

CHAPTER SEVEN

IMPACT OF TRANSFORMATION ON LAND USE, DEMOGRAPHY, AESTHETICS AND ENVIRONMENTAL CHANGES IN THE NEIGHBOURHOOD.

7.1 Introduction

This Chapter reviews the actual and specific impacts of transformation on the Estates under study based on the perception of the residents and on the physical observations by the researcher. As discussed earlier, transformation impacts in different ways on different environments, neighbourhoods and in different aspects of the society. These impacts will be analyzed according to how it has affected the neighbourhood attributes like land use, demography, aesthetic as perceived by the respondents and from the physical observations. Another aspect from which the impact of transformation shall be discussed is the environmental changes that have taken place over time as a result of transformation activities in the neighbourhoods.

7.2 Perception of the Residents

7.2.1 Perceived Negative Impacts of Transformation

A categorical and direct question of whether the residents considered the impact of the various forms of transformation within their Estate to be negative came up with responses which had a sharp distinction between those in agreement and those who disagreed. The figures from the Federal Low-Income housing Estate, Ipaja for those who gave 'yes' as their responses (meaning that transformation has negative impact) stood at 72% while those who said 'No' (meaning that transformation does not have negative impact) had only 28%. This response pattern suggests that although a good number of the residents have been "beaten by the transformation bug", most of them genuinely abhor the practice and agreed that the impact on a holistic view is negative. The response obtained from the New Lagos Low-Income Re-housing Estate, Surulere was dramatic as practically everybody (100%) in the Estate was of the opinion that the impact of transformation in its entirety is negative.

The negative ways in which transformation affect the neighbourhood were assessed by the residents based on their physical and psychological points of view. These considerations were based on how the practice of transformation impacts on infrastructure, communal facilities, demography, security, comfort of the residents etc. The essence of knowing some of the specific ways this act in question affects the neighbourhood was with an intention to establish the relationship between transformation and other necessities of life.

Table 7.1: Perception of the Impact of Transformation (Negative)

Estate Location	Yes	No	Total
Federal Low-Income Housing (Shagari) Estate Ipaja	273(72.0%)	106(28.0%)	379(100%)
New-Lagos Low-Income Estate (phase1) Surulere	235(100%)	0(.0%)	235(100%)
Total	508(82.7%)	106(17.3%)	614(100%)

All the respondents had one or two things to talk about irrespective of whether they had transformed or not. This they claimed was because whatever takes place in one's immediate environment particularly in a supposedly planned Estate like theirs, inadvertently affects the generality of the people.

7.2.1.1 Increase in Population in the Estate

One of the concerns expressed by residents, as a negative impact caused by transformation, was the indiscriminate increase in population within the Estate as a result of the extra rooms added to the buildings to accommodate new families coupled with several business activities taking place within the neighbourhoods.

The number of people who live in a house have the tendency to increase or decrease over time depending on circumstances which confronts them. The Low-Income earners are often associated with large nuclear family and robust extended family dependants particularly those who live in cities whose responsibility most of the time is to provide accommodation for their relatives when they come to Lagos. This could either

be on a temporary or permanent basis as the case may be. The size of a Low-Income family could also increase as a result of their assumed high rate of procreation. This has often led to congestion in their houses which translate to overcrowding in the neighbourhoods.

The enquiry into whether their household sizes had witnessed any increase due to the transformation that they have embarked upon showed that the percentage of those whose houses had experienced increase stood at 76.5% and 100% for the Federal Low-Income Housing Estate, Ipaja and the New-Lagos re-housing Estate, Surulere respectively while those that had not experienced increase in their household size were 17.4% in Federal Low-Income housing Estate, Ipaja and none from the new Lagos re-Housing Estate . A respondent in the course of an interview session explained that it had become normal for anyone who manages to own a house in Lagos no matter the tenure status to always play host to extended family members whose intention maybe to eventually move to Lagos or relocate to other city. One of the respondents amongst the latter group noted that: *“The number of people living in my house has decreased because almost all my children have grown enough to be independent adults”*.

Table 7.2: Increase in Household Size Due to Transformation

Estate Location	Has there been increase in the number of people living in your house after transformation?			Total
	Yes	No	Not applicable	
Federal Low-Income Housing (Shagari) Estate Ipaja	290(76.5%)	66(17.4%)	23(6.1%)	379(100%)
New-Lagos Low-Income Estate (phase1) Surulere	235(100%)	0(.0%)	0(.0%)	235(100%)
Total	525(85.6%)	66(10.7%)	23(3.7%)	614(100%)

7.2.1.1a Changes in Household Size Due to Transformation

i. Initial and Present Household Size

The initial household size of the residents as at the time of moving into the houses and the present household size was considered important in assessing the present situation of the Estate in terms of demography and population statistics. The results obtained is expected to help understand how these changes have affected the transformation patterns in these neighbourhoods. On this note, more than half (57.3%) of the households in the Federal Low-Income Housing Estate, Ipaja were initially as low as between 1 and 3 members while none of the households in New Lagos Re-housing Estates were that few. On the contrary, the result showed that majority (53.6%) of the households in this Estate were as large as between 7-and 10 in number. Coming after these figures was 34.04% and 20.4% in Federal Low-Income housing Estate , Ipaja and the New-Lagos re-housing Estate, Surulere respectively for those who were initially between 4 and 6 members. Some (26.5 and 5.0%) households were above 10 members at the initial stages.

Table 7.3: Assessment of the Initial Household Sizes

Estate Location	Initial Household Size				Total
	1 -3	4-6	7-10	More than 10	
Federal Low-Income Housing Estate Ipaja	217(57.3%)	129(34.0%)	14(3.7%)	19(5.0%)	379(100%)
New-Lagos Low-Income Estate Surulere	0(.0%)	48(20.4%)	126(53.6%)	61(26.0%)	235(100%)
Total	217(35.3%)	177(28.8%)	140(22.8%)	80(13.1%)	614(100%)

In the case of the present household sizes, available data from field survey shows that the number of people living in the different houses had either decreased or increased. Quite noticeable were the cases of those (42.2% and 65.0%) who now have household sizes of above 10 in number in the New Lagos Low-Income Housing Estate, and Federal Low-Income Estate, Ipaja respectively. Households who had between four

and six (4 and 6) occupants existed only in the Federal Low-Income Estate Ipaja while for the New Lagos Re-Housing Estate, there were no households with less than six members. This suggests that the New Lagos Low-Income Housing Estate has larger household sizes than what is obtained in the Federal Low-Income Housing Estate which had led to it being more populated. It was also observed that most of the residents attributed the explosion in population to the fact that the Estate has become highly centralized and easily accessible.

