Assessment of Housing Quality in Urban Core of Ado-Ekiti, Nigeria

AWE, Foluso Charles

Physical Planning Department, Ekiti State University, Ado-Ekiti, Nigeria

AFOLABI, Funso IsolaOwa.

Department of Geography and Planning Science. Ekiti State University, Ado-Ekiti, Nigeria

Absract

The study did a critical assessment of housing quality in the urban core of Ado-Ekiti, the State Capital of Ekiti State. Data for the work were collected from both primary and secondary sources. 300 questionnaires were distributed using random sampling technique for effective coverage of the entire urban core and 295 questionnaires were retrieved. Descriptive analysis method of data analysis was employed. The results from the study indicated that many of the building elements, such as roofs, doors, windows, walls, ceilings and floors were in deplorable conditions, the status of these elements make many of the buildings unqualified for human habitation. Therefore, the study recommends the need for building maintenance advocacy (BMA), the need for governmental policy for dilapidated/bad buildings to be renovated, sell or lease out, also, on the part of government there should be massive urban renewal and redevelopment within the urban core.

Keywords: Condition, deplorable-housing, housing- quality and housing-status.

1.1 Introduction and Background to the Study

Housing is defined in the National Housing Policy (2012) as the procedure of providing safe, attractive, functional, affordable, comfortable, and identifiable shelter in a proper setting within a neighbourhood, which is supported by regular and continuous maintenance of the built environment, for the daily living activities of individuals/families within the community while reflecting their socio-economic, cultural aspirations and preferences. Onibokun (1985a) reported that one of the most basic human needs that have a profound impact on general well-being of humans is housing. As a prerequisite for survival, housing only ranks in second to food. According to the definition given by the World Health Organization (WHO, 1961), housing is a residential environment that includes the physical structure that man uses for shelter, all necessary services, facilities, equipment, and devices needed or desired for the physical and mental health and social well-being of the family and individual. Housing encompasses far more than living space and shelter.Other definition of a house is that a building that functions as a home, ranging from simple dwellings such as rudimentary huts of nomadic tribes and the improvised shacks in shantytowns to complex, fixed structures of wood, brick, marble or other materials containing plumbing, ventilation and electrical systems (Wikipedia, 2016).

A good and acceptable housing should consider the location of dwelling places as they relate to the various places of interaction. The physical appearance and the social reputation of the neighborhood are significant aspects of a good housing (Agabi and Odekunle, 2014).Onibokun (1990) stated that the major determinants of urban housing conditions in Nigeria are:

 i. The age of the dwelling
 ii. The types of building and the materials used in their construction,
 iii. The varieties and adequacy of facilities provided in dwellings,
 iv. The modes of handling various aspects of housing construction such as site preparation, laying of foundation, construction of walls and roofing.

Jiboye,Ebong; Foster;UN-Habitant; and Gilberton et al(in Jiboye 2010) observed that in recent times, there has been a growing concern on the deteriorating state of housing in most urban area of the developing nations. Consequently, the need for a decent and adequate shelter has long been an issue requiring urgent global attention. Since shelter constitutes one of man's basic needs, it does have a profound impact on the health, wellbeing, social attitudes and economic productivity of the individual. However, residential quality and the quality of life are two variables of the same equation. Thus, the quality of housing, being basically an important health element, affects the well-being of the people, their productivity, manner of living and the decencies of their lives. Significantly, good quality housing provides the foundation for stable communities and social inclusion. Good quality housing is therefore essential to planning. It does not only ensure the safety and dwelling of people, but promotes beauty, convenience and aesthetics in the overall built-up environment (Jiboye, 2010).

Again, housing is more than a shelter;it is the totality of what makes a place habitable/liveable.Housing is the physical structure that provides accommodation for people, including other facilities that make the place habitable, the location, the road and the environment (Oluwaseyi, 2014). The definition of housing quality embraces many factors which include the physical condition of the building and other facilities and services that

make living in a particular location or area conducive. The quality of housing within any neighbourhood should be such that satisfies minimum health standards and good living standard, but should also be affordable to all categories of households (Okewole and Aribigbola as noted in Amao, 2012a).Hence, in determining the quality of a housing unit, the structure, the various components, facilities within, and the aesthetical rendering of the unit should be considered (Agabi and Odekunle, 2014).

