

ANALYSIS OF THE LEVEL OF HOUSING DEGENERATION IN THE TRADITIONAL AREAS OF ILARO, OGUN STATE, NIGERIA

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Abstract

Housing is an important part of human life. The quality and condition of dwelling needs to meet the requirements postulated for adequate living environment. Housing at the urban traditional core in developing countries are experiencing neglect. This paper examines housing quality and condition in the core areas of Ilaro and the factors responsible for it. The research deploys the use of both primary and secondary sources of data. In the area of primary data, a well-structured 170 questionnaires were designed and administered to elicit data on socioeconomic, housing characteristics and challenges. The head of household was used as the unit of analysis. A stratified random sampling technique was used to select the respondents on the basis of one in every five inhabitable building. Descriptive and inferential statistics are employed to analyse the data collected from field survey. Findings from the Principal Component Analysis PCA, result indicate that majority of households in the study areas lack basic amenities like drainages, electricity that make housing conducive for living. The implication on both physical and economic approach is eminent as there is need for upgrading programme through rehabilitation/renovation approach and improvement on the existing infrastructure as well as providing new ones. However, the study suggests that there should be public awareness on urban planning related matters to allow the inhabitants understand the importance and benefits of conducive environment.

Keywords: Challenges, Housing, Ilaro, Quality, Traditional Areas, Principal Component Analysis (PCA)

1.1 Introduction

Housing quality comprises of the physical characteristics of housing unit and the environment being located. Housing quality does not consider physical approach alone, but also socioeconomic, cultural and architectural approach; which also contribute to housing quality in core urban areas (Agbola and Adegoke, 2007). Recently the low income earners prefers living close to core areas due to its proximity to commercial hub. Therefore people reside in such area because of closeness to places of work and centre of other activities required by man. The increase in population at the centre also has impact on quality of existing housing units. Housing condition in the urban core areas is extensively studied and also a sensitive issue in the housing sector today. The factor needs to be ultimately recognised and considered, because it has been observed that housing conditions have impact on both mental and physical health (Akingbohunge, 2003; Agbola, 2014 and Keneuoe, 2014). The

core areas in the urban centres are dominated extensively by high concentration of these ill-fated buildings.

The housing units' formation and patterns discourage further development. The existing buildings are affected by inadequate electricity, water, drainage, ventilation, building setback, open space etc. The inadequacy of these facilities to meet the need of the present population affects the quality and condition of the buildings and their surroundings (Jinadu, 2007). This paper investigates the causes and challenges of housing degeneration in traditional areas of Ilaro. This study therefore examines the existing situations in relation to the distribution of physical features that serve as challenge to circulation within the areas and provide guidelines for future practice in planning, design and implementation of housing development in the study area.

1.2 Statement of problem

The study of housing quality in the core areas of Ilaro needs to be addressed to achieve good living environment and abide by adequate planning standard. The challenges can be described in relation to unplanned housing formation, condition of existing infrastructural facilities and rapidly deterioration of environment. The physical characteristics and environmental condition of existing quarters at the core areas show that there is need for the research. Secondly, government policy on housing is not favourable in the study area, as the government in recent past has not been active in the provision of housing in the area. Furthermore, it is well known that the issue of housing in Nigeria is of concern which needs to be given adequate consideration usually at the core. The area comprises of high number of fair, poor and dilapidated buildings, and these structures are fully accommodated. Despite the seeming presence of local planning authority's unit of Ogun state in the Ilaro, yet this area is replicate with hazard building development and incompatibility in land uses. There are very limited studies on housing degeneration in the study area, most of the researches is on sanitation practices by Uwala and Kehinde (2021). Therefore this study considered the challenges facing traditional areas in Ilaro.

2.1 Literature Review

Housing study has been carried out by many researchers to postulate appropriate housing development strategies in both rural and urban settlements. The studies was undertaken through case study, which is a mean by which practice and policy formulation can be guided. Most of the urban traditional areas have been neglected by the government, provision of basic amenities and upgrading of existing ones are not paramount to policy makers. This has contributed to existing housing quality in core areas.

