Housing Satisfaction of the Elderly in Osogbo, Osun State, Nigeria

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Abstract
The study investigated the housing satisfaction among elderly in Osogbo, Osun state, Nigeria. It examined the socioeconomic characteristics of the elderly in Osogbo, their housing characteristics and their level of housing satisfaction with a view to providing an enabling environment for the elderly. The study employed both primary and secondary data. The study population is the elderly residents in Osogbo, Osun state. The study adopts members of the Elderly Person Association of Nigeria (EPAN) resident in Osogbo, Osun state as its sample frame. EPAN has 333 (three hundred and thirty three members). The information required from respondents includes their socioeconomic characteristics, the housing features of their present residence, level of satisfaction with their residences and environment. The results revealed that respondents are within the age of 60 years and 90years. Majority of the elderly depend on pension, while others rely on business profit and support from family and friends. The study found that elderly residing in their own house have a higher level of housing satisfaction compared to elderly tenants. The study also found that the housing satisfaction of elderly can be improved through the socio-economic empowerment and modification of their housing characteristics to suit their need.

1.0 Introduction

Old age can be described as the period of life after youth and middle age usually with reference to gradual decline in functional abilities. People who fall into this category are called older adults while they are also called the elderly or elders in many cultures. The choice of housing for this class of people varies and has been discovered to affect their quality of life (Pynoos and Golant, 1996).

Living in a decent house is often regarded as one of the determinants of human wellness (Ferreira 2014). Though Li (2010) defined housing as shelter for most people. However, for the elderly and perhaps for other age bracket, housing is apparently more than mere shelter, it include psychological and social significance (Oladapo, 2006). For the elderly, the issue of adequate housing is one of the major implications for every aspect of their lives. The elderly are most times indoor, spending about 70 to 90% of their time at home. Therefore, they need a comfortable and secure environment that meets their individual requirements (Shelter, 2006; Painter and Lee, 2010). The adequacy, safety, affordability, and accessibility to housing directly affect the quality of life lived by a household and consequently their satisfaction (Pynoos and Golant, 1996).

Jiboye (2009) found that housing satisfaction promotes economic development and serves as an indicator of a person's standard of living and place in the society. It has also been argued that housing gives people with opportunity to live a satisfying life which would invariably affect all aspects of individual development, community and society (Oladapo, 2006). Furthermore, it has been established that there is significant relationship between housing conditions, physical and psychological well-being of a person (Gilbertson *et al,* 2008). While housing adjustment might involve moving from one place to another, some factors might prevent older households from relocating, which mean they may be residing in houses not really appropriate (Tatsiramos 2006).

Shelter (2006) and Ferreira (2014) categorized housing for the elderly into general housing (house ownership or rented apartment etc) and specialist housing (old people's home, retirement villages, nursing home etc.). In Nigeria, much focus has been on general housing which in many cases may not be appropriate for the elderly. Umukoro (2013) found that there is lack of appropriate facilities for the aged in the country, with only an estimate of forty (40) old people's homes in the country.

Therefore, the need for proper measure to be in place for older population to be adequately taken care of in Nigeria cannot be overstressed. This study therefore examined the housing satisfaction of the aging population in terms of their need, the options they have, their level of housing satisfaction with particular reference to Osogbo, Nigeria.

1.1 Statement of Research Problem

As people aged their abilities change, discovery of shortcomings in their homes and environment often limit their satisfaction. Some of these limitations are related to features of the housing that are available, while others are rooted in environmental characteristics that do not accommodate an aging population (Shelter, 2006; Ferreira 2014).

Heffeman *et al*, (1992), revealed that the elderly in United State who live in substandard homes are more than that of other age groups. Most of their houses have become dilapidated and the ability to repair them is often limited by low income. Oldman (2014) found that the elderly in United Kingdom want comfortable and attractive housing that will promote healthy and active living but often they find themselves in inadequate or

inaccessible housing. In Nigeria, Asiyanbola (2008) found that majority of the elderly in the country are living in a deplorable housing condition. Also, government housing for the older people in the country is scarce if available, it is usually not easy to secure due to the increased demand for low cost housing units. Even when available, it is usually unattractive, no privacy, and too noisy (Oladeji 2011). In addition, there is dearth of indigenous studies on housing satisfaction among the elderly. Majority of the studies on housing for the elderly dealt with sociological, educational, medical and gerontology aspect of aging (Asiyanbola, 2008; Adisa, Agunbiade and Akanmu, 2008; Adedokun, 2010; Obashoro, 2011; Oladeji, 2011; Okoye, 2013; Eboiyehi, 2015). This study therefore seek to fill the gap in literature on aging focusing on issues relating to housing satisfaction of elderly in Osogbo, Osun state, Nigeria. Based on the foregoing, the study provides answers to the following question as a guide to the study:

 i.   What are the socioeconomic characteristics of the elderly in Osogbo?
 ii. What is the level of housing satisfaction of the elderly with their residence and
 iii. What is the level of housing satisfaction of the elderly with their environment?

