

NEIGHBOURHOOD REVITALISATION AND HOUSING SATISFACTION:
ENHANCING RESIDENTS' QUALITY OF LIFE IN PUBLIC LOW-INCOME HOUSING
IN LAGOS METROPOLIS NIGERIA

BY

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ABSTRACT

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This study examines declining housing quality and neighbourhood degeneration as factors that contribute to low levels of residential satisfaction and quality of life in public low-income housing estates in Lagos metropolis. Its main objective was to establish the relationship between housing quality and residential satisfaction and its implications for neighbourhood revitalisation. In developed countries, such conditions as residential neighbourhood blight and decay are often addressed by means of clearance and renewal programmes. In a developing country like Nigeria, such options are not feasible due to resource constraints and a shortage of housing stock. The study, motivated by an effort to particularly address the problem of housing for the low income group, adopted the needs theory, hedonic price theory, housing adjustment theory and new urbanism as its theoretical framework. Its conceptual framework rested on the issues of neighbourhood's habitability, affordability, residential satisfaction, urban blight and quality of life. A mix of quantitative and qualitative methods was used for data collection and analysis. The quantitative approach was utilized in which 646 completed questionnaires measuring housing and neighbourhood quality, residential satisfaction, quality of life and the respondents' willingness to participate in a revitalisation scheme to examine the interrelation among the conceptual issues. Observation, key informant in-depth interviews and focus group discussions were also used to gather data. Chi-square test was used to test the relationship between housing quality and residential satisfaction. The Kruskal-Wallis test was conducted to determine whether there is significant variation in the level of residential satisfaction between the housing estates. The findings of the chi-square test revealed a significant positive relationship between residential satisfaction and housing quality variables. The result of the Kruskal-Wallis test revealed there was no significant variation in the level of residential satisfaction between these estates. The postulation that housing improvement

through urban revitalisation made by low income households themselves in partnership with private sector will be a potent factor on housing quality improvement for an enhanced quality of life is a general policy approach to sustainable housing development. The research practically assists planners and policy makers who work on public low income housing on how to avoid adverse issues associated with poor residential neighbourhood and opens a way of thinking about future public low income housing programmes.

As the candidate's Supervisor, I agree/ do not agree to the submission of this thesis

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Dr. Adebayo, P. W.

DECLARATION

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DEDICATION

The thesis is dedicated to the OMOLABI FAMILY. The basis of such dedication rests on the virtue attached to the importance of education by the family. Believing that the unborn generation will carry on with the same virtue.

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LIST OF ABBREVIATIONS

BUD	Brussels Urban Development
CDA	Community Development Association
CHOIS	Cooperative Home Ownership Incentive Scheme
CMHC	Canada Mortgage and Housing Corporation
CWS	Cities Without Slums
FBMN	Federal Mortgage Bank of Nigeria
FGN	Federal Government of Nigeria
GRA	Government Reservation Area
GUG	Good Urban Governance
HOMS	Homes Ownership Management Schemes
LASG	Lagos State Government
LAWMA	Lagos Waste Management Authority
LBIC	Lagos Building Investment Company
LEDB	Lagos Executive Development Board
LASBCA	Lagos State Building Control Agency
LASPPA	Lagos State Physical Planning Permit Authority
LASURA	Lagos State Urban Renewal Authority
LSDPC	Lagos State Development Property Corporation
LUD	Land Use Decree
MOE	Ministry of Environment
MOH	Ministry of Housing
MPPUD	Ministry of Physical Planning and Urban Development
NCSDPH	National Commission on Severely Distressed Public Housing
NGO	Non-Governmental Organisation
NHS	National Health Service
NHP	National Housing Policy
POE	Post Occupancy Evaluation
PSP	Private Sector Participation

QoL	Quality of Life
RA	Residents' Association
RS	Residential Satisfaction
SE	Socio-Economic
SWB	Subjective Well-Being
SUF	Slum Upgrading Facility
UK	United Kingdom
UN	United Nations
UNCHS	United Nations Centre for Human Settlement
USA	United States of America
WB	World Bank

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CHAPTER ONE

INTRODUCTION

1.1 Background to the Research

In addition to food and clothing, housing constitutes a fundamental and essential human need irrespective of financial standing (Samaratunga, 2013). Shelter enables a person to actualise his/her potential and thus contributes to human advancement (Otubu, 2012).

Housing is regarded as one of the basic social conditions that determine the quality of life and welfare of people and places. Kehinde et al.'s (2015) assertion that housing is an essential tool by which most individuals assess their quality of life confirms the strong relationship that exists between housing and quality of life in housing studies. Thus, the location of homes, how well designed and built they are, and the extent to which they are integrated into the environmental, social, cultural and economic fabric of human settlements significantly impact people's daily lives, residential satisfaction and well-being, among others (UN, 2012a).

The importance of housing was acknowledged in 1948 when the United Nations declared that decent housing is a basic human right. This implies that urban dwellers from various income groups should have access to decent housing. Well designed, decent and good quality housing provides the foundation for meeting basic needs and fulfilling the residential satisfaction needs and aspirations of all income groups. Moreover, good quality housing is recognised as a factor that promotes a good quality of life (Ambrose, 2003; Garcia Mira et al., 2005; Orrell et al., 2013, Streimikiene, 2015).

This research study focuses on public low-income housing that was originally allocated to the owners, some of whom later rented it out, sold it or informally transferred it to others; on the nature of the residential environment and on individuals with insufficient income to provide adequate housing for themselves and their families. This synchronizes with the current

national housing policy in Nigeria which aims to ascertain that every Nigerian is in possession or gain access to decent, safe, sanitary dwelling in a healthy environment with adequate infrastructure at a cost that is affordable (NHP 2012, P. 17).

The study further considers housing as a fundamental development process within any city and that individual residential neighbourhood exists in different conditions that are created, used and maintained for the well-being and quality of life of households as long as they fulfil their needs and aspirations. It utilizes the concept of housing quality as an important tool to determine the extent to which residents' lives are shaped and their needs are met within the context of housing provision and service consumption through public low-income residential neighbourhood revitalisation.

Common features of low income residential neighbourhood identified in the literature include inadequate basic amenities; over-crowding; rundown facilities; poor quality buildings; inequality; poverty; large families characterised by a lack of savings and a constant struggle for survival in the face of rapid urbanisation (Bashorun and Fadairo, 2012; Clark and Morrison, 2012; Osumanu et al., 2016). Globally, the process of urbanisation has been stimulated by the advent of industrialisation. Over the past century, urbanisation has occurred rapidly in developing countries and their cities are growing at an unparalleled rate.

Lagos is growing rapidly and the nature of its urbanisation process is problematic. Its development tends to contradict the notion that urbanisation provides greater access to social safety nets. The size and rate of urbanisation in Lagos does not correspond with provision of adequate housing units, functional infrastructural amenities and services (Filani 2012, p. 15; Opoko and Oluwatayo 2014, P.16). The low-income group is most affected as this group lacks affordable shelter. In order to address the housing problem, government has provided shelter as a way of demonstrating its social responsibility to low-income people, within the

context of existing housing policies. Indeed, Olotuah (2016) reinstates that the Nigerian public sector effort in its housing programmes towards meeting the housing needs of people is characterised by direct construction and site and service schemes.

Due to neglect, a casual observation of most low-income public housing estates in Lagos reveals squalor, with multiple violations and blatant abuse of urban planning and development laws (LSG 2013, p.12). This aggravates slum conditions. Improved services and facilities are thus required to satisfy residents' needs and enhance their quality of life. Revitalisation has the potential to increase neighbourhood desirability and feasibility (Barton, 2000). This study examines whether or not the public housing schemes provided for low-income households in Lagos have met the housing aspirations of the target population regarding residential satisfaction and well-being. Various studies have examined the relationship between residential satisfaction and housing quality (Chodury, 2005; Salleh, 2008; Fauzi et al., 2012; Karadag et al., 2012; Sam et al., 2012). These include research in Nigeria by Clement and Kayode (2012); Akinbamijo (2012); Ibem and Amole (2013); Yaro et al. (2014) and Wokekoro, (2015). It can be deduced from these studies that residential satisfaction is important as dissatisfaction with one's residential neighbourhood can reduce a person's quality of life and well-being (Hur and Morrow-Jones, 2008). The literature (Bonaiuto, et al., 2003; Owens, 2013; Adeleye, et al., 2014) notes that residents' evaluation of housing quality and residential satisfaction are influenced by factors within and outside the housing domain. However, there is a paucity of research on what strategies a person that occupies unsuitable housing but is economically unable to move or improve the dwelling unit can adopt to overcome residential dissatisfaction.

Against this background, the study reviews government policies over the years which focused on the provision of housing for the low-income group taking cognizance of their aspirations.

It explores the issues involved in the expression of dissatisfaction by residents of public low-income housing estates and makes the case for neighbourhood revitalisation for improved quality of life, bearing in mind the gaps in the literature on projects and strategies that have succeeded in reversing low-income residential neighbourhood decline.

1.2 Problem Statement

A house is a basic and fundamental human need that provides shelter, warmth and security. It reflects a person's identity, cultural values, aspirations and future expectations. However, despite global recognition of the importance of housing, millions of people either live in poor residential neighbourhoods or lack housing altogether. Poor residential neighbourhoods are a global urban phenomenon (UN-Habitat, 2013). The WHO (2016) notes that, at the beginning of 2014, 54% of the world's population lived in urban areas. Shelter and equal access to housing are basic social objectives, fulfillment of which is directly affected by government policies on public housing and the particular needs of disadvantaged social groups (Pacione, 2013). However, the continuous influx of people into cities has led to a situation where adequate housing remains a mirage for all categories of income earners. The urban areas of developed countries are not immune to disparities in living conditions and substandard living conditions. For example, UN-Habitat (2016, p.3) points to an increase in the number of urban dwellers in Europe that cannot afford to pay rent. Due to the rising cost of housing in the more prosperous, large cities of Western European countries, more than 6% of their urban dwellers live in extremely precarious housing conditions. Trends in other developed countries including North America, Australia and New Zealand, also point to significant proportions of the population that could be classified as residing in poor neighbourhoods (Economic Commission for Europe, 2008 cited in UN-Habitat, 2016).

In developing countries, the low-income groups' housing conditions are often very poor compared to the rest of the urban population. As in other cities in developing countries, the inequalities suffered by low-income earners in Lagos derive from economic, financial and political obstacles which force them to inhabit deteriorated neighbourhoods (Llanto, 2007; Opeyemi, et al., 2012).

The acute shortage of housing, exacerbated by overcrowding has resulted in a deficit of five million housing units in Lagos alone. The shortage of housing culminates in pressure on the existing stock, causing residential neighbourhood decline. The dearth of infrastructural facilities results in the present state of affairs where 70% of Lagos residents live in blighted areas identified in 42 slum communities (LASG, 2013).

Evidence from literature reveals that the number of slum communities in the metropolis have risen to over 100 (Abosedo, 2006; Fadare and Oduwaiye, 2009; Oshodi, 2010 cited in Opoko and Oluwatayo 2014, Hoelzel, 2016). Life in slums inhabited by the low-income group is characterised by deplorable living conditions with environmental pollution, inadequate infrastructural facilities, basic social services, poverty, crime, insecurity, floods, violence, communicable diseases of high level and life-threatening risks that is unimaginable (Butala et al., 2010; Njoku and Okoro, 2014; Opoku and Oluwatayo, 2014).

This situation has tremendous negative impacts on the well-being of the low-income group because urban quality of life is positively linked with the quality of housing and the neighbourhoods where the dwellings are located (Pacione, 2003; Curley, 2005; Coker et al., 2008; Njoku 2012; Streimikiene, 2015). Poor quality housing inhabited by the low-income group perpetuates social injustice, deprivation, and inequality. Indeed, social injustice for this group translates into housing poverty and the vicious cycle of such poverty that contributes to

urban decay (Emordi and Osiki, 2008; Opeyemi et al., 2012). The result is feelings of dissatisfaction, a low quality of life and adverse effects on residents' well-being (Adedeji and Olotuah, 2012; Zainal and Khalili, 2012; Tunstall et al., 2013; Opoko and Oluwatayo, 2014).

Mayaki (2009) cited in Olugbenga and Ogundiran (2013) asserts that, in an effort to stem this crisis, Lagos State Government has demonstrated its social responsibility through a long history of housing provision policy implementation to low-income earners as well as other groups through different agencies and the use of many options, including direct construction. Despite several attempts at providing low-income housing through public schemes, for decades, little success had been made by Nigerian housing policies in this regard. Failure has manifested in the inability to meet the housing aspirations of the most vulnerable low-income group (Odebiyi, 2010). One aspect of the problem is the cost implication as housing provided is without much consideration of affordability. Moreover, the average cost of 2.5 million naira (US\$ 15,625) per housing unit (Ayedun and Oluwatobi, 2011) is unrealistic and unaffordable for the low-income group.

Aside from the problem of unaffordability, Enisan and Ogundiran (2013) note that, given the lack of any significant strategy by the state government to adequately address the intractable housing problems confronting the low-income group, citizens are forced to explore different approaches to house themselves. However, more often than not, their efforts violate town planning principles and the state's mega city standards. This reinforces the reason why Hoelzel (2016) describes the major feature of Lagos' landscape as being typified by the multiplication of slums and squatter settlements, which derived as a result of ill preparation of government for the consequences of rapid rate of urbanisation.

Furthermore, since their creation, the public housing developments have shown evidence of aging and a state of squalor due to neglect of the housing estates by the government and the significant investment required to upgrade buildings and maintain the facilities in a good state of repair (LASG, 2013). In other words, very few meaningful attempts have been made to give the housing estates a comprehensive facelift and a strategy of urban renewal has not been adopted for apartment complexes or traditional neighbourhoods even in the face of conversion of the said residential housing units to other uses with impunity. This has resulted in distressed neighbourhoods, overcrowding, dilapidated buildings, and deepening poverty. It seemingly justifies Boston's (2007) postulation that public low-income housing neighbourhoods are stigmatized, characterised by residential dissatisfaction and offer a relatively low quality of life to residents.

There is a need for scholarly research on revitalisation as a tool to increase the residential satisfaction of low-income housing inhabitants for an enhanced quality of life. Moreover, Pacione (2013) notes that the nature of the residential environment as defined by the characteristics of homes and the neighbourhood and the ways in which urban renewal stimulates neighbourhood change are key determining factors of the overall quality of life of urban dwellers. Mere provision of housing does not enhance the quality of life. Housing units will degenerate over time if no strategy is in place for on-going revitalisation. Furthermore, previous interventions which traditionally took the form of slum clearance and redevelopment were a complex and lengthy process. The delay and uncertainty which often surround a clearance programme cast a pall of planning blight over a neighbourhood and exacerbate the disruptive effect (Pacione, 2013). The potential of residential neighbourhood revitalisation has rarely been explored in the urban renewal planning process.

1.3. Motivating Factors for the Neighbourhood Revitalisation Process

This section examines the motivating factors for revitalisation planning rather than other urban renewal strategies. It discusses the significance of neighbourhoods as the site of revitalisation, the weaknesses of slum clearance and the strengths of the revitalisation strategy.

Power (2007) emphasises the relevance of neighbourhood revitalisation to planning. He defines neighbourhoods as local areas within towns and cities which are recognized by their inhabitants as distinct places with their own character. This tends to counterbalance centralized government planning. Priemus (2005b) posits that decentralisation offers a sense of community and individual responsibility among citizens within the local area that promote happiness and well-being. Berk (2005, p.1) notes that, neighbourhood as a social organization of a population residing in a geographically proximate locale has a strong impact on residential satisfaction and influences the assessment of residents' level of well-being. Thus, when neighbourhoods decline, revitalisation is imperative. The nature of the residential environment in low-income areas and public and private efforts to promote positive neighbourhood change are major determinants of the overall quality of life (Pacione, 2013).

However, James (2010) observes that in the age of neoliberalism, revitalisation schemes and policy tend to adopt a piecemeal approach. Mowery (2015) states that revitalisation is radically reshaping contemporary neighbourhood decline in ways that are remarkably different from the modernist mega projects of slum clearance and redevelopment.

Studies by Gotham (2001); Faulk (2006); Rich (2012) and Bryson (2013) show that despite much research on changes in neighbourhood renewal efforts, there are few comparative studies on the preference for revitalisation over other strategies. Thus, while a substantial

body of evidence exists on the composition, method and results of contemporary revitalisation projects, the motivation for, current condition and future aims of this strategy to reverse neighbourhood decline have yet to be explored.

Mowerly (2015) identifies modernism and post-modern neoliberalism as the two dominant ideologies that have shaped neighbourhood renewal efforts. Modernity involves slum clearance and large scale public projects and is a common phenomenon in the cities of developed and developing countries. In the United Kingdom (UK), disadvantaged neighbourhoods were characterised by crime, and poorly designed and built housing which led to social problems and inhospitable shared public areas (Coleman, 1985; Hanley, 2007). Slum clearance was adopted as a strategy to address these issues. In the USA slum clearance aimed to provide better living conditions and more decent, affordable housing for the poor (Teaford, 2010).

In developing countries, including African urban areas (Macpherson, 2013) asserts that such features as overcrowding, environmental hazards, commoditization, crime and social fragmentation are intrinsically related to housing that does not meet the needs of slum dwellers, therefore necessitating clearance. Edosa (2015) remarks that degraded infrastructure, unplanned housing development and poor sanitation trigger slum clearance in Nigeria. However, the World Bank (2002) cited in Bobadoye and Fakere (2013) describes the slum clearance of the 1960s and 1970s as a failed and disastrous response to urban degeneration.

The social consequences of slum clearance include the destruction of many houses, compounding homelessness and the housing shortage and the dispersal of populations either into new slums or existing ones (Anderson, 1964, cited in Dimuna and Omastone, 2010). Furthermore, Teaford (2000, p. 446) notes that, too often, the victims of redevelopment were

most often the poor because slum clearance meant relocating them for the benefit of the rich and powerful. Thus, rather than promoting reconstruction and renaissance, slum clearance is associated with social injustice. It is for this reason that it has been described more as a war on the poor rather than on poverty (Mollen Kopf, 1983, cited in Teaford 2000, p. 447). Dhul and Sanchez (1999, p.11) state that ‘some communities were found to be stronger, more vibrant and more hopeful prior to their dislocation’ as a result of slum clearance.

Another social disadvantage of slum clearance is that it is a top-down approach that is often ambiguous and ill-defined. Poor neighbourhoods are often demolished to make way for higher-income groups or commercial development (Smith and Williams, 1986, cited in Pacione, 1990; Priemus, 2005a; Teaford, 2000).

Economically, with particular reference to the African context, slum clearance often leads to unaffordable rents and disrupts economic systems and opportunities (Buckley and Kalarickal, 2005; Dimuna and Omastone, 2010; MacPherson, 2013). In addition to these economic and social problems associated with slum clearance, it creates a political problem as it portrays government’s insensitivity to the plight of the citizenry (Bobadoye and Fakere, 2013). Given the problems associated with slum clearance; there is an urgent need to seek alternative strategies to solve the housing problems associated with neighbourhood deterioration.

Neighbourhood revitalisation provides a platform for change using a bottom-up approach. Such revitalisation offers a vehicle for neighbourhood change that enhances residential satisfaction and the quality of life of public low-income housing estates inhabitants. Reuschecke (2001) asserts that revitalisation through public-private partnerships was considered to be an appropriate tool to tackle social and economic restructuring in US cities.

This provides the basis to argue in favour of the approach towards reversing neighbourhood decay.

In the African context, Mansuri and Rao (2013) contend that neighbourhood deterioration can be addressed through community participation. A Lagos State Government Report (LASG 2008, p.25) states that regeneration activities should be carried out within the scope of the development plans at the local level in a friendly manner involving all stakeholders. A later report (LASG, 2013, p.15) recommends that “the government should immediately embark on urban regeneration and renewal in the public housing estate through the involvement of key stakeholders, professionals, residents (owners/occupiers), private investors and the appropriate Ministries and Agencies with concurrent responsibilities.”

Numerous factors motivate for the adoption of a revitalisation strategy as best practice for the renewal of distressed neighbourhoods. Yadav (1987) notes, that the fact that a neighbourhood is a social arena of collective consumption and social services delivery justifies the revitalisation of derelict neighbourhoods. Satisfying individual needs and interests contributes to the overall social well-being of its residents. Thus, the success of the strategy begins with an understanding that a neighbourhood’s condition determine how happy or unhappy its residents are, and in the case of the latter, revitalisation and effective development plans ensure that not only are the key neighbourhood issues addressed, but residents are engaged in the planning process (Watkins, 2009). Residents’ satisfaction with the liveability and vibrancy of the neighbourhood is therefore a motivation for revitalisation.

Bobadoye and Fakere (2013) observe that revitalisation offers the possibility of resource maximization through coordination of stakeholders that result in increased homeownership opportunities, provision of essential facilities and the revival of obsolete ones rather than embarking on total clearance and redevelopment which negatively affects residents. This

makes the neighbourhood attractive to residents for living, working and playing. The neighbourhood is destigmatized and is thus more attractive.

Macpherson (2013) adds that revitalisation promotes a quality neighbourhood by involving the community in identifying the problems facing residents. This bottom-up approach makes revitalisation a sound urban planning practice. Moreover, this approach ensures that all property owners comply with regulations and laws, and the community is revitalized with minimal disruption and loss of physical and social assets. Bobadoye and Fakere (2013) affirm that revitalisation tends to improve existing infrastructure as well as provide new facilities, improving the structural quality and aesthetic of the neighbourhood. Thus, the adoption of such a strategy is motivated by the need for vitality and place enhancement.

Seemingly, the participatory approach to the implementation of the strategy often leads to proper monitoring of projects, enhanced provision of basic household facilities and proper maintenance of buildings, underlined by increased home ownership, leading to increased residential satisfaction and a better quality of life within the housing domain. Here, the motivation hinges on civic and community pride.

The preference for urban revitalisation by government over other strategies can be explained by the fact that it tends to support the transformation of derelict neighbourhoods into ones of opportunity where all have the chance to maximize their life outcomes. The motivating factor in this regard is sustainability, a factor that promotes global recognition of the revitalisation strategy. Indeed, Reckford (2015) sees it as a holistic approach that promotes the UN-Habitat traditional partnership with homeowners, volunteers, neighbourhoods and local organizations to repair poor quality housing and provide facilities in derelict neighbourhoods.

Revitalisation is considered as only changing certain aspects of a neighbourhood that has degenerated over time. In contrast, slum clearance usually involves complete change in the

existing cityscape with the demolition of existing structures and services and starting redevelopment from scratch. This makes clearance less attractive in urban planning. According to Benjamin et al (2013), slum clearance fails to address the decline in housing quality and the quality of people's lives which are the root of the slum problem. Reckford (2015) notes, that the sustainability offered by revitalisation has prompted global acceptance of this approach as a strategy to reverse neighbourhood decline and enhance the quality of life of dwellers of such neighbourhood.

1.4 Aim and Objectives of the Study

1.4.1. Aim

The aim of this research is to systematically investigate housing quality in public low-income housing estates in order to suggest ways to increase occupants' levels of residential satisfaction through neighbourhood revitalisation within the housing policy context.

1.4.2 The objectives of the study are to:

- Explain the concepts of housing quality, urban renewal and residential satisfaction.
- Establish the relationship between housing quality and residential satisfaction and examine their implications for a neighbourhood revitalisation strategy.
- Examine the characteristics and conditions of public low income housing units in Anikantamon, Isolo and Abesan and identify the elements and types of facilities which influence residents' satisfaction levels.
- Analyse the socio-economic characteristics of the residents of Anikantamon, Isolo and Abesan estates and the implications for possible citizen participation in a neighbourhood revitalisation strategy.
- Review the international experience of urban renewal approaches.

- Assess the performance of different urban renewal approaches and draw lessons on strengthening neighbourhood revitalisation initiatives in the urban renewal process in Anikantamon, Isolo and Abesan.
- Examine the policy implications of the findings for the study.

1.5 Research Questions

Given the extent of dereliction and the blighted nature of public low-income housing estates in Lagos metropolis deriving from aging and neglect, this study's main research question is:

1.5.1 Main Question

How can the blighted and derelict low-income housing estates in Lagos metropolis be changed through a neighbourhood revitalisation strategy to make them responsive to the residential satisfaction needs of the low-income group residing there in? This main research question leads to specific questions.

1.5.2 Sub-Questions

The answers to the following sub-questions assisted in understanding how to address the issues raised in the main research question.

- What are the definitions, descriptions, assessments and interpretations of housing quality and residential satisfaction within the housing policy context?
- What are the different approaches of the urban renewal strategy in the public low income housing context?
- What are the implications of the relationship between housing quality and residential satisfaction for a public low income residential neighbourhood revitalisation strategy?
- How is quality of life defined within the public low income housing context?