Furthermore, influx of more people into city centres most espesially state capitals has resulted into increased population and this set of people are mostly low income earners who can not afford high rent hence are forced into low quality houses that are old and in the city core.

This paper examines the kind and quality status of housing in the urban core of Ado-Ekiti with the view of bringing to the fore the current assessment of housing staus and conditions. It is hope that it will promote government awareness of the situation and generate effective formulation of physical planning policy and implementation.

1.2 General and Specific Objectives of the Study

The general objective of thee study assessed the housing quality in the urban core of Ado-Ekiti, Nigeria. The specific objectives were to:

    i.   identify the urban core of Ado-Ekiti,
    ii.   examine the building's elements that affect housing quality,
    iii.   assess the status of building elements,
    iv.   proffer appropriate recommendatios to improving housing quality in the urban core.

1.3 The Study Area

Ado Ekiti is one of the oldest towns in Nigeria. Its history dates back to a period before the advent of Ewi dynasty in 1310 A.D. It grew into a town of repute about 700 years ago when the 'Oba Ado' otherwise called 'Elewi' joined the princely adventure instituted by several children of Oduduwa (from Ile-Ife) to found their own territories settled there. The settlement which started as a farmstead at three centres Odo-Ado, Okesa and Adebayo existed as scattered farmsteads and huts interspersed with patches of bush and thick bracket of forest growth (Adebayo and Adefolalu, 1993).

Gradual development of the city began in 1953 after its establishment, when it was named the headquarters of Ekiti Division. When Ekiti Division became one of the major regional development territories comprising Nigeria in the first republican dispensation in 1963, faster developments were witnessed in Ado-Ekiti. The creation of more states in Nigeria in 1979 nevertheless brought more developments to Ado-Ekiti as it named the headquarters of Ado-Ekiti Local Government Area one of the seventeen (17) local governments (councils) in old Ondo State. Ondo state was one of the nineteen (19) states carved out of the old Western Region. However, the climax of modifications to the status took place with the creation of Ekiti State on October 1st 1996 and the naming of Ado-Ekiti as the capital city (Arohunsoro, Owolabi and Omotoba, 2014).

Ado-Ekiti is located between latitudes 7^o19^I and 7^o29^I north of the equator and longitudes 5^o3^I and 5^o22^I east of the Greenwich meridian. It has a number of satellite towns around it. To the North is Iworoko, about 16 kilometers away from the city; to the east are Are and Afao, about 16 kilometers; to the West are Iyin and Igede, about 20km and to the South is Ikere, about 18 km. Ado-Ekiti enjoy the privilege of being a nodal town and is located at the centre of the state; hence roads that lead to other parts of the state converge in the city (Oriye, 2013). Ado-Ekiti covered an area of 2.5 square kilometer (sq. km) in 1956, but by 1996 it had grown to about 19.6 sq.km. Presently the city covers an area of 36.7 sq. Km (Olugbenga and Ifesanya, 2015).

1.4 Literature Review and Conceptual Framework

Existing studies on the housing situation in Nigeria, especially in the urban areas however revealed acute housing problems expressed in both quantitative and qualitative terms. Abiodun (1983); Onibokun (1985); Aribigbola (2000) and Mabogunje (2002) noted that, while decent housing can be regarded as the right of every individual, a larger proportion of the population in Nigeria lives in sub-standard and poor housing. The reality of this scenario is that the urban house forms in Nigeria accommodate extended family living with many inconveniences, while spatial congestion and infrastructural overloads cause problems in living comfort (Awotona and Ogunsakin, 1994 cited in Jiboye, 2010).It has been observed that rapid urbanization and poor economic growth have compounded the problems of inadequate housing in Nigeria (Okoye, 1990). He further stressed that these housing inadequacies, particularly for the low income group, have been complicated by high rate of population growth, inflated real estate values, influx of rural immigrants, deplorable urban services and infrastructures, and a lack of implementation of planning policies. Olotua, (2015) concluded that Nigeria is a developing country with severe housing deficiency, and that the quality of housing is particularly poor.

