions even from those who perpetrate the act could be at variance with what they actually practice because some of them claim that they find it irresistible considering the benefits they derive. The result puts those who find the act of transformation within the Federal Low-income Housing Estates, Ipaja worrisome at 41.4% while those who are indifferent about the development account for 30.1%. At the same time, 20.8% of the respondents believed that those who have embarked on transformation were only engaging the self-help strategy to upgrade the environment just as another 7.7% were of the opinion that transformers were helping the residents and the government alike to provide infrastructure which were either outdated or never provided by the government.

The situation at the New Lagos Re-housing Estate was such that none of the respondents considered the necessity of the act based on the fact that it helps to upgrade the environment. Neither were there residents who believed that transformation helps to provide missing infrastructures as a reason to encourage it but rather most them advocated for a strict control otherwise the situation could be worse if left unchecked. It was revealed that in this same estate, majority (87.7%) of them found it worrisome as it has led to abuse of practice which is detrimental to the larger society while the remaining (12.3%) were indifferent about transformation. This conclusion was drawn from a respondent when he said:

"It is unfortunate that things have turned this way but I wonder how some families would have coped without transformation because in spite of its negative impacts on the estate, it has helped a lot of us in diverse ways".

Sometimes it is assumed the perception of the generality of people could help to package and assess the impact of something on a subject and this will not be different.

Table 6.13: Residents' Personal Reaction to Transformation (a)

Estate Location	Personal Reaction to Transformation Activities in the Neighbourhood				Total
	Indifferent	Worrisome	upgrading the environment	provides infrastructure/facilities not provided by the govt.	
Federal Low-income Housing estate Ipaja	114 (30.1%)	157 (41.4%)	79 (20.8%)	29 (7.7%)	379 (100%)
New-Lagos Low-income Estate Surulere	29 (12.3%)	206 (87.7%)	0 (.0%)	0 (.0%)	235 (100%)
Total	143 (23.3%)	363 (59.1%)	79 (12.9%)	29 (4.7%)	614 (100%)

However, the possibility that some people may think that transformation has no impact whatsoever on the neighbourhood prompted the researcher to consider asking questions in that line. The result reveals that 6.9% of the respondents of the Federal Low-income Housing Estates Ipaja believe that as a matter of fact, whether good or bad, transformation does not have any effect on the neighbourhood. But this assertion was sharply outweighed by a 93.1% response from those who were of the opinion that there was certainly an impact whether negative or positive depending on how one looks at it. To emphasize this point, a respondent had this to say during one of the interview sessions *“The truth is that whichever way one chooses to look at it, either good or bad, there is certainly an impact. It is just that the bad seems to outweigh the good, meanwhile some of the impacts are obvious”*

Virtually all (100%) the respondents in New Lagos Housing Estate were also of the opinion that transformation certainly has an impact on the neighbourhood..

Table 6.14: Residents' Personal Reaction to Transformation (b)

Estate Location	Do You Think Transformation Has No Impact On The Environment?		Total
	Yes	No	
Federal Low-income Housing (Shagari) estate Ipaja	26(6.9%)	353(93.1%)	379(100%)
New-Lagos Low-income Estate (phase1) Surulere	0(.0%)	235(100.0%)	235(100%)
Total	26(4.2%)	588(95.8%)	614(100%)

6.10 Reaction to certain types of transformation existing within the Estates.

In this section, certain types of transformation which were found present at a scale that normally would not be accepted within residential neighbourhoods in these study areas were singled out and discussed elaborately in order to bring to the fore the reaction of the residents to their existence in the neighbourhoods.

6.10.1 Worship Places

Worship places where residents of various religious inclinations come together to engage in religious activities is gradually becoming a common sight in residential places in most urban cities and the estates in focus were no exception. Some households had willfully converted their houses into worship centers and this development is not peculiar to any particular religion. Both Christians and Muslims now engage in the practice of bringing religious activities right into their houses or taking over available open spaces for such purposes. Feeling the pulse of the residents showed that it does not really go down well with majority of them as 81.8% of the respondents in the Federal Low-income Estate think that worship centers are not necessary within their houses but in well designated places where they will not cause any form of pollution, congestion or inconveniences to other residents as is the case presently.



Plate 6.2: A Mosque Built On A Building Setback

On the contrary were only 18.2% respondents who thought that worship centers are necessary everywhere and anywhere as long as there is space because it helps to improve our relationship with God. The situation in the New Lagos housing estate revealed that more than half (57.4%) the respondents considered it necessary to have places of worship within their houses if they so desire. It was observed that most of the places of worship were either in built on setbacks, tucked between two structures or in completely transformed houses which makes the practice somehow inconvenient to some residents one of who said:

"We find it difficult to sleep at home most night especially weekends when there are activities in churches and even mosques because these days the Muslims have programs on Saturdays and Sundays. Personally I think these things can be done outside here so people can be free from unnecessary noise pollution".