- What are the present conditions and characteristics of the public low income housing units?
- What are the elements and types of facilities which influence residents' satisfaction levels in public low income housing estates?
- To what extent do the residents' socio-economic characteristics constitute a barrier to citizen participation in the urban renewal planning process?
- What are the different international urban renewal approaches in the planning process?
- What are the advantages of neighbourhood revitalisation over other urban renewal strategies in reversing public low income residential neighbourhood degeneration?
- How can citizen participation be strengthened in a public low income housing neighbourhood revitalisation?
- What is the policy implication of the findings for the study?

1.6 Research Hypothesis

The quality of housing and the satisfaction of individuals with such housing within the metropolis as the concepts examined in this study are intricately related to a number of factors among which are characteristics of the individual dwellings in question as well as the aspirations of occupiers of these dwelling units. Hypotheses have thus been formulated to enable the verification of the key relationships purported by the conceptual framework. The research hypotheses of this study are:

Ho: There is no significant relationship between housing quality and residential satisfaction.

Ho: There is significant variation in the levels of residential satisfaction between the housing estates.

1.7 Justification for the Study

Few studies in Lagos, Nigeria have comprehensively explored the impact of public low-income housing improvement on residential satisfaction needs through a neighbourhood revitalisation strategy. Seemingly, the consensus from the studies is that processes and outcomes of the public housing scheme studies have not yielded expected result in meeting the socio-economic, cultural and physiological needs of the residents. This study could thus contribute to enhancing the quality of life of residents. To the author's knowledge, empirical research on public low income to understand the relationship between housing quality and residential satisfaction enhancement through neighbourhood revitalisation in developing communities such as Lagos has been meagre. The study is thus justified on the assumption that through the consolidation and upgrading of blighted public low income housing estates, revitalisation approach will produce better housing conditions, increased levels of residential satisfaction and an improved quality of life for residents.

In Nigeria, the tremendous revenue accruing from oil production in the 1990s provided opportunities for increased expenditure and investment in the urban housing sector. However, despite the government's huge investment in low-income housing, few studies have been conducted with the sole aim of enhancing the quality of life of residents through housing provision and maintenance. Indeed NHP (2012, p.69) confirms that evidence of lack of maintenance of infrastructural facilities seen everywhere in Nigeria has led to rapid aging and dilapidation of a large number of public buildings. This study is therefore motivated by the fact that, although the provision of housing is a public responsibility, previous studies have focused more on provision per se rather than increased level of residential satisfaction through revitalisation of degenerated housing estate.

The study is justified by the need to evaluate the production of public housing from the conceptual perspective of residential satisfaction. It provides a means to demand a high degree of accountability for public expenditure as well as the delivery and distribution of public goods where housing units fail to provide the expected levels of residential satisfaction. Lawasa (2014) remarks that healthier shelter and functional neighbourhood infrastructure provided by means of revitalisation are “sine qua non” for residential satisfaction in low-income housing estates in the context of urban environmental challenges.

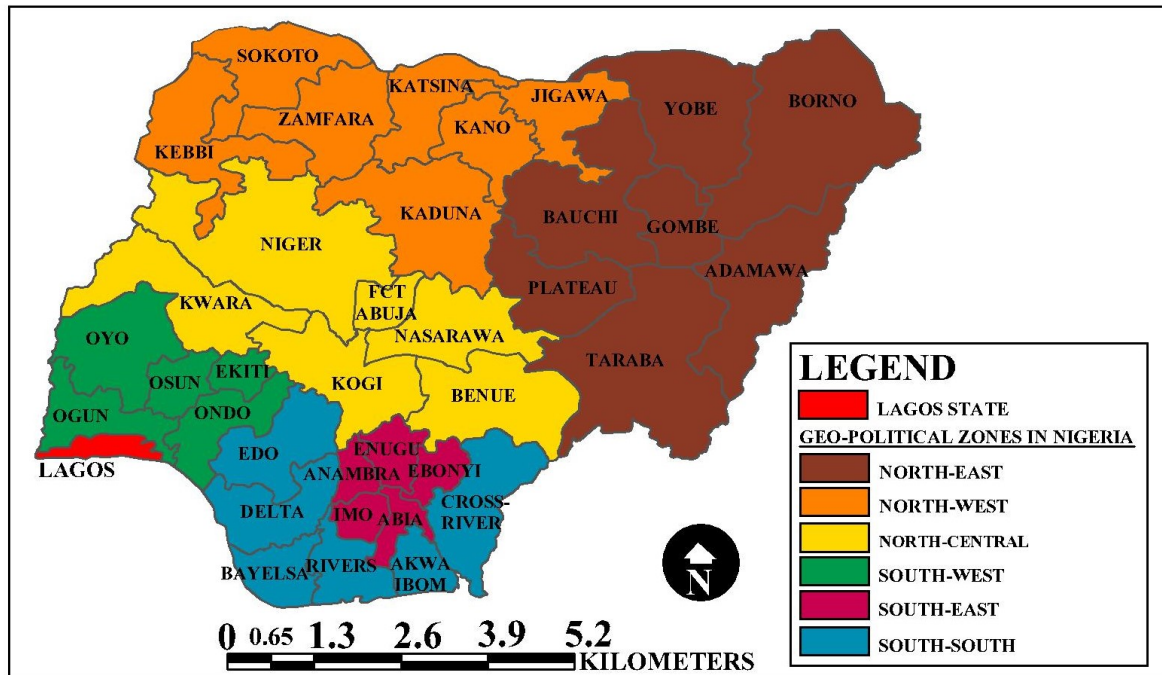
This study therefore stresses the importance of neighbourhood revitalisation in improving housing quality and explores its impact on people’s lives. Furthermore, it provides substantial empirical data on revitalised low-income housing in Lagos and residents’ socio-demographic attributes. It focuses particularly on the need for accelerated revitalisation of degenerated public low-income housing which has been and is expected to continue to be the dominant form of residence in Lagos, and considers the implications of this kind of housing scheme on people’s quality of life. Public low-income housing estates are the legacy of the government and the people of Lagos, and the revitalisation of these degenerated estates offers a way to rebrand the megacity to promote global competitiveness.

1.8 The Study Area

The study area is Lagos, which was the capital of Nigeria until 1991. It is located on the south west coast of Nigeria with a total land mass of approximately 3.345 km², representing about 0.4% of the total land area of the country (see map 1.1) below. The city of Lagos was founded before the 15th century by the Awori and Benin people, who named it Eko (Filani, 2012). Abiodun (1997, cited in Filani, 2012) notes that over the years, different authorities were responsible for the administration of the Lagos metropolitan area and the area also experienced geopolitical change deriving from the fragmentation of political authority. The

fragmentation of Lagos resulted in a lack of coordinated service provision and significant disparities in the quality of urban services in the two areas within the metropolitan settlement. This marked the beginning of the urban development problem in Lagos.

Map 1.1 Lagos, the Study Area in the National Setting

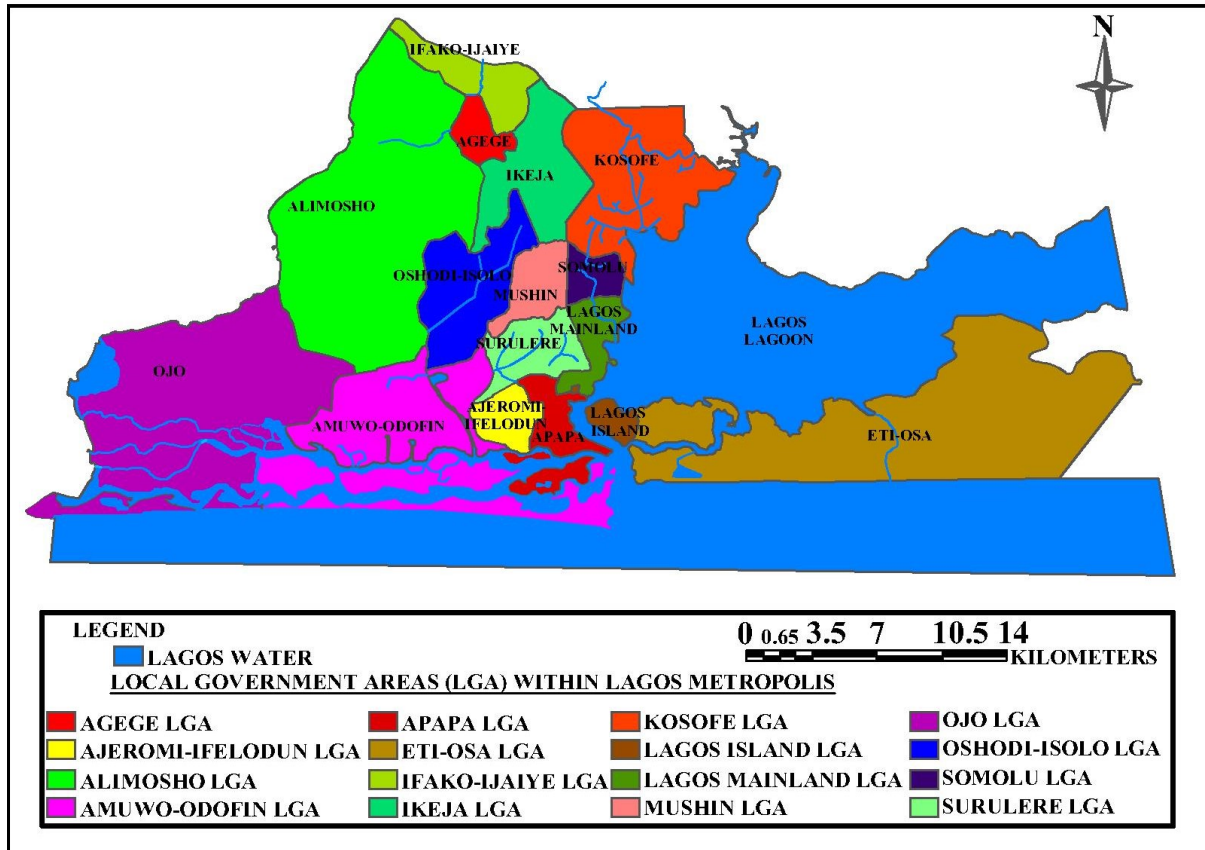


Source: Lagos State Ministry of Physical Planning (2012)

The physical growth and development of Lagos are tied to its expanding economic, political and industrial roles that have made the city the hub of the country. The city continues to attract a number of in-migrants that add to the rapid population growth which has been occurring over the years. The 2006 national census recorded the population of Lagos State at 9.1 million. Census figures in Nigeria are often strongly disputed by various sectors because of their political and economic implications. In 2008, the Lagos State Government estimated Lagos' population at 17,552,942 (Central Office of Statistics, Lagos State Government, 2008 cited in Ogunleye and Alo, 2010), thus conferring the status of a megacity on it. The fact that Lagos is experiencing rapid population growth with an average annual rate of 3.7% makes it one of the fastest growing cities in the world. The United Nations (2012) notes that with a population of 11.2 million in 2011, Lagos was the 19th most populous city in the world, and

projected that this would grow to 18.9 million by 2025, resulting in the city becoming the 11th most populous city in the world.

Map 1.2 Lagos Metropolis



Source: Lagos State Physical Planning (2012)

The Lagos metropolitan area, which comprises of the 16 Local Government Council Areas shown in map 1.2, covers 37% of the land mass and is home to about 85% of the population.

The average population density of 5,000 per square km, makes Lagos one of the most densely populated cities in Africa (Filani, 2012), resulting in a lack of space for a myriad of human activities. This manifests in disorderly human settlements, overcrowding, slums and other social and environmental disorder. On their own and in combination with one another, these factors expose inhabitants to a low quality of life and the risks associated with poor residential neighbourhoods. The Lagos State Development and Property Corporation (LSDPC), which is the sole agency for housing provision has provided 14,792 low income

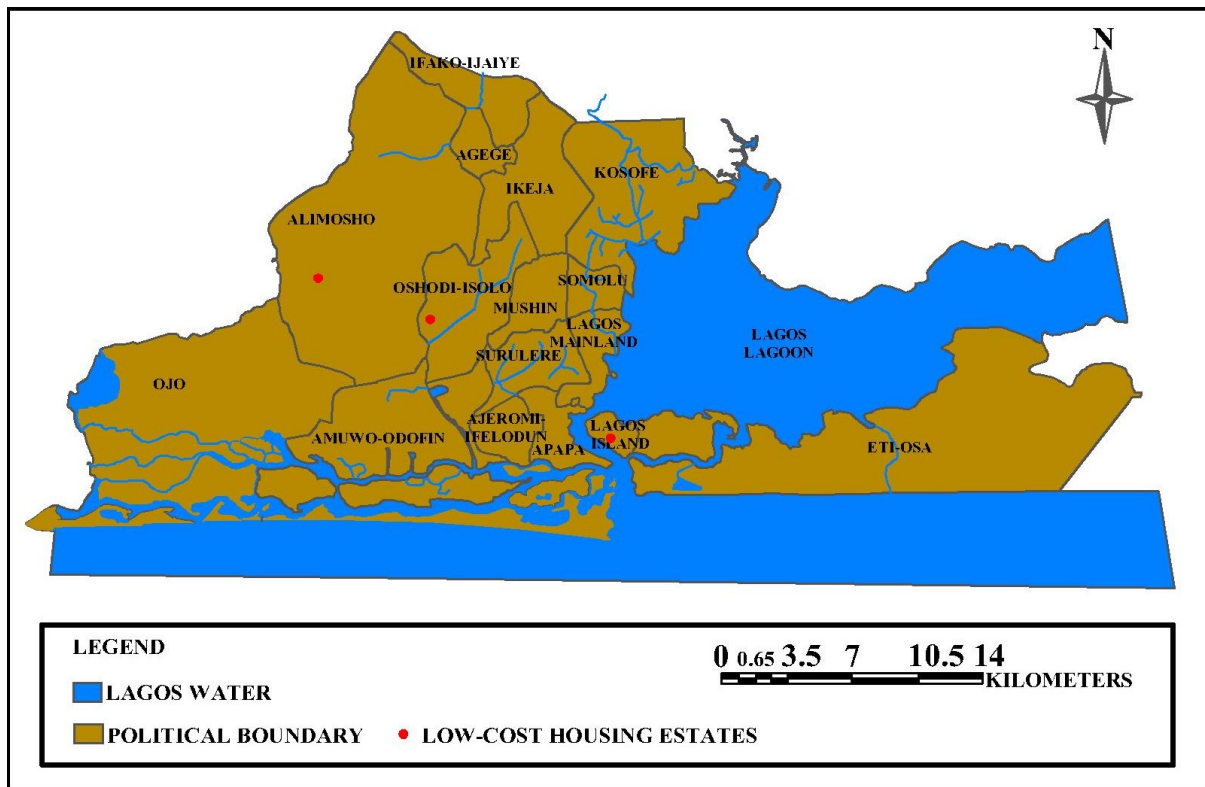
housing units in its 17 years of existence (LSDPC, 2005; Olokesusi, 2011). Responsibility for maintenance of public low income housing estate was assigned to the Lagos Building Investment Company Limited (LIBC). In recent times, the government's policy thrust has shifted towards creating an enabling environment for private sector participation in housing provision. However, this has not had an appreciable effect in improving the degenerated Lagos metropolitan areas.

Historically, governance and policy responses' inadequacy in planning and managing the development of Lagos in the face of rapid population growth, has placed a strain on limited social and infrastructural facilities (Filani, 2012). This intensified the problem of poor residential neighbourhoods that are a common feature of the Lagos metropolitan area (Oshodi, 2016 cited in Hoelzel, 2016). Urban renewal involving large scale clearance and complete re-development of Lagos is not an appropriate solution. The notion of revitalisation rests on the assumption that the degeneration of a locality with its attendant physical, social and environmental problems is of a structural nature that cannot be reversed spontaneously. Rather, it is part of the normal process of change that is part of the life of cities. Revitalisation aims to decrease social inequality and increase community cohesion. In this regard, it is a viable strategy for public low-income housing neighbourhoods in the Lagos metropolis.

1.9 Scope of the Study

This study concerns improving the residential satisfaction of inhabitants of public low-income housing neighbourhoods through a revitalisation strategy. It is limited to the public housing schemes executed by the various governments of Lagos State between 1979 and 1983. The study focused on aging low-income public housing estates in Lagos Metropolis and their impact on residents' quality of life. Sites from which data was collected for the study are indicated in map 1.3.

Map 1.3 Sites for Data collection



Source: Lagos State Physical Planning and Urban Development (2012)

The study investigated the diverse ways in which neighbourhood dereliction has affected residents' quality of life and how revitalisation was carried out, and highlighted residents' attitudes to this fast growing phenomenon. The study is limited to increased residential satisfaction levels by upgrading housing through the revitalisation strategy. This approach is necessary as it ensures that residential areas are developed with residents participating in the development process so as to promote the desired residential environment, improve public spirit and enhance user's satisfaction.

In terms of geographical scope, the study covered three of the 17 public low-income housing estates in Lagos Metropolis situated in different areas. These locations were carefully selected to demonstrate the complexities of the phenomenon and to represent what is happening in most low-income public housing across the country. In particular, the

conditions under which this section of the population lives are increasingly not meeting their needs and have contributed to residential dissatisfaction and increased levels of poverty.

1.10 Definition of Concepts

This section defines the basic concepts used in this study.

1.10.1 Housing

In its simplest form, housing is defined as a permanent structure constructed for human habitation for one or more persons. It is also defined as a bundle of services that includes the neighbourhood, and a locational and social environment in which people can live in pleasant, peaceful and healthy surroundings with social, cultural and recreational facilities (Listokin et al., 2007, cited in Jiboye, 2011c).

1.10.2 Public Low Income Housing

Connotes low cost houses that are designed and provided through a variety of administrative, legislative and financial mechanisms by the government, owned or managed for economically weaker groups for the purpose of providing access to decent, comfortable and sanitary housing on an owner occupier or rental basis at capital and running costs which families in the lowest income-group can afford.

1.10.3 Housing Need

Housing 'need' is the quantity of housing that is required to provide accommodation of an agreed minimum standard for a population of a given size, household composition, age distribution and so on, without taking into account the individual household's ability to pay for the housing assigned to it (Robinson, 1979, cited in Jinuadu, 2007).

1.10.4 Housing Quality

The quality of housing within any neighbourhood is one that satisfies minimum health and good living standards and also affordable irrespective of financial categories of households (Okewole and Aribigbola, 2006, cited in Amao, 2012).

1.10.5 Housing Standard

Housing standard is the level of quality of housing that is normal or acceptable for a particular person in a particular situation. It is determined by the attributes of housing adequacy; the affordability index taken as a dwelling that costs less than 30% of household income, and suitability, which refers to housing with sufficient bedrooms for household size and make up (CMHC, 2015).

1.10.6 Housing Satisfaction

Housing satisfaction is the feeling of contentment that an inhabitant has or achieves when one expectation is met in a house. It is an important indicator used by planners, architects, developers, and policy makers in a number of ways as an important determining factor of an individual's feelings of general "quality of life", an indicator of incipient residential mobility, and an ad hoc evaluative measure for judging the success of housing projects undertaken by private and public sectors. It is a tool to assess residents' feelings of dissatisfaction in their current dwelling environment with a view to improving the existing condition (Djebuarni & Al-Abed, 2000 cited in Mohit et al., 2010).

1.10.7 Neighbourhood

Neighbourhood is the vicinity in which people live. It is a residential area with a distinct identity, often distinguished by name and bounded by recognisable barriers or transition areas

such as railway lines, main roads, parks and the age or character of its buildings (Barton et al., 2009).

1.10.8 Neighbourhood Revitalisation

Neighbourhood revitalisation is a process, directed by the community and supported by the city, to identify the strengths, issues, challenges and potential of a particular area. People, businesses, and organizations in an area determine their own goals and action plans to build on strengths and improve the quality of life of people.

1.10.9 Quality of life

Quality of life describes a state of well-being in all aspects of life- physical, mental, social and emotional within the physical and psychosocial environment. It is a product of the interplay among social, health, economic and environmental conditions which affect human and social development, of which housing and neighbourhoods are key aspects. It is therefore a multi-dimensional construct which can be measured by objective analysis of environmental characteristics and by subjective analysis of people's perceptions (Pacione 2003, cited in Ilesanmi, 2012).

1.11 Structure of the Thesis

The study is organised into eight chapters as follows:

The first chapter outlines the research context by presenting the general background of the study. It describes the research problem, aim and objectives. It discusses the motivation for the study, and gives a brief description of the study area. The chapter concludes with a definition of relevant concepts and the structure of the thesis.

The second chapter explains the research methods and approaches adopted in the study. It highlights the sources and types of data used, and data collection processes including the research data collection tools and techniques. This creates the framework for the data analysis and research findings reported in chapters seven and eight.

The third chapter discusses the theoretical and conceptual framework on which the research study is anchored. It examines the concepts of neighbourhood, residential satisfaction, urban blight and habitability among others within the context of human settlement. The chapter focuses on various theories such as needs theory, hedonic price theory, new urbanism, communicative theory and the culture of poverty theory to understand the issues relating to housing quality and the expressed satisfaction of residents with their dwelling units. The literature review in this chapter provides the basis for the neighbourhood revitalisation strategy that aims to improve residential satisfaction in public low-income housing estates.

The fourth chapter gives an overall review of the literature on housing quality and quality of life within the housing domain in the urban environment. It focuses on the meaning of housing, and offers an operational definition of housing quality. The features of good quality housing are examined in relation to the minimum standards that determine the quality of a dwelling place in terms of neighbourhood attributes. The chapter highlights the characteristics and conditions of housing that are fundamental requirements for residential satisfaction and quality of life. It illustrates the relationship between housing quality, quality of life, residential satisfaction and urban renewal.

The fifth chapter is concerned with various approaches to neighbourhood renewal and reviews the international experience of neighbourhood renewal. It makes the case for urban renewal with particular reference to neighbourhood revitalisation in order to avert further

urban decay and to ensure effective revitalisation of the residential environment. Global examples of best practice of urban renewal are identified with a view to applying the lessons learnt in the Nigerian context.

The sixth chapter traces the evolution of housing development in Nigeria with particular reference to the factors that influence its trends and pattern. It conducts an inventory of housing delivery strategy in Lagos metropolitan in the past. This is done with a view to placing the challenges of housing delivery in Lagos in proper perspective. The context of the Nigerian housing sector and the current housing policy dilemma are analyzed. The chapter identifies the mismatch between the goal of the housing policy towards ensuring that every citizen owns a house that is adequate, comfortable and affordable and the strategies adopted to achieve this goal.

The seventh chapter presents and analyses the data collected for this study through questionnaire survey and observation survey. It discusses its findings on socio-economic characteristics; housing conditions; neighbourhood characteristics and willingness to participate in revitalisation process. It equally gives a content analysis of the analysis of data collected from the in-depth interview with the key informants and focus group discussion participants.

Chapter eight summarises the major findings from the data on questionnaire and observation, and responses of key informants to the in-depth interview carried out with the representatives of the ministries and parastatal that are concerned with housing sector. This is in addition to the responses of participants of focus group discussion to questions that cut across various themes. It made necessary recommendation for the study and the framework for the

partnership arrangement in the neighbourhood revitalisation. The chapter concludes and discusses the study's contribution to knowledge. It highlights the research areas that need further attention

1.12 Summary

This chapter presented a broad introduction to the research study. It set out the problem statement and the study's aim and objectives, research hypotheses and research questions. The justification for the study was discussed and its scope explained. The study area was briefly described and the relevant concepts and terms defined. The chapter concluded by outlining the structure of the thesis. Chapter two discusses the methodology employed to conduct this study.

CHAPTER TWO

RESEARCH METHODOLOGY

2.1 Introduction

This study asserts that public low-income housing estates in Lagos metropolis have deteriorated over time. Chapter three explores the positive relationship between good housing quality and residential satisfaction and opines that the truth of the conjecture be substantiated with empirical evidence. In line with the research objectives, the study uses both qualitative and quantitative research approaches. It describes the research approach, strategy and design, the research population, the sample frame and the sampling process, the data sources and instruments for data collection, and data presentation and analysis. Issues relating to the validity and reliability of the study are also addressed.

2.2 Research Approach

This research focused on housing satisfaction and revitalisation. Housing satisfaction is not a linear process. Hence, caution is required in selecting a suitable research design. A research design is described as the procedure used to collect, analyze, interpret and report data. Neuman (2011) and Harwell (2012) identified two main research approaches, quantitative (empirical studies) and qualitative (interpretative methods and subjective study methods). This study used both research approaches as they complement each other.