Agboola (1998) notes that housing is a combination of characteristics which provide a unique home within any neighbourhood; it is an array of economic, social and psychological phenomena. In other words, housing

could be seen as a multidimensional package of goods and services extending beyond shelter itself.Housing plays significant roles in people's lives – physical, psychological, social, economic, and political – with the potential to contribute to national development.Olotuah, (2000) and Oladunjoye, (2005) found-out that the reality of this situation is that existing housing stocks are inadequate to cater for the increasing population. In Lagos for instance, which is the most urbanized city in Nigeria, the situation has become so pathetic such that overcrowding, slum and substandard housing as well as unhealthy and poor environmental conditions are expressions of this problem. Apart from the acute shortfall in housing supply, in relation to demand, the majority of dwellings in the hinterland, mostly owned by the indigenes, remained unplanned(Abiodun, 1997).

Considering the gravity of the housing problems and its effects on the wellbeing of the people and the nation at large, there is the need for housing improvements in our cities, and this is predicated on the appreciation of the essence of the house within the context ofhuman habitation. There is no doubt, that housing remains a basic human need. Its quality,cost, and availability are crucial to individual's quality of life. Also, the location, planning, layout and design make an important contribution to community spirit and identity, and are significant components of the social dimension of sustainable development (National Affordable Housing Association and Jiboye as cited in Jiboye 2010).

State of repair of buildings is a measure of the soundness of the roofs, walls, floors and foundations. The soundness of roof structure implies absence of leakages of roof cover and damages to roof frame. The soundness of wall is the absence of cracks, surface wear, tearing or peeling off of surface plaster and paints, while soundness of floor refers to absence of cracks, surface wear, tearing or peeling off of floor finish. The soundness of foundation refers to the ability to withstand forces of slippage, settling and erosion (Olotua 2015).

The rapid population growth being experienced in Nigeria has not been matched by a corresponding increase in housing stocks. Increased rural-urban drift accounts for the rapid urban growth. Housing problems in the country, as in most LDCs, encompass the quantitative inadequacy of housing, the structural deficiency in the quality of existing stocks and poor aesthetic conditions of the housing environment. While these are manifested fully in urban areas, in the rural areas where the vast majority of Nigerians live, the problems of housing is in the low quality of their buildings (FGN, 1990).Housing quality is usually examined in terms of the quality of design, building materials, standard of construction, and the provision and performance of public amenities (Fakere, Fadairo and Oriye, 2012). Olotuah (2006) citing Jagun (1983) affirmed that 75% of the dwelling units in urban centres in Nigeria are substandard and the dwellings are sited in slums. The environment in which the buildings are located in most cases is squalid, and this usually leads to slum conditions. Housing quality is a matter of great worry, most especially in developing countries. The magnitude of the housing needs of the populace in these countries rises phenomenally by the day (Olotuah, 2006).

The poor quality of housing inhabited by the poor is a consequence of high level of shortages, in quantitative terms of housing to accommodate them and the lack of the resources to pay for quality housing available. This is manifested in severe overcrowding in inadequate dwellings found in urban centres in Nigeria, which are often of poor architectural standard, poor construction, with inadequate services supplied including drainage. The poor quality of most of the houses is evident in their state of disrepair which is consequential of use of materials of poor quality and substandard construction techniques. Walls are built mainly with poor sandcrete blocks. Concrete with excessive quantities of dust and clayey matter is often used for construction, and this has been found to be inimical to the production of good quality concrete (Arum and Olotuah cited in Olotuah, 2015).

Sustainable development concept is applied as the conceptual framework for this study. Sustainable development is that development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs. One of the key concepts of sustainable development is the concept of needs, which in particular the essential needs of the world's poor to which overriding priority should be given (IISD, 2017). Hence, Ogundele and Jegede (2014) submitted that development activities imply activities in the physical environment, take into consideration crucial issues of continuity and sustainability are concerned with. Any development process that ignores sustainability would hardly make any positive and enduring impact that could stand the test of time. Since the aim of sustainable development is to ensure that the needs and aspirations of the present are met without compromising the ability of the future generations to meet their own needs, therefore, it will go a long way in ensuring standard and quality management of housing units in the study area. The concept will solve the problems of poor housing development in the study area, by viewing the relationships among the various building elements as measures of housing quality in the urban core which is the section of a town synonymous with the poor.