Plate 6.3: A Church Built On A Building Setback

6.10.2 Welding, Electronic and Home Appliances Repair Workshops

It has also become a common sight to behold business outlets of diverse shades and dimensions in the mist of residential houses particularly within estates with defined boundaries. One of the common ones within the estates the researcher had chosen were welding workshops where metal fabrications are carried out using electricity derived from the national grid or from generating sets, electronic and home appliances repair workshops. The services rendered by such operators are in no doubt very essential to an extent as insisted by a respondent but there is a need to ascertain and know precisely what the residents feel about the presence of such facilities within the estates. The picture on ground showed several of such workplaces within the estates looking dirty and badly maintained with abandoned appliances littering the streets and defacing the facade of buildings. The responses indicate that majority (96.8%) of the residents of Federal Low-income Estate do not think it is right to establish such businesses close to where people live. A respondent reiterated his claim when he said *“Madam look, ever since this welding workshop moved to this street, our light has suffered a major setback due to how they consume high voltage”*. Almost an equal percentage (94.9%) in the New Lagos housing estate also considered their presence not too necessary. This type of result

therefore indicates that despite the vital services these outfits render, most of the residents think they are better located outside their residential areas because the damage they cause outweighs their usefulness.

Table 6.15: Reaction to Certain Types of Transformation Existing Within the Estates

Necessary Facilities	Federal Low-Income Housing Estate, Ipaja		New Lagos Low-Income Housing Estate Surulere	
	Yes	No	Yes	No
Tailoring and fashion houses	6.6	93.4	43.4	56.6
Daycare and Crèche	67.8	32.2	57.0	43.4
Schools	0.6	59.4	43.4	56.6
Provision stores	74.4	25.6	74.0	26.0
Repairs and fabrication workshop	32.2	96.8	5.1	94.9
Patent medicine stores	64.9	35.1	48.5	51.5
Worship centres	18.2	81.1	57.4	42.6

6.10.3 Provision Stores

Provision stores were commonly seen sandwiched between residences to provide an opportunity for people to make quick purchases when necessary. It is also believed that it afford households an avenue to own sales outlets which probably bring in some financial benefits in return. Establishing provision stores, depending on the magnitude appears to be one business people especially fulltime house wives consider easy to get involved in as it may not require too much capital outflow to commence. It only becomes a thing to worry about when it appears to be wrongly located or causes obstruction to smooth and peaceful co-existence. Most of the respondents (74.4%) (see chart 3) in both

estates think that it is a great idea to have such things located around and within their estate because it makes life easier for them especially for those who leave very early for their work places and return late. They claimed that the presence of such places save them from stress of everyday market or help them out with things they forget to do before getting home. But it is not so for 20.60% of them who did not agree with them as they saw it as an unnecessary intrusion into the privacy and serenity of the hitherto quiet neighbourhoods. One of the respondent in this category emphasized his point by saying

“I think it is better to have all of such buying and selling clustered in one organized place and not scattered all over the place. This present arrangement is unhealthy and unacceptable”

This confirms the position put forward by Awotona, (1994) reiterating that the planning of neighbourhoods should make adequate provision for spaces that can accommodate income generating activities that are not injurious to the environment. Similarly, public housing designs need to give consideration to home based micro enterprises that are pollution free. Therefore relevant authorities should adopt an essential permissive attitude toward planned transformation, with minor controls to improve the use of space and minimize interference with neighbours especially with respect to ventilation and daylight.

6.10.4 Schools

Education is an essential requirement for a secured future and this can be achieved by acquiring educational skills from schools or other forms of recognized skills acquisition outfits. The availability of the appropriate type of schools in a neighbourhood could encourage people to pursue a desirable career, particularly in the case of little children whose parents or guardians would like to send to school to acquire one form of knowledge or another. A study of the available master plan of the two estates in focus showed that the Federal Low-Income Housing Estate, Ipaja in Alimosho for example had spaces earmarked for schools but were never built and at the moment such places have been taken over by the Government and re-allocated for other purposes, or have experienced what the residents and overseeing authority referred to as ‘encroachment’.

The master plan of the New Lagos Low-income Re-housing Estate Surulere had no consideration for schools within the estate but the residents were meant to depend on existing schools like Salvation Army Schools, Abimbola Gibson Memorial Schools located at the periphery of the Estate.