2.3. Research Design

This research used a case study approach in order to identify the variables within the conceptual framework of housing quality that correlates with residential satisfaction in public low-income housing in Lagos metropolis. The different kinds of information collected were in large part based on the researcher's background as an urban planner and in-depth

knowledge of the research problem. The research approach involved identification of the research area, formulation of the study's aim, objectives and hypothesis and the central questions it sought to answer. Empirical data were gathered by means of a field survey using a questionnaire, observation and personal interviews to evaluate the Nigerian government's low-income housing policy. Qualitative research was deemed more appropriate than quantitative approaches to understand how and why the housing constructed for low-income groups has degenerated over time. The qualitative data supplemented, validated, and explained the quantitative data gathered by means of the questionnaire administered to residents of public low-income housing estates. This strategy assisted the researcher in ascertaining and increasing the validity and reliability of the data.

2.4 Research Philosophy

A qualitative research approach was considered most suitable because the study investigated the relationship between two elements, residential attributes and human feelings, resulting in certain human behavior, in order to propose a revitalisation strategy to improve residential satisfaction among the dwellers of low-income public housing estates. A qualitative approach involves the collection of 'soft data' in the form of sentences, words, phrases, and pictures which are used to identify people's opinions, attitudes and feelings.

The study thus sought to discuss the relationship between housing quality and residential satisfaction based on the assumption that residents' quality of life will improve if this relationship is positive. Careful observation and empirical measurement were employed to achieve this objective. This approach was influenced by the realist perspective which hinged on the researcher's understanding of social reality. The researcher was of the opinion that, due to the failure of the existing policies or programmes to provide solutions to the

degeneration of public low-income housing, empirical research was required to propose a revitalisation strategy rooted in effective community participation.

2.5 Research Strategy: Case Study Method

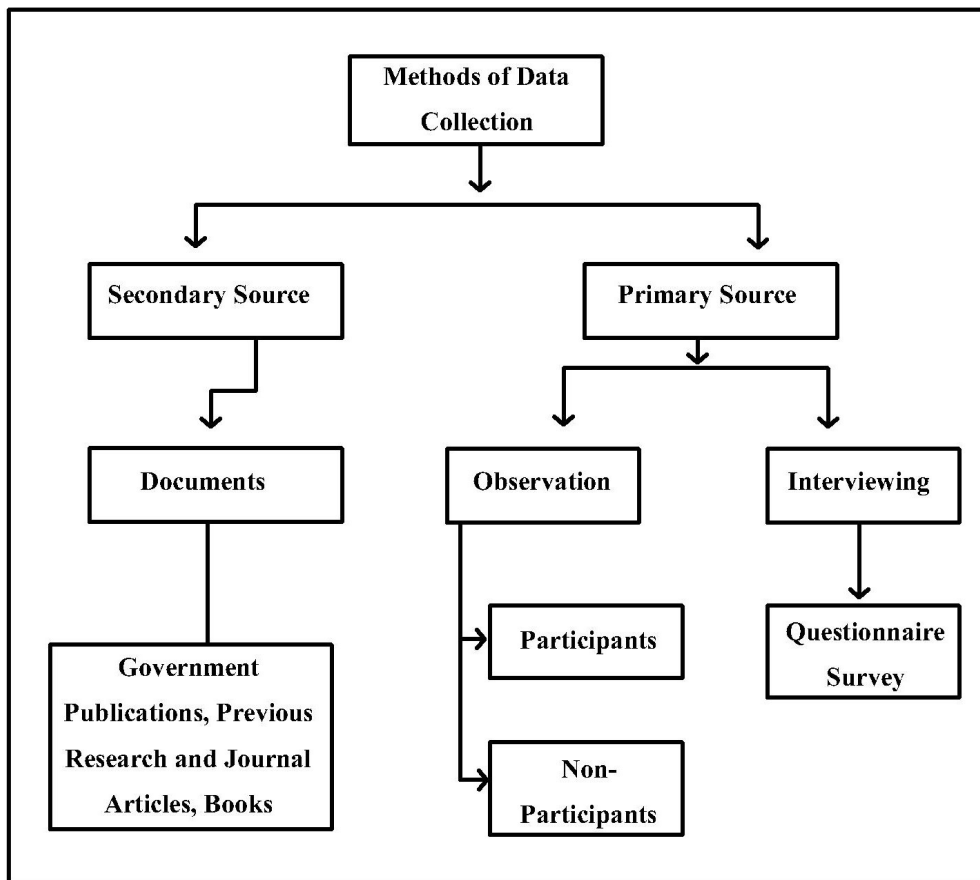
In examining housing degeneration in public low-income housing estates in Lagos the case study, this approach enabled the researcher to gain in-depth understanding of why such degeneration occurred and what could be done to prevent it from re-occurring.

As noted in the previous chapter, there is high demand for housing in Lagos, particularly among the low-income group. There is also an urgent need to improve the quality of the housing stock and offer better services as well as build quality new houses. Lagos dominates the urban shelter debate in Nigeria and has thus been the focus of urban housing programmes. The LSDPC has built 14,826 public low-income housing units in Lagos across 17 housing estates. These estates were stratified by virtue of their location into core, intermediate and peri-urban regions based on a preliminary field survey, and the geographical location and evolution of Lagos metropolis. In each region, the availability of a layout plan was an important selection criterion. Moreover, the characteristics of Lagos State public low-income housing tend to be uniform and homogeneous. Hence Anikantamon, Isolo and Abesan were purposively selected for core; intermediate and peri-urban areas, respectively. Detail information on of study population is depicted in section 2.7.2 .The study was based on the assumption that residents' behavior in realizing their housing aspirations and values is goal directed; that residential satisfaction or dissatisfaction is important in influencing household decisions to relocate, modify their housing unit or participate in revitalisation; and that a revitalisation strategy will increase the level of residential satisfaction and enhance residents' quality of life.

2.6 Data Collection

Primary and secondary data collection methods were used to enhance the quality of the research in terms of achievement of the objectives stated in chapter one. The main data collection strategies included a literature review, internet sources, observation, case study analysis, a questionnaire survey and key informant interviews as indicated in figure 2.1.

Figure 2.1 Methods of Data Collection



Source: Adapted from Berg (2009)

2.6.1 Primary Data

The data required concerned both the housing units and the households at neighbourhood level. This constituted the primary data for this study and was gathered using various tools.

The data required from primary source include socio-economic characteristics of residents; respondent's assessment of level of satisfaction with the public housing condition and the level of satisfaction with neighbourhood quality.

2.6.1.1 Data Types

The variables used for this study included the respondents' socio-economic background, including age, level of education (no formal education, primary, secondary and tertiary) and income level (very low, low, medium and high). The respondents were also asked to state their occupation (private employee, retired, self-employed and civil-servant) and the number of people in their household as well as how long they had lived in their dwelling, and the type of tenure (owner-occupier or tenant).

In terms of the housing condition, information was collected on the quality of housing and the state of various components of the house viz. walls, flooring, roofing, painting of the building and ceilings.

Respondents' level of satisfaction with neighbourhood facilities on the housing estates was also assessed. The variables included road conditions, recreational and parking facilities, drainage condition, pollution, sewerage, landscaping, street lighting, community social relations and security.

The respondents' level of satisfaction with housing services was ascertained by soliciting their perceptions and experience in respect of water and power supply, and refuse collection and disposal.

Management of the housing estates was evaluated by gathering information on the respondents' experience and perceptions of monthly mortgages affordability, enforcement of rules and regulations, and responses to residents' complaints.

2.6.2. Data Collection Instruments, Tools and Techniques

Primary data was sourced directly from the field, aided by the layout plan of the three estates, an observation guide and photography that depicted the condition of the housing and facilities. The main techniques employed included face-to-face interviews with relevant officials and a focus group discussion (FGD) with key informants (see sections 2.6.2.3 and 2.6.2.5) respectively for the composition of the key informants. This enabled the researcher to generate information based on their experiences of the study topic. Semi-structured interviews are flexible and provide in-depth information. The steps in the primary data collection were as follows:

2.6.2.1 Reconnaissance Survey

The first step was a reconnaissance survey to familiarize the researcher with the study area under investigation. This helped the researcher to delimit the boundary of each of the estates under investigation since the study was conducted on a neighbourhood scale and each neighbourhood has its own identity and geographical boundary.

2.6.2.2 Direct Observation

Direct observation assisted the researcher to spatially define each estate in alignment with the physical characteristics of the buildings and their condition, reinforced by photographs. This method was employed to ensure that indicators such as attributes that define squalor and degeneration could be utilised. This enriched the researcher's knowledge and opinions about the housing estates.

2.6.2.3 Face-to-face Interviews

The use of interviews to collect information from key informants is regarded as a default in urban planning research. To this end, an interview guide was used to conduct semi-structured interviews with informants from six housing agencies in Lagos State. Table 2.1 shows the

profile of the officials in the various establishments. The key informants consent is attached in appendices 12 to 18. The aim of the interviews was to clarify definitions, gain insight into the interpretation of housing quality within the public low income housing policy context; determine the informants' technical, professional and personal views on the link between residential satisfaction and housing quality; and critically examine the advantages and disadvantages of revitalisation as an approach to addressing the problem of low-income housing degeneration and a way to increase the residential satisfaction and enhance the QoL of residents of the low income housing estate.

The first interview was with officials of the Lagos State Ministry of Housing (MOH) that is tasked with providing adequate, quality housing. In line with the ministry's responsibilities, the questions cut across four themes: formulation and implementation of housing policies, infrastructural provision in the government housing estates, supervision and maintenance of existing housing estates and coordination of the agencies involved in housing matters.

The second interview was with officials from the Ministry of Physical Planning and Urban Development (MPPUD) which is responsible for formulating policy on housing provision, overall coordination of housing delivery, and regeneration. Information was gathered on key policy issues in relation to low-income groups' access to quality housing and the maintenance of the housing estates.

The third set of interviews was with officials of the Lagos State Development Property Corporation (LSDPC) that was formerly responsible for housing provision and maintenance, which now falls under the Lagos Building Investment Company (LBIC). Officials in both institutions were interviewed to collect information on the maintenance of services on the housing estates, with a view to satisfying residents' needs.

Table 2.1 Profile of Key Informants

S/NO	RANK	ESTABLISHMENT	COMMENTS
1.	Permanent Secretary	Ministry of Housing	Registered Architect
2.	Director	Ministry of Physical Planning & Urban Development	Regional Planner specialized in research on housing issues
3.	Director	Ministry of Physical Planning & Urban Development	Regional Planner with specialization in Regional Master Plan
4.	General Manager	Lagos State Building Control Agency	Engineer Registered Building Expert
5.	Assistant General Manager	Lagos State Development And Property Corporation	Corporation Communication and Marketing
6.	Deputy Manager	Lagos Building Investment Corporation Limited	Registered Planner with experience in Public Housing Administration
7.	Managing Director	M O A Planners	Urban Planning Consultant
8.	General Manager	Lagos State Urban Renewal Authority	City Planner with international experience in Human Settlement Planning

Source: Author's Fieldwork (2016)

The fourth interview was with an official of the Lagos State Urban Renewal Authority (LASURA), the agency mandated to upgrade blighted areas. The interview was designed to collect information on housing quality and urban blight issues and revitalisation strategies.

The fifth interview was with the Lagos State Building Control Agency (LASBCA), where information was gathered on urban revitalisation in order to increase residents' access to basic urban services through improvement in critical infrastructure. Face-to-face interviews were also conducted with a housing expert, a representative of a non-governmental organization, an urban planning consultant and an academic with more than 20 years' experience in housing issues. The housing expert from private practice was included with a view to ensuring that the information gathered was balanced and to avoid bias.

The key informant interviews captured issues that could not be comprehensively examined through the questionnaire and complemented the literature review, documentary research, observation and policy analysis. The semi-structured questions that guided the interviews

gave the respondents the time and opportunity to express their opinions on the research questions without prejudice. The questions are shown in appendices 3-8.

2.6.2.4 Household Survey

The household survey provided integral information on many aspects of this study. The information collected was used to determine the level of residential satisfaction with the housing quality and neighbourhood characteristics and by extension the impact and effectiveness of the housing policies and programmes. The data collected has the potential to be used to improve the design and formulation of future housing policies, programmes and projects. However, the usefulness of the data collected from the household survey depended heavily on its quality in terms of questionnaire design and implementation in the field. The main objective was to collect information on the residents of degenerated public low-income housing estates in Lagos. The information covered four domains.

The first was the household's socio-economic characteristics. These included age, education, occupation, income, house ownership status and duration of stay. These characteristics influence a household's assessment of their residential satisfaction. The second domain was housing quality to identify the structural characteristics and condition of the housing towards an evaluation of the quality of life of residents. These included the size of the housing unit, arrangement of rooms, condition of the walls, painting, and ceiling among others. This was evaluated based on residents' satisfaction with the housing quality measured on a Likert scale from "1" for "strongly dissatisfied" to "5" for "very satisfied" (Canny, 2006). This measurement enabled a determination of the extent to which the housing units meet the family's basic needs in terms of the standard of services and amenities.

The third domain concerned neighbourhood characteristics. Information was collected on the road surface condition, neighbourhood playgrounds, parking, security, landscaping, pollution,

drainage facilities, cleanliness, waste disposal facilities, social relations, and so on. This was done to determine the extent of degeneration in the housing estates as well as satisfaction with community facilities. The fourth domain was the revitalisation strategy and citizen participation. This assessed residents' desire for improved housing conditions and neighbourhood characteristics and the level of citizen participation. A structured questionnaire covering the four domains was used for the household survey. It is shown in appendix 1.

2.6.2.5 Focus Group Discussions (FGDs)

The FGDs were not regarded as question and answer sessions and were held on two occasions. On the first, the discussion guide yielded information on residents' views on the housing condition, decline in housing quality, neighbourhood decay and residential satisfaction from stakeholders' points of view. This is illustrated in appendix 9. After data collection and analysis, it was observed that dissatisfaction was the overwhelming theme. A further FGD was thus conducted to determine the reasons for such dissatisfaction, and to explore the relationship between residential dissatisfaction and neighbourhood revitalisation. Appendix 10 shows the discussion guide in this aspect. The researcher was involved in all the FGDs in the capacity of moderator.

Although the optimum number of participants for a focus group varies (Rabiee, 2004), the researcher extended invitation to twenty participants in each of the three different study sites. The number of participants that consented to participate are 5, 9 and 12 respectively for Anikantanmon, Isolo and Abesan. The number of participants in each site is considered appropriate in view of Morgan (1997) and Kruegger (1994) cited in Onwuegbuezie et al., (2009)'s recommendation of three to four participants in order to promote efficiency, effectiveness, control, privacy and comfort during focus group discussion session.

Intention to hold a group discussion was communicated to each Community Development Association (CDA) Chairman, highlighting the selection criteria. Invitations were then extended to prospective participants and the discussion was moderated by the researcher. Where necessary, an interpreter was present. The participants were made to understand that they should do the talking and that their answers were important to the issues under investigation. They were encouraged to express their opinions candidly and assured that their responses would only be used for academic purposes. Each FGD session lasted an hour to two hours and audio and video devices were used to record the discussions, complemented by photographs. Permission was sought from participants for such recording.

2.6.3 Secondary Data Source

The researcher also utilized, analysed and interpreted relevant data collected from existing secondary sources including appropriate agencies or organisations. Secondary data were sourced from governmental and non-governmental organizations including MPPUD, MOH, LBIC, LSDPC, Federal Ministry of Lands, Housing, and Urban Development (FMLHUD) Abuja and National Population Commission.

The maps used to show the scope of the study area and the sites for data collection were sourced from MPPUD. Data on government housing development to meet the needs of the low-income group was obtained from the Ministry of Housing (2013), Ministerial Press Briefings and the State of Lagos Housing Market (2009) document. Information on the rules and regulations pertaining to the low-income housing estates was obtained from LBIC. The maps that aided data collection at the sites and data on the number of completed housing units on the various estates were obtained from the LSDPC. Information on the federal government's efforts to provide housing for the low-income group was derived from the National Housing and Urban Development Policy documents of 2012 that were obtained from FMHLUD. The National Census 2006 document was sourced from the National

Population Commission. Overall, the literature reviewed included government, departments and institutional documents, books, journal articles, previous research and internet sources that supplied information on international experience of neighbourhood renewal in both developing and developed countries.

2.7 RESEARCH POPULATION, SAMPLE AND SAMPLING STRATEGY

2.7.1 Sampling Frame

In research of this nature that concerns the condition of low cost housing units in Lagos metropolis, a survey that covers the entire population is not feasible. The need therefore arises for a sampling design and procedure with a view to collecting information from the appropriate sample size scientifically determined to represent the research population (Ngulube, 2005; Bryman, 2008). The list of public housing estates built for the low-income group between 1981 and 1989 and located in different parts of the metropolis served as the sampling frame.

2.7.2 Study Population

The study population consisted of 714; 3,632 and 4,272 (LSDPC, 2005) housing units completed and occupied, respectively in the three sites as indicated in table 2.2

Table 2.2 Study Population

Public low-income housing estate location	No of housing units completed and occupied
Anikantamo	714
Iso	3 632
Abesan	4 272
Total	8 618

Source: LSDPC (2005)

2.7.3 Sample Size

Having acknowledged the impossibility of achieving full coverage of the housing units in the sites, and given limited time and resources, a suitable sample size was important. Since the total number of public low-income housing units for the sites was known through the LSDPC

as 8,618, the sample size was generated using Cochran’s (1963) formula (cited in Israel, 2009):

$$n = \frac{N}{1 + N(e)^2}$$

Where n = Sample size required

N = Research population (total number of low-income housing units up to 2006)

e = level of precision desired expressed in decimal (0.05 for 50%).

The sample size generated from the calculation was 381, a figure that was considered relatively low in relation to the study population, representing approximately 4%. The need to make provision for uncooperative subjects and incomplete questionnaires requires the expansion of the sample size. Salkind (1997) cited in Hashim (2010) recommends increasing it by 40%-50%. Consequently the sample was increased by 323 (46%), making a total sample of 704. The distribution of the sample size among the sites is shown in table 2.3.

Table 2.3 Study Population and Sample Size

Public Low-Income Housing Estate Location	Completed housing units	Calculated Sample size from model	Proportion of sample size increase	Enhanced sample size
Anikantamo	714	31	26	57
Isolo	3632	161	137	298
Abesan	4 272	189	160	349
Total	8 618	381	323	704

Source: Author’s Fieldwork, 2016

2.7.4 Sampling Procedure

The delineation of the sites into four zones each for the administration of the questionnaire was aided by the layout plan using geographical features. The total number of housing units in the three low-income housing estates was 704; their number and location are shown in table 2.4 below.

Table 2.4 Allocation of Sample Units into Different Zones Across the Sites

S / N	Site name	Total No. of blocks in each zone of the site				Total No. of blocks per site	Total No. of Housing units per site	Total number of housing units sampled per site	Total number of sample units per zone			
		A	B	C	D				A	B	C	D
1	Anikantamon	23	41	22	32	118	714	57	11	20	11	15
2	Isolo	177	153	145	130	605	3632	298	87	76	71	64
3	Abesan	256	101	121	234	712	4272	349	125	50	59	151

Source: Author's Fieldwork (2016)

The questionnaire was randomly administered across all the zones in the three sites. A total of 646 (92%) questionnaires were completed and returned, and 58 had incomplete information. The study employed a multi-stage sampling technique which started with stratification of the population of the public low-income housing estates (23) into homogenous groups comprising of core, intermediate and peri-urban regions based on the evolution of Lagos metropolis. In the next stage, purposive sampling was used to select a housing estate from each group based on the availability of layout plan which aided the researcher in delineating the selected sites into zones. The third stage involved selecting the required sample within the estates; in the number of blocks and streets in each estate. The fourth stage concerned the random selection of buildings; the first available and willing household head was chosen for administration of the questionnaire. For the convenience of the respondents, interviews were conducted on week days from 5-6 pm, and on weekends between 9 am and 12 noon. The fact that the pilot survey took seven weeks to complete led to the realization that the original estimate of three months for the main study was inadequate. In the end, it took six months, spanning May to October 2016.

2.8 Data Analysis

The information and data collected from the key informant face-to-face interviews, case studies and other sources were scrutinised and edited, coded and analysed using qualitative

data analysis. Qualitative data exists in words, while quantitative data is in the form of numbers or may have originated in words but is coded as numbers (Farthing, 2016). Furthermore, qualitative research often involves the use of general ideas, themes or concepts as tools to make generalizations (Neuman, 2011). The study used both descriptive statistical and inferential statistics to analyse the data. The data presentation and analysis was carried out using descriptive statistical instruments.

2.8.1. Qualitative Analysis

Descriptive statistics describe samples of subjects in terms of variables or combinations of variables (Tabachnick and Fidell, 2001). For the description of the variables collected in the field, the descriptive analysis used bar graph, means, percentages and frequencies. As a descriptive method, this process was very useful in the presentation of most data in a more simplified way that could be understood by non-researchers. In the case of questionnaires, answers to the questions were pre-coded in advance and audio recorded data of interviews with informants was transcribed, while few responses to interviews were summarized as notes. These answers were utilized to analyse the data associated with the respondents' characteristics, housing condition, neighbourhood features, satisfaction and revitalisation. Tables and bar charts were used to present the results for better understanding. In some cases, qualitative data were presented in phrases, while photographs were used to visually depict the physical and structural housing condition and situation of the public low-income housing in the selected housing estates for necessary action.

2.8.2 Quantitative Analysis

The data collected for the main study was coded, built into computer files and tabulated. The presentation and analysis of the data involved the use of cross tabulation to discern relationship among the variables and sites. For objective two that concerns the relationship between housing quality and residential satisfaction with implications for urban

revitalisation, the sets of data analysed included the condition of walls, flooring, roofing, building painting, and ceilings. The chi-square test was used to test the relationship between housing quality and residential satisfaction. With regard to objective three, which sets out to examine the characteristics and conditions of housing in the sites and the identity of elements that influence satisfaction levels, Pearson product moment correlation was used to examine the characteristics and condition of public housing units which influence residents' satisfaction levels. Objective four which sought to analyse the socio-economic characteristics of the respondents and the implications for citizen participation in neighbourhood strategy, considers such variables as age, period of residence, household size, education, occupation and tenure. Pearson moment correlation was conducted to test the relationship between the respondents' socio-economic characteristics and overall housing satisfaction on all the estates. The Kruskal-Wallis test was conducted to determine whether there was significant variation in the level of residential satisfaction among the housing estates. The data was presented through the use of the Statistical Package for the Social Sciences (SPSS).

2.9 Ethical Considerations

As part of the University requirements for higher degrees research, the researcher is expected to obtain ethical clearance before conducting interviews. The ethical implications of the research undertaking and the measures used to protect the rights and well-being of research subjects are highlighted in this section. The supervisor appended her signature to a letter introducing the researcher to the various participants and organisations. The key informants and participants were asked to sign an informed consent letter granting the researcher an audience for an interview and agreeing to release the information. The consent letter is shown in appendix 11, and appendices 12-18 convey positive responses of the key informants. A brief description of the study and the identity of the researcher were provided and participants were informed of the fact that participation was voluntary and that they were free to decline

at any stage of the interview. They were also assured that their identity would remain confidential should they so wish and were informed that participating in the study would not pose any risks; the benefits associated with participation were also outlined. The ethical clearance certificate issued by the University is shown in appendix 19.

2.10 Validity and Reliability

Steps were ensure taken to the credibility of this study based on the concepts of validity and reliability was achieved. A pilot survey was undertaken before the actual field survey with a view to ascertaining the truthfulness and appropriateness of data collection instrument in measuring the nature and meanings of variables. This involved administering the questionnaire to test its strength as a data collection tool that could provide answers to the research questions. The pilot survey was undertaken in Isolo. Twenty-five questionnaires were administered to assess the clarity, appropriateness, adequacy, effectiveness and reliability of the data collection instrument. This enabled the necessary adjustments to be made to the questionnaire that aimed to gather data on households' socio-economic characteristics, housing characteristics, the housing condition assessed by rating residents' satisfaction, and households' willingness to participate in revitalisation.

The next stage was comparison of the results of the pilot survey with those from similar studies in order to determine the level of disparity or similarity. Format as well as content problems identified during the pilot survey were corrected and the amended version of the questionnaire was produced, printed and administered during the survey exercise.