Rondinelli (1990); Omole (2010); Amao (2012) and Agbola, (2014) examined housing quality in core settlement areas and study found that administrative failures, judicial irresponsibility, infrastructure and poor socioeconomic conditions are the major causes of unhealthy environment in urban core. Jiboye and Ogunsakin (2018) examined the housing formation at the core area of Oyo. The finding depicts that most of the houses in the core area are family buildings, which show their heritage and needs to be preserved. Despite the housing conditions and shortage of required facilities, the occupants regard it as their social identity, therefore find it difficult to renovate or move out of the place. Kawu, Ahmed and

Usman (2012); Ojo, Opoko, Olotuahand Oluwatayo, (2019) and Bana, (1991) concluded that existing traditional areas lack modern planning and development control and neighbourhood characteristics forms in the study area according to culture and socioeconomic approach that operate in the area. Mbazor (2018) assessed housing quality in Akure, and concluded that, in achieving decent homes, there should be strategy in place enforcing laws and regulations guiding housing construction by planning authorities to secure a good living environment. The study shows that there should be adequate monitoring of an approved building plan during construction to reflect what has been presented for building plan approval. Meanwhile, Fasina, Akanmu, Salisu and Akiyode (2020) examined the compliance and satisfaction with mechanism for development control in Abeokuta, Nigeria and concluded that the existing development control mechanism is not only inefficient but also, incapable of guaranteeing orderly spatial development due to disconnection that exists between the public and development control agencies in the study area. As a result, there is a need for a new approach and paradigm shift in approach by institutions responsible for development control to improve habitable housing and construction quality.

Yoade (2015) and Owoeye & Omole (2012) concluded that, housing and neighbourhood quality condition in core area is affected by noncompliance to building codes and planning regulations. Lack of conscious efforts of resident to take sanitation as their responsibility, this causes environmental degradation. Morenikeji., Umaru., Pai., Jiya, Idowu and Adeleye(2017) sawpoverty, high cost of building materials and attitude of law enforcement of planning regulations and byelaws. Izobo-martins, Ajayi, Ayo-vaugtian, Ekhaese and Badejo (2018) opined that, poverty is responsible for housing quality and condition in informal settlement areas. Jiboye(2010) and Adewale, Ibem, Amole and Adeboye (2019) investigated residential satisfaction in core area of Ibadan. Findings show that there was poor housing with environmental deterioration but residents are satisfied with neighbourhood condition. Owoeye (2013); Bello and Egresi (2017) and Keneuo, (2014) studied environmental habitability of core residential neighbourhood, the findings indicated that most houses at the core were old and dilapidated. The houses lack essential facilities that reduce living conditions.

Alzamil (2018); Simiyu, Caimcross and Swilling (2019); Gukurume, (2012) and Nyamushamba, and Munyoro, (2016) observed that housing found in the informal settlement of Kampung are deteriorating. The houses also manifested shortage of space, lack of housing services, and playground for children and lack of adequate drainage system. This indicates that families in an informal settlement create an environment for living outside government regulations. Ogunleye (2013) studied socioeconomic characteristics and housing conditions in the neighbourhood core of Akure, the findings stipulated that, there is relationship between the housing quality and socio-economic characteristics of the residents. This indicates that there is a problem of housing affordability in the area. The study revealed that majority of the dwellings lack basic amenities for housing functionality. In conclusion, most of the available literatures have discussed various problems encountered in the core areas of developing countries, but have limited discussion on the study area.

3.1 Materials and Methods

3.1.1 Study area

Ilaro is a town located in the western part of Ogun state, southwestern Nigeria. The town was established in the late 18th century as the capital and chief trade Centre of the Egbado people. Ilaro is a collecting point for cocoa, palm oil and kernels, kola nuts, vegetables and fruits grown in the surrounding area. Yams, cassava and corn are also cultivated by the town's farmers. Cotton weaving, Fufu, Garri and block making are traditional industries. There are primary, secondary and higher institutions of learning in Ilaro. Figure 1 describe the locational map of the study areas from map of Nigeria in purple colour to Ogun state in brown colour and Yewa south local government in green colour while the circle area with red depict traditional areas in Ilaro.