1.5 Research Methodology

The Urban Core is the zone that forms the city centre of any city and it is the traditional area or part of the city. It is populated by the low income earners and sparinly by wealthy people who are indigenes of Ado-Ekiti that appear inclined to living in the area as a result of attachement to traditional ties, culture and rites. The urban core

of Ado-Ekiti includes area such as Idolofin, Okeila, Okeyinmi, Ogbon Ado, Odo Ado, Irona, Ereguru, Mugbagba, Oke Agidi, Inisanya, Ilado, Ugbalitere, Imayo, OkeAge, Ojido, Imayo, Idemo, Ogbon Oba, Aremu, Orereowu, Okeoriomi and Atikankan

Data used for this study were generated from primary and secondary sources. The primary data for the work were sourced from structural questionnaire that were distributed to house owners (Landlords) and when the landlords were not available the alternatives were the wives or the longest stayed tenants. The information and data were obtained directly from the targeted population right in their houses. Also, a face- to- face interview and discussion were held with respondents. In addition on- the- spot evaluation in the form of physical survey was done where pictures were taken for effective evaluation of housing quality in the study area. 300 questionnaire wereadministered using systematic random sampling technique to ensure adequate representation of the entire house.

This research relies on perception variables to determine the housing quality in the urban core and the variable summarizes the failure or otherwise of the building elements . Table 1 shows the variable used in measuring the quality. AGEBLD measures how old the buildings are, ROOFCO assesses the condition of the roof in terms of leakages, discolouration, degeneration, decay, and lack of repairs, WINCON, measures the condition of the windows in consideration to the level of decay, broken glasses, good or bad locks, condition of closing and opening, frames, mullions, and sills condition, DOOCON,this is measured in terms of the condition of the door leaves, frame, colour, decay, opening, closing, and breakages, WALCON, the qualities of the wall were measured in terms of colour condition, peeling off of Paints, Plaster or POP and dirt.FLOCON, measures the conditions of the floors in terms of peeling off of screeding or tiles, bad construction, fading colour of tiles and lack of repairs andCEICON, measures the condition of the ceilings using the level of breakages, discolouration, age and dirt.

The method of data analysis adopted for this research was Descriptive Method of data analysis.

Table 1 Definition of Research Variables

S/N	Variable Code	Definition of Variables
I	AGEBLD	Age of Building
Ii	ROOFCO	Condition of Roofs
Iii	WINCON	Condition of Windows
Iv	DOOCON	Condition of Doors
V	WALCON	Condition of Walls
Vi	FLOCON	Condition of Floors
Vii	CEICON	Condition of Ceilings

Source: Awe, 2016.

1.6 Results and Discussions

Table 2 shows that buildings less than 10 years old are 21.6%, buildings 11-20 years oldare 33.6%, 21-30 years old are 14.6% and above 40 years are 10.8%. Physical surveyshoes that many houses at the core are old and dilapidated. Few houses are no longerhabitable and hence, abandoned.

Table 2:Age of the buildings

Age of the buildings		Urban Core
Less than 10	Count	77
	%	26.1%
11-20yrs	Count	99
	%	33.6%
21-30yrs	Count	43
	%	14.6%
31-40yrs	Count	44
	%	14.9%
40 yrs and above	Count	32
	%	10.8%
	Count	295
	%	100.0%

Source: Awe, 2016

Table 3 shows that 23.4% of the roofs were bad, 31.9% were fair and 44.7% were good. Thefigure is corroborated by physical survey that shows huge number of roof discoloration andbad roof shape.

Table 3: Condition of the Roofs

Roof Condition			Urban Core
Bad	Count		69
	%		23.4%
Fair	Count		94
	%		31.9%
Good	Count		132
	%		44.7%
	Count		295
	%		100.0%

Source: Awe, 2016

Table 4 shows that10.2% of the window were bad, 39.7% fair and 50.2% good. Some of the louver glasses are broken and not replaced while timber frames, mullions, and sills were already damaged and chop off.