Table 7.4: Assessment of the Present Household Sizes

Estate Location	Present Household Size					Total
	1-3	4-6	7-10	above 10	others	
Federal Low-Income Housing Estate Ipaja	17(4.5%)	69(18.2%)	133(35.1%)	160(42.2%)	0(.0%)	379(100%)
New-Lagos Low-Income Estate Surulere	0(.0%)	0(.0%)	40(17.0%)	148(63.0%)	47(20.0%)	235(100%)
Total	17(2.7%)	69(11.2%)	173(28.2%)	308(50.2%)	47(7.7%)	614(100%)

ii. Number of Sleepover Guests

It was also necessary to look into the number of sleepover guests who visit residents of the Estates within a space of one year in order to understand the challenges involved in accommodating these visitors and their impact on the general environment. More than half (52. 8%) the residents of Federal Low-Income Estate, Ipaja claimed to play host to between one and two (1-2) sleepover guests within a space of one year while the lowest number of sleep over guests respondent from the New-Lagos Re-Housing Estate, Surulere receive in a year is between 3 and 4 as attested to by majority (73.6%) of them. Only 7.4% of the residents of new Lagos housing Estate receive between five and seven (5 and 7) sleep over guests within a year but this same number of sleep over guests were received by 26.4% in New Lagos Re-Housing Estate. This they claimed may be due

to the proximity of the Estate to the central business districts of the state as well as the fact that most of them already have full houses.

Table 7.5: Number of Sleepover Guests Within a Year

Estate Location	Number of sleepover guest				Total
	1-2	3-4	5-7	none	
Federal Low-Income Housing (Shagari) Estate Ipaja	200(52.8%)	149(39.3%)	28(7.4%)	2(.5%)	379(100%)
New-Lagos Low-Income Estate (phase1) Surulere	0(.0%)	173(73.6%)	62(26.4%)	0(.0%)	235(100%)
Total	200(32.6%)	322(52.4%)	90(14.7%)	2(.3%)	614(100%)

To this effect, 8.1% of the respondents in Federal Low-Income Housing Estate Ipaja were of the opinion that transformation as it were has led to a massive and uncontrollable increase in population leading to unbearable congestion and over population while from the New Lagos Low-Income Re-housing Estate Surulere, it was a sharp difference as a huge chunk of them (69.8%) also shared this opinion. The proximity of the Estates to the main business and working areas of the state may have been responsible for the reason why the New Lagos Low-Income Re-housing Estate Surulere is worse hit by population explosion. This situation is of great concern to not a few residents who expressed fears concerning the possible implication of the situation if urgent steps are not taken to control it.

The interview section in this regard, came up with responses like:

“Too many strange faces have moved into the neighbourhood as a result of this transformation thing. Even my tenants bring in all sorts of people and there is nothing I can do about that”

which reveals that the number of people in most compounds have tripled over time such that the residents hardly know who lives where as it used to be. Such situation

was obviously very intense in the New Lagos Low-Income Re-housing Estate Surulere as most compounds have completely lost its original traits and signature.

Table 7.6: Perceived Negative Impacts of Transformation

Estate Location	Increase in crime rate	Lacks adequate ventilation	No	Over population and congestion	Pressure on available infrastructure	Unplanned development	Total
Federal Low-Income Housing Est.	74 (19.5%)	16 (4.2%)	165 (43.5%)	31 (8.2%)	52 (13.6%)	41 (10.8%)	379 (100%)
New-Lagos Low-Income Estate	15 (6.4%)	0 (.0%)	0 (.0%)	164 (69.8%)	50 (21.2%)	6 (2.6%)	235 (100%)
Total	89 (14.5%)	16 (2.6%)	165 (26.9%)	195 (31.8%)	102 (16.6%)	47 (7.6%)	61 4(100%)

7.2.1.2 Impact of transformation on some infrastructural facilities

Investigations carried out in the course of this research revealed that one may not be wrong to conclude that the few infrastructural facilities provided at the inception of this Estate only had the capacity to serve just a limited and specific number of residents and definitely expected to be maintained at regular intervals otherwise may not last for too long. Records have it that the few infrastructure present in the Estate at the beginning included poorly tarred roads, fairly stable electricity, epileptic public water supply, and shallow drainages etc. The quality and quantity of these infrastructures from all indication shows that in a short while and with a little extra pressure and without adequate routine maintenance, most of them would collapse. This situation is worsened by the reality of an ailing maintenance culture which leaves no room for durability.

Public water supply which according to testimonies of most residents particularly those who have lived in the Estate for well over 20 years was sufficiently available had ceased to be so. They suggested that the water supply situation gradually dwindled to zero level as the population and arbitrary transformation acts increased.



Plate 7.1: A wing of a three bedroom bungalow transformed into a water factory

The amount of water supply could not satisfy the demand of those who needed it such that households started creating private supply channels to their houses from the mains which led to uncontrolled tampering and interference with the central supply system which resulted to a total breakdown. Presently all the households interviewed have dug their own personal boreholes to enable them to have water. The implication of this is that those who cannot afford to sink bore holes will perpetually be at the mercy of their neighbours and then if eventually everybody is able to do so, this might have a spiral effect on the stability of the earth. This observation was further expressed through the field data where 84.83% of the respondents indicated that indeed, transformation has impacted negatively on the state of water supply while those who disagreed with this assertion are 15.17%.