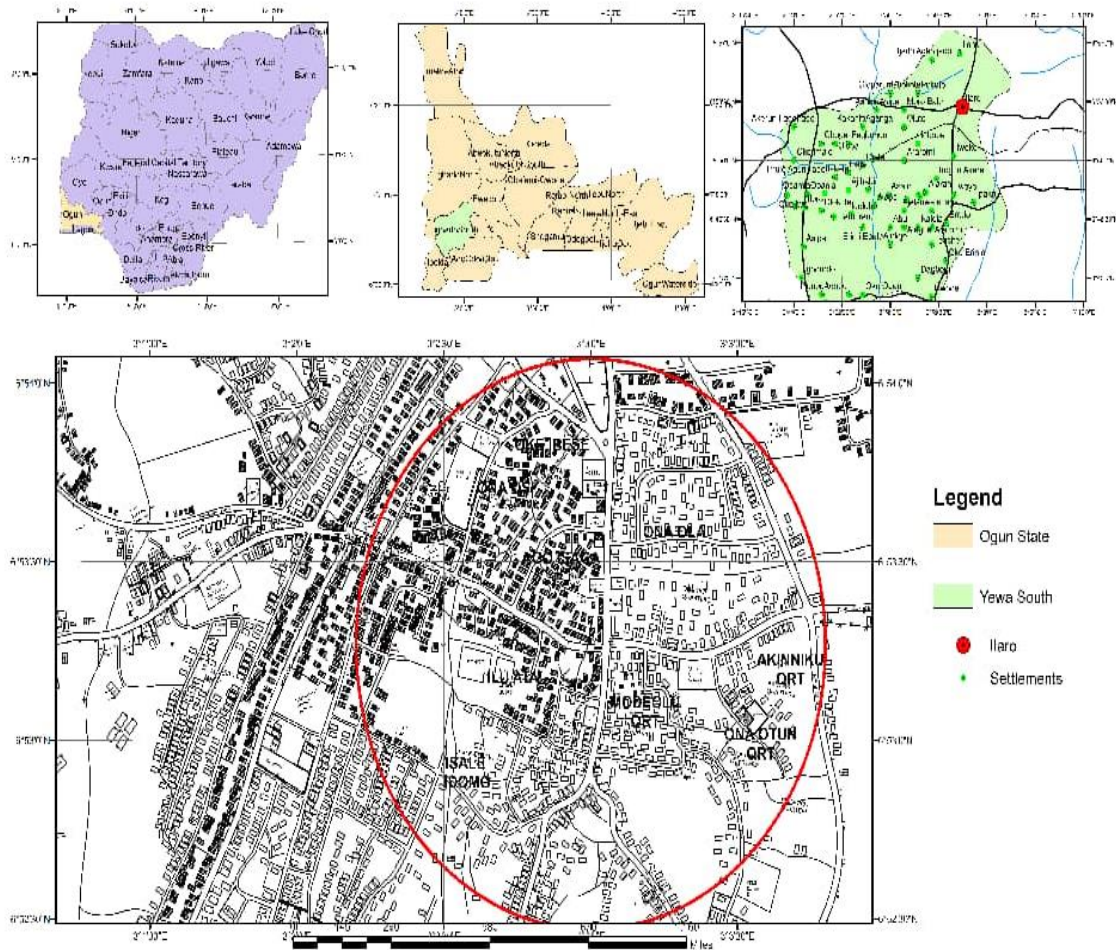


Figure 1: Locational map of study areas

3.1.2 Methodology

The data for this study was collected using primary and secondary sources. A total number of sample size of 170 was used through Taro Yamane's method of sample selection from a total of 297 domiciled residential buildings within the traditional core areas which falls within the red circle in Figure 1 comprises of Ona Ola, Ago Isaga, Ona Osi, Oke Ibese, Ona Otun, Iloata, IsaleIdomo and Ido Oluwo was randomly selected among focus groupage 18 – 65+, basically farmers, civil servants and traders. The total housing units and its

associated samples selected via proportional allocation of the stratified sampling techniques can be evidenced in table.1