Validity is described by Mason (1996, cited in Farthing, 2016, P. 81) as concerns of the extent to which in a piece of research, the researcher is measuring what they say they are measuring. The two main types of validity are internal and external (Merriam, 1998; Akinbile, 2003 cited in Agbola et al., 2003; Campbell and Stanley 1966, cited in Farthing,

2016). Internal validity is concerned with ensuring that what the researcher studied and found was the reality. Triangulation was utilized to strengthen internal validity. This was achieved by the collection of data from many sources and use of various methods to establish emerging research findings. The study also presented diverse view points on specific phenomena. Procedures to enhance accuracy included checking transcripts to minimize any obvious mistakes during transcription and to avoid imposing opinions on participants during data analysis and interpretation.

2.11 Limitations of the Methodological Approach

No research study is free of barriers and limitations. The limitations of the methodological approach adopted for this study included difficulties in obtaining the layout plan of the housing estates which was required to facilitate the questionnaire survey. This was time consuming due to officials' busy schedules. Furthermore, the qualitative approach was more time-consuming than the quantitative one because it encompasses a range of data collection methods stretching from interviews, observation and the use of archives documents and records from the past. The University set time frames to complete the programme, placing additional pressure on the researcher. The strategies used to overcome these limitations included triangulation approach based on using different methods and multiple sources of data collection that include interview, questionnaire and observation with a view to exploring research questions from different angles and the researcher drawing on his professional experience.

2.12 Summary

This chapter presents a detailed discussion on the methodology employed for this research. The methods used in the study are both qualitative and quantitative in nature. The study population was defined with particular reference to the study sites. The chapter explained how the survey was undertaken and how an appropriate sample size of 704 was calculated

from the total population of 8,618. The methods used to gather primary data were explained. The sampling techniques included stratified, purposive, expediency and random methods. The different data were analysed using qualitative and quantitative methods and different statistical tests, including frequencies, percentage, means, correlation and regression, chi-square tests, and content analysis, among others. It was presented using tables, histograms and photographs. The following chapter presents and discusses the study's conceptual and theoretical framework.

CHAPTER THREE

THEORETICAL AND CONCEPTUAL FRAMEWORK

3.1 Introduction

As a physical setting, the urban neighbourhood is critical for human well-being and it serves as the laboratory for the evaluation of the relationship between the residential satisfaction and housing quality. This chapter investigates the entire housing environment in its physical and social context within the policy framework of public intervention in housing provision. This is based on the premise that housing appraisal is crucial to housing development and serves to provide the necessary information for effective housing policy formulation, housing programme design and implementation of housing project. The chapter therefore examines the theories and concepts that underpin the nexus between housing quality and residential satisfaction towards increasing the QoL of public low-income housing dwellers by reversing neighbourhood degeneration through a revitalisation strategy. Furthermore, it provides the context for interpreting the research findings and encouraging the application of a neighbourhood revitalisation strategy in the urban renewal planning process.

The multidisciplinary nature of housing enables this study to utilise theories from other disciplines contextually. For instance, from the perspective of economics that emphasises consumer components, the study adopts consumer and hedonic price theory as the basis of assessing the level of residential satisfaction in public low-income housing estates. From the psychological perspective, the study applies the dynamics of the changing housing needs of the family to determine the level of satisfaction. In the same vein, urban geographers, planners and housing specialists are concerned with housing location factors, the effect effect of good housing quality, service provision and collective consumption on the quality of life of dwellers.

These perspectives are also applied in this study to determine the residential satisfaction levels as analysed in previous studies (Ogu, 2002; Pacione, 2003b; Kelleck and Berkoz, 2006; Adriaanse, 2007; Jiboye, 2010a; Zain et al., 2012).

Identifying the determining factors of housing satisfaction can assist in establishing the reasons for differences in household satisfaction when housing programme evaluation is considered. Many people conceive of their dwelling unit as a retreat from the stresses and problems of daily life. Danquah and Afram (2014) note, that local government in the United Kingdom and United States of America tend to conduct regular tenant satisfaction surveys in a bid to improve the quality of residential neighbourhoods. This is vital because research on housing transcends the study of physical and structural facets to socio-cultural behaviour coupled with other elements that can benefit inhabitants.

However, in developing countries including Nigeria, such surveys are rarely conducted due to several factors. The 1991 National Housing Policy which was revised in 2011 adduced the failure of public housing to ineffective monitoring and evaluation of housing policy implementation (NHP 2012, p.90). This suggests broadly the scarcity of research on public housing programmes' performance broadly, with either no provision for implementation of a revitalisation strategy, or poor implementation of such a strategy in Nigeria when public housing estates suffer degeneration due to ageing and neglect. Consequently, this study evaluates provision for implementation of a revitalisation strategy in public low income housing estates in the event of neighbourhood decline. The theoretical and conceptual framework is presented below.

3.2 Theoretical Framework

3.2.1 Relationship between Housing Needs, Residential Satisfaction and Urban Renewal

Attributes of housing that include needs transcending quality and residential satisfaction have been studied using different theoretical and conceptual models. Theories that have been used to explain human behaviour in relation to residential satisfaction include the needs theory proposed by Maslow (1943); the theory of housing adjustment developed by Morris and Winter (1975); Shaw's (1994) hedonic pricing theory; the theory of slums developed by Stokes (1962), and the culture of poverty theory documented by Curley (2005). Other theories that relate to the revitalisation strategy examined in this study include communicative theory, new urbanism theory and smart growth.

At any level of the government, the concern about the enhancement of people's quality of life is usually the motivation for embarking on a low-income housing programme and projects that lead to improvement in the existing housing conditions of individuals or groups of people. In order to measure the success or otherwise of such completed housing projects, and apply the findings as feedback in the formulation of policy for the development of new public housing schemes, Berkoz et al., (2009) contend that housing quality assessment is an important tool to determine the extent of households' satisfaction with the provided housing and its services. The different theories that can be used to examine housing quality residential satisfaction and neighbourhood revitalisation are discussed below.

Urban renewal enhances housing quality and increases residential satisfaction. It is globally accepted that all citizens have a fundamental right to adequate housing. Given that Nigeria has the largest population in Africa; effective mass housing should be a priority. As part of the paradigm shift towards habitable housing development, the argument here is that housing production and supply ought to shift from demand driven new construction, demolition and

reconstruction to the housing satisfaction driven by habitability and revitalisation of existing neighbourhoods as well as improved infrastructure and facilities. The public sector would not be solely responsible for housing as a social responsibility; but in collaboration with private sector developers and other stakeholders, it would sustain social communities through revitalisation which is cheaper, faster and more beneficial. Thus, the focus of revitalisation should shift to social rather than economic (money making) concerns. The different theories that underpin this study are discussed below.

3.2.1.1 Needs Theory

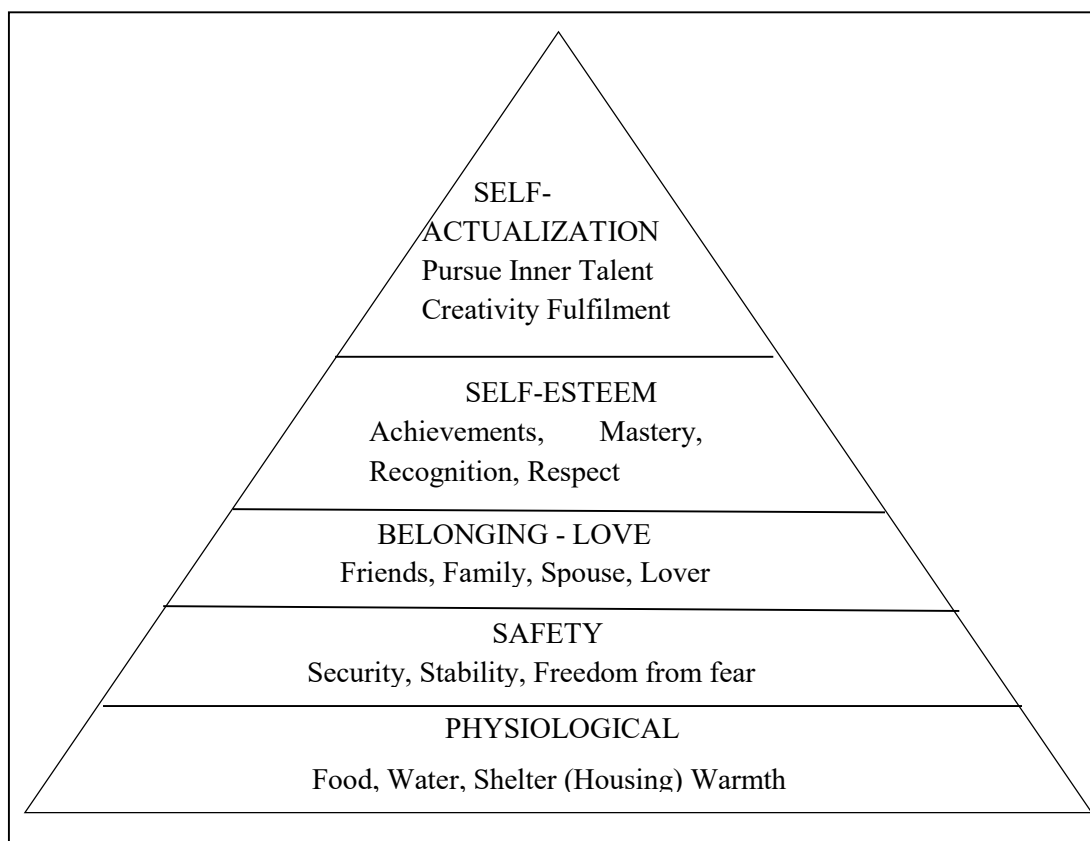
As housing is a basic need of every individual, housing conditions are paramount in determining individual well-being. Neutze (1998) cited in Ogundahunsi and Adebambo (2014) affirm that inadequate housing can cause residential dissatisfaction among occupants due to the serious health risks it poses. This implies that residential satisfaction is linked with meeting the people basic housing needs. The hierarchy of needs theory propounded by Maslow (1943) states that human needs have different priorities and the motivation to satisfy a need depends on which of the needs is paramount at that point in time (Balogun and Olapegba, 2007). Maslow adds that people must satisfy each need in turn, starting with the most obvious need for survival itself. Maslow's argument which is fundamental to this study contends that one can only move to higher level needs once the lower level needs have been satisfied. Thus, the idea of satisfying socially need requirement and personal aspirations implies that contextually, there are some aspects of the culture of the people, their values and their goals which must be taken into consideration in determining housing need.

Maslow's five levels of human needs are arranged in a hierarchical pyramid that shows the significance of each need in relation to the others from the lower level need to higher level need in order of expected satisfaction. This pre-supposes that satisfaction with the lower level need is a precondition to the demands of higher level need and so on. Figure 3.1 illustrates

Maslow's hierarchy of needs. The levels include physiological needs, safety needs, belongingness, esteem needs and self-actualization needs.

In relation to housing, which is a component of physiological needs, Needleman (1965) observes that aesthetics, ethics, physiology, psychology, sociology, politics, economics and some poetic licence determine housing needs. The research's interest in improving the housing condition of residents reinforces the application of the theory to this study. Figure 3.1 depicts the hierarchy of needs. Housing is a physiological need of mankind.

Figure 3.1 Maslow's Hierarchy of Needs



Source: Mcleod (2013)

Thus, housing quality as a component of physiological needs serves as the foundation upon which other needs are built. Apart from the functional requirements of housing by virtue of people's activities within the house, there is also a need to satisfy certain conditions; this

underlines the relevance of this theory to this study. In this regard, Onibokun (1990) contends that the determination of housing need requires an interdisciplinary approach. In a multicultural country like Nigeria with more than 250 ethnic groups (Udebunnu, 2011), certain factors need to be taken into consideration in order to satisfy public low-income housing dwellers' needs.

This would involve variety in terms of design, and conditions of buildings and structures for human habitation and utilisation. Furthermore, a combination of social and environmental characteristics, location for ease of access to services and facilities, fundamental physical/physiological needs and fundamental emotional/psychological needs are central to residential satisfaction (Bratt et al., 2006; Olatubara, 2007; Hablemitogh, 2010). This confirms Urban Times Magazine's (2010) claim of the relevance of the application of this theory to urban housing.

Redmond (2010) and Mcleod (2013) clarify that the physiological need that includes shelter is the most important and broadest need at the base of the hierarchy. Regarding low cost housing programmes, in addition to providing protection against harsh weather conditions, the programme should reduce psychological and social stress to the minimum, thus taking care of many aspects of the need defined above.

However, this is far from reality in Nigeria due to the neighbourhood decay that has characterised public low-income housing estates in the country. Once the physiological need is satisfied, psychological needs with regard to security and safety become uppermost for an individual. Security is a component of the social environment that is germane to residential satisfaction. Belongingness is also a component of the social environment that promotes residential satisfaction. When the need for safety and for physiological well-being are satisfied, the next class of needs for love, affection and belongingness emerges.

In terms of the need for esteem, the occupant will be concerned with his/her personal achievement and public reputation. When housing conditions that fulfill this need are lacking, the resident may tend to explore opportunities for improving the housing condition to meet his aspirations. At the self-actualization level which is the peak of the hierarchy, if the housing condition is dissatisfactory, the occupier tends to move to a better location. In other words, the quality of housing is the foundation for other needs to be met. This corroborates Yin (2012) assertion that without adequate housing, people are dissatisfied, denied of their basic needs and cannot participate adequately in the affairs of the society.

Denial of the fundamental right to housing represents social injustice and inequality. However for equity sake, this situation presupposes that an urgent need is required to improve the people and communities' quality of life through any strategy. As noted previously, neighbourhood revitalisation represents reinvestment in the physical, social, economic and cultural structure of an existing housing environment with a view to transforming degenerated neighbourhoods into ones of opportunity that guarantee residential satisfaction.

While universal human needs exist regardless of cultural differences, some scholars have argued that the ordering of the needs within the hierarchy is not correct. Diener and Tay (2011) cited in Mcleod (2013) note that although the most basic needs might receive the most attention when one do not have them, but they do not have to be fulfilled in order to benefit from the others. The simplicity of the model tends to limit appreciation of Maslow's theory in housing context.

3.2.1.2 Hedonic Price Theory

This theory complements the needs theory. It points to certain attributes of housing which people pay for when purchasing housing or are willing to pay as rent for inhabiting a house.

In other words, certain attributes of a house exist that people are expected to consume and enjoy as a bundle of environmental features that directly affect market prices. The basic premise upon which hedonic pricing method rests is that the price of a house as a good is related to its characteristics, or the services it provides. For instance, the rent an occupier of a house is intending to pay will be a reflection of the characteristics of the house. This implies that housing attributes relate to households' preferences and the price is a reflection of what they are willing to pay as rent for the housing unit. It presupposes that the price or rent of housing as a good is determined by the value of site-related services and facilities including access to different facilities, public services, environmental quality and neighbourhood facilities in addition to dwelling-related facilities and services such as size, layout and interior design and the structural stability of the dwelling (Adair et al., 1996; Agbola and Adegoke, 2007). It is assumed that households that consume housing attributes that maximise their utility will experience increased satisfaction. Moreover, when a person feels that he/she is paying rent that exceeds the value of the housing attribute that he/she is expected to consume, he/she is likely to not only feel dissatisfied, but cheated.

In the housing context, the theory presupposes that if one measures the physical and qualitative attributes of individual houses, and recognises the actual market price of the observed set of individual characteristics and quality, it is possible to attain a coefficient which then measures the market value of varying amounts of each attribute (Grether and Mieszkowski, 1974 cited in Adair et al., 1996).

This theory is applicable to this study because the market price of a housing unit can be ascertained by the buyer's evaluation of the housing unit's bundle of inherent attributes. In line with Agbola and Adegoke's (2007) perspective regarding the economics of housing which considers the price of the unit occupied by the residents, consisting of the price of the

accommodation offered and the value price in terms of available services. It is therefore possible to describe residents' satisfaction with the rent paid as a function of the house's locational, structural and neighbourhood characteristics as previously observed by Kain and Quigley (1975) cited in Adair (1996). Residents' judgement of housing neighbourhood on the basis of the rent paid tends to serve as the basis for urban revitalisation to upgrade the quality of housing where the need arises. Moreover, the postulation of the hedonic pricing method is that the rent paid for a house is related to its neighbourhood, community and environmental characteristics (Witte et al., 1979).

The application of the price model in this study rests on two main assumptions. First is the assumption that transport cost tends to increase with the distance from city centre. Second assumption is that the central business district is the employment hub of the city and all other employment is distributed unevenly throughout the metropolitan area. These assumptions influence on the household decision on choosing a place to live in. Alonso (1964) exposition on the operation of the theory at the household level illustrates its relevance to this study.

Alonso explains the growth of cities based on tastes, preferences and lifestyle in choosing a place to live, and postulates that households tend to bid for a house that equals the household's willingness to pay for the house at a suitable reference utility level minus the ownership cost. Thus, Alonso's postulation could be taken to represent utility maximisation as the household tends to choose a house with a view to maximising its utility function subject to the budget constraints. Adair et al., (1996) note that in deciding on the rent to pay, a household needs to ascertain the housing attributes before spending their income in such a way that the amount of housing space the household consumes, commuting costs and other expenditure are in equilibrium. Together with the household's budget constraints, this utility function defines the housing accessibility, quality and neighbourhood characteristics choice

of a household in the city (Ayeni, 1979). In the context of this research, it is assumed that given income value of household, the household head has the choice to select the combinations of housing features the household prefer and the rent household is willing to pay which will be a function of the house physical, structural and neighbourhood characteristics which is expressed as:

$P = f(P, S, N)$; where P is the rent the household is willing to pay, P the physical characteristics, S the structural characteristics of the house and N the neighbourhood characteristics.

The equation can be used as an estimate to express the residential satisfaction of a person in that if the rent being paid by the family does not reflect the value of housing attributes that they need, then the quality of life is negatively affected and vice versa. All things being equal, the partial derivative of the above hedonic function with respect to any attribute is the implicit marginal attribute price. Therefore, the hedonic indices are, essentially, the various dwelling and site attributes of housing for which a particular renter is willing to pay (Agbola and Adegoke, 2007).

The hedonic price model is germane and applicable to this study in that hedonic pricing at this stage of relative attribute pricing has much in common with measures of residential satisfaction (Shaw, 1994). The adaptation of the hedonic theory approach to this study enables the consumer's housing needs to be conceptualised in terms of significant characteristics such as dwelling unit quality; shelter space; quality and functionality of services, among others. Where these attributes are inadequate, it gives an impression that the facilities and services that a household is willing to pay for as rent subject to the budget constraints are either not provided in the first instance or where they are provided have become obsolete and stopped meeting the household's aspirations.

The theory is useful in this study which collects data at the neighbourhood scale on residential attributes and neighbourhood characteristics to assess residents' satisfaction with housing quality. The data collection also transcends affordability in relation to the link between income and rent as variables to determine housing satisfaction level. Any housing expenditure that exceeds 30% is considered a burden (Schwartz and Wilson, 2007), and tends to aggravate the renter's poverty. By implication, in a situation where these housing conditions that afford a dweller satisfaction deteriorate over time, the net result is likely to be poor housing quality, neighbourhood decline and blight. Consequently, there will be a need to ensure that the quality of life is both maintained and sustained. The theory is used to explain the interaction between various housing quality and environmental quality attributes which an occupier or a renter is willing to pay for. The model assumes that given their income, people have the choice to select the housing features they prefer, but the housing market may be influenced by other factors beyond their control.

3.2.1.3. Theory of Housing Adjustment

The theory of housing adjustment was developed by Morris and Winter in 1975. It offers a conceptual and theoretical framework to investigate the housing adjustment behavior of families with respect to housing conditions and residential satisfaction based on cultural norms and family norms. It deals with how households think and act in performing their housing behavior (Morris and Winter, 1996 cited in Steggell et al., 2003, p.1). The theory hinges on the understanding that families evaluate their housing needs and housing deficit with respect to cultural norms and family norms. Thus when their housing fails to meet the norms, it tends to propel an action to reduce the normative deficit. The modes of adjustment including residential mobility, residential adaptation, and family adaptations are used to reduce such deficits and are undertaken when the constraints on the behavior can be overcome (Morris and Winter, 1975, p.79).

The theory attempts to define housing norms, describes the hinderance to household's ability to act on housing and explains resulting housing decisions and behaviours. Morris and Winter's theory defines a housing norm as a situation when a household believes that its housing standard is below the norms of the society (a threat to respect). Thus, given the family life cycle stage in which the family finds itself, when one or more of these norms are lacking by the household's current housing, the household experiences a housing deficit.

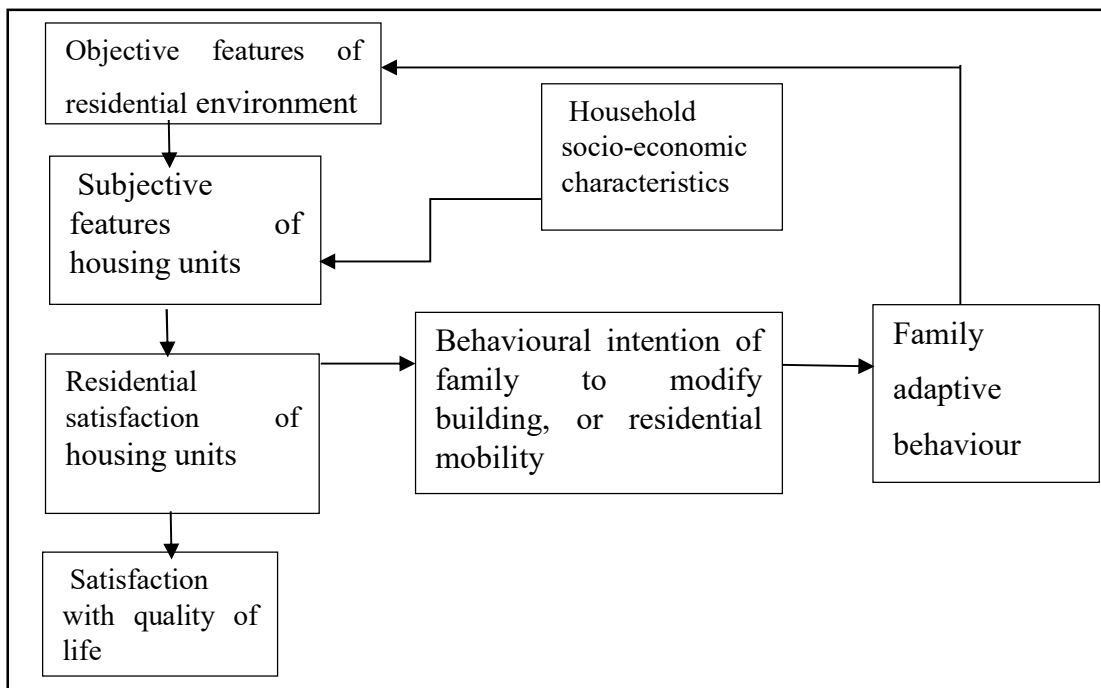
Morris and Winter (1996) describe a housing deficit as a condition or set of conditions that is subjectively defined as undesirable in comparison with a norm. In this context, the household feels dissatisfied and seeks to change its situation. Steggell, et al. (2003, p.8) note that, "when the households recognise a housing deficit, the household tend to undertake corrective measures including housing adjustment, such as moving to a different dwelling or altering the current, housing adaptation in which the household itself makes changes such as reducing needs, removing constraints or relocating resources ... and regeneration which could include the disintegration and reorganization of the household or social action focused on reorganization of the society...."

The relevance of this theory to the study concerns the goal of households' housing adjustment process which is to maintain housing conditions within the limits defined by society. Some of the limiting factors are financial constraints, market constraints such as the price of building materials, and the household's inability to take and implement decisions, among others. These factors are linked to the culture of good governance that requires government intervention through neighbourhood revitalisation to ameliorate the housing condition.

This theory has been used widely and consistently by researchers to describe many aspects of housing with particular reference to the relationship between household constraints, the

housing condition and satisfaction; single-parent families; low income and the complex process by which families make decisions about housing in American society (Steggell, 2003). Its usefulness lies in its concern with norms that seemingly represent the cultural standards against which housing conditions are judged. Residential satisfaction is one of the main criteria used to evaluate the success of any housing project and the housing adjustment theory could be used to assess such satisfaction in degenerated public low-income housing neighbourhoods in Lagos metropolis as well as to improve the housing conditions in these estates. Figure 3.2 below shows the residential adjustment model.

Figure 3.2 Residential Adjustment Model



Source: Adapted from Danqua and Afram (2014)

The model indicates that resident’s satisfaction is influenced by a myriad of objective and subjective features. While the objective housing attributes are defined by norms, the assessment of subjective attributes is influenced by personal socio-economic characteristics. A positive assessment of both objective and subjective attributes of the residential environment portends residential satisfaction. If the housing condition assessment is satisfactory, it is assumed that it will positively influence the quality of life of a household.