Plate 7.2: showing one of the numerous bad roads due to excessive pressure of traffic within the Estate

During the interview session, most of the respondents indicated that at the inception of the Estates focused in this research, the electricity supply was very regular until some years later when the pressure on the facility became too much to manage. Transformation according to them resulted to the need to use electricity to power all manner of household gadgets as well as heavy duty machines being used in some of the small scale businesses being operated within and around the Estate. To this end, the data on Chart 7 shows that 89.41% of the respondents stated that transformation has negative impact on the electricity situation within the Estate. Some people who stated otherwise made up 10.59% and claimed that:

“The situation all over the country is bad even in places where transformation has not taken place and so for that reason, I do not believe that the present poor state of electricity in the neighbourhood was due to the transformation that has taken place.”

In the past, the level of electricity supply to an area is considered as a major yardstick for assessing the level of advancement and comfort of the residents in that

neighbourhood. This had long seized to be following the failure of the overseeing body to meet the electricity requirements of any particular sector in the society.

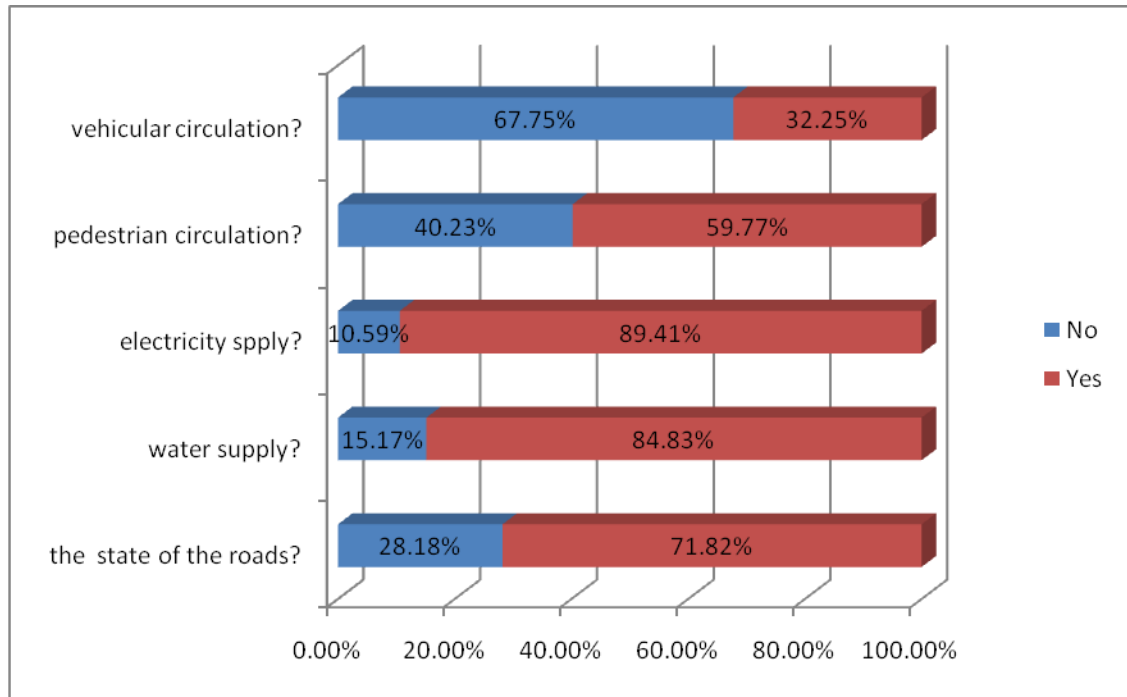


Chart 7 : Impact of transformation on some infrastructural facilities

Pedestrian circulation is a means of moving from one point to another on foot. In a well planned layout, there are facilities put in place to facilitate easy and speedy movement of people around. These facilities like walkways, pathways, gangways etc help to control circulation sometimes through the shortest and convenient distances. In places where precise consideration was not given to such as in the case of the Estate in focus, pedestrians maneuver their ways through any available space.

The original layout plan of the Estate in view showed that no special provisions were made to control movement and circulation of pedestrians but for the linear arrangement of the buildings which suggest that the spaces between array of buildings were meant to serve that purpose. With the current state of the Estate, that can no longer be possible as transformation has gradually taken over virtually all the opens spaces and building setbacks. Perimeter fences have been erected to enclose buildings and their

surrounding spaces which therefore makes it impossible for people to move from one point to the other easily between buildings.

However, the data (See Chart 7) from the survey conducted revealed that only 59.77% of the residents think that transformation has negative impact on pedestrian circulation while 40.23% differ. Some of the former argued that it is now very difficult for them to quickly move from one street to another as they now have to travel the entire length of a street to link another. *"It appears we have been caged by these developments"* lamented one of the residents

Facilities like road receive a great deal of contact from both residents and visitors who move from one place to another using all means of transportation. This contact is also heightened by those who have transformed roadsides, open spaces and their buildings into different forms of sales outlets and factories where heavy duty vehicles go in and out. It is on the basis of this that the need to know if transformation has negative impact on this facility. The result (Chart 7) indicates that 67.75% of the residents believe that the impact is negative as virtually all the roads are filled with potholes, or have been taken over by small stalls and sheds thereby narrowing the roads into tiny lanes which are difficult to pass. Some of them claim that the roads (in terms of quality and size) probably were not meant to accommodate such intensity of traffic which has imposed unimaginable pressure on them. This group of people complained bitterly that because too many people have moved into their Estate, too much pressure is being mounted on available infrastructures like roads, electricity, water supply, drainages, etc which leads to frequent breakdown and eventual abandonment.

7.2.1.3 Possibility of Turning the Neighbourhood into a Slum

A slum can be defined as area within a city exhibiting reckless physical development and uncontrollable population growth. It is similar to what is generally referred to as a sprawl which is associated with growth-related difficulties like rising traffic congestion, and high concentrations of poor minority households in neighbourhoods.