Table 1: Population and samples taken from housing units in the selected core areas of Ilaro

Quarters	No. of housing units	Samples selected**
Ona Ola	32	18
Ago Isaga	48	27
Ona Osi	43	25
Oke Ibese	35	20
Ona Otun	45	26
Ilo Ata	38	22
Isale Idomo	24	14
Isale Oluwo	32	18
Total	297	170

** calculated using the proportion allocation method

Designed questionnaire was examined on the selected sample size under three (3) different categories. The instrument sought to solicit responses on socio-economic information of the residents, and challenges faced within the traditional core areas hindering her development among the newly developed areas which does not make housing conducive for living. At the end of the survey, 146 (85.9%) of the research instrument was returned. The reliability of the data was measured with Cronbach's alpha technique. Descriptive Statistics and inter-correlation analysis were applied to scale statements to examine the order of importance. Principal Component Analysis (PCA) was also employed to ascertain whether or not there exists a set of stable and reliable challenges facing the dwellers of those area for conducive habitation. The secondary data were obtained from past records. Cronbach's alpha validity test was run on a sample of 20 respondents for reliability measures and the survey was found to be 75.4% reliable as evidenced in table 1. It shows the importance of variables in the questionnaire used.

Table 2: Reliability Statistics

Cronbach's Alpha	Cronbach's Alpha Based on Standardized Items	N of Items
0.754	0.765	10

Source: Authors' Field Survey, 2021.

4.1 Results and Discussion

This section describes the process of data collected during the field survey and discussion of major findings, to show the characteristics of the case study. Therefore, Table 3 indicates the descriptive statistics of the ten (10) variables inhibiting the participants' opinion on the challenges facing residential structures in Ilaro. It appears that the average score of all the variables have a similar spread. The mean score indicates the highest challenges from the variables highlighted and data sets.

Table 3: Descriptive Statistics

Variables	Mean score	Std. Deviation	Analysis N
Insecurity	3.7397	1.15702	146
Lack of land title	4.2055	.93895	146
Lack of housing facilities	4.2603	.58786	146
Lack of approved plan	4.2055	.82977	146
Infrastructure	4.1164	.82638	146
Underdevelopment factors	4.2260	.86120	146
Absence of sanitation facilities	3.8562	1.05693	146
Health challenges	3.1507	1.23368	146
Road network	4.0411	1.16783	146
Social identity	3.7397	1.48117	146

Source: Authors' Field Survey, 2021

The starting point for all factor analysis techniques is the correlation matrix as evidenced in Table 4. All factor analysis (Principal Components) techniques try to clump subgroups of variables together based upon their correlations and often one can get a feel for what the factors are going to be by examining the correlation matrix and spotting clusters of high correlations between groups of variables. Looking at the correlation matrix of the ten examined challenges in Table 3, it indicates that there exists positive degree of relationship between most of the identified factors considered. However, it can be seen that majority of the factors have estimated correlations above 0.3 coefficients. This is in relation to Norman and Streiner (2003) that few correlations above 0.3 it is a waste of time in carrying on with the analysis, clearly, we do not have that problem.