A study of the present state of the estates revealed that schools, mostly privately owned have sprung up almost on every street in the neighbourhood. Whether the respondents are comfortable with this kind of transformation is an important issue to be considered in order to adequately assess the impact this development has on the neighbourhood. The data to address this point was drawn from the responses to the questionnaire and it shows that 59.4% of the residents of the Federal Low-income Estate do not agree that it is necessary to have schools situated arbitrarily all over the place but in properly designated portions of the entire scheme. It was evident from the interview session that a good number of people in this group frown at the way and manner every other house is being transformed into one form of educational facility or the other. To counter this claim was 40.6% of them who believed that it is necessary to have these schools around their homes to avoid long distance journey to and fro school especially for their children who more or less on their own all day when their parents would have gone to their work places.

The result was similar in the New Lagos Low-income Re-housing Estate Surulere where 56.6% of the respondent still insisted that it is not necessary to have schools sandwiched amongst residences but located in properly designated places. while the remaining 43.4% considered it important to have houses transformed into schools within the estate.



Plate6.4: One of the three bedroom houses that Was Fenced And Converted/Transformed to a school

6.10.5 Daycare and Crèche

Working mothers and even mothers who engage in business all over the world always desired to have comfortable and secured places where they could keep their children while they carry out their daily routines. Any organized place that renders services that cater for the wellbeing of babies and toddlers while their parents or guardians are working or busy with other tasks is known as a crèche. Such places are usually expected to be a "home away from home" particularly for the children who are still at their tender ages.

Such facilities are of recent located everywhere even in the most unusual and obscure places where it is least expected. There are obviously some crèches and what people refer to as "daycare" facilities in the estates that are being looked into in this research and their desirability as regards location and their sheer presence was drawn from field data. The statistics available reveals that 67.8% of the respondents in the Federal Low-Income Housing Estate, Ipaja in Alimosho believed that it is necessary to have transformed houses into crèches because it makes it easier to drop and pick their kids in the morning and after work due to the proximity to their homes. To buttress this claim, a resident said,

"It is not easy for most of us living in this estate because we have to go as far as to the island to work so we need such facility to help out with the children otherwise we cannot work effectively and this could affect the home management because as women we work to assist our husbands".

32.2% disagreed on this as they claimed that such facilities do not have to take over living houses that are already in short supply. A fair lower (57.05) percentage from the New Lagos Low-income Re-housing Estate Surulere also considered the presence of daycare and crèches within their residential estates as essential. Moreover, some residents in both estates believed that it is better and more effective when such facilities are located close to working places where parents particularly mothers can walk in even during working hours to see their kids than right in the mist of residences and far away from their parents while at work.

6.10.6 Tailoring and Fashion Design Houses

Looking good is an objective most people crave to achieve not minding the cost affirming the popular saying that "looking good is good business". This is made possible by patronizing outfits that engage in rendering a range of services amongst which is clothe making, sales, cosmetic and fashion related services. These kind of places are now being found all over because they tend to want to bring their services close to those they think would need them. A few of them exist within the estates adopted in this research and their necessity in these locations was adjudged by majority of the respondents in the Federal Low-Income Housing Estate, Ipaja not to be desirable as 93.4% of them believe that transformation of houses and open spaces into such facility is not necessary because they are not too essential but the result is a bit different in New Lagos Low-income Re-housing Estate Surulere with only 56.6% who do not think it is necessary to have such facility close to their houses or having houses transformed to accommodate them. As one of the objectives of this research, the impact of such development will be drawn at the completion of the data analysis.

6.11 Main Attitudes of Respondents to Transformation

Factor analysis is a method that helps to provide a relatively clear explanation to attitudinal issues of research. The 16 items which were used in measuring the attitudes of the respondents to transformation were subjected to factor analysis and varimax rotation method was applied. The five- factor solution obtained explained 78.1% of the total variance in attitudes.

The first factor explained 20.60% of the variance and represented housing comfort. The variables that loaded on this factor with factor loadings over 0.5 were climatic comfort provided by the house (0.82); easier life afforded by transformation (0.78); safety and security provided by the house (0.56); as well as wariness of the increase in population (-0.77) and pressure on infrastructure (-0.75) that sometimes result from transformation.(See Tables 1 -4 in appendix 4).