The issue of whether transformation as it were, is turning the neighbourhoods into slums came with responses which showed that 64.1% and 94.9% responses from

Federal Low-Income housing Estate Ipaja and the New-Lagos Re-housing Estate Surulere respectively attested to the fact that indeed the neighbourhood is being turned into a slum considering the way and manner people go about transforming their housing (See Table 7.7). It was expressed that the indiscriminate construction of structures within buildings and road setbacks as well as on open spaces and even on drainage lines has affected the once beautiful layouts of the Estates turning the whole place into a sprawl.

The word “encroachment” was commonly used by the residents to describe the unlawful invasion and erection of mostly illegal structures in unauthorized places particularly open spaces originally meant for recreation purposes. An individual in this category expressed his concern when he opined that the: *“Disturbing developments have encouraged hoodlums and people of questionable characters to co-habit leading to serious economic and social problems”*.

On the contrary were, 35.9% and 5.1% of the respondents who disagreed, as they maintained that the development has not turned the neighbourhoods into slums but rather it is an instinctive move to forge ahead in life through the individual efforts to provide their needs. To emphasize this assertion, one of the respondents in this group believes that it is a sign of progress on the part of the Low-Income earners because *“It encourages economic advancement as the Government appears to have neglected us”*.

Table 7.7: Possibility of Turning the Neighbourhood into a Slum

Estate Location	Do you think transformation is turning the neighbourhood into a slum?		Total
	Yes	No	
Federal Low-Income Housing (Shagari) Estate Ipaja	243(64.1%)	136(35.9%)	379(100%)
New-Lagos Low-Income Estate (phase1) Surulere	223(94.9%)	12(5.1%)	235(100%)
Total	466(75.9%)	148(24.1%)	614(100%)



Plate 7.3: Shows Attachments Of An Illegal Structure To An Existing Building And Encroaching Into Open Space.

7.2.1.4 Impact of Transformation on Crime Rate Within the Neighbourhood

The level and rate at which Crime of all forms are committed within and around the city of Lagos has become a thing of concern to the government, corporate organizations and individuals. There seem not be a full proof solution to the menace as the perpetrators engage in renewed operational techniques to beat all security measures put in place to combat crime. Often times people are wont to suspect that crime is mostly committed in congested and overcrowded places, such as environments where people have built structures indiscriminately to accommodate the sprawling shelter seekers and all sorts of business outlets. Drawing on an analysis based on studies on Low-Income Estates, Susan, (2006) concluded that youths in large inner city public housing development are more likely to commit violent crimes than those who live in unsubsidized housing. There are indeed ample evidence that the social and physical environment of many large public housing leads to high rates of violent crimes yet effective law enforcement and/or management solution have remained elusive.

The transformation that takes place in the Low-Income housing can be associated with as many positive and negative attributes but a specific question of whether it has led to an increase in crime rate within and around this particular neighbourhood would go a

long way in helping to understand the gravity of impact it has in the neighbourhood. A spontaneous response in the affirmative came with an overwhelming 94.9% and 75.2% from Federal Low-Income Estate, Ipaja and New Lagos Low-Income housing Estate respectively being in support of the fact that transformation has actually resulted to an increase in crime rate and some other related problems within the Estates (See Table 7.8) . These problems arise because transformation leads to a concentration of poor households—especially poor minority households—in certain areas within the neighbourhoods which become sites for high crime rates, A counter opinion in disagreement was backed by just 7.4% and 24.80% response from the residents of Federal Low-Income Estate Ipaja and New Lagos Low-Income housing Estate respectively.

An encounter with a particular respondent revealed that in the past, people were living like one family watching over themselves with love and care but things have changed now as people have erected perimeter fences and huge gates to cover up their houses. This he said only worsened the situation because too many evil deeds are carried out inside these enclosed compounds as well as inside the numerous temporary structures which litter the neighbourhood.

Table 7.8: Impact of Transformation on Crime Rate Within the Estate

Estate Location	Do you think transformation has led to increase in crime rate?		Total
	Yes	No	
Federal Low-Income Housing (Shagari) Estate Ipaja	285(75.2%)	94(24.8%)	379(100%)
New-Lagos Low-Income Estate (phase1) Surulere	223(94.9%)	12(5.1%)	235(100%)
Total	508(82.7%)	106(17.3%)	614(100%)

The increase in crime rate in and around the neighbourhood is perceived as a negative impact to which 19.5% and 6.5% from the Federal Low-Income housing Estate Ipaja and the New Lagos Low-Income Re-housing Estate Surulere respectively attested .

7.2.1.5 Unplanned Development

Another 10.8% (See Table 7.6) of the residents were of the opinion that transformation has a negative impact because it had led to indiscriminate erection of structures all over the place which had resulted to unplanned development as against the hitherto well laid out environment they had. A close examination of the residents' level of compliance with laid down rules and regulation showed that only a few had obtained all necessary permission to alter their housing as it were. Structures have been erected even on drainage channels leading to blockage which causes flooding during raining season, water stagnation leading to spread of diseases.



Plate 7.4: Shows An Unplanned Development And Abuse Of Building Setbacks

7.2.1.6 Health Challenges Which Could Lead To Epidemic

The other responses were those (4.2%) who believed that the natural system of ventilation had been greatly hampered because the development have resulted to congested buildings with little or no means of ventilating them. This result suggests that more than half of the residents are anxiously concerned about the development as a result of the multifarious negative consequences that are associated with transformation.

7.3 Perceived Improvement in the Neighbourhoods

Improvement in a neighbourhood can be viewed from very many perspectives depending on one's point of interest. It could be in the aspects of physical development, social, economic, environmental sanitation etc. The data obtained revealed that majority (64.6% and 69.4%) of the responses from Federal Low-Income housing Estate Ipaja and the New-Lagos re-housing Estate Surulere respectively did not agree that there had been any improvement as a result of transformation. Buttressing this point during an interview section, one of the residents argued that

“As long as the bad aspects outweighs the good aspects, I do not consider it an improvement, imagine how people have encroached or better still invaded virtually every empty space in the name of development” just like another one said “I have not transformed my house till date except for routine repairs not because there is no money but because it alters the overall original plan of the estate”.