However, in the event of residential dissatisfaction, defined by unsuitable housing condition; the result could be any of the decisions/ actions depicted in the figure above. In other words, the model depicts that in case of residential dissatisfaction, the household will either decide to modify the housing unit to meet needs or move to another location to overcome the housing dissatisfaction factors (Morris and Winter, 1975; Gbakeji and Rilwan, 2009; Schnadorf, 2012). The theory of housing adjustment could be used to study the relationship between housing cost and residential satisfaction in low cost housing. Furthermore, it can be used to explain the influence of such factors as a household's life cycle development stage, the household socio-economic characteristics, the actual and preferred residential conditions, and the cost implication in making housing adjustment decisions.

3.2.1.4 The New Urbanism Theory

Fainstein (2000) notes the resemblance in the urbanism theory and that of early planning theorists like Ebenezer Howard, Frederic Law Olmsted, and Patrick Geddes that proposed the use of spatial relations to create a close knit social community that permits diverse elements to interact. Liu (2012) and Briney (2015) explain that new urbanism is both an urban planning and a design movement in architecture and planning which originated in the early 1980s in the USA. It advocates for design strategies based on traditional urban forms to curb urban sprawl and inner city decline and build and rebuild neighbourhoods, towns and cities.

It aims at reducing dependence on the automobile as well as creating walkable and liveable neighbourhoods within five minutes of basic goods and services with a densely concentrated array of housing, jobs and commercial sites. Its application seeks to promote interaction in the community relying on features such as parks, open spaces and community neighbourhood squares. Cozen (2008) remarks that such a physical structure tends to reduce crime; encourage walking; facilitate social interaction; promote community belongingness and

social control. The theory emerged following the evaluation of the national public housing stock in USA and the need to reverse the conditions that contributed to severity of public housing distress by the year 2000 in the USA (NCSDPH, 1992 cited in Vitulli, 2012).

It informed important urban development policies in the USA as a departure from the failure of urban renewal programmes and economic development initiatives to sufficiently address issues of concentrated poverty, and severally distressed public low-income housing where residents dwelled in dilapidated and obsolete buildings (Vitulli, 2012). The theory shows concern for an ideal city lifestyle and demonstrates how the sustainable development model could be applicable at various urban scales (Liu, 2012).

The theory thus attempts to address many of the current sustainability issues confronting society including urban growth and blight, pollution, congestion and community isolation through creating a livable residential neighbourhood made up of habitable housing with the potential to enhance residents' quality of life. It is therefore relevant to this study.

Bohl (2000, p. 764) notes that in new urbanism, the neighbourhood is the focal point of planning and development. It has implications for public housing revitalisation as it avoids comprehensive/total demolition, reduces the concentration of poverty, and initiates and addresses planning problems through community services, participatory planning and improved management (Bohl, 2000; Vitulli, 2012).

New urbanism has been embraced for a number of reasons. It is widely applicable to inner city revitalisation which has grown rapidly in recent times with particular reference to public housing projects. Furthermore, it enables the transformation of large, anonymous outdoor spaces using layouts, building, street fencing and other elements to create smaller urban public spaces, thereby changing the face of central areas that are crime ridden. Harvey (1997) notes that new urbanism emphasises public space, considers the relationship between work

and living, and enhances the quality of the environment all of which benefit city inhabitants. It integrates place-based revitalisation with profitable density and patterns of land use that attract private development (Larsen, 2005). Its compact city concept also reduces travel time and emissions.

New urbanism theory is relevant to this study in that a major criticism of past urban renewal strategies in Nigeria emanates from their heavy reliance on slum clearance and demolition, destruction of existing neighbourhoods and re-buildings towards the creation of better living conditions. The assertion by Bohl (2000) that the application of new urbanism to public housing projects involving the revitalisation and retrofilling of existing housing stock and infrastructure and the additions of missing community facilities to existing neighbourhood makes it germane to this study which is aimed at improving residential satisfaction through neighbourhood revitalisation in low income housing estates in Lagos metropolis.

However, this theory has been criticized for lacking empirical evidence to back its claims. Moudon (2000) observes that the extent to which new urbanism fares well in the planning process depends on how it validates its claims and measures itself. Fainstein (2000) criticizes the theory for its fallacious assumption that mere changing people's physical environment will somehow take care of the social inequalities that typified their lives. Briney (2015) observes that notwithstanding the popularity of new urbanism in recent decades, there has been a certain amount of skepticism of the reality its design practices and principles. Firstly, the compact nature of the density of its cities leads to a lack of privacy. Emerging towns based on the theory have also been criticized for feeling isolated and inauthentic because they do not represent the norm of settlement patterns in the USA characterised by suburbanisation (Gordon and Lee, 2003). Nonetheless, the theory's focus on public housing revitalisation instead of demolition and disruption makes it attractive to this study.

3.3. Conceptual Framework

3.3.1 The Residential Neighbourhood and Housing Satisfaction Nexus

Throughout the history of research on housing and urban environments, attempts have been made to describe neighbourhoods using summary measures of their overall quality. Satisfaction with housing quality and attachment to neighbourhood are the two major summary measures which have an important influence on the overall quality of the respondents' lives (Oktay et al., 2012). This corroborates the notion that residential neighbourhood satisfaction is an important indicator of housing quality which affects an individual's quality of life. Before delving into the relationship between the two concepts, it is important to establish what constitutes a neighbourhood. Salleh and Badarul Zaman (2012) define a neighbourhood as an area surrounding a local institution patronised by residents and the neighbourhood's physical and social attributes provide the theoretical basis for planning a residential area. Galster (2001) views a neighbourhood as a limited territory within an urban area characterized by bundle of spatially based attributes usually associated with clusters of residences in relation to other land uses and amenities.

Berk (2005) posits that the physical space of the neighbourhood in relation to the residential environment consists of the private space of the dwelling, the collective space of the residential building complex and the public space of the surrounding area. Due to their size and impact on daily life, Romice (2005) and Choguill (2007) asserted that neighbourhoods as element of the housing environment are the ideal units to study and assess quality of life because they combine the physical and social scale with a strong impact on residential satisfaction and influence residents' assessment of their well-being.

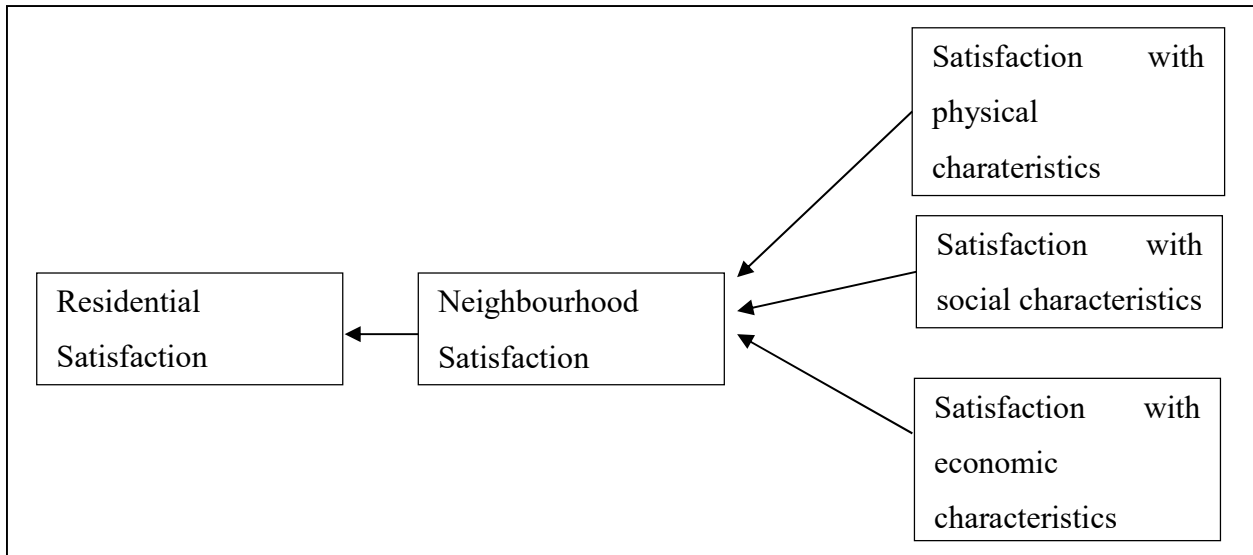
The influence of housing characteristics in determining a resident's neighbourhood satisfaction is significant and is revealed in the work of Abdul Ghani (2008); da Luz Reis and Lay (2010) and Kellekci and Berkoz (2006) cited in Sam et al. (2012) and Brunning et

al. (2004) cited in Aigbavboa and Thwala (2013). The assertion provides the reason to argue for the existence of an effective positive bond between people and place. This bond reflects a strong tendency of that person to maintain closeness to such places Hidalgo Hernandez (2001) cited in Oktay et al (2009). They assert that satisfaction with housing quality and cost of living in the community as well as integration with neighbours, and the resident's socio-economic status are the physical, social and economic features that affect neighbourhood quality and residents' satisfaction. This presupposes that there is tendency for residents inhabiting a good quality neighbourhood to become emotionally attached to the community. This place attachment is beneficial to both the individual and the broader community because it facilitates involvement in local affairs (Uzzell et al., 2002). However, when the neighbourhood suffers at the hands of residents through indifference and neglect, it manifests features of 'urbicides' which signify the death of such neighbourhoods and may lead to residential dissatisfaction and the need for urban renewal (Ajayi, 2013c).

The literature notes that various studies on residential satisfaction tend to focus on satisfaction with social interaction and overall neighbourhood condition as well as the decision to move when these are not met (Pacione, 2003; Fang, 2006; Fobker and Grotz, 2006; Bond et al., 2012; Salleh, 2012; Abdu et al., 2014; Addo, 2015). These studies provide a set of possible key indicators of neighbourhood quality and housing satisfaction including those concerning people's sense of attachment to their housing environment. These provide a platform to understand the relationship between the two concepts. Sirgy and Cornwell (2002) investigate appropriate neighbourhood indicators and aver that neighbourhood quality can be empirically analysed using 17 components in three categories. The categories are the physical, social and economic features. This study utilised the three dimensions that were considered to describe the relationship between residential satisfaction and residential neighbourhood quality. Since neighbourhood quality to a certain extent determines residential

satisfaction with social, physical and economic features of the neighbourhood, it can then be hypothesised that neighbourhood physical, social, and economic characteristics affect residential satisfaction as indicated in figure. 3.3.

Figure 3.3 Neighbourhood Features Affecting Residential Satisfaction



Source: Adapted from Salleh and Badrulzaman (2012)

However, addressing the problem of building defects and associated remedial action will not ensure the well-being of the low-income group because the focus is from the inside to the outside of the housing environment, as against the focus of urban planning from the outside to the inside.

This study, built on Fang’s (2006) postulation that residential satisfaction study is important in formulating housing policy and planning an intervention strategy for urban renewal under a certain political economy as the underlying factors influencing residents housing experience. Moreover (Salleh and Badarulzaman, 2012) notes that residential neighbourhood satisfaction is an important indicator of housing neighbourhood quality assessment which affects individuals’ quality of life’. Since satisfaction with neighbourhood features affects residents’ quality of life, it is important to examine residential satisfaction by focusing on the

housing environment from the outside (neighbourhood) to the inside in order to avert further deterioration of housing quality.

Neighbourhood revitalisation is regarded as an important urban planning principle to ameliorate the problems of physical and social deterioration of public housing estates. Compared with the slum clearance approach, it accommodates citizen involvement to achieve decent and affordable housing development. Choguill (2007) cited in Salleh and Badazarulzaman (2012) opines that community involvement in urban neighbourhood development is a determining factor of sustainable housing which affects the quality of life.

The evaluation of neighbourhood quality in relation to residents' satisfaction with housing quality is germane to this study. This is because an individual's views reflect their feelings and assessment of a number of place attributes that are influenced by the occupant's characteristics, needs and past experiences (Lee and Park, 2010). Neighbourhood satisfaction positively influences overall feelings in relation to quality of life.

Residential satisfaction tends to measure the difference between a resident's actual and desired neighbourhood circumstances. These judgements are based on their aspirations and needs (Salleh, 2012). Thus, as one of the criteria used to evaluate low-income residents' perceptions of the success of public housing estates, residential satisfaction involves the identification of the minimum standards enshrined in the Nigerian Building Code (NITP, 2014) and recognition of intervention development points beyond which something needs to be done to enhance such satisfaction (Bond et al., 2012).

The neighbourhood indicators adopted in this study cover physical features including satisfaction with the houses and dwelling curtilage, landscape; drainage; land and noise pollution within the neighbourhood; street lightning; sewage and waste disposal; the

cleanliness of the surroundings, and access to neighbourhood facilities. In terms of social features, the indicators include the adequacy of neighbourhood leisure facilities; the sense of privacy, crime levels and integration with neighbours, environmental factors such as vandalism, and management of the housing estate, among others. Economic indicators include satisfaction with the socio-economic status of the neighbourhood, the home value in the neighbourhood, the cost of living and neighbourhood improvement. The aim is to renew the derelict neighbourhood in line with Vicarri's view (2004, cited in Romice, 2005) that neighbourhoods are extremely significant, and are the key to urban renewal. Moreover, they are the key spatial scale for policy intervention and the point around which coordinated action for urban revitalisation could revolve.

3.3.2. Neighbourhood

The problems associated with urban growth have a spatial expression that can be identified within the geographic space. This underlines the need to focus on the neighbourhood as the most underlying basic urban unit of a social context within which individuals draw satisfaction and live. Moreover, satisfaction with the neighbourhood characteristics affects residents' quality of life and individual well-being that are attached to location (Sedaghatnia et al., 2013).

Furthermore, Bates' (2006) assertion that planners have long considered the neighbourhood to be the building block of urban re-vitalization strategies reinforces the significant role it plays in urban renewal and that neighbourhoods are assumed to be the best scale for community development (Brody, 2009). The use of the neighbourhood as a geographic space for this study hinges on the assumption that as a universal concept, it is driven by communitarian ideas for new practices, regulations, and new ways of thinking to solve the old problem of urban decay by involving all stakeholders.

Furthermore, consideration of neighbourhood revitalisation as a strategy to increase the satisfaction level of public low income housing residents in Lagos took cognizance of several institutional, social and physical ideals as well as neighbourhood planning principles. This is reinforced by Din et al.'s (2013) and Oslon's (2014) observation that the neighbourhood unit laid the foundation for modern-day planning movements, including new urbanism. The six core principles of urban planning propounded by Clarence Perry (1872-1944), cited in Meenaski (2011) that guided the use of neighbourhood units in the planning process are considered in this study to improve living conditions in public low-income housing estates. This is in addition to other attributes of neighbourhood units, that include the quality of the housing architecture, the layout of streets, the landscape and set-back of buildings (Lawhon, 2009; Hiraskar, 2013; Gallion and Eisner, (2005) cited in Edmund (2014). These attributes not only play a role in providing a sense of place, but are also regarded as redevelopment tools to meet the goals of residential satisfaction, sustainable development and enhanced well-being (Berk, 2005).

The neighbourhood unit has been criticized from different perspectives. For instance, Banjeree and Baer (1984) and Isaac (1949) cited in Brody (2009) remark that the cellular nature of the neighbourhood unit is unnatural and counterproductive because it is too attractive and idealistic a delineation to be practical for modern life (Meenakshi, 2011). It has also been criticized for its largeness that may not promote social behavior and neighbourly relations. The rigidity of its application by planners, for example, in matching a single elementary school to a neighbourhood unit, has been faulted because developments grow and change. Nonetheless, the use of the neighbourhood unit is pragmatic for a number of reasons.

A number of scholars (Glaster, 2001; Bates, 2006; Meeanaskshi, 2011; Temkin and Rohe, 2015) have asserted that, for planners, neighbourhoods are still the best geographic and social

scale for evaluating a housing project; community development; urban revitalisation; policy making for service provision; and citizen participation in the planning process in order to fulfil community needs and stymie the forces of urban decline. These special features of the neighbourhood unit made it appealing, pleasant and adaptable for this study with a view to promoting residential satisfaction and the quality of life in public low-income housing estates.

3.3.3 Urban Blight

Neighbourhood blight within the context of urban blight refers to the deterioration and decay of buildings, leading to dilapidation in the older areas of large cities. Urban blight results from structures that decline in quality due to neglect on the part of government that pays lip service to making effective arrangements for the maintenance of various housing units after their provision (Gilreath, 2013). Urban blight can also be referred to as premature obsolescence and urban decay, whereby a previously functioning part of a city falls into despair. However, urban blight does not always occur in the older part of a city. It is a typical sight in many cities throughout the world resulting from a lack of planning (Cole, 2007). Cole describes blight as a disease which affects many neighbourhoods and is similar to cancer that constantly spreads, affecting everyone within a particular metropolitan area.

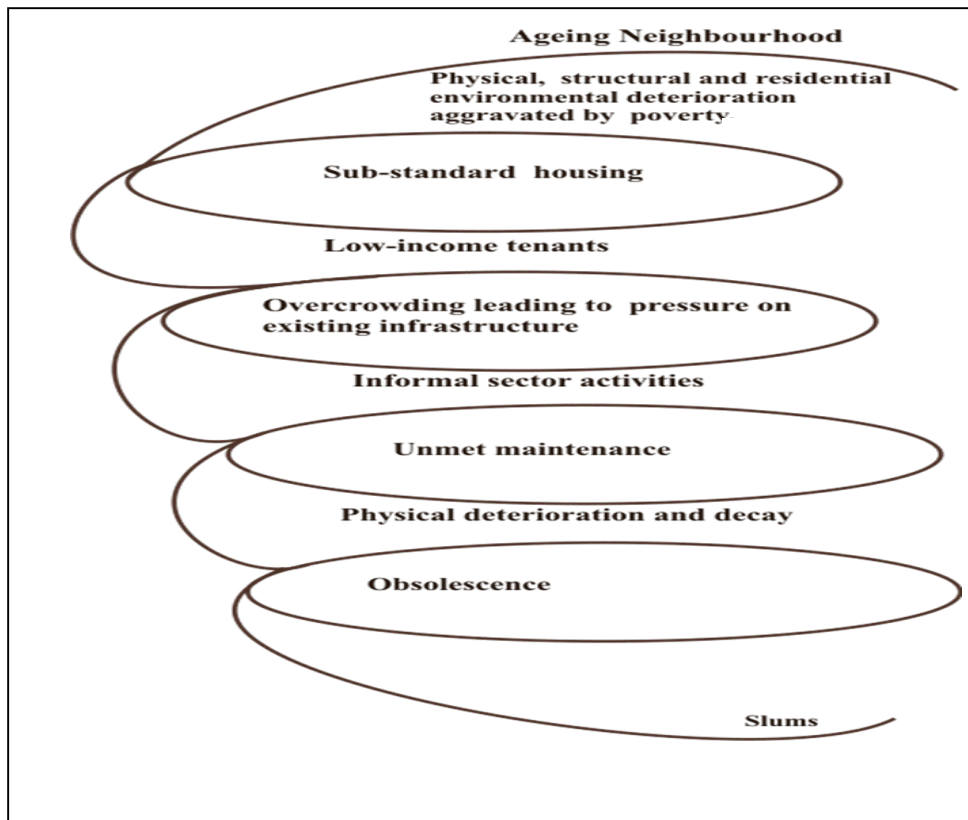
Until recently, Nigerian cities including Lagos have suffered from apathy to urban planning in the face of rapid urbanisation planning which have resulted in poor quality urban environment and urban decay (FGN, 2012). Indeed, LASG (2013) report confirms that blight in public low-income neighbourhoods derives from a lack of maintenance of buildings. In this sense, as public low income housing neighbourhood within the metropolis grows older and becomes run down, aggravated by the inability of the occupiers to afford better housing elsewhere, the occupiers continue to live in neighbourhoods that are without appropriate

maintenance, which invariably develop into neighbourhood decay, urban blight and slums (Gordon, 2003; Teslow and Goss, 1968, cited in Egunjobi et al., 2007; Weaver, 2013; Opoko and Oluwatayo, 2014).

It should be noted that deterioration is not restricted to buildings but can result from unsuitable uses of land, and inadequate regulation of space. Indeed, at the most critical stage of development, blighted areas exhibit evidence of physical problems that include structures in disrepair that lack basic maintenance, accumulated refuse and rubbish in yards and streets, and adverse environmental effects such as noise, odour, dust and others. This is in addition to obsolete or missing community facilities such as school playgrounds, other recreational centres, a public water supply, sewerage systems, sanitation, adequate street and drainage facilities and deteriorating infrastructure (Cole, 2007; Eni and Abua, 2014). Thus, it can be argued that the manifestation of these features of urban obsolence serves as the basis for urban renewal.

Mitchel (1985) and Eni and Abua (2014) concur that the Housing Act of 1949 trace the origin of urban renewal programmes to the great depression of the 1930s where there was obvious dissatisfaction with housing conditions and obsolete residential structures in the United States of America (USA). The 1937 Housing Act in the USA kick-started the urban renewal programme that reshaped American cities and made provision for slum clearance and the replacement of dilapidated houses with subsidised public housing with modern facilities Mitchel (1985). Knox and Maccarthy (2005) illustrate the process of urban blight as a spiral of decay. Figure. 3.4 shows the model explaining neighbourhood blight development process.

Figure 3.4 Model Explaining Neighbourhood Blight Development Process



Source: Knox and McCarthy (2005)

The model starts with “low quality” habitation by low-income residents who are incapable of renting large houses due to poverty and thus rent the smallest seemingly sub-standard housing occupying possible amount of space that they have weak capacity to maintain. The process is followed by overcrowding which leads to further damaging the already physically and structurally precarious house. Knox and McCarthy note that this puts more pressure on the surrounding infrastructure. Arguably, blight can be considered the precursor to a slum which needs to be arrested to prevent neighbourhood obsolescence that manifests in an advanced form of slum if it is not upgraded on time.

Gordon (2003) claims that planners recognise that urban blight is harmful to residents because it is a set of conditions frequently analogized as a disease or a cancer, which results in slums and is seen as a drain on urban resources as additional social services have to be

provided by government. Blighted areas therefore tend to block the creation of a modern city and stunt an area's economic growth. In order to maintain a productive city where residents' housing expectations are satisfied, Yoade et al. (2013) recommend urban renewal.

In the same vein, the LASG (2013) recommends the regeneration of public low income housing estates in the metropolis. Such renewal creates the urban environment that is required for urban living, recreating and working, more so, when most of the estates are showing evidence of urban blight. The discussion on the nexus between urban blight, slum formation and urban renewal accounts for the revitalisation need of the public low-income housing estates for increased residential satisfaction.

Within the context of the study, the public low income housing units that were constructed over 30 years across Lagos metropolis have not only degenerated in quality but are showing evidence of blight in terms of building condition and functionality of facilities. Sequel to the ineffectiveness of the agency saddled with the maintenance responsibility, the residential neighbourhood of public housing occupied by low income group in Lagos metropolis is shifting from a state of degeneration to blight. It is the shift in the nature and speed of deterioration that justifies the need for the revitalisation approach to prevent further decline in quality of the public low income housing neighbourhood in Lagos metropolis. Literature not only notes that any dwelling unit situated in a deteriorated residential neighbourhood is not only un-inhabitable, but adversely affects residents' satisfaction and well-being but also recommends urban renewal programmes as the best solution to address neighbourhood deterioration and rebrand the city (Boston, 2007; Fadare and Oduwaiye, 2009; Wood 1967, cited in Olawepo, 2010; Dimmuna and Omatsone, 2010; Gbadegesin and Aluko, 2011).

An urban renewal programme is a comprehensive community neighbourhood programme to upgrade the physical structure of a particular section of the city so as to enhance the aesthetic quality and livability of urban life. It prevents the spread of blight and slums through slum clearance in the deteriorated areas and rescues both the fabric and functions of the city (Greer 1965, Northam 1979, cited in Eni and Abi, 2014). As part of the city that has shown evidence of blight, this study argues in favour of revitalisation of the public low income housing across Lagos metropolis with a view to minimizing social and economic costs.

3.3.4 Housing Affordability

The relevance of affordability in this study is noted by Balestra and Sultan (2013) who assert that in addition to the physical attributes, housing affects people's well-being on the basis of its costs and affordability. Boamah (2010) observes that affordable housing encompasses structural attributes and totality of the spectrum of environmental factors of the housing unit habitable and the residential neighbourhood liveable. These include good accessibility, facilities, amenities and services basic to good standard of living. This suggests that an inadequate supply of affordable housing for low-income families and the increasing spatial segregation of some households by income and social class into unsafe neighborhoods could account for the most prevalent community health issues in the developing countries. The idea of housing affordability rests on the premise of the aspirations of the households whose incomes are insufficient to allow them access appropriate housing in the market without any assistance.