Table 4: Condition of the Windows

Window Condition		Urban Core
Bad	Count	30
	%	10.2%
Fair	Count	117
	%	39.7%
Good	Count	148
	%	50.2%
	Count	295
	%	100.0%

Source: Awe, 2016

Table 5 shows that 31.5% of the doors were bad, 38.6% were fair and 29.8% were good. The physical inspection and observation confirmed the results, many of the doors were damaged, unkempt, and affected by exposure to weather, frames of doors are no longer in place, already pull away from wall while door leaves were not in good condition.

Table 5: **Condition of the Doors**

Door Condition			Urban Core
Bad	Count		93
	%		31.5%
Fair	Count		114
	%		38.6%
Good	Count		88
	%		29.8%
	Count		295
	%		100.0%

Source: Awe, 2016.

Table 6 shows that 25.4% of the walls were bad, 41.7% fair and 32.9% were good. Most of the walls were characterized by plaster peeling off, discoloration, and water marks.

Table 6: **Condition of the Walls**

Wall Condition			Urban Core
Bad	Count		75
	%		25.4%
Fair	Count		123
	%		41.7%
Good	Count		97
	%		32.9%
	Count		295
	%		100.0%

Source: Awe, 2016

Table 7 indicates that 23.7% of the floors were bad, 31.2% fair and 45.1% were good. The floors were bad

in terms of screeching peeling-off, tiles discoloration and lack of maintenance.

Table 7: **Condition of the Floors**

Floor Condition			Urban Core
Bad	Count		70
	%		23.7%
Fair	Count		92
	%		31.2%
Good	Count		133
	%		45.1%
	Count		295
	%		100.0%

Source: Awe, 2016

Table 8 shows that 14.2% of the ceilings were bad 51.2% were fair and 34.5% were good. The physical analysis indicated that the ceilings were broken, full of dirt, discoloration and water mark.

Table 8: **Condition of the Ceilings**

Ceiling Condition			Urban Core
Bad	Count		42
	%		14.2%
Fair	Count		151
	%		51.2%
Good	Count		102
	%		34.6%
	Count		295
	%		100.0%

Source: Awe, 2016

1.7 Conclusion and Recommendations

The research work has examined housing quality in urban core of Ado-Ekiti; it critically assessed the building elements with the goal of determining the present status. It has been discovered and concluded that the building elements: roofs, doors, windows, floors, ceiling and walls in the urban core are in deplorable conditions and they make the buildings to be in a bad state which in most cases are not suitable for human habitability. The buildings are unsafe, unsuitable and sub-standard, the buildings need to be attended to urgently.

The need for serious and sincere attention to the menace of unsuitable building cannot be overemphasized, hence, the need for the following recommendations:

   i.   there is the need for adequate building maintenance (BMA) and enlightenment by private and public organization to the house owners, the importance of quick repair of building elements immediately they got spoilt such that damages do not get enlarged, out of hand and becomes difficult or complete it handle.
   ii. The owners of dilapidated building should be encouraged to repair to a habitable condition or sell-off or lease to potential buyers or leasers respectively.
   iii. Owners of bad buildings should engage in different forms of Public Private Partnership (PPP)such as Repair Operate and Transfer (ROT).
   iv. Government should engage in urban renewal and redevelopment of the urban core
   v.   Government should provide soft loan to housing owners through cooperative society, registered landlord associations and artisans association.

1.8 References

Abiodun, J.O. (1997). The challenges of growth and development in metropolitan Lagos, In Rakodi,C. (ed), *The Urban Challenge in Africa, Growth and Management of its Large Cities*, 153-176, UN, University Press, NY. Available at http://www.unu.edu/unupress/unupbooks/unu26ue/uu26ue0i.htm6. [Accessed October, 2013].

Abiodun, J.O. (1983). Housing problems in Nigerian cities, *Third World Planning Review,* 5(3), 339-347.

Abiodun,J.O. (1985). The provision of housing and urban environmental problems in Nigerian, J.O. Abiodun, (Ed.), *Urban and Regional Planning Problems in Nigeria*, Ile-Ife, 174.