35.36% of the respondents affirmed that transformation had brought improvement to the neighbourhood. On the contrary were lower percentages of 35.4% and 30.6% responses from Federal Low-Income housing Estate, Ipaja and the New-Lagos re-housing Estate Surulere respectively who insisted that transformation has brought about improvement in their neighbourhoods. This may suggest that most people in this group are amongst those who have transformed their houses and do not care whatever adverse effect it has on the neighbourhood. This pattern of result implies that most people in both Estates do not appreciate transformation.

Table 7.9: Residents' Assessment Possibility of improvement in the neighbourhood Through Transformation

Estate Location	Possibility of improvement in the neighbourhood through transformation		Total
	Yes	No	
Federal Low-Income Housing (Shagari) Estate Ipaja	134(35.4%)	245(64.6%)	379(100%)
New-Lagos Low-Income Estate (phase1) Surulere	72(30.6%)	163(69.4%)	235(100%)
Total	206(33.6%)	408(66.4%)	614(100%)

7.4 Perceived Positive Impacts of Transformation

Further inquiries into how many of the respondents believed that the transformation that had taken place and even still ongoing in some cases in their neighbourhoods had positive impacts were also carried out. The result obtained see table 7.4 showed that over half (57.26%) of the respondents in the Federal Low-Income housing Estate Ipaja did not think that the impacts were positive as against 42.74% who believed that the impacts were positive. This result also suggested that some of the respondents hold two views.

The responses from those who indicated that the impact of transformation was positive were further analyzed to express the different ways in which they felt it was positive to examine the issues raised see Table 7.11.

7.4.1 Fosters Cordial Relationship With Other Ethnic Groups

The result from the exploration on the above viewpoints showed that 16.9% of the respondents considered the impact of transformation to be positive because it has helped to fostered cordial relationship and peaceful co-existence amongst the different people who have come in from within Nigeria and other parts of the world to sojourn in Lagos. It was discovered that these Low-Income Estates were mostly attractive to new migrants who usually find cheap accommodation when compared to other locations. The social interaction amongst households is enhanced through the use of shared communal facilities where the residents are opportuned to learn how things are done in other parts of the globe.

7.4.2 Provision of Houses for the People

The short fall in housing stocked had further aggravated the spate at which existing houses are transformed. despite the seemingly menace this has caused in the physical fabric of such planned developments, 12.90% (See Table 7.11) of the residents indicated that for them, the positive impact of transformation lies in the simple fact that it provides accommodation for more people to live in.

The provision of rooms to carter for the increase in population through procreation, migration etc is one factor which is demand driven. As a respondent who

happens to be a house-owner said during the interview “*So much pressure was placed on me to construct additional rooms within my compound to provide accommodation for people who wanted to rent*” This assertion was also expressed by another elderly respondent when he said: “*Out of desperation to have a house, a prospective tenant personally constructed a place for himself within my compound*”. It must be stated here that the interview session revealed that these new accommodation spaces are also made available to house their immediate and extended families.

Table 7.10: Perception Of The Impact Of Transformation (Positive)

Estate Location	Positive Impact?		Total
	Yes	No	
Federal Low-Income Housing (Shagari) Estate Ipaja	162(42.7%)	217(57.3%)	379(100.0%)
New-Lagos Low-Income Estate (phase1) Surulere	31(13.2%)	204(86.8%)	235(100.0%)
Total	193 (14.3%)	421(68.6%)	614(100.0%)

7.4.3 Improves The Building Facades And Interior Spaces

The belief by some respondents that transformation created a more civilized neighbourhood by providing modern façade to transformed houses was attested to by 13.5% response. The residents argued that the facade of the original houses were rather uninteresting and aesthetically deficient and as a result there was a need for those who could afford to remodel their houses. In some cases, enlargement of interior spaces was observed and the explanation was that the interior spaces were too small to serve their purposes.

7.4.4 Easy Access to Goods and Services

Easy access to goods and services was considered by small group resident as only 5.5% response stood for those whose belief was that it makes it easy for them to have access to goods and services. This they said is made possible by the presence of different

types of sales outlets, small offices and the availability of schools, crèches, and hospitals within and around the Estates.

Table 7.11: Perceived positive impacts of transformation

Estate Location							Total
	easy access to goods and services	it fosters relationship between different cultures	more civilized neighbourhood	No	provides accommodation for people	security and privacy	
Federal Low-Income Housing Estate, Ipaja	21 5.5%	64 16.9%	51 13.5%	184 48.5%	49 12.9%	10 2.7%	379 100.0%
New-Lagos Low-Income Estate Surulere	0 .0%	0 .0%	0 .0%	205 87.2%	30 12.8%	0 .0%	235 100.0%
Total	21 3.4%	64 10.4%	51 8.3%	389 63.4%	79 12.9%	10 1.6%	614 100.0%

7.4.5 Ensures Security and Privacy

The provision of security and privacy through the erection of perimeter fences and gates was considered a positive impact by just 2.6% of the respondents as in Table 7.11, the field survey revealed that in spite of the small percentage who considered this form of transformation a positive one, almost all the houses in the Federal Low-Income housing Estate had been fenced round with massive gate installed while in the New Lagos Re-Housing Estate had fewer of such occurrence.

Having examined the various perceived impacts of transformation as expressed by the residents, it was obvious that more of the total respondents insisted that the impact of transformation on the neighbourhoods were negative and for that reason, the practice has to be checked to forestall a total decadence in the nearest future .



Plate 7.5: A wing of a 3-bedroom twin bungalow that has witnessed extensive transformation

7.5 Neutrality of Transformation in Relation to Impact on the Environment

The possibility that some people may think that transformation has no impact whatsoever on the neighbourhood was given a thought and this prompted the researcher to consider asking questions in that direction. The collected data revealed that 6.9% of the respondents in the Federal Low-Income Housing Estate Ipaja, believed that as a matter of fact, 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 decides to look at it. The same direction of judgment was observed in the New-Lagos re-housing Estate Surulere but this time, virtually everybody (100%) believes there is an impact.