Housing affordability relates to the residential satisfaction and well-being of individuals and families. Families experience residential dissatisfaction and instability when they are challenged by the shortage of affordable housing. To this end, Stegman (1998 cited in Balestra and Sultan, 2013) posits that housing unaffordability inhibits households' choices about where to reside and often compels the lower-income families to live in sub-standard

housing in unsafe neighbourhoods with higher rates of crime and poverty and fewer services and opportunities. Moreover Stone (2006a) elucidation that the wide spread acceptance of the ratio of housing cost to income tend to support the claim that spending too much of one's income to obtain adequate housing may result in reduced financial resources to obtain other determinants of quality of life (Mueller and Tighe, 2007). Balestra and Sultan (2013a) asserted that there is no common housing affordability definition in literature. Nonetheless, Jewkes and Degadillo (2010); Beiri (2012) and Robinson et al. (2006) cited in Baqutayan (2015) maintain that affordability is a continuum with what is easily affordable at one end and what is definitely not affordable at the other, suggesting a situation that denotes the relationship between household income and household expenditure relating to housing demand and supply factors. It is rent paid for housing after which enough income is left to expend on other necessities of life without falling below some poverty standard (Stone, et al., 2011; Beiri, 2012; Nahidulzaman, 2012). This definition portrays the ratio of income as a function of affordability measurement which as a simple "rule of thumb" ratio standard is estimated at 30% of annual income. This ratio operates in developed countries such as Canada, Australia and the United States of America and some developing countries (Jewkes and Delgadillo, 2010; Balstera and Sultan, 2013). Furthermore, Jewkes and Delgadillo (2010) note that any situation beyond that index represents shelter poverty in developing countries. In Canada, it is a reflection of "housing need" assessed in relation to adequacy, suitability and affordability. In Australia, it represents "housing hardship" and in the USA, it is an indication of "housing stress" (Balestra and Sultan, 2013).

Criticism of the concept rests on the premise that it fails to adequately address wider social and environmental issues that includes the location, the quality of housing, the size of the housing inhabited by households and access to services and facilities (Jewkes and Delgadillo, 2010). Against this background, Stone et al. (2011); Leishman and Rowley (2012) and

Rowley and Ong (2012) advocate for a broader and more encompassing understanding of the housing affordability concept that incorporates housing standards and appropriateness in terms of cost, location, and social and neighbourhood issues within the public housing framework. This notion that affordability is concerned with housing quality is relevant for this study which argues that affordability should not only denote the relationship between household expenditure and household income in relation to housing but should provide a framework for a locally determined target of urban revitalisation with a view to increasing satisfaction with public low-income housing and the quality of life.

3.3.5 Housing Habitability

One feature that human beings have in common is their capacity to modify their environment and adapt their habitats according to their well-being, supported by knowledge and technical improvements. In relation to housing habitability, Usobiaga (2014) notes that over the years, there has been continued evolution and broadening of the scope of the concept of habitability to the extent that nowadays, its study can be approached from different perspectives including legality, well-being, health, preservation and housing systems, among others.

Usobiaga (2014) notes, that, from a legal perspective, habitability considers the basic aspects or standards of a dwelling that are regulated by law and recognised as basic requirements for well-being. From the well-being and health perspective, habitability considers the housing and environmental conditions that affect users' way of life (Turunen et al., 2010 cited in Ogundahunsi and Adejuwon, 2014). From a preservation approach, housing habitability and improved living conditions are concerned with residents' satisfaction derived from preserving the environment through avoiding alteration, demolition, clearance of the derelict building and redevelopment by gentrification. Silva (2015) describes this housing habitability as

adaptation and upgrading of existing houses to meet current residents' needs for comfort, accessibility and functionality by providing basic infrastructure and facilities.

The systems perspective of the housing habitability concept which is relevant to this study is illustrated by Thontteh (2014) and involves four interacting sub-systems. These sub-systems include firstly, shelter which is the dwelling unit per se. Secondly the residential environment (neighbourhood) that consists of a place with physical and symbolic boundaries where people inhabit and interact socially and economically. Thirdly the people (tenant) occupying the dwelling the tenant and finally, the institutional framework consisting of the planning rules and regulations and the administrative framework that manages the people and the dwelling environment and maintains the dwelling structure (Onibokun, 1973; Sidi and Sharipah, 2011; Ogundahunsi and Adejuwon, 2014).

Based on the literature review, the housing systems model rests on the notion that the intrinsic and subjective nature of the habitability of a dwelling hinges on the "user's reaction." Every individual has his or her own desires concerning housing. Thus, what constitutes "habitable" housing relates to occupants' needs and dwelling satisfaction. This in turn is determined by the quality of the dwelling and is also a reflection of the residential environment in which the dwelling is located. Furthermore, it is influenced by institutional management. Oladapo (2006); Stone (2006b); Landazuri et al., (2013) and Adebayo et al. (2014) note that households find a house habitable and satisfactory when there is a feeling that their housing needs and expectations have been met.

In the model, the occupant's needs, influenced by socio-economic factors, must be met for residential satisfaction to be guaranteed. When the dwelling is habitable, the resident is satisfied living in the house. In considering the "shelter" aspect of the housing habitability

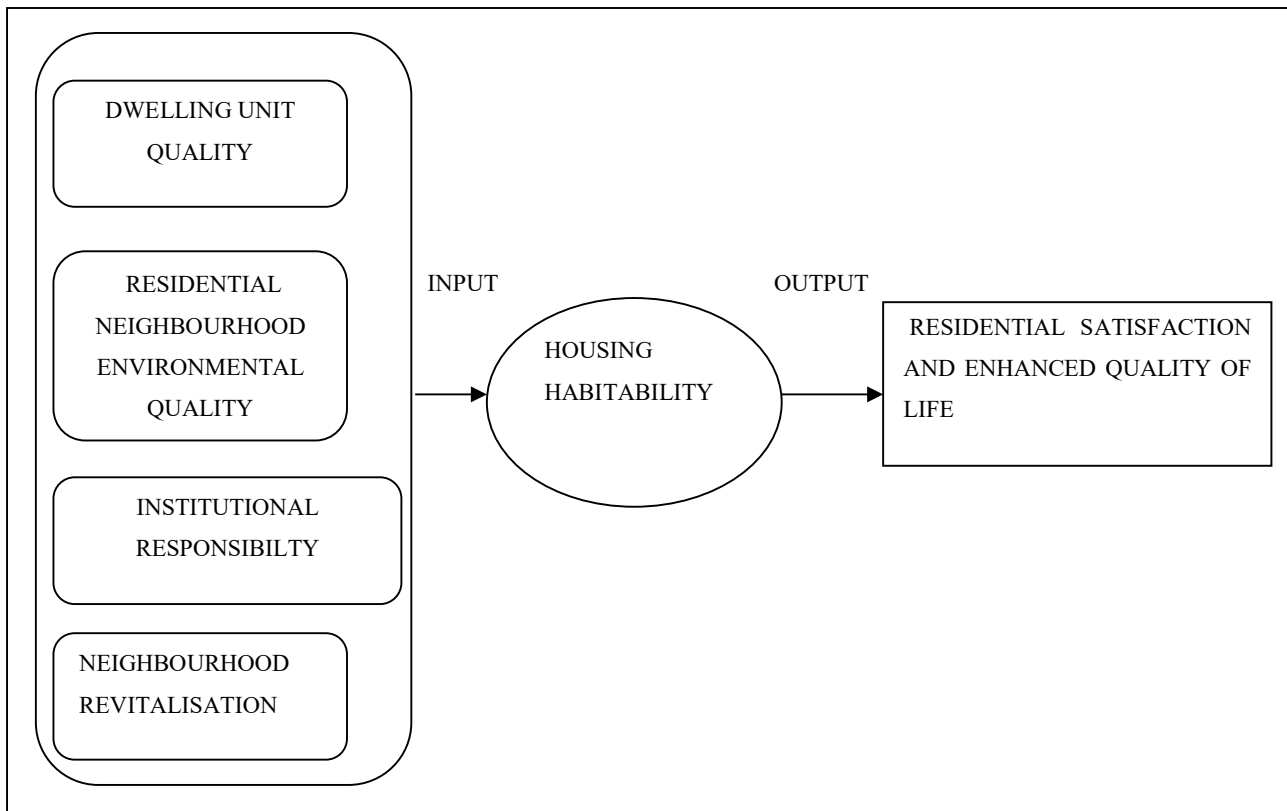
model, Ilesanmi (2012) and Ogundahunsi and Adejuwon (2014) posit that the factors of physical design and the functionality of the house are fundamental to the assessment of the concept.

In considering the environmental sub-system of the model, the focus is the provision, availability, adequacy and functionality of the environmental facilities which Waziri, et al. (2013b) and Ogundahunsi and Adejuwon (2014) note include parking space, open space, good roads, recreational facilities, drainage, shopping complex and other amenities like health, schools, as well as the beauty of the environment.

The institutional management system refers to the planning rules and regulations that guide the administration of the community components. It is composed of regulatory mechanisms such as development control, planning laws, the building code, by-laws, zoning regulations and the extent to which they are enforced to manage and maintain housing estates (NITP, 2014). Essential services as well as the availability of protective services such as the police, and security and fire fighting services and the neighbourhood cleanliness also need to be considered as part of institutional management. In terms of the systems approach, institutional arrangements have the tendency to either increase or decrease the level of residents' satisfaction which is an indication of the extent of the habitability of the dwelling.

In turn, this interaction is a predictor of housing needs in a given place. This postulation is germane in housing studies because the habitability of a house tend to vary at a particular point in time and can only be meaningfully defined in the relative rather than the absolute term. Figure 3.5 presents the conceptual framework for housing habitability used in the study.

Figure 3.5 The Conceptual Framework for Housing Habitability



Source: Author (2016)

The model depicts that the dwelling unit quality and residential neighbourhood environmental quality are co-determinants of housing habitability. It presupposes that revitalisation can reverse the decline in housing neighbourhood quality through the exercise of eminent domain power as institutional responsibility of agencies concerned with enforcement of standard. Revitalisation is also regarded as input of housing habitability that results in increased level of residential satisfaction and enhanced quality of life of inhabitants of low cost housing.

Arguably, the feeling of satisfaction or otherwise expressed by residents based on the assumption that such feeling will be realistic, objective and rational is the basis for determining the extent to which the components of the habitability model for the target population have been considered in a low-income housing project. Ademiluyi (2010); Jiboye

(2011a); Bashorun and Fadairo (2012); Lekwot et al., (2013) and Adedeji et al.'s (2014) studies reinforce the need for housing experts and decision makers to give more consideration to these components of housing habitability to guide against residential dissatisfaction of the occupiers. It is against this background, that the current study proposes strategy of neighbourhood revitalisation as a tool to enhance the functionality of dwelling units and access to services towards improving the habitability of public low-income housing for the well-being and increased satisfaction of residents of low cost housing estates in Lagos metropolis.

3. 3. 6. Residential Satisfaction

The term that measures the extent of satisfaction with the housing situation is residential satisfaction. Residential satisfaction is defined by many scholars as the emotional response to a person's dwelling condition which is a reflection of positive or negative feelings that the occupants have for where they inhabit. In low income housing evaluation, it is not measured by one discipline. Hence, planners, architects, geographers and economists among others have addressed the issue of residential satisfaction from different perspectives based on their interest (Alnsour and Hyasat, 2016). The concept reflects difference in gap between a respondent's expectations and aspirations in housing needs and the reality of the current residential condition (Dekker, 2011; Galster, 1987 cited in Ibem et al., 2015).

The concept has wide application as an important criterion in quality of life studies. The reason is that it reflects the emotional response to a person's dwelling; the positive or negative feeling that the occupants have about where they reside. It has the potential of being used as a tool to measure the success of housing development projects (Amerigo and Aragones, 1997; Ogu, 2002; Hashim, 2003; Mohit et al., 2010; Salleh et al., 2012; Mandic and Cirman, 2012; Mohit and Azim, 2012; Temelova and Dvorakora, 2012).

Mohit and Azim (2012) stated that in the past few years, numerous studies have been conducted in USA, South America, Asia and Africa in relation to residential satisfaction generally using one of two empirical approaches. Specifically, the first approach perceives residential satisfaction as a criterion of quality of life (Rohe and Basolo, 1997; Theodori, 2001; Potter and Cantarero, 2006; Lee, 2008). The second approach sees the application of residential satisfaction in housing studies as a predictor of a variety of behaviour such as residential mobility, family adaptation and housing transformation (Morris and Winter, 1996; Bruin and Crook, 1997; Ekop, 2012).

However, in many developing nations including Nigeria, UN-Habitat (2006a) reports show that public housing has failed to achieve the goal of providing adequate housing characterized by safety, security, accessibility, and affordability to the target group despite the laudable efforts of the government in housing project execution. It is therefore possible to presume that residential satisfaction studies are rarely conducted after the public housing units have been occupied or the outcomes of such studies are rarely used in the execution of future projects.

Danqua and Afam's (2014) study which reveals the appropriateness of socio-demographic characteristics of residents and housing practice components as co-determinants of the evaluation of residential quality and residential satisfaction assessment of housing estates provides the road map for this study which data collection basis relate to the components. Contextually, housing practices by government involving financing, housing programmes and regulations as well as residents socio-demographic characteristics (rent, tenure, house value estimation, age, income, affordability and age of house) affect feelings about residential quality and satisfaction. Furthermore, environmental safety, the quality of public services, landscaping, socio-cultural issues, housing policy, housing economies and physical housing

quality impact on residential satisfaction. In the same vein, residential qualities do have a compound effect on residential satisfaction.

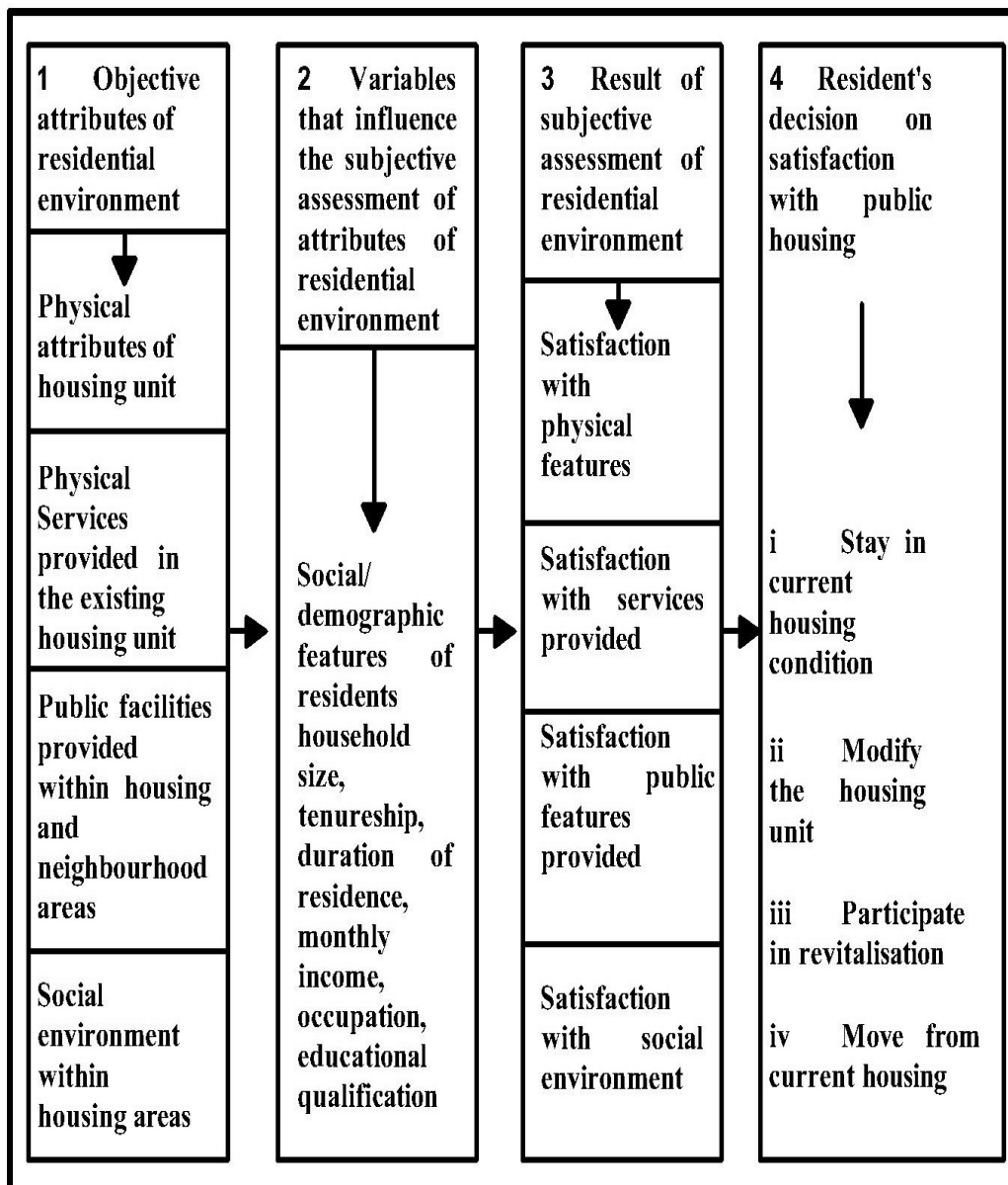
In the assessment of residential satisfaction among the low-income groups in Lagos metropolis, criteria used are developed from the main definitions and concepts of residential satisfaction globally. The evaluation is based on the understanding that the extent to which housing condition is able to enhance the household's quality of life constitutes its residential satisfaction (Lee, 2008). The other known approach in respect of residential satisfaction assessment is the "actual-aspiration gap" which conceives dissatisfaction as a measure of the gap between consumers' aspired and actual needs. This approach hinges on a conscious conception of what constitutes an "ideal standard" in terms of indices of housing quality. The actual-aspiration gap assumes that in a situation where the current housing condition falls below the standard expected in terms of the needs and desires of the household, there is an expression of residential dissatisfaction and vice-versa (Galster, 1987, cited in Oktay et al., 2012).

Dissatisfaction tend to lead to adjustment of housing by a household or residential mobility when they know that alternative opportunities are both available and affordable (Feijten and van Ham, 2009). Alnsour and Hyasat (2016) evaluate residential satisfaction from two dimensions that include existing housing characteristics and neighbourhood features. The first takes cognizance of existing housing quality. It presupposes that residents are satisfied with the housing quality when their needs are met. The significance of this dimension is in terms of the dweller's lifestyle as it influences its interaction with the local environment (Westway, 2006). The second dimension represents satisfaction with neighbourhood characteristics. This dimension implies the feeling of residents that the neighbourhood has good quality physical and social services Salleh (2008).

This study evaluates residential satisfaction in terms of quality of the existing housing units, uses the housing attributes, facilities and services that are provided in the housing estates and the housing environment to ascertain the extent to which the residents are satisfied with their current housing units. The evaluation is based on variables and attributes that include social, maintenance, physical and other elements that can benefit occupants (Mohit et al., 2010; Lara and Bekker, 2012; Mohit and Azim, 2012; Tech-Hong, 2012; Amerigo and Aragonés, 1990 cited in Ibem et al., 2015 and Alnsor and Haysat, 2016).

The conceptual model illustrating these elements and variables is presented in fig.3.6 below. It shows the objective and subjective features of a residential neighbourhood environment and the relationship of each variable to the assessment of the satisfaction or otherwise in low cost housing estate. In the model, the objective residential environment attributes in box 1 are a measure of the lack or presence of physical and structural attributes provided within the dwelling unit, the public amenities and the social environment in the housing area and neighbourhood facilities dictated by standard. The environmental, structural and social attributes of residential environment are subjectively assessed being influenced by the residents' socio-demographic characteristics is presented in box 2. The result of the subjective appraisal of residential environmental attributes is reflected in box 3. However, since residential satisfaction is a vital component of quality of life as indicated in box 1, the outcome of the resident's subjective assessment of satisfaction or otherwise with public low income housing reflected in box 4. To this end, the resident can decide to stay in the current housing community, or otherwise modify the housing unit to satisfy his needs or can decide to participate in any strategy to improve the living conditions or can decide to move and relocate as indicated in box 4.

Figure 3.6 The Conceptual Model of Residential Satisfaction



Source: Mohit and Azim (2012) with author's modification.

The model is a useful tool to evaluate and make suggestions on how low cost housing in Lagos metropolis can increase the level of housing satisfaction enhance the quality of life of residents. Table 3.1 below sets out the important variables in each of the categories that are used in the study.

Table 3.1 Factors and Variables of Housing Residential Satisfaction Evaluation

Factor	Factor Label	Attributes/Key Variables	Variable definitions
Factor I-HD: Housing Design.	Architecture and space layout.	Degree of satisfaction with respect to the physical attributes of the dwelling unit.	Plot size, floor plan size, acceptable standard of planning, space, light, ventilation windows, doors, maintenance, functionality, external, appearance, number of rooms, ceiling, overcrowding, structural condition.
		Dwelling features referring to floor plan size, living, dining, bedroom, kitchen bathroom, toilet, architectural design, privacy, parking space and dwelling unit.	
Factor II-HF: House Functionality.	Dwelling unit support services.	Degree of satisfaction with respect to the quality of the dwelling unit support services.	Availability and adequacy of public amenities, accessibility, functionality, infrastructural efficiency, quality of basic amenities.
		Drains, cleanliness, water supply, sewerage and waste disposal, storm water drainage, power supply, street lightning. Water and electricity supply.	
Factor III-AP: Accessibility to Public Facilities.	Public Facilities.	Degree of satisfaction with respect to access to the community facilities.	Provision in terms of standard, safety, and adequacy of facilities.
		Open space, play areas, parking, community hall, landscaping and local shops.	
Factor IV - NF: Neighbourhood Facilities.	Operation of technical services.	Degree of satisfaction in terms of neighbourhood facilities.	Quality of existing facilities, security and safety, good infrastructure and maintenance, cleanliness, street conditions, privacy, pollution, neighbourhood attractions.
		Distances to town centre, police station, accessibility, safety for children, general sense of security around the house, roads and walkways quality of shops, schools, clinic and hospital, market, transport stations.	
Factor V-SE Social environment.	Relationship with neighbours.	Noise, crime, accident, security control, vandalism and community relations.	Privacy and neighbourhood friendliness.

Source: Adapted from Lara and Bekker (2012)

It is worth noting that compared to the other theories and models discussed, Mohit and Axim's (2012) evaluation criteria and Lara and Bekker's (2012) modified variables provide a relevant framework to analyse social and technical issues by enabling housing satisfaction in public low-income housing to be described in a broad way using a multiple of variables.

3.3.7 Quality of Life (QoL)

Worldwide, issue of (QoL) is currently at the forefront of various fields of study, and (QoL) studies have drawn the attention of urban planners, environmental designers, and policy makers, due to its usefulness in appraising the overall satisfaction of citizens with living condition and monitoring public policies (Sedaghatnia et al., 2013). There are many different interpretations of this concept; largely arising from differences in scholars' backgrounds and its complex and multifaceted nature makes for a loose definition. The overall aim of QoL studies of urban areas is to arrive at conclusions that improve living conditions in cities as well as individual life satisfaction (Zebardast, 2009).

The significance of the concept to this study lies in its potential to address the large scale deficiencies in housing, poor physical, social and residential environments exhibiting features of slums that characterized most urban centres. This section reviews literature on the QoL concept in relation to the housing domain. It begins by examining the relationship between QoL, housing and its surroundings. The review rests on the premise of both social scientists and environmentalists that the quality of any entity has an objective reality and a subjective dimension that is perceptible.

QoL concept has generated interest among scholars from different backgrounds, including urban planning. This dates back to the time of the great Greek philosophers like Aristotle (384-322 BC) and Plato (427-347 BC) whose writing focused on "the good life" and "living well" and how these features are influenced by public policy (Anderson, 2004). Sirgy and Lee (2006) observe that Plato's work was associated with happiness and harmonious living, while Aristotle used objective and subjective indicators to measure QoL.

Over time, public policy changed from concern with quantity of life to concern about the quality of life (Hikmat et al., 2009 cited in Sedaghatnia, 2013). In recent times, the urge by

researchers in housing to apply the QoL concept to the spatial expression of an urban system within the context of urban policy and good urban governance underscores its suggestion as a tool for residential satisfaction. Furthermore, interest in the application of this concept to residential satisfaction prompted researchers to seek to define, investigate and measure QoL in order to make cities more liveable, improve people's living conditions and enhancing well-being in the urban environment (Sirgy et al., 2006; Marans and Stimson, 2011; Marans, 2012; Mohit, 2013).