2.0 Ageing and the Elderly

Aging is defined as an unavoidable process of body deterioration which occurs gradually as day passes (Chan, 1999). Adedokun (2010) defined ageing as a lifelong change process and the changes vary from individual to individual. Changes that come with old age are gray hair, baldness and failing health, besides this deleterious, the process can be characterized by increased experience and wisdom.

Aging can be categorized into three groups; these are "young old", "old old", and "oldest old". "Young old" refers to elderly ages 60 to 74, usually active and healthy. The "old old", are between the ages of 75 to 84, while the "oldest old", are 85 years and above (Oladeji. 2011; Shelter, 2012; Tang, 2013). The elderly are more likely to be frail and have more difficulty in going about their daily activities and experience the ill effects of diseases, and even chronic illnesses which require long haul treatments and might not be recoverable. Apart from this, elderly also experienced mental and behavioral disturbances. Aging according to Okunlola (2008) comes with pleasure and various challenging problems.

At the point when individuals age, there is decline in physical activities, which mean that majority of these elderly people would require physical and financial support usually provided by the immediate members of their families (Asiyanbola, 2008; Oladeji, 2011). For the old people under pension plan; such may relieve their family members of absolutely having to rely on them (Adedokun, 2010; Obashoro, 2010).

In developed countries, support for the elderly come from both public and private sources while the major support comes from the family in developing countries. This is the case in a nation like Nigeria where children assist their parents in economic activities. In this way, the aged people's ability to adapt to changes in health, income, social activities largely relies upon care and bolster they receive from their family (Eboiyehi, 2015). Although this is declining in Nigeria because of economic hardship, most children and relations concentrate on their nuclear family and there has been a great deal of migration in search of greener pasture to the disregard of the elderly (Obashoro 2011). To this end, there has been record of neglect, abuse, isolation and loneliness, homeless among the aged in Nigeria (Asiyanbola, 2008; Adedokun, 2010; Oladeji, 2011).

2.1 Housing Satisfaction

Studies have shown that housing is more than shelter and that the suitability of a house depends not only on the physical features of the house, but also on the social, cultural, and behavioral characteristics of occupants (Oladapo, 2006; Jiboye, 2010). Bonnefoy (2007) argued that issues which surrounds housing is complex in nature and satisfaction cannot be merely determined based on the physical characteristics of the home. WHO (2013) sees 'housing from four dimensions; these are the physical structure of the dwelling, meaning of home (for a family and each individual), the external dimension of the immediate housing environment, and the housing community. Chi and Griffin (1980) also described housing as an entity that involves various characteristics such as physical form, locational quality, availability of services and environmental characteristics. A house that meets the daily needs of an occupant will produce high satisfaction rate.

Francescato et al (1979) cited in Mohammad and Mohammed (2012) defined housing satisfaction as the emotional feeling that the occupiers have for their residence. According to McCray and Day (1977), housing satisfaction is the degree of contentment derived by an individual or a family member from their current housing situation. Galster (1987) defined housing satisfaction as the difference between the actual and the desired housing condition. Satsangi and Kearns (1992) argued that housing satisfaction encompasses satisfaction with the dwelling unit, the neighbourhood and the community. Lastly, housing satisfaction is mostly employed in evaluating the perception of residents about their dwelling units and the immediate environment (Ogu, 2002).

2.2 Measurement of Housing Satisfaction

According to previous works on housing satisfaction, there are no universal acceptable criteria for assessing

housing satisfaction. However various researchers have tried to provide some guidelines for measuring housing satisfaction (for instance Adriaanse, 2007; Amole, 2009; Hui and Zheng, 2010, Sivam and Karuppannan, 2010). Amole (2009) revealed that housing satisfaction can either be measured through subjective or objective means. Researchers from different fields have investigated how subjective and objective housing attributes affect residents' housing satisfaction. The subjective means is measured by household demographic characteristics such as gender, age, marital status and are concerned with psychological qualities such as perceptions, emotions, attitudes and aspirations. The objective means is determined by the overall housing components and deals with the physical attributes, facilities available, services provided and the overall housing environment (Mohit et al., 2010).