Table 7.12: Neutrality Of Transformation In Relation To Impact On The Environment

Estate Location	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%)

7.6 Transformation and Environmental Qualities of the Houses

The different buildings provided in the Estates were found to have diverse level of thermal control judging from the openings provided, their orientation, location on site and the present developments in and around them. The present conditions of the houses after they have witnessed series of transformation whether approved or not could have an implication on the comfort level of the inhabitants. Comfort in a building or an environment can be measured from various points of view ranging from thermal comfort, spatial, accessibility, circulation, ventilation, to environmental sanitation. The aspect of thermal comfort within the building is therefore assessed by the position and adequacy of openings in terms of number and size; building orientation etc. for the purpose of this research, the respondents had captured their comfort level from the way they usually feel while within the confines of their homes at all times of the day.

The household heads were made to assess their buildings to highlight the comfort level at any particular time of the day. The results from this investigation revealed that in the case of Federal Low-Income housing Estate Ipaja , 46.2% response came from those whose interiors spaces are usually hot during the day due to poor ventilation probably as a result of building congestion, tiny openings, and overcrowding. Some respondents who experienced stuffy and dark interiors which find unbearable accounted for 32.19%. A situation which according to one of the respondents makes it impossible or unbearable to stay indoors for long when he said: "*We spend most part of the day and night outside here because it's very uncomfortable inside the rooms*". A contrary response of 18.47% was

gathered from those who said their interior spaces are well ventilated and comfortable while another 3.2% corroborated their claims by saying that their interior spaces are always cool during the day.

Over half (52.8%) of the residents of the New-Lagos re-housing Estate Surulere adjudged their building interiors to be very hot during the day while 31.5% claimed their houses are usually stuffy and dark all day. But a more friendly response came from 15.7% households who said the houses are well ventilated

Table 7.13: Assessment of the Present Building Reaction to Climate

Estate Location	Present building reaction to climate				Total
	Hot interior due to poor ventilation	Cool interiors during the day	Quite stuffy and dark interior all day	Well ventilated	
Federal Low-Income Housing Estate, Ipaja	175(46.2%)	12(3.2%)	122(32.2%)	70(18.5%)	379(100%)
New-Lagos Low-Income Estate, Surulere	124(52.8%)	0(0.0%)	74(31.5%)	37(15.7%)	235(100%)
Total	299(48.7%)	12(2.0%)	196(31.9%)	107(17.4%)	614(100%)

7.7 Residents' Attitudes Towards the Impact of Transformation

The respondents were asked to measure their personal level of agreement with various statements which are meant to suggest their views about the transformation of their houses and neighbourhoods. The ranking of the respondents' general level of satisfaction and how they felt about their houses and neighbourhood as shown in Table 7.14 indicates that the general view of the people that transformation in all its ramifications in Low-Income Estates encourage the influx of people into the neighbourhoods leading to excessive pressure on utilities and public services ranked first. This factor as expressed by most of the residents in the course of this study had affected negatively all the available infrastructure which are essential necessities of life in most cities. Interestingly, a feeling of satisfaction with the present state of the neighbourhood

ranked last even as it appears everyone is partaken of the practice. The second ranked view of the respondents about transformation was that Economics purposes played a major role in the residents assessment of satisfaction as most of them agreed that transformation allows the residents to engage in economic activities in their houses like home base businesses (HBEs) including letting out of rooms to make some extra money to survive. This may be explained by the fact that most of the transformers amongst other additions to their housing had a business outfit to bring in some money as explicitly stated by one of the interviewees when he said;

“I needed to empower my wife financially so she can take care of some domestic needs as a result, I had to build these shops for her to manage as you can see, she makes money from rents and the sales she make in the shop she operates herself”.

Little wonder most full time housewives have one form of business or the other around and within the Estates studied.

Another view which ranked considerably high is the fact that most of the respondents also unanimously confirmed that indeed, the Low-Income sector is not adequately taken care of in terms of housing provision and delivery both in the past and in the present. Berating the government in this regard, a participant noted that for years not a single housing policy actually favored the real Low-Income earners when he said:

“After the days of Shagari and Jakande, no other Government has done as much in terms of housing for the low-income earners. All they do is pay lip service and squander the resources. I honestly think it is bad”

Table 7.14: Ranking of the Residents' Level of Agreement With Some Descriptive Statements

Descriptive Statement	Mean	Std. Deviation	Rank/position
Transformation encourages increase in population leading to excessive pressure on utilities and public services	4.3779	1.00597	1
Transformation allows economic activities in the houses including renting out rooms and etc	4.3616	.97751	2
The Low-Income sector is not adequately taken care of in terms of housing provision	4.0603	1.01760	3
Transformation allow households to adjust their housing at their own pace and within their cost limit	4.0423	1.11266	4
This house provides safety and security for me and my family	4.0375	.73224	5
This house provides attention and sense of belonging for household now than when it was not transformed	3.9265	1.07926	6
This house provides pride of social status for my household	3.8811	.97466	7
Transformation has negative effect on the available infrastructural facilities	3.8583	1.33876	8
Transformers are producing variety out of uniformity of the initial designs	3.5928	1.44175	9
Transformation helps to renew or upgrade low quality housing at no cost to the government	3.5358	1.51809	10
Physical transformers are expressing not only housing needs but the desire for identity, a sense of belonging and a search for status amongst neighbours	3.5342	1.15995	11
The act of carrying out transformation is unavoidable	3.2801	1.27712	12
Transformation makes life easier for the residents	3.2068	1.23880	13
This house provides climatic comfort at all time of the day for me and my family	2.8290	1.36433	14
I like the Estate the way it is now than it was when I moved in	2.6010	1.23121	15
Valid N (list wise)			

The researcher also investigated the views of the people in terms of their perception of security and safety for the family after transformation particular with the erection of fences, installation of gates and other safety devices and interestingly this ranked fairly high when compared to whether transformation makes life easier for the residents which ranked as one of the lowest. This may mean that most people prefer to ensure safety and security in their houses than pursue easy life. This was emphasized by a respondent who said:

“Look, I don’t mind caging myself in my house than allow these small boys snuff out life from me for no good reason. In fact I am one of the first to erect fence and install burglar proof in this estate because the rate at which strange faces were trooping into the estate became worrisome”.