While QoL has been the focus of numerous studies by many urban social scientist, there is no consensus as to its definition (Rojas, 2009; Din et al., 2013; Amao, 2014). In this study, the definition of QoL is presented using three approaches. The first relates to external and internal factors that affect an individual's life. Constanza et al., (2007); Lee and Park (2010) and Marans and Stimson (2011) define QoL as a person's satisfaction or dissatisfaction, well-being with life which goes beyond mere economic welfare. It extends to the personal and social dimensions of individuals and societies including needs, desires, lifestyles, preferences, aspirations and other tangible and intangible factors. In this study, housing is regarded as a basic need with the understanding that the provision of low cost housing is an attempt to meet the housing aspirations of the group under investigation.

However, since the study was conducted within the confines of a neighbourhood unit, the second dimension of the definition relates to "place-making" and "space creation". This encompasses notions such as well-being in relation to an individual's access to a good place defined by availability and functionality of services and amenities within the geographic context (Galster, 2001; Des Gasper, 2009; Coley et al., 2014).

This dimension focuses on the neighbourhood as a geographic space with a defined territory (Dashora, 2009). Balestra and Sultan (2013) statement that accessibility to employment

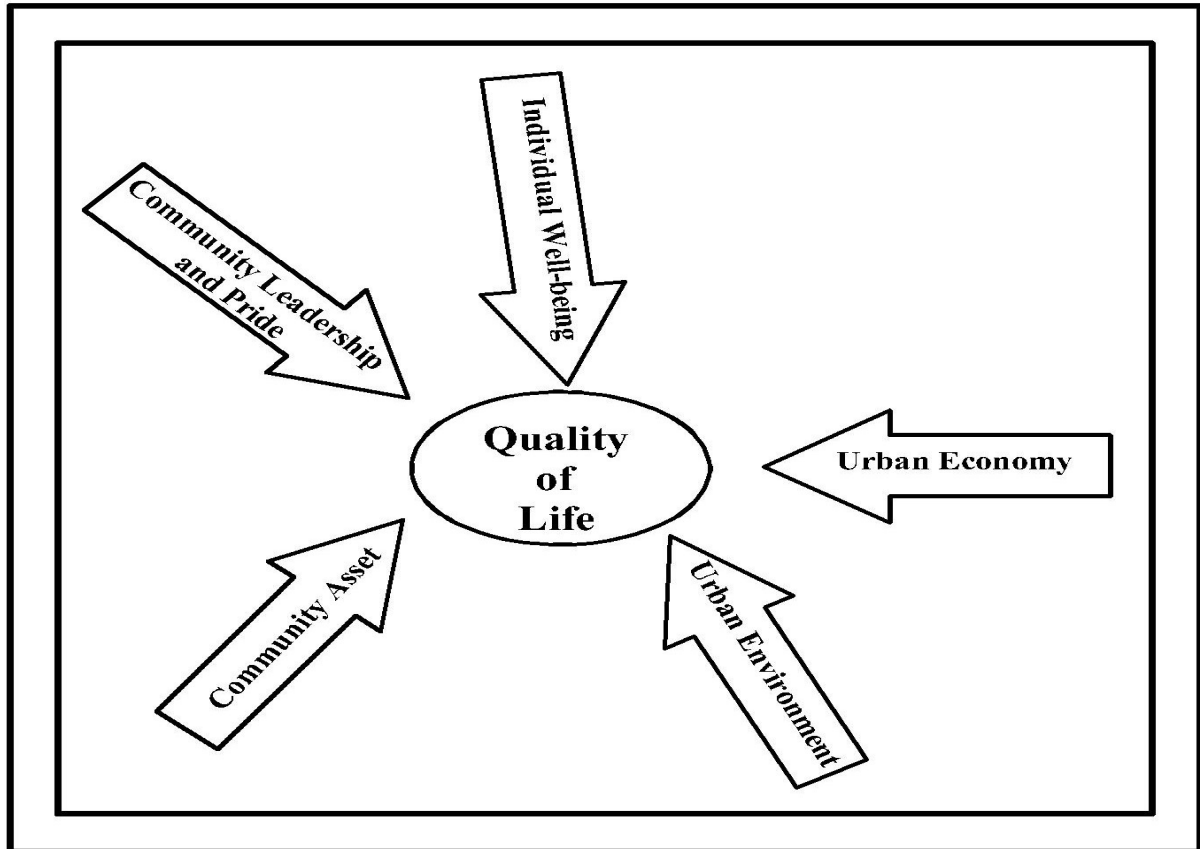
opportunities and public services, the availability of amenities and facilities in neighbourhoods is another pathway through which neighbourhoods can influence people's well-being corroborates the relevance of geographic space in creating and changing housing role in QoL studies.

The third dimension focuses on the possibility of using objective and subjective perceptions to carry out investigations of QoL. The objective perception specifies QoL as the quality of one's life in relation to one's perceptions of the quality of one's house. The accuracy of this approach has been questioned as it determines QoL independent of the individual (Shin et al., 2003). The subjective perception believes that QoL is determined by self-reported levels of satisfaction with several domains, including housing (Marans, 2005; Ira, 2005; Richards et al., 2007, Dashora, 2009). The limitation of this approach is that individuals cannot provide accurate reports due to certain biases. Thus, Marans (2005), Constanza et al. (2007) and Tazebay et al. (2010) argue for a combination of both perceptions for a reliable result.

Potter et al. (2012) and Amao (2014) posit that two new scientific approaches have direct relevance. These are the objective or social indicators approach and the measurement of subjective well-being approach. The objective approach use statistics and institutional data in the country, city or neighborhood. While the subjective approach relies on the data obtained from survey research gauging people's subjective well-being about housing satisfaction. It takes cognizance of their socio-economic characteristics and requires the collection, recording and imaging of statistical data on the environment, the economy and other social indicators (Das, 2008; Dashora, 2009; Zebardast, 2009; Lee and Park, 2010; Mohit et al., 2010; Schalok, 2010; Amao, 2012). Feiner et al (2013) present the semantic content of QoL which represents the dimensions within which QoL can be studied in the urban system. The semantic content which is indicated in figure 3.7 below comprises of five parts including the

urban economy, urban environment, community assets, individual well-being and community leadership.

Figure 3.7 Dimensions of Quality of Life



Source: Dashora (2009)

These semantic contents are relevant to this study that is concerned with increasing levels of residential satisfaction in low cost housing neighbourhoods using a revitalisation strategy. Moreover, the literature notes that QoL can be studied at different scales including the dwelling unit, the neighbourhood and the community levels (Garcia, Mira et al., 2005; Choguill, 2007; Gilbertson et al., 2008; Pevalin et al., 2008; Din, et al., 2013). The housing domain which is the focus of this study is a component of the urban environment dimension of the QoL (Kurian and Thampuran, 2011; Karim, 2012; Jansen, 2014; Lee et al., 2014). The quality of housing as a component of the urban environment is depicted in the model above

and is considered to have the potential to influence the QoL. The public housing estate under investigation comprises of infrastructural facilities, services, housing units which constitute the community asset that is a dimension of the QoL model depicted in figure 3.7. Resident's aspiration concerning the quality and conditions of the community asset is an aspect of the measure of residential satisfaction which shows the individual well-being that is a dimension of the QoL model.

3.4 Summary

The chapter set out the frameworks for theoretical and conceptual considerations for the neighbourhood revitalisation of low cost housing estates which have suffered decline over the years due to long neglect. The framework was presented within the context of residential satisfaction housing study. The needs theory postulated by Maslow was used to establish the fact that housing, which comprises of a bundle of services that occupiers are willing to consume and pay for is a basic need. The QoL concept was discussed and a broad overview was presented of the relationship between QoL and assessment of the housing condition, neighbourhood attributes based of the aspirations of the residents of the public low income housing. The chapter specifies that the assessment of housing satisfaction is influenced by the residents' socio-economic characteristics. It was highlighted that increased level of residential satisfaction relates to the housing unit that is habitable and affordable. The next chapter discusses the concept of housing quality.

CHAPTER FOUR

HOUSING QUALITY

4.1. Introduction

This chapter gives different perspectives on the concept of housing quality in the context of human settlements with a view to analysing the challenges it imposes on housing quality. It identifies the problems that have aggravated the degeneration of human settlements with particular reference to slum areas. The chapter examines various definitions of housing quality and discusses the indicators used to measure this concept as well as the policy discourse on housing quality. To this end, this study seeks to improve housing quality in degenerated public low-income housing neighbourhoods through a revitalisation strategy with the sole aim of increasing residents' satisfaction and quality of life.

4.2. Perspectives on the Meaning of Housing Quality

The term quality was defined by Oxford Advanced Learner's Dictionary (2010) as the standard of something when it is compared to other things like it; how good or bad something is. It is thus defined by the process used to consider it. The standard of housing is an important analytical tool in housing policy research because satisfactory housing standard index provides a foundation for, rather than being a barrier to residential satisfaction, personal development and the fulfilment of life objectives (Hasting, 2000; Ambrose, 2003; Marson, 2002 cited in Marias, 2010).

Furthermore, housing quality is a complex concept, comprising of several characteristics and including many factors that transcend the dichotomy between rural and urban areas as well as developed and developing nations. Thus, quality has a wide variety of meanings that are based on people's perspectives. As such, a flexible definition is required to fulfill residents' aspirations at a given development stage of family life cycle and to enable those that design,

control and provide housing for the low income group to abide by certain attributes and constructions of housing quality with a view to promoting a nation's sustainable development growth (Franklin, 2001; Cousin, 2009; Bodinuba, 2013). Housing quality tends to be constructed in the simple terms of specification, standards, measurement and dimensions (Franklin, 2001). Sharipah and Sidi (2010) state that, issues regarding quality housing has been discussed particularly by the United Nations at different fora on the social aspects of housing through the use of different terms such as suitable, adequate, decent, standard or good housing.

The relevance of standards in housing quality discourse is reflected in Okewole and Aribigbola (2006 cited in Amao, 2012) conception of housing quality as one that recognizes such factors as availability and functionality of facilities and services as well as other physical conditions of the building that make for the liveability of an area (Ambrose, 2003).

Previous and current government housing policies in Nigeria acknowledge the need to provide and make available adequate and affordable housing that meets the aspirations of all citizens, including low-income group (NHP, 2012; Waziri and Roosli, 2013; Akinyode and Khan, 2013; Ndarni and Angbo, 2014).

Other authors have remarked that housing quality is subjective; hence, quality per se does not mean good or bad but rather connotes the dimension of housing that relates to human welfare. Residential area quality mirrors a city's development and the nature of planning and allocation mechanisms between socio-economic groups. It also determines the quality of life of inhabitants. This suggests that housing quality is about affordability, habitability and concerns providing adequate housing with minimum standards that people under all forms of tenancy will find acceptable and appealing (Heywood, 2004; Feijten and Mulder, 2005;

Apparicio et al., 2008; Mayor, London, 2010). Scholars also note that a range of factors that include political, economic, and cultural dimensions influenced housing quality. This is in addition to traditional, architectural, technical and qualitative dimensions (Morris and Winter, 1996; Soen 1979 cited in Sharipah and Sidi, 2010; Heravitorbati et al., 2011 cited in Adenuga, 2013).

Perspectives on the meaning of housing quality are numerous and presume that achieving housing quality is a complex process. Despite numerous efforts by the private sector and successive Nigerian governments to tackle the challenges of housing in the country, housing quality aspect seems to have escalated. This is due to the fact that programmes on housing have paid inadequate attention to housing quality (Oni, 1988 cited in Adeleye et al, 2014).

This is particularly true for the low income group who are paying high rentals for poor quality housing. The situation is aggravated by the combined effects of the building decay, due to lack of maintenance and neglect, poor sanitary condition, illegal conversion in the use of buildings and land development as well as increasing deterioration of the natural landscape features (Adeoye, 2016).

It is clear that it is not possible to put forward a universal definition of quality housing. This study utilises urban planning language and contends that good housing is satisfactory to a resident's needs irrespective of the family life cycle stage of development. Thus any programme or project that tends to promote housing quality in a degenerated public housing estate must take cognizance of minimum standards and the principles of affordability, habitability and revitalisation reified by citizen participation approach.

4.3 Housing Quality and Minimum Standards for Residential Satisfaction

In many developing countries including Nigeria the built environment is fast degenerating and this can be attributed to poor housing quality and decay of urban infrastructure (World Bank 2005 cited in Amao, 2012; Baba and Abubarkar, 2015). This implies that determining residential satisfaction with the public housing units occupied by the low-income group may involve consideration of many factors including the relationship between habitability, residential satisfaction and minimum housing standards that vary across nations influenced by factors of culture, climate, socio-economic progress and degree of urbanisation (Adeoye, 2016). Issues bordering on standards are essential and basic to urban planning. Seemingly, high standards for high-and middle-income groups do not only ensure people's safety and well-being, but promote convenience and aesthetics in the built environment. Standards are established specifications that are used in development control (Sulyman 2015, p.111). For the low-income group, minimum standards would result in quality housing that is habitable and affordable. Habitable housing for this group means that all the attributes of good quality housing including adequate lighting, privacy, space, ventilation, physical accessibility, security, and basic infrastructure are in place. Other requirements such as environmental quality; structural stability and durability and an accessible location with regard to work are determined in consultation with those that will occupy the houses (UN-Habitat, 2006b; Olotuah 2006, cited in Adeleye et al., 2014).

The standards used in urban planning are yardsticks for measuring the quality of the built environment for sustainable development. The quality of housing as component of the built environment is assessed based on an index of standards. Adeleye et al. (2014) and Sulyman, (2015) describe housing standards as performance standards that measure the quality of an urban environment regarding the quality of services in the building. Standards are tools for

analysis and decision-making that aim to promote life satisfaction and improve the health and safety of inhabitants. While it is possible to relate cultural level of attainment of people to housing standard, which ought to combine the best features of traditional practice with the rationality of modern techniques and the economy, the Federal Ministry of Lands, Housing and Urban Development in Nigeria which is supposed to give direction in that regard has not come up with a definite housing standard index for the country. Adeoye (2016) maintains that empirically in Nigeria, the category of housing standards can be divided into two including the performance standard and the space standard. While the space standards specifies housing development density in terms of plot sizes, number of buildings per unit land area and rates of occupancy, the performance standards describes the quality of the environment.

The classification fits with the Nigerian Institute of Town Planners (2014) notion of prescriptive and regulatory standards for the habitability of housing, and the evaluation and assessment of the functionality of a residential neighbourhood within the framework of a development plan.

For a housing unit to be habitable in terms of standards and quality, taking into account the occupier's socio-economic characteristics, it must adhere to specifications in terms of potable water and other basic services, and adequate amenities and facilities (Coker, 2007). However, in many African countries, including Nigeria, houses are built in conformance with elitist standards that do not reflect users' socio-economic realities. Arimah (2012) confirms that it is difficult for the authorities in these countries to enhance the provision of housing and services to the economically disadvantaged group due to unrealistically high standards that make it very expensive for low-income families to maintain and sustain their homes in the event of government neglect. Indeed, lack of maintenance of housing projects has culminated in the degeneration of low cost housing estates across the Lagos metropolis, and this situation

causes adverse effects on occupiers' QoL. This notion is reinforced by Thomson et al. (2001) cited in Ambrose (2003) elucidation of the negative correlation that exists in the interface between poor housing living conditions and quality of life. Evidence from the field observation reveals that the existing housing condition in the public low income housing in Lagos metropolis depicts poor quality with adverse effect level of residential satisfaction and QoL of residents. Thus, reinforcing the need to reverse neighbourhood degeneration towards ensuring increased level of the occupier's residential satisfaction.

4.4 Indicators on Housing Quality

Housing researchers have observed that the quality of housing is determined by how well it responds to certain human as well as to shifting needs. To this end, Heywood (2004) and Njoh (2006) emphasise the need to use "cultural probes" in housing research to know the unique lifestyles and values of people in relation to their house form. Table 4.1 shows the dimensions of housing quality in low and high income countries.

Table 4.1 Dimensions of Housing Quality in Low and High-income Countries

Cities in	Floor area per person m ²	Persons per room	Percentage of dwelling units with water connections	Government expenditure per water supply, sanitation, roads, drainage, garbage collection, and electricity (US \$)
Low-income countries	6.1	2.47	56	15.0
Low-to middle-income countries	8.8	2.24	74	31.4
Middle-income countries	15.1	1.69	94	40.1
Middle-to high-income countries	22.0	1.03	99	304.6
High-income countries	35.0	0.66	100	813.5

Source: Adapted from Pacione (2009)

The table illustrates the dimensions of housing quality indicators and standards, and government expenditure, reflecting the wide gap between housing conditions in other countries and low income countries. It can be deduced from the table that the developed countries seemingly pay much more attention to the housing quality occupied by every group in the society than the developing countries judging from the housing indicators depicted on the table. It shows that the housing quality indicators in low-income countries are the lowest, while the indicators are highest in high-income countries. Pacione (2009) attributes this disparity to the lip service decision-makers pay to public housing quality standards and indicators in developing countries due to resource constraints and lower budgetary allocations for housing than those in developed countries and other economic sectors. This implies the need to acknowledge the relevance of habitable housing for the residential satisfaction of the occupiers of public low-income housing which requires an understanding of the concept of quality.

Afon (2000) cited in Amao (2012) remarks that quality is a moral or mental attribute of something in relation to factors such as symbolic and cultural values. When extended to housing, quality indicator can be used to describe the nature, condition and characteristics of the particular property. Housing quality does not only depend on the user and his or her desires, but on the considered values (Jiboye, 2004 cited in Amao, 2012).

Given this background, the evidence from literature suggests that many indicators that are relevant to this study which are used in the urban context to determine the quality of low cost housing provided for the target group are incorporated in table 4.1 among others. These include drainage, sanitation, access to basic housing facilities, spatial adequacy, noise pollution, structure and type of construction, and access to community facilities. Other factors are landscaping, security, water supply, electricity supply, neighbourhood relationships;

affordability; housing and estate management; spatial arrangement and facilities within dwellings (Amao, 2012; Leishman and Rowley, 2012; Uwadiogwu, 2013; Adeoye, 2016).

These dimensions are considered in the study because they are not only regarded as key parameters that are measurable for success in the overall housing system, but are the issues that policy-makers tend to focus on. Furthermore for the purpose of revitalisation of the low cost housing in Lagos metropolis, these dimensions constitute a comprehensive list of indicators used in the evaluation of the quality of low cost housing units which does not only avoid subjective bias on the part of the assessor but simple and easy to use during urban renewal and upgrading programmes.

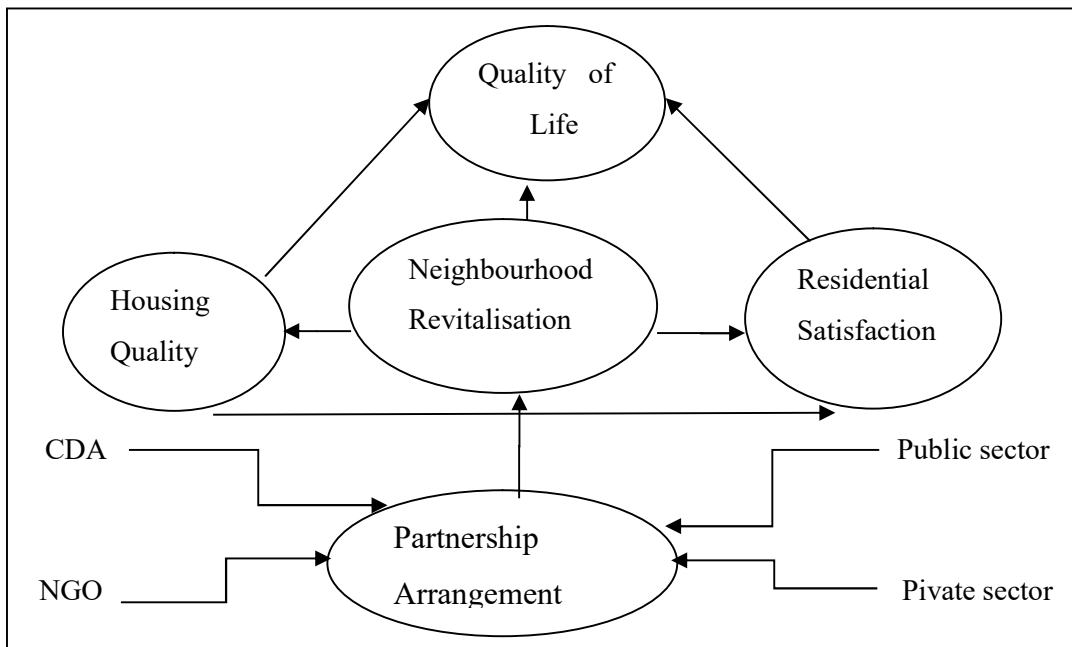
4.5. The Housing Quality, Residents' Satisfaction and Quality of Life Nexus- Implications for Urban Renewal

This section explains the relationship between public low-income housing quality, users' residential satisfaction and quality of life. This relationship provides the basis and motivation for the study. The relationship portrays the fact resident's housing quality aspiration relates to residential satisfaction that forms the basis for the consideration of the neighbourhood revitalisation approach when the housing have suffered degeneration (Westway, 2006 cited in Lee and Park, 2010). This background provides the "*raison d'etre*" to examine the relationship among the three concepts highlighted above and consider the outcome as an input to future national housing policy.

Residential and housing quality are thus the two key parameters that researchers might use to assess and understand the extent to which housing development projects have met users' needs and expectations. The tendency is that when residents are dissatisfied with their current housing situations due to inadequate space, neighbourhood deterioration and other features

that affect the quality of the building, it adversely affects their quality of life (Teaford, 2000). This is moreso, when neighbourhood deterioration can be contagious and highly harmful to the well-being of people living in or near it, since no neighbourhood can exist in isolation. Figure 4.1 depicts the interrelationship among housing quality, residential satisfaction, neighbourhood revitalisation and quality of life in the housing domain of the urban environment.

Figure 4.1 Housing Quality, Revitalisation, Residential Satisfaction, and Quality of Life Nexus



Source: Author, 2016

The figure shows that neighbourhood revitalisation which aims to improve the quality of low cost housing can determine the quality of life of residents. In the same vein, neighbourhood revitalisation can increase residential satisfaction and simultaneously enhance the QoL of residents because housing is a fundamental component of the QoL concept that is previously discussed in section 3.4.7. The figure explains that partnership arrangement among various stakeholders in housing development is prime to a successful neighbourhood revitalisation for an enhanced quality of life. It indicates that the public and private sectors, CDA and

NGOs are integral components of partnership arrangement that is pivotal to the neighbourhood revitalisation of low cost housing that results in enhanced quality of life of residents.

4.6. Summary

The chapter observes that government housing policies ought to consider housing quality to promote the level of residential satisfaction desired among the occupiers of low cost housing in Lagos metropolis. Various perspectives on the meaning of housing quality that oscillated around general characteristics, standards, attributes or degree of excellence of housing is discussed and it establishes that housing quality term is a complex concept that is influenced by range of political, economic and cultural factors. A good living standard reflects a range of human needs such as shelter, aspirations, status, emotional fulfilment, family stability and the need for urban renewal to stymie deterioration within the context of affordability. The chapter highlights the major indicators that determine housing quality including dwelling size, connection to services; neighbourhood and location characteristics and estate management, among others. These should all be available at an affordable cost. Finally, a model is presented that illustrates the nexus between housing quality, residential satisfaction, quality of life and neighbourhood revitalisation, which are the four pillars upon which this study rests. The model creates a framework for the research design. The next chapter examines urban renewal approach in developed and developing countries.

CHAPTER FIVE

URBAN RENEWAL IN DEVELOPED AND DEVELOPING COUNTRIES

5.1. Introduction

Urban renewal is synonymous with revitalisation and regeneration. Commonly known as revitalisation in the United States and urban regeneration in the United Kingdom. It refers to the general process of transforming the urban environment (Longa, 2011). Franz (2015) asserts that urban renewal is the appropriate term when upgrading involves revitalisation of the physical built environment. The terms are thus used interchangeably in urban planning and design discourse. Regarding the purpose of this study, neighbourhood revitalisation is considered the appropriate term to describe improvement in the condition of public low-income housing estates because it is the thrust of this research that aims to give life back to the degenerated residential neighbourhood community with a focus on physical, social and economic aspects. In contrast, a radical urban renewal strategy involves a complete change in the cityscape with the demolition of existing structures and services and the possibility of starting from scratch. This chapter reviews attempts to renew derelict areas in both developing and developed countries with particular reference to public housing neighbourhoods. It briefly discusses the various stakeholders' roles in achieving effective renewal and reviews global best practice in neighbourhood renewal and upgrading.