Aminu, Noraini and Abd Rahim (2014), in their research identified four attributes of housing satisfaction which are; structural components, dwelling units, neighborhood characteristics and management functions.

The structural components refer to building component that stabilized the physical structure of the building, e.g. walls, roof, doors, windows, floor and ceilings. These finishes can contribute to residents' satisfaction or dissatisfaction. Dwelling unit characteristics comprises the spaces, shapes and sizes available and arrangements for the sitting rooms, kitchen, bedrooms, store, etc. The size of sitting room, number of bedrooms, the location of kitchen, etc are also found to strongly contribute housing satisfaction (Salleh, 2008).

Neighbourhood and housing environment are the services and facilities provided in the surrounding areas. These include public infrastructures, transportation facilities, children's playground, multipurpose hall, parking spaces, and safety facilities for the disabled. These are significant neighbourhood factors influencing housing satisfaction. Management is the act of planning, controlling, coordinating, supervising, directing, and organizing any business with the aim of achieving optimum returns. These services also influence overall residents' satisfaction. Liu (1999) and Ukoha and Beamish (1997) opined that rendering of good service in housing management directly relates to increases in residents satisfaction in public housing.

3.0 Study Area
Osogbo is a pre-colonial Yoruba ethnic town in the southwestern Nigeria located on Latitude 7^0 46' 0" North and Longitude 40 34' 0" East. Osogbo town became the state capital of the state of Osun in 1991. According to the 2006 population census estimate, the population figure of the town was put at 287,156. According to the survey carried out by the Ministry of Youth, Sport and special needs in 2012, the population of the elderly in Osun state was put at 122,411. The Ministry also works directly with the Elderly Persons Association of Nigeria (EPAN) whose branch is in Osogbo in reaching some of the elderly in the state.

4.0 Research Methodology
The study adopts the members of Elderly Persons Association of Nigeria (EPAN). EPAN was established in 30th June 2006. It currently has a total numbers of 498 members as at May 2016 in Osun state; out of which 333 of them are residents in Osogbo.

The sources of data for this study are primary data and secondary data. The primary data was sourced through questionnaire which was administered to all the members of Elderly Association of Nigeria (EPAN) resident in Osogbo. For secondary data, journals, conference paper, register of EPAN, local government and National Population Commission office etc. were used.

5.0 Results and Analysis
5.1 Socioeconomic Characteristics of the Respondents
This objective is aimed at examining the socioeconomic characteristics of the respondents. This includes their gender, age, and level of education, employment status, marital status and their sources of income. The data collected are presented as follow:

Table 5.1: Gender of the Respondent

Gender	Frequency	Percentage (%)
Male	81	48.21
Female	87	51.79
Total	168	100

Table 5.1 shows the frequency distribution of respondents by gender. 48.21% of the respondents are males, 51.79% are females. From this, it can be seen that the majority of the respondents are female. Female due to their nature are known to be at home more than the male, this might therefore help in given the facts about their housing satisfaction.

Table 5.2: Marital Status of the Respondent

Marital Status	Frequency	Percentage (%)
Single	0	0
Married	99	58.93
Divorced	8	4.76
Widowed	61	36.31
Total	168	100

Table 5.2 reveals the frequency distribution of the respondents according to their marital status. The table shows 58.93% of the respondents are married, 4.76% are divorced, 36.31% are widowed and none in the single category. Elderly that are married has the highest frequency among the respondents, thus showing that most of the respondents are married and are expected to give more valid responses on their housing satisfaction.

Table 5.3: Age of the Respondent

Age	Frequency	Percentage (%)
60 – 69	96	57.14
70 – 79	56	33.33
80- 89	15	8.93
90 above	1	0.59
Total	168	100

Table 5.3 details the frequency distribution of the age of the respondents. The respondents were categorized into four different age groups: of age 60 -69, 70-79, 80-89 and 90 above. The respondents between age of 60 -69 records the highest frequency with 57.14% followed by those of 70 – 79 with 33.33 and those in 80 -89 are 8.93% and 0.59% of the respondents in 90years and above. Since the majority respondents falls within the young old of elder category, this shows most of the respondents are still in better frame of mind to give a concise information that might be useful for this research.