Plate 7.6: Fencing for security due to perceived increase in crime rate in the neighbourhood

Some other points of assertion indicated by the respondents which ranked fairly high included the fact that their houses draw attention and give them a sense of belonging

now more than ever before, another issue of interest was that the house provides pride of social status for household and that transformers are producing variety out of uniformity of the initial designs. Confirming this, a resident had this to say:

“What I have done to this house make me more attached to it because the whole development is my concept and I feel more relaxed within my house than when I just moved in and everything was like a poultry house” while another said “The way the houses were initially designed denied me and my family the desired comfort until we modified it by adding some other spaces and facilities. In fact I spent so much money to do this but I don’t mind at all”

On the contrary, assertions like the house providing climatic comfort at all time of the day for them, transformation helping to renew or upgrade low quality housing at no cost to the government ranked amongst the lowest in the measure of satisfaction. However, it is pertinent to mention here that most of the respondents agreed that in as much as the act of carrying out transformation is unavoidable, the practice can be controlled to reduce the inevitable adverse impact on the neighbourhood.

7.8 Summary

In this Chapter, an attempt was made to further highlight the findings of this study in respect to the impact of transformation which is in consonant with the objectives of this research. The study tries to integrate the various perceived negative and positive impacts and how efforts were made to present pictorial views of a few real life scenes in the study areas.

Finally, some impacts of transformation were harnessed using the ranking of the residents' level of agreement with some descriptive statements which also subtly summed up their attitude towards transformation. Increase in population leading to excessive pressure on utilities ranked highest followed by the economic benefits that accrue to the residents as a result of transformation.

CHAPTER EIGHT

SUMMARY OF FINDINGS AND CONCLUSION

8.1 Introduction

This chapter presents a comprehensive recap of all the efforts put together in this research towards understanding issues surrounding housing transformation. A detailed overview was devoted to refinement of findings from the research to encapsulate them into concise summary for better understanding and advance opportunities for future research endeavours. Finally an in-depth concluding remark was made to round up the study.

8.2 Summary of findings and Conclusion

The study embarked on housing transformation and its impact on neighbourhoods of specifically two Low-Income Housing Estates in Lagos State. It started with an exploratory expedition on existing related literature on the subject at hand by first understanding the different diversified patterns of transformation that may have occurred in public Low-Income Housing found in some developing countries. This has helped to review some existing situations and provided a platform for understanding the expectations of these Low-Income earners in the specified environments. The fact that transformation has attracted massive concerns from economic and social stakeholders due to the spiral effect it imposes on the uncontrollably rapidly changing built environment is a known knowledge but what was not quite apparent was the impact it has on the neighbourhoods of the study areas.

It was understood as part of the problem statement that Housing and its adequacy are key issues in the survival of man and its inadequacy was recognized as a social problem to which urgent attention must be given. A close look at efforts of the Government towards tackling the shortfall in housing stock and providing a realistic and sustainable public housing for the Low-Income was taken. The adequacy of such houses and how vital consideration such as the lifestyles and expectations of the target group can help minimize and the indiscriminate transformation which takes place in the process of interacting with their environments. Transformation of housing forms and structure is

seen as a form of behavioural pattern influenced by not just housing needs but also housing satisfaction, socio-economic factors, level of education/information and general attitude to housing matters. This implies that sometimes it is not only because of their needs but also because they are not satisfied with the spaces as they are and may need some modifications to suit their taste. Of course one of the targets of this research exercise was to, at all cost, find answers to the research questions which were also highlighted at the onset.

A brief history of Lagos and a detailed description of the study locations was carried out to justify their choices based on certain parameters peculiar to cities of its kind. for example was its large population size, its propensity to continue to experience increase and its metropolitan qualities. This was done bearing in mind that the impact of housing transformation, could be specific to the particular area where it occurs.

The aim and objectives of the research were thoroughly digested so as to properly channel its focus towards achieving them as well creating extensive opportunities for further studies. Relevant methodological approaches were adopted using qualitative and quantitative research techniques which were considered necessary to achieve the research objectives. The scope of study, the limitations encountered in the course of study which bothered on poor access to relevant information, unwillingness of the residents to part with information concerning themselves, skeptical attitude of the residents towards the researchers for fear of being Government agents as well as how they were surmounted were briefly discussed.

The review of related literature presented a broad picture of housing concept and the crisis situation across nations which have resulted to a massive response through the transformation carried out by Low-Income households in order to express the seemingly lack of consideration for their actual and specific needs as it concerns housing. The statistical measure of the degree of housing inadequacy and quality of what is presently in existence for the people as described by Daramola (1996) clearly analyzed how urbanization has led to excessive increase in population , with a population of about 140 million, in the country and about 30% living in major cities like Lagos. As a matter of fact Ajanlekoko (2001) in his analysis of the housing situation, established that Nigeria

housing needs is in a critical stage therefore urgent efforts must be put in place to arrest the situation.

About 30 per cent of the population of the lowest income sector, do not have sufficient funds to exercise an effective demand in the formal housing market due to their poverty level so they are tempted to tinker with whatever is available to them. This type of practice is common with households who live in Government owned Low-Income Housing Estates. On the basis of such observations, housing transformation which is carried out sometimes out of desperation was extensively considered a major livelihood strategy among Low-Income households in urban formal and informal settlements. The poverty level of most Nigerians also makes it difficult for them to ignore the urge to transform their housing. However, while transformations sometimes promote the asset base of owner households and the local economy of the settlements, it leaves behind a trail of adverse impacts which over turns its benefits when viewed objectively.

The different housing policy that as they affect the housing delivery system which directly bothers on all the appropriate institutional frameworks at both the central and local levels and all that it entails to make housing available to the people with limited stress as well as the various constraints that have significantly led to the poor performance of such instituted policies. The challenges of Low-Income housing specifically in Lagos State, was discussed to further highlight the hindrances in the housing delivery system for Low-Income and other vulnerable groups. A broader perspective was taken by studying the operational housing delivery strategies and their enabling policies in a few emerging economies.