Table 4: Correlation Matrix

Variables										
	Insecurity	Lack of land title	Lack of housing facilities	Lack of approved plan	Infrastructure	Underdevelopment factors	Absence of sanitation facilities	Health challenges	Road network	Social identity
Insecurity	1.000	-.077	-.113	.013	-.040	.046	.167	.047	.054	-.044
Lack of land title	-.077	1.000	.290	.176	-.040	.369	.120	-.003	.080	.073
Lack of housing facilities	-.113	.290*	1.000	.073	.079	.387*	.183	-.035	-.116	.015
Lack of approved plan	.013	.176	.073	1.000	.277*	.388*	.010	.017	.005	-.046
Infrastructure	-.040	-.040	.079	.277*	1.000	.176	.035	.037	.052	.217*
Underdevelopment factors	.046	.369*	.387*	.388*	.176	1.000	.104	.052	.039	.046
Absence of sanitation facilities	.167	.120	.183	.010	.035	.104	1.000	-.057	-.040	.130
Health challenges	.047	-.003	-.035	.017	.037	.052	-.057	1.000	.336*	.274*
Road network	.054	.080	-.116	.005	.052	.039	-.040	.336*	1.000	.509*
Social identity	-.044	.073	.015	-.046	.217*	.046	.130	.274*	.509*	1.000

Source: Authors' Field Survey, 2021

The KMO value of 0.568 in Table 5 indicates that interrelationships of the variables are of good precision and also measure the sample adequacy. However, Bartlett’s test of Sphericity (187.103, df=45) with an associated p-value of <0.001 showed that we can proceed with the research study as confirmed by the Cronbach alpha statistic.

Table 5: KMO and Bartlett's Test

Kaiser-Meyer-Olkin Measure of Sampling Adequacy.			.568
Bartlett's Test of Sphericity	Approx. Chi-Square		187.103
	Df		45
	Sig.		.000

Source: Extracted from SPSS Version 20

Importance of each of the ten PC can be evidenced in Table 6. However, only the first five components with Eigen values ≥ 1 was attributed in checkmating the major challenges facing residential structures in Ilaro. The Eigen value incorporated to measures the samples to be retained in factors analysis and five major challenges was extracted as a major component. The first five PC together contributes about 71.28% of the total variability among the identified variables as indicated in Table 7.

Table 6: Component Matrix

Variables	Component				
	1	2	3	4	5
Insecurity	-.024	.081	.347	.778	.338
Lack of land title	.586	-.209	.256	-.334	.279
Lack of housing facilities	.540	-.390	.247	-.281	-.189
Lack of approved plan	.527	-.206	-.503	.317	.220
Infrastructure	.409	.104	-.526	.307	-.526
Underdevelopment factors	.755	-.266	-.049	.057	.234
Absence of sanitation facilities	.284	-.109	.626	.361	-.415
Health challenges	.226	.599	-.016	-.045	.314
Road network	.294	.765	.064	-.078	.149
Social identity	.391	.697	.126	-.097	-.327

Extraction Method: Principal Component Analysis.

a. 5 components extracted.

Source: Source: Authors’ Field Survey, 2021



Plate 1; Road network and open space within study area

The other five components jointly explain 28.72% of other challenges which is inclusive of lack of land title, lack of housing facilities, underdevelopment factors, health challenges and road network as it indicated in Plate 1. In addition, major challenges as shown from the PC were attributed to insecurity, lack of approved plan, infrastructure, absence of sanitation facilities, and social identity as confirmed from the communalities in Table 7. Pictorial representation of the number of components indicating the five PC's can be evidenced in Figure 2.

Table 7: Total Variance Explained

Component	Extraction Sums of Squared Loadings		
	Total	% of Variance	Cumulative %
1	2.021	20.215	20.215
2	1.767	17.666	37.881
3	1.191	11.911	49.791
4	1.141	11.413	61.205
5	1.007	10.071	71.275

Extraction Method: Principal Component Analysis.

Source: Source: Authors' Field Survey, 2021

Five factors were extracted among the factors contributing to the hindrances facing the living condition of the people in the core area based on significance of Kaiser Criterion (Kaiser, 1960).

Table 8: Communalities

Variables	Extraction
Insecurity	.846
Lack of land title	.642
Lack of housing facilities	.619
Lack of approved plan	.722
Infrastructure	.825
Underdevelopment factors	.701
Absence of sanitation facilities	.787
Health challenges	.510
Road network	.704
Social identity	.771

Extraction Method: Principal Component Analysis.

Source: Authors' Field Survey, 2021.