Table 5.4: Religious Status of the Respondents

Religious Status	Frequency	Percentage (%)
Christianity	97	57.74
Islam	48	28.57
Traditional	10	5.95
Others	13	7.74
Total	168	100

Table 5.4 documents the frequency distribution of the religious status of the respondents. 57.74% of the sample practices Christianity, 28.57% practice Islamic religion, 5.95% are traditional worshippers and 7.74% practice other religion. The result implies that the sample is made up of people who can give reliable information.

Table 5.5: Educational Qualification of the Respondent

Educational Qualification	Frequency	Percentage (%)
Standard VI	21	12.50
Modern School Certificate	32	19.05
Secondary School Certificate	22	13.10
NCE	29	17.26
HND/BSc.	22	13.10
Others	42	25.00
Total	168	100

Table 5.5 shows details of the educational background of the elderly in the study area. From the responses, 12.5% are standard six holders, 19.05% are modern school holders, 17.26% passed through college of education, 13.1% are graduates (Higher National Diploma or Bachelor degrees) while the remaining 25% of the respondents are not learned. It can be seen that the respondents are fairly educated which means that the questionnaire are completed by knowledgeable and experienced people thus the information given could be depended upon.

Table 5.6: Employment Status of the Respondents

Employment	Frequency	Percentage (%)
Self Employed (never on paid job)	38	22.62
Retired (on pension and self employed)	26	15.48
Retired on pension	73	43.45
Retired (not on pension but self employed)	31	18.45
No response	5	2.98
Total	168	100

Table 5.6 shows the frequency distribution of the employment status of the respondents. The Retired (on

pension) has the highest with 43.45% followed by those that are self employed (never on paid job) with 22.62% and Retired (not on pension but self employed) 18.45%.

Table 5.7: Source of Income of the Respondent

Source of Income	Frequency	Percentage (%)
Pension	74	27.72
Business Profit	75	28.09
Family Support	67	25.09
Gift	51	19.10
Total	267	100

Table 5.7 reveals the frequency distribution of the respondents' source of income. This result revealed that majority of the respondents chose more than one source of income. This implies that the elderly are not self-reliant and have to depend on other sources like family support and gift from others to survive. Some of the elderly are on pension and at the same time have their private business. Business profit had 28.09%, pension 27.72%, and family support 25.09% and 19.1% for gift (since there are multiple selections the total number would exceed the number of questionnaire).

5.8 Housing Satisfaction of Respondents with their Residence and Environment

Literature revealed that the appropriateness of the housing features of the elderly determines their housing satisfaction. Housing features identified from previous studies were listed to be ranked by the respondents in their order of importance. Table 2.8 detailed the results.

Table 5.8: Level of Satisfaction with their Housing Characteristics

S/N	HOUSING CHARACTERISTICS	VUS	US	AVE	S	VS	RSI	SD	Rank
1	Size of living room	1	9	29	76	44	3.96	0.863	1
2	Bedroom (Adequate size and well ventilated)	1	11	24	85	41	3.95	0.855	2
3	Burglary proof	2	11	24	78	40	3.92	0.901	3
4	Natural lightning bedroom	1	15	25	78	43	3.91	0.918	4
5	Roofing material	3	11	22	76	37	3.89	0.931	5
6	Circulation of fresh air	1	16	24	73	42	3.89	0.941	6
7	Natural lightning kitchen	1	15	29	73	43	3.88	0.931	7
8	Perimeter fencing of units	6	7	16	55	34	3.88	1.055	8
9	Electricity supply	4	13	20	81	38	3.87	0.962	9
10	Security measures	2	18	19	76	37	3.84	0.97	10
11	Water supply	3	16	25	77	38	3.82	0.971	11
12	Size of kitchen	2	19	24	78	39	3.82	0.971	12
13	Walling material	1	18	30	71	37	3.8	0.952	13
14	Protection against insects	3	23	16	72	39	3.79	1.049	14
15	Wall finishes (non glare or low gloss finishes)	2	15	32	74	33	3.78	0.934	15
16	Door types	2	21	27	68	40	3.78	1.013	16
17	Wide Hallway (for easy mobility)	2	21	25	64	35	3.77	1.002	17
18	Ceiling materials	2	17	29	77	33	3.77	0.944	18
19	Level of privacy	3	25	17	76	36	3.75	1.043	19
20	Floor finish (slip resistant and sound proof)	3	22	25	70	36	3.73	1.031	20
21	Presence of net windows	3	26	21	72	36	3.71	1.055	21
22	Protection against dampness	3	26	21	59	37	3.69	1.099	22
23	Window type	2	29	24	66	37	3.68	1.066	23
24	Fire safety	2	31	22	63	35	3.64	1.086	24
25	Presence handrail	7	2	15	21	16	3.61	1.242	25
26	Provision of resting place	6	6	13	21	17	3.59	1.253	26