Studies revealed that one of the main factors contributing to transformation in housing forms is likely to be the shortage of accommodation and the desire for an increase in the space under their control (Goodchild, 1997). This was further buttressed in the study on developing countries like Nigeria, Ghana, and Zimbabwe as it expresses itself in the need for more space. Housing transformation is therefore seen as the most effective way to achieve the desire for more space within and around a household. It was also understood that the space being highly needed in this drive for expansion is what can be referred to as habitable space.

A systematic approach to transformation guided by covert procedural rules which produce physical settings that are integrally linked to the people's socio-cultural expectations were identified and analyzed alongside the process through which the actual act of transformation takes, to manifest itself. It was discovered that in some cases, no plan of the proposed extension was drawn, agreement was reached about the nature and extent of the work on mutual trust and all arrangement for materials and logistics of transportation in and out of site was carried out or done by the house owner or his representative.

Other possible causes of transformation across the world aside the need for extra space for one reason or the other were examined.

The field work was carried out extensively to fulfill the yearning for answers to the key questions set out for the research concerning: who have transformed, why they have transformed, how transformation was carried out, the magnitude and characteristic of the shades of transformation that has taken place and lastly the impact the transformation had on the selected study locations.

This exploration exercise took off with the study of the specific study locations which included their peculiarities in terms of the uniqueness of their locations within Lagos State, the different housing typologies in the Estates including their numbers, and the ways through which the houses were allocated to the original beneficiaries. The socio-economic characteristic of the households was such that on the average, there were more (26.1%) middle aged household heads who were between 41 and 50 years of age and most (57.7%) of them were of the male gender. As part of the residents' social characteristics is the fact that over half of the residents were involved in their personal businesses (self-employed) to make ends meet though there were also a few who were either retired civil servants or still in service and artisans. This represents situations whereby the residents may have to employ different avenues to make money including doing businesses from their homes(HBEs).

Investigations revealed that the residents in the study areas were predominantly Christians (54.4%) but there was also an appreciable percentage (40.9%) who were Muslims. The marital status of the residents showed that over half of them were married while the Estates had in them more people who acquired tertiary education, meaning that

at least majority of them were educated to a reasonable level. In terms of their income level and average income per month, it was observed that only just a little above a quarter (30.9%) of the residents were Low-Income earners and very few on the high income group and there were indications that almost all the Low-Income earners had actually transformed their housing.

The ethnicity of the residents tilted heavily in favour of the Yorubas who were found to be more (56.8%) than any of the other groups followed by the Ibo (34.4%). Almost half of the residents were living in their houses as owner occupiers but there were also a sizeable percentage who were tenants living in the Estates. The study found out that those who had lived in the Estate for over 25 years as at the time of research were more in number and these residents may have been part of those who saw the beginning of the Estates. The enquiry on the possibility of the residents owning other personal houses showed that as a matter of fact, most of them have other houses but certainly in different locations which may not be economically and socially viable when compared with their present locations. The findings also suggested that in spite of their assumed low economic standing, they have managed to build houses either in their villages or other places to secure a brighter future. It also brought to the fore the fact that these Low-Income Housing Estates no longer serve the original target group but had transformed even socially and economically to accommodate people of higher social and economic spectrum.

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 and size of some of the interior spaces that were made available to this group of people. Moreover only a few of the residents who got their houses directly from the Government still lived in the Estates, which means that second generation occupants have almost taken over the affairs of the Estates meanwhile, majority of the respondents from the research data had struggled to acquire their houses through personal savings so they were never under any form of external pressure to pay up their debts because they all claimed not to have obtained loan from financial institutions to purchase the houses.

The types of transformation that have taken place were orchestrated by the desire to make money and the need for more space to accommodate the household. These

included addition of more rooms, creation of sales outlets within and around their houses and converting a better part of the houses into worship places. Interestingly the addition of more rooms also top the list as most of the residents claimed to have added more rooms to their housing before any other form of transformation even majority of them had no plan nor approval to construct.

The cost of transformation which was better captured in ranges showed that a reasonable amount of money was being spent by the residents on transformation activities and such fund was mostly sourced through personal savings. This suggested that the value the residents placed on transformation may have led them into the painstaking effort towards saving some money for transformation. The most common method of carrying out the exercise was predominantly through direct labour system probably by social and communal efforts which may have been the reason why a good number of such developments lasted longer than usual.

Although several other reasons were tied to why the residents had transformed, the number of bedrooms present and even the sizes of the available interior spaces in the original houses were considered grossly inadequate for the Low-Income earner who probably have a large nuclear family and an over-bearing extended family to contend with. This prompted a quick embrace of the transformation option. The residents, with fewer number of bedrooms were seen to have added more extra bedrooms to their houses. Economic empowerments were obviously linked to transformation as there were very few houses from where one form of business or another was not carried out.

Generally the residents claimed to have been satisfied with their original plans because at the beginning things were not as complex as they are now and survival requirements and expectations are now more challenging than ever before. As at the time of research, the situation in the country, the changes in their families characteristics and nature of the various transformations taking place, have reversed their opinion. Interestingly, it was discovered that majority of the residents were very pleased with the sizes of their outdoor spaces because it afforded them the platform on which to actualize their desires while some of those who had not transformed or who had outstanding jobs still aspires to do so in the future or complete them as soon as they have money.

The residents' reaction to transformation suggested that most of them were indeed worried about the development although some of them appeared indifferent but all those interviewed believed that if this practice is not checked in good time, it could lead to an uncontrollable situation. 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 was quite low.

A review of the impact of transformation on the neighbourhood as the concluding aspect of this study further expressed the essence of a strict control measure to be put in place because as observed, the outlined perceived negative impacts were overwhelming with their associated implications on the entire neighbourhood fabric as against the perceived positive impacts which, as considered by some residents, were superficial and not enough reasons to turn the neighbourhood into what it should not be.

Transformation has also made it possible for households of diverse economic and social backgrounds to co-habit without rancor.