Agabi, J., & Odekunle, F. (2014). Housing quality of residential neighbourhoods in Nigeria: focus on low density areas of Birnin Kebbi, Kebbi State. *Covenant Journal of Research in the Built environment* (CJRBE) 2(2). December, 2014:140-156.

Agboola, S. B. (1998).The housing of nigerians: a review of policy development and implementation. Research Report, (14): ii Ibadan: Development Policy Centre.

Amao, F.L. (2012). Housing quality in formal settlements and urban upgrading in Ibadan, Nigeria. *International Knowledge Sharing Platform Journal and Books Hosting Conference and Workshops Solution.* 2(10): 69,71, 72, & 78.

Aribigbola, A. (2000). Conceptual issues in housing and housing provision in Nigeria, In O.B. Akinbamijo, A. S. Fawehinmi, D. R. Ogunsemi and A. O. Olotuah, (Eds.).

Awe, F.C. (2017), Evaluation of housing quality in an urbanizing environment: a case of Ado-Ekiti, Nigeria. Unpublished PhD thesis Geography and Planning Science (Environmental Management and Planning), Ekiti State University, Ado-Ekiti, Nigeria, p 223.

Fakere, A., Fadairo, G. and Oriye, O. (2012). Domestic waste management and urban residential environment: focus on Akure, Nigeria. *International Journal of Engineering and Technology*. 880,882.

Federal Republic of Nigeria, (1990).*National Housing Policy*, Lagos: Federal Ministry of Works and Housing.

Jiboye , A.D. (2010). Evaluating the pattern of residential quality in Nigeria:The case of Osogbo township. *Architecture and Engineering.* 8(3): 307-316

Mabogunje, A.(2002).Re-constructing the Nigeria city: the new policy on urban development and housing, Amole, D. et al (eds), *The city in Nigeria*, Obafemi Awolowo University, Ile-Ife, Nigeria.

National Housing Policy, (2012). Minsitry of Lands and Housing, Abuja, Nigeria.

Ogundele, J.A. and Jegede, A.O. (2014). Environemental consequences of poor housing Development. *Civil and Environmental Research*, 6(12) p139.

Okoye,T.O.(1990).Historical development of Nigerian housing policies with special reference to housing, the urban poor. In P. Amis and P.C. Lloyd (eds), *Housing Africa's urban poor*, International African Institute 73-86, Internet Google search [Previewed Version accessed, 2013].

Oladunjoye,A.O. (2005).*Implementation of the sustainable cities programme in Nigeria,* Havana 2005 – documentation of experience SCP/LA21, sustainable cities programme. Localising Agenda 21 Programme, United Nations.

Olotuah, A.O. (2000). The challenges of housing in Nigeria, effective housing in 21st

century Nigeria,InAkinbamijo, O.O., Nouala, F.S., Bosso, N.A. and Agyemang, K. (eds), Akure: *Environmental Forum,* Federal University of Technology, Akure, 16-21.

Olotuah, A. O. (2006). Cooperative housing for sustainable low-income housing development in Nigeria. Kuwait City: In online proceedings of Gulf First.

Olotuah, A.O. (2015). Assessement of qualitative adequacy of public housing shemes in Ado-Ekiti, Nigeria. *Civil and Environmental Research.* 7(8): 1.

Oluwaseyi, B.O. (2014). Characteristics of housing in Nigeria: a case study of Oyo State. *Academic Journal of Environmental Sciences* 2(8): 3,134,135.

Onibokun, G. A. (1985). *Housing in Nigeria: a book of readings,*Nigeria. Institute for Social and Economic Research. Ibadan, 65-68.

Onibokun, A.G (1990).Urban population: urban housing in Nigeria. In Onibokun, A. G. (Ed.), *Nigeria Institute for Social and Economic Research,* Ibadan, 39 – 57.

World Health Organisation (WHO) (1961). Expert committee on the public aspect of housing. *WHO Technical Report Series* No 225, Geneva, WHO.

www.Wikipedia, January 2016.

www.iisd.org, May 2017.