The implication of this was that the attitudes displayed by the respondents were based on the assessment of how comfortable they were considering the transformation that had taken place. In this regard, it may be possible that through transformation, the residents have been able to make their houses better ventilated, lighted and even more spacious to allow comfortable living within the houses or have made it impossible for some interior spaces to be properly ventilated and light. With bigger and more interior spaces and other functional spaces which a household may consider necessary for convenience, easier life may be attained too. The concern for housing comfort was also expressed in terms of increase in population in most of the transformed houses which may negatively affect the performance and durability of some infrastructural facilities thereby leading to discomfort. most households as observed on field provide for themselves some basic needs like portable water, electricity and motorable roads as excessive pressure and lack of maintenance have result to a complete breakdown of these communal facilities. The erection of perimeter fence and massive gates around most (90%) of the houses within the estates indicated that indeed , a good number of the resident pursued comfort through transformation. 90% of the houses within the estates have been covered with perimeter fences to give residents a sense of security, privacy and class unlike what it was at inception.

Following closely in the attitude of the residents towards transformation was the attainment of socio-economic goals of housing which accounted for 20.48%. Variables loading on this factor are that the houses serve as status symbol (0.78) meaning that transformation may have given the household an opportunity to belong to an elite class of house those who live in the neighbourhood irrespective of the state of the house. Lack of adequate concern for housing needs of the low-income with a factor loading of -0.78 also may have informed the residents' attitude to transformation because the short fall in housing supply and the lack of concern for the plight of the low-income in terms of housing provision by the government may have informed the spate and manner of transformation observed around. Transformation to accommodate facilities which give opportunities to make economic gains (0.76) and achieving a variety of designs in the building facade (0.53) also affected the residents attitude to transformation because considering the economic situation of the low-income general and the state of modern development around these estates , some residents may want to tolerate transformation geared towards money making or improving the outlook of their houses.

Loading on the third factor were renewal and upgrade of low-cost housing more or less through self-help system (0.87) suggesting that the initiative of some transformers could amount to inadvertently helping the Government to upgrade their houses and possibly some other facilities which were not provided. As noted by some residents who claimed that the original house forms were too poor and devoid of every sense of beauty so with transformation, they have managed to remodel their houses to make them suitable and user friendly. For these reasons, rotated component factors for variables such as change of design to suit the economic status' and personal requirements of residents loaded (0.72) and (0.67) respectively with percentage of variance which accounted for 13.61%.

The issue of social esteem and helplessness in housing were the fourth and fifth factors representing 12.27% and 11.155 of the variance in attitudes of the respondents to transformation. While a sense of satisfaction with the results of transformation (0.84) and status attainment (-0.83) loaded on the fourth factor, it may suggest that some of the respondents were pleased with the outcome of transformation probably because by their judgment, transformation has helped to tackle problems arising from inadequate housing

for the low-income (0.92) to this end, most respondents concluded that transformation is unavoidable (0.82) which loaded on the fifth factor.

6.12 Chapter Summary

This chapter examined specifically the various reasons highlighted by the respondents to have been responsible for the diverse forms of transformation embarked upon by the residents. These various reasons were also documented giving a picture of how inevitable the act of transformation is to the low-incomers whose lifestyles may not have been adequately considered in the thought line of such projects.

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 accrue from such efforts. Some identified motives for transformation are socio-economic, cultural and spatial; but the economics of regular income generation assumes priority. Different forms of transformations were carried out for financial reasons depending on which were considered more lucrative by the residents.

The addition of bedrooms for private uses and benefit of the individual households was equally an important reason to transform because most of the respondents claimed that the types of houses and available number of bedroom were not adequate for their households.

This was further expressed in the analysis of the residents' level of satisfaction with their housing which showed that majority of the respondents particularly the second generation residents were dissatisfied with various aspects of their housing. Those who saw the beginning of these estates claimed that they were very satisfied then but things gradually changed with time.

A few respondents who had not transformed their housing gave reasons which included lack of finance, plans to relocate, tenure status e.t.c. Interestingly, amongst this group were those who still nursed the desire to transform as soon as the inhibiting factors were removed. Owners of uncompleted projects within the estates wished to complete them when the opportunity arises.

Over half of the respondents claimed to be worried over the spate of transformation that is sweeping through the estates. Most bothered were those who

claimed to have witnessed the early days of these estates. Almost all the respondents were of the opinion that transformation indeed had an impact on the neighbourhood and unfortunately as they claimed, the negative impacts outweigh the positive impacts as a result, there is a need to really look into the possibility of actively controlling the practice.

A tour around the study areas confirmed the existence of some specific forms of transformation which the residents were made to measure their necessities in such places. The result was quite interesting because they were at variance with the researcher's expectations as most of these forms of transformation were considered not necessary within the residential estates.