In line with the extracted most relevant PC's in Table 9, the first principal component is positively correlated with nine of the original variables indicating lack of land title (0.29), lack of housing facilities (0.267), Plate 2 shows the toilet facilities located outside the building made of corrugated iron zinc, the residential buildings at the core lack basic amenities for functionality and most of available ones were outdated, lack of approved plan (0.261), the plots size is not adequate and there is no clear demarcation between structures, most of the buildings lack documentation like survey plan, building drawing, approval buildings plan and deed of ownership. The Plate 4 indicates building patterns and formation. infrastructure (0.202), there is insufficient infrastructure, the condition of existing ones is bad and no provision of modern ones, underdevelopment (0.374), the inhabitants believe that underdevelopment in the area is caused by lack of resources which prompts their environment and housing condition to be in that state as shown in Plate 2. Absence of

sanitation facilities (0.140), lack refuse collection points and inaccessibility to the dwelling areas is a major problem for adequate vehicular movement in the study area as shown in Plate 3, health challenges (0.112), road networks (0.145), the spontaneous development in plate 4 increases crime rate and social identity (0.194), the residents of particular area's beliefs in the ancestral and inheritance, therefore, they find it difficult to move out.



Plate 2: Indicating housing quality and toilet outside the building

Table 9: Component Score Coefficient Matrix

Variables	Component				
	1	2	3	4	5
Insecurity	-.012	.046	.291	.681	.336
Lack of land title	.290	-.118	.215	-.293	.277
Lack of housing facilities	.267	-.221	.207	-.246	-.188
Lack of approved plan	.261	-.117	-.422	.278	.218
Infrastructure	.202	.059	-.441	.269	-.522
Underdevelopment factors	.374	-.151	-.041	.050	.232
Absence of sanitation facilities	.140	-.062	.526	.316	-.412
Health challenges	.112	.339	-.014	-.040	.312
Road network	.145	.433	.054	-.069	.148
Social identity	.194	.394	.106	-.085	-.325

Extraction Method: Principal Component Analysis.

Component Scores.

Source: Authors' Field Survey, 2021



Plate 3: Showing waste disposal system

Thus, the component suggests that these nine criteria vary together. This component can be viewed as a measure of the living condition of the people in the study area in tandem with the challenges faced. Taking component two into consideration, analysis revealed that insecurity, infrastructure, health challenges, road networks, and social identity were also found as major challenges facing the living condition of the people in the selected area.



Plate 4: Housing formation and patterns in the study area

In conclusion, the findings are in line with what were deduced from Adewale, Ibem, Amole and Adeboye (2018); Jiboye (2010); Ogunleye (2013); Rondinelli (1990); Omole (2010) and Amao (2012); Jiboye and Ogunsakin (2018); Kawu, Ahmed and Usman (2012); Yoade (2015) and Owoeye & Omole (2012). It cannot be overemphasized that adequate and proactive physical development control measure on spatial development within the study areas and other part of the country where such phenomenon manifested therefore, can be achieved if there is effective policy and programme regarding housing development by the government as all the identified challenges significantly affect residential structures in traditional core areas in Ilaro, Ogun state, Nigeria.

5.1 Conclusion and Recommendations

The outcomes of this study indicate that there are significant challenges facing residential structures in traditional core areas in Ilaro, Ogun State. Most of buildings in the study areas lack basic infrastructure that promote conducive living, lack of land, lack of building approval plan, absence of sanitation facilities therefore resulted in various health challenges in the study areas. The study further established that the study areas lack major facilities and approaches required in achieving sustainable development, which means the core areas are not benefiting from recent government policies regarding provision of basic amenities.

Based on the foregoing and having discovered that the study area lacks presence of development control units of physical planning department, the study recommends the need for town planners to intensify efforts in inculcating and enforcement of planning standards for spatial development and redevelopment. Also, there is need for adequate provision of infrastructure such as accessibility, drainage and refused disposal unit to improve the standards of living and reduces health challenges in the study areas. Finally, regular awareness and advocacy regarding importance of satisfying necessary requirements in housing construction and habitability was recommended with intention to improve the applications for building plan approval and processes.

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