Key; VUS- Very unsatisfactory, US- Unsatisfactory, A-Average, S-Satisfactory, VS- Very Satisfactory.

Based on results of analysis on level of satisfaction of the elderly in relation to their housing features, the housing feature with the highest mean score was size of living room (3.96), followed by bedroom and burglary proof with the mean value of 3.95 and 3.92 respectively. The housing features with the low mean scores are fire safety (3.64), followed by presence of handrail (3.61), followed by the provision of resting place (3.59), with standard deviation of 1.086, 1.242, 1.253, respectively. The implication of this findings is that majority of the elderly residents are satisfied with their housing features. This might be due to the fact that a larger percentage of the respondents are owner occupied and the type of residence they occupy. This study supports the work of Rent and Rent (1978) that estate owners have a higher level of satisfaction as compared to tenants.

Table 5.9: Level of Satisfaction with their Neighbourhood Characteristics

S/N	Neighborhood Characteristic	VUS	US	AVE	S	VS	RSI	SD	Rank
1	Access to transport facilities	1	6	67	57	27	3.65	0.83	1
2	Proximity to work CBD	0	4	46	43	11	3.59	0.73	2
3	Nearness to worship centers	1	9	73	57	17	3.51	0.79	3
4	Education facilities	3	10	69	58	16	3.47	0.84	4
5	Privacy	1	18	62	50	18	3.44	0.88	5
6	Cultural historic Natural	9	2	55	48	14	3.44	0.96	6
7	Safety facilities	3	14	64	55	15	3.43	0.87	7
8	Health facilities	2	19	58	57	16	3.43	0.89	8
9	Open space	8	9	42	38	18	3.43	1.07	9
10	Retail shopping	5	8	75	49	15	3.4	0.86	10
11	Public utilities	4	17	67	52	16	3.38	0.9	11
12	Recreation centre	15	17	46	35	10	3.07	1.11	12

Key; VUS- Very unsatisfactory, US- Unsatisfactory, A-Average, S-Satisfactory, VS- Very Satisfactory.

Table 5.9 shows the level of satisfaction of elderly with their neighborhood characteristics. The first three neighborhood features are access to transport facilities, proximity to work and nearness to worship centre with the highest mean value of 3.65, 3.59, 3.51 and the standard deviation of 0.83, 0.73, 0.79 respectively while those with lowest value are recreation centre, public utilities and retail shopping with mean of 3.07, 3.38, 3.4 and standard deviation of 1.01, 0.9 and 0.86 respectively. This implies that the satisfaction of the elderly with their environment might be due to accessibility to transport facilities with particular regards to their place of work and worship centres. This corresponds with the work of Sivan and Karruppanan (2010) that access to transportation aids housing satisfaction of the elderly.

6.0 Recommendation
Based on the analysis of findings, the following recommendations are provided to assist the elderly in improving their satisfaction.

Government should create old age benefit fund for the elderly especially those who earn no remuneration, or those who lack of care and family support. Provisions should also be made for elderly not covered by Pension Acts.

The appropriateness of the housing features determine the quality of life lived by the elderly, it therefore necessitate that at old age if moving to a suitable housing is out of option then modification of their housing characteristics to suit their need is strictly recommended. From finding, it was found that access to transport facilities aids housing satisfaction. Therefore, policies should be channeled towards this direction.

7.0 Conclusion
A house is not a home until it fulfills the expectation of its occupant which has been the main purpose of this research. Elderly cannot be satisfied with their housing until certain requirements that is essential to their nature are met. The study has identified the housing needs of elderly, and has examined their level of satisfaction with their residence and environment; all these will serve as guide to prospective investor in making accurate investment decision. This research will stimulate further studies on elderly housing. This study have also revealed the expectation of the elderly as regards their housing and provided information to guide individuals, private investors, estate surveyors, architects, builders and policy in order to provide an enabling environment for the elderly in the community.

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