5.2 Defining Urban Renewal

The term urban renewal has several meanings. Indeed, Hoffman (2008) notes that, since its introduction by American housing economist, Miles Colean, the definition has expanded in scope. Zielenbach and Levin (2000); Adams and Hastings (2001) and Walker et al. (2003) define urban renewal in its simplest form as a deliberate effort to regenerate, make new again, restore, recover and transform an urban environment that is decayed. More specifically, it is the process whereby old buildings or those that are in poor condition in part of a city are

replaced or repaired, through structured, large-scale control to improve both the current and future operation of urban areas. It is concerned with reversing adverse impacts on the living environment due to neglect as well as enhancing existing social networks (Egunjobi et al., 2007; Olawepo, 2010; Olabisi, 2013; Chan and Yung, 2004; Lee and Chan, 2008).

The literature notes that through private and public activities, urban renewal can minimize or terminate urban obsolescence, prevent decay and deliberately change the urban environment. The conditions that qualify an urban area for renewal include inadequate housing, deferred maintenance of structures, and dissatisfaction with housing by occupiers due to failure to meet housing needs. Such conditions are described by terms like squalor, urban blight, urban deterioration, urban decay and urban obsolescence (Gilbert, 2007; Ooi and Phua, 2007; Ahianba et al., 2008; Gbadegesin et al., 2011; Yoade et al., 2013).

Situated in literature is a number of urban renewal strategies that range from comprehensive redevelopment, to gentrification, spot clearance, revitalisation, regeneration, rehabilitation, and legal enforcement and conservation with the sole aim of improving the living conditions of slum dwellers (Broudexboux, 1994; Layne, 2000; Agbola, 2005; Jelili et al., 2006; Mckinnish et al., 2010; Ajayi, 2013b).

There are many factors that influence the choice of strategy that can be undertaken in urban renewal scheme. These factors among others include the degree of obsolescence, and the social, economic and financial implications of the envisaged renewal strategy. In modern times, relocation is one of the consequences of urban renewal and is regarded as a problem commonly associated with early urban redevelopment efforts. These efforts are described as “bricks and mortar” projects, because of the significant emphasis laid on the physical revitalisation of inner cities (Layne, 2000; Goodman et al., 1974, cited in Akindele et al., 2014). Neighbourhood revitalisation tends to eschew widespread relocation of existing

residents during renewal due to the need to avoid adverse impacts on the quality of life, particularly for low-income earners inhabiting in degenerated residential neighbourhoods.

Wing-bo (2008) posits that policy makers' decisions on renewal without clearance are based on building conditions, and the need to increase people's residential satisfaction and their quality of life. This reinforces importance of striking a balance among the needs and interests of residents, stakeholders, government, CBOs, CDAs, and neighbourhood quality. Given the complex nature of human activities in urban centres, it is crucial that building professionals and other stakeholders participate in neighbourhood revitalisation of public low-income housing estates in order to meet residents' housing aspirations. This is particularly true in Nigeria that has limited experience of revitalising public low-income housing.

5.3 An Overview of Approaches to Urban Renewal

The approaches used in upgrading of blighted urban areas including urban renewal, urban regeneration, urban redevelopment and urban revitalisation do not only have meanings that are similar in urban planning but are synonymous and are influenced by scale and city type. In general, the goal of any urban renewal project is to address the challenge of inadequate basic infrastructure in urban centres, eliminate and prevent sub-standard residential structures in vulnerable areas, and improve the physical and economic conditions with a view to creating a healthy, functional, pleasing and convenient environment with minimum dislocation of residents and change in the social fabric of the neighbourhood (Layne, 2000; Cowman, 2005, cited in Temelova, 2009; McGianahan et al., 2007, cited in Gbadegesin and Aluko, 2010). Three different approaches, urban redevelopment, gentrification and revitalisation, are generally adopted in the urban renewal context. This study favours revitalisation over redevelopment and gentrification to enhance the well-being of residents of

degenerated low cost housing neighbourhoods. Section 1.3 reflects the motivation for revitalisation.

5.3.1 Urban Redevelopment

Redevelopment refers to the re-use of cleared land for the implementation of new projects. It is also known as the total clearance or bulldozer approach (Layne, 2000) that involves a fresh layout and rebuilding of a neighbourhood that is seriously blighted. Regarding this approach, the deteriorated blighted area has no preservation value; it has gone beyond patching or repair and requires comprehensive acquisition, and replacement of existing buildings. It is often thought to be the only option to ensure the future safety, health and comfort of residents (Broudexboux, 1994).

The redevelopment approach is embraced with mixed feelings. In developed countries, massive demolition programmes and subsidised developments are celebrated due to widespread belief in their ability to catalyze reinvestment in private neighbourhoods. Indeed, Pacione's (2013 p. 121) assessment of clearance and redevelopment notes that "there can be no doubt that the redevelopment programmes of the cleared area have provided a superior housing and residential environment for families...." Large scale urban redevelopment projects are also believed to have brought about economic benefits in their proximate city through raising property values and increasing aesthetic appeal. This offers incentives to neighbouring stakeholders to address local blight (Accordino and Johnson, 2000; Teaford, 2000).

In most cases, this approach may result in improved services and infrastructure on a previously deteriorated site. However, Pacione (2013) notes that criticism of the urban redevelopment machinery focuses on the immediate impact of clearance and the longer term

social implications for residents and communities. Residents may bear heavy social and environmental costs, especially when they are displaced and resettled, leading to the disruption of existing economic systems and opportunities and sometimes isolation (Pacione, 2013). Furthermore, redevelopment can destroy social relationships and neighbourliness and deprive people of housing resources which in many cases still serve as a useful means of meeting their basic needs. Finally, redevelopment contributes to the impoverishment of the original residents by reducing the job opportunities available to them in the new resettlement area that is usually located outside of the city proper (Swyngedouw et al., 2002; Dimuna and Omatsone, 2010; Sulyman, 2015). In developing countries, the effects of redevelopment leave much to be desired.

Slum clearance in Lagos dates back to 1920. Nwanna (2012) observes that a series of evictions characterised the pre-independence and immediate post-independence clearances in Nigeria during the time in question. The limitations of this strategy that were examined in section 1.3. Make it less attractive to professionals and some decision makers in developing countries, including Nigeria.

5.3.2 Gentrification

According to Smith and Williams (1986, cited in Pacione, 2013), the terms gentrification (London), brownstoning (NewYork) and white-painting (Toronto) refer to the rehabilitation of working-class and derelict property in an urban area by higher income groups, often leading to the displacement of many original residents. Historically, gentrification was considered a multi-faceted phenomenon. British sociologist, Glass invented the term to explain the migration of the middle class from the suburbs to the inner city, displacing low-income class resident in urban neighbourhoods (Agbaje, 2013). Gentrification seems to be a phenomenon that is not only common but an on-going cyclical process in the developed

Western world. Kennedy and Leonard (2001) and Pacione (2003a) argue that as a political variable, the process of gentrification represents a socio-spatial change whereby the rehabilitation of residential property in a working class neighbourhood leads to the displacement of former residents. It takes different forms in developed and developing countries. In its simplest form, it involves the influx of young, well-educated and affluent professionals to older neighbourhoods due to the high cost of sub-urban houses. The process of gentrification is characterised by certain features and the consequences are of interest to urban planners. These include a significant rise in the price of both renovated and un-renovated property in the area, and reduced occupancy rates and density.

This implies that an area that is gentrified must be residential and that the process transforms the social and physical forms of cities and by extension, the essential character and ambience of the neighbourhood (Kilmartin, 2003; Jelili et al., 2006; Pacione, 2013). Gentrification is not confined to a time frame. Once the process commences in a neighbourhood, then it proceeds quickly until majority of the original working class residents are displaced (Smith, 1979; Hammett, 2002; Slater, 2002).

The main distinction between gentrification and urban renewal is that gentrification does not concern such features as office buildings, a theatre, a sports arena or parks. The process is essentially a residential programme that does little to deconcentrate poverty; rather, by shifting the low-income population into neighbouring communities, it concentrates poverty in nearby areas (Reece, 2004; Nwanna, 2012). A notable feature of gentrification is that its appearance in cities throughout the developed world, including London, Paris, Washington, Vancouver, and Adelaide confirms that it is not an isolated process but one which is linked to wider social and economic trends in capitalist society (Pacione, 2013).

Agbola and Jinadu (1997, cited in Nwanna, 2012) describe a gentrification experience in Moroko, Lagos that resulted in the forced eviction of more than 300,000 poor people. The area in question was converted into a condominium known as Oniru Private Housing Estate with rentals that were way beyond the reach of the urban poor. In the context of this study, gentrification would not be appropriate because the increase in property prices brought about by the process would negatively impact the QoL of those that are its focus.

5.3.3 Neighbourhood Revitalisation

As noted previously, neighbourhood revitalisation seeks to improve the residential satisfaction and QoL of citizens and sharpen the competitive edge of an urban area. The potential of revitalisation approach to improve the long term situation in degenerated neighbourhood cannot be over emphasized. It is noted by BUD (2016) claim, that in cities which have suffered from degeneration, neighbourhood revitalisation can be an on-going process with magnitude and complexity that calls for long-term planning and sustained commitment of political and financial resources.

5.3.4. Perspectives on Neighbourhood Revitalisation

Evidence from the literature suggests that a squalid urban environment that often provokes neighbourhood revitalisation can be explored from three perspectives, physical, socio-economic and legal. From the physical perspective, Teslow and Gross (1968, cited in Egunjobi et al., 2007) posit that urban blight is caused by deteriorating buildings, space inadequacies characterised by overcrowding and high population density.

The socio-economic perspective of the urban renewal strategy seeks to identify the characteristics of the people living in an area identified for renewal. It portrays the hardships

that life in blighted areas impose on residents. Within the city, areas demarcated for renewal tend to exhibit poor social and economic conditions such as low levels of income, unemployment, poverty, illiteracy, and declining standards of service provision, among others (Nuisl and Heinrichs, 2013).

The legal perspective concerns the declaration of a blighted area for revitalisation from a powerful policy implementation standpoint. In this regard, Part IV section 49 of the Lagos State Government Urban and Regional Planning Law 2010 established a Renewal Agency. Specifically, section 51 sub-section A of the law focuses on the urban areas identified for renewal and advise the government on upgrading, renewal or redevelopment programmes. This is in addition to the responsibility of the preparation and implementation of the approved state urban upgrading and urban redevelopment projects.

If a revitalisation strategy is implemented with caution, it can contribute to residential satisfaction, urban liveability and an improved quality of life (Vidgor, 2010). However in most cases, the policies of urban renewal have tended to focus on economic rather than social and environmental regeneration (Couch and Dennemann, 2000). The potential of neighbourhood revitalisation of public low-income housing to reverse the blight has yet to be established in Lagos.

5.4 Urban Renewal Efforts in Nigeria

The first attempt of urban renewal scheme during the colonial period took place in 1906 under the Hausa Lands Ordinance. The main goal of the programme was total clearance of deficient structures erected on a large portion of Crown land situated within the core city centre (Olawepo, 2010). Other examples of slum clearance in the country are the 1951 central

Lagos clearance exercise that was carried out by the LEDB to give the area a facelift, the total clearance of Iponri Lagos in 1976, the Maroko project in the 1990s and the 2009 Port Harcourt waterfront, Rivers State slum clearance. The reasons ranged from the need to improve neighbourhood housing quality to minimise threats to inhabitants' security, to preparations for the Queen of England's visit (Ajaiyeoba, 2010; Dimuna and Omastone, 2010; Oluwepo, 2010; Nwanna, 2012; Bobadoye and Fakere, 2013; Eni and Abua, 2014).

The negative effects associated with this approach include class conflict that sometimes resulted in vandalism and arson, targeting the property of the elite. This resulted from the extreme use of public power, brutality and forceful eviction and dislocation of families. Furthermore, urban renewal did not solve low-income housing problems but compounded them due to household displacement and community disruption which further impoverished the poor (Amidu and Aluko, 2006; Ajayeoba 2010; Shuaeeb, 2012; Agbaje, 2013).

5.5 International Experience of Urban Renewal

Various international experiences are reviewed in this section to guide decision making in neighbourhood revitalisation projects, and policy formulation for future housing projects in Nigeria.

5.5.1 Historical Overview of Neighbourhood Revitalisation

Historically, in the developed countries, neighbourhood revitalisation was adopted for a specific reason. For instance, in the USA, it was implemented to curb neighbourhood deterioration resulting from urbanisation and industrialisation (Holcomb and Beauregard, 1981, cited in Temelova, 2009). Following the Great Depression of the 1930s, dissatisfaction with housing conditions in the USA led to the need to modernise city centres that had degenerated through neighbourhood revitalisation (Eni and Abua, 2014). Arimah (2012) notes that the rapid rate of urbanisation experienced by African countries in the past three

decades have a great effect on neighbourhood deterioration. Carrion and Hanley (2007) note, that rural-urban migration spurred urbanisation and exacerbated the growth of slums occupied by low-income groups in Latin America cities, resulting in the adoption of neighbourhood revitalisation. The government's proactiveness in selecting an appropriate strategy is a lesson for Nigeria as a developing country.

5.5.2 Urban Renewal Responses by Non-Governmental Organizations

NGOs' involvement in strategies to address poor housing and environmental quality in overcrowded neighbourhoods in the US is of note. Holcomb and Beauregard (1981) state that the emergence of City Beautiful and American Park movements in the nineteenth century was a response to the environmental and housing degradation that resulted from urbanisation and industrialisation. They sought to transform urban centres through the construction of monumental buildings and the creation of urban parks. These were the first attempts by NGOs to become involved in urban renewal. In Nigeria, NGOs could embark on neighbourhood revitalisation in partnership with the government.

5.5.3 Goals of Government Urban Renewal Programmes

Urban renewal occurs in different countries at different times for various reasons. Short (1982) cited in Carmon (1999) notes, that the United Kingdom adopted urban renewal strategies in the 1930s to build new public housing units. The urban renewal programme in the United States sought to improve the residential satisfaction and well-being of the low-income group by building public low-income housing in the form of multistory apartment complexes (Nelson, 1988 cited in Broudexboux, 1994; Njoku and Okoro, 2014). Pickett (1968) notes that in Canada, blighted areas were cleared to free up land for low-and moderate-income housing. However, in Lagos, Nigeria; Lusaka, Zambia and Nairobi, Kenya, slum clearance was undertaken to address poor housing quality, restore safety, and rid the

cities of criminals (Muchindu, 2010; Arimah, 2012; Macpherson, 2013). Thus, in contrast to the developed countries, developing countries' slum clearance experience has come with grave consequences for the low income group such as disruption of social and economic ties. The lesson learnt is that Nigeria like any other developing country, requires government commitment to ensure that the aspirations of the low-income group regarding housing are prioritized with caution in any urban renewal programme.

5.5.4 Features of Urban Renewal Strategies and Policies

This section presents an overview of the distinguishing features of urban renewal approaches and the policies adopted to control neighbourhood deterioration. The first generation strategies that were adopted between 1930 and the 1940s were characterised by the “bulldozer” or “total clearance” approach in the United Kingdom and the US (Cammon, 1999). In the 1970s and 1980s, forced eviction accompanied by demolition was embraced in the cities of developing countries, particularly in Africa and India (Arimah, 2012).

The severe criticism levelled against the bulldozer approach due to its adverse effect economically and socially on the urban poor led to a shift from demolition to neighbourhood rehabilitation that sought to enhance social relationships and community cohesion. This period was characterised by improved infrastructure and housing, and social and economic development. An interesting aspect of this generation of urban renewal was the development of a strategy inspired by American planners that combined physical programmes with social ones to address the problem of declining areas in places like Canada, France and Israel (Carmon, 1999).

The third generation spanning the 1990s saw the evolution of the concepts of decentralisation and privatization. It witnessed spontaneous revitalisation in large cities in developed countries. Different groups of people, including individuals, households and business owners

invested in deteriorated neighbourhoods, supplemented by subsidised loans and other incentives offered by the authorities. Public-private partnerships, which involve collaboration between private investors, often corporations, and public bodies, usually central and local governments (Ejumundo, 2013) also are prominent in the arrangement. The Gladstone Area renewal in the United Kingdom (Egunjobi et al., 2007) was driven by such partnerships while the Asian cities of Hong Kong and Singapore embraced public-private partnerships to implement urban renewal schemes (Broudexhoux, 1994). In the Netherlands, urban renewal policy sidetracked economic aims to focus on the urban poor housing needs in neighbourhoods with bad housing conditions. Musterd and Ostendorf (2008) note that this involved construction of new housing units and subsequently improving existing ones not for new residents but for the poor that were already residing in the area.

The USA HOPE VI programme is regarded as a good example of partnerships for improved service delivery through the involvement of the private sector in the revitalisation of housing developments with a focus on very low-income families. For instance, in Chicago the HOPE VI programme transforms the majority of the city's housing development involving not only housing but schools, neighbourhood service organizations and local businesses. The programme therefore responded to the deterioration of public housing neighbourhoods and the negative impact on the areas bordering them by upgrading the residential neighbourhood and providing infrastructural facilities (Diane and Gallagher, 2006; Boston, 2007; Tigran, 2010).

5.6. Urban Renewal Lessons for Nigeria

It is crystally clear that for the obsolescent inner cities and public low income housing area of developed cities, the major task often undertaken is urban renewal. This strategy operates at different scale of urban development. In most cases, the urban renewal strategy does not only

involve a comprehensive plan to undertake revitalisation of life through upgrading of existing housing units, building of better quality housing but the improvement of neighbourhood residential environment and increased access of low income families to social benefits. It is worthy to note that the accomplishment of this task goes beyond the financial capacity of municipal government. Thus, as a recognition of moral purpose, the urban policy on renewal requires the central government assistance to the affected cities in form of guidance, financial aid and tax relief as reflected in the USA various housing and urban development Acts. For instance, the 1966 Model Cities Act which was a federal initiative set to reduce blight in urban centres across the United States by introducing of a comprehensive approach to the treatment of problems of low income urban residents with regard to linking urban renewal with anti-poverty, social welfare programmes and a broad aim of improving the living conditions in blighted areas of cities (Schechter, 2011).

The first lesson to learn is that physical determinism which hinges on the belief that a change in the physical environment of the degenerated area would have a decisive impact on social behavior does not hold. Thus, massive demolition with displacement of incumbent residents does not enhance the residential satisfaction or QoL of low-income earners. The evidence from the literature reveals that the adverse effects on displaced residents include the increased cost of replacement housing and break down of economic ties. The second lesson is that public-private partnerships are more effective in revitalisation projects than top-down approach that involves the government only. Thirdly the political will to tackle the housing needs of low-income groups is germane in good urban governance discourse.

Thus, it is necessary for Nigeria as a developing country to borrow a leaf from the experience of America and European countries by formulating appropriate laws and legislation that will make urban renewal mandatory for the public low cost housing as part of the urban

system. The laws should be reviewed constantly, and make it encouraging for the private sector such as banks, insurance companies and real estate developers to involve in the urban renewal strategy through tax inducement to be made negotiable by the sector.

5.7 Summary

This chapter shows that urban renewal is a global phenomenon. It notes that in defining urban renewal, terms such as redevelopment, gentrification, regeneration, rehabilitation, rejuvenation and revitalisation are used interchangeably. The chapter highlights the different approaches of urban renewal adopted in developed and developing countries with particular reference to redevelopment; gentrification and revitalisation. It argues that neighbourhood revitalisation is the preferred option. It discusses that urban renewal efforts in Nigeria. Finally, experience by the developed countries of urban renewal is discussed and the lesson that could guide Nigeria as a developing country in its attempts to adopt an urban renewal strategy was highlighted. The following chapter appraises housing policies in Nigeria.

CHAPTER SIX

HOUSING POLICIES AND NEIGHBOURHOOD REVITALISATION IN NIGERIA

6.1 Introduction

The global phenomenon of urbanisation has resulted in population growth in Nigerian urban areas. Cities are regarded as economic hubs and the growth engines that propel national economic development. However, the increased population in Nigeria's cities challenges the provision of sustainable housing quality and urban liveability.

Ibimilua and Ibimilua (2011 cited in Ibimilua and Ibitoye, 2015) note that uncontrolled urbanisation in Nigeria has resulted in aging, lack of maintenance of existing structures, lack of social infrastructure and waste management, crime, and health hazards generally. Urban decay leads to unhealthy and poor environmental conditions in public low income residential neighbourhoods.

In consonance with social responsibility, governments in Nigeria have formulated lofty and robust policies to address housing problems. Gilbertson et al. (2008 cited in Ochei et al., 2015) maintain that well-being of the people in a country and the health of such country depends to a large extent on the quality, condition and level of success of the housing sector. This chapter examines the housing policy process and the implementation of various housing programmes over the years in Nigeria with particular reference to provision for the revitalisation of existing public housing that has suffered degeneration due to neglect.

6.2 Implications of Housing Policy for Revitalisation in Nigeria

Housing policy refers to multitude of laws, administrative regulations and administrative practices by government which have a direct or indirect implications on meeting the housing supply and availability of the people. In other words, its use as a tool in town planning is

expected to solve housing problems towards increasing the residential satisfaction level of inhabitants of public low income housing (Ibimilua and Ibitoye, 2015). This is more so, when the housing policy formulated at the national and state levels is implemented at the local level (NHP, 2012). To this end, Vivian et al. (2012) note that what has been high on the list of priorities of different Nigerian governments is a workable definition of housing needs and the inclusion of end users of housing development that is affordable and sustainable. However while the effort is laudable, the impact of revitalisation approach in reversing public low income housing degeneration for an increased level of residential satisfaction of occupiers is yet to be felt (Akinluyi and Adedokun, 2014). The failure of national housing policies in promoting neighbourhood revitalisation over the years is being emphasized.

In this regard, the literature notes that over the years, policy makers have been confronted by the challenges of providing minimum shelter at a cost that is affordable for the low income group within the national housing policy context (Abdullahi, 2010; Kabir and Bustani, 2011; Waziri and Rooshi, 2013; Lekwot et al., 2013). The search for a viable solution is on-going.

In broad terms, the official intervention in improving housing quality for the public low income housing occupiers could be categorised into five notable phases. These include the period of colonial masters (pre-1960), the period after independence period between 1960 and 1979, the second civilian administration transcending 1979 and 1983, the military era between 1984 and 1999 and the post military era from 1999 to date (Olotuah and Babadoye, 2009; Ibem et al., 2011; Jiboye, 2011d; NHP, 2012; Ukwai et al., 2012; Ajayi, 2013a; Jambol et al., 2013; Lekwot et al., 2013; Makinde, 2014; Ibimilua and Ibitoye, 2015). Despite these efforts, not much have been achieved in this regard.

In the colonial period, method of administration focused on the provision of housing for expatriate workers and selected indigenous workers in specialised profession such as the

security, teaching, health and the judiciary, among others. Government Reservation Areas (GRAs) were established to provide housing for expatriate administrators. The housing forms and spatial pattern of the GRAs reflected the high expectations of this particular category of people. The GRAs that mimicked garden cities were well designed and laid out with all possible amenities and services including essential facilities, recreational areas and open spaces (Ukwayi et al., 2012). They therefore created a road map for habitable housing and a housing environment that enhanced the expatriates' quality of life with little regard for their African counterparts.

Njoku and Okoro (2014) note that urbanisation was not accompanied by a supply of housing that is adequate in terms of availability and functionality of basic infrastructures and amenities. This invariably results in the development of slums that derived from growth and unplanned development characterized by a disorganized, overcrowded, declined, dilapidated and blighted core area.

In order to enhance liveability and upgrade the blighted core area, following the outbreak of bubonic plaque, slum clearance was undertaken. This was regarded as the first conscious attempt to solve the problem of slums in order to enhance the quality of life of people within housing domain of urban environment. Abosede (2006) notes that those affected were resettled in well-designed and laid out areas such as Ogba, Surulere and Yaba. This scheme represents the first settlement upgrading after a slum clearance in the Lagos metropolis (Ibem, 2010). However, the negative consequences resulted in the incorporation of urban renewal and slum upgrading in the subsequent National Urban Development Policy.

The immediate post-independence period (1960-1979) witnessed a shift in emphasis to five-year development plans as a tool for economic growth on the assumption that such growth would translate into physical development, especially in terms of the government's active

participation in the housing sector. During this period, the government acknowledged the housing problem and aimed to aggressively increase housing supply through direct construction without any concerted effort to make provision for urban renewal to forestall residential neighbourhood decay. This period was also characterized by the creation of institutions such as the Nigerian Building Society to provide loans and encourage savings towards home ownership. This was reinforced by the establishment of Housing Corporations in various regions to develop housing estates and provide mortgage services for those that wished to build houses on their land (Olotuah and Bobadoye, 2009; Kabiri and Butsani, 2011). Efforts to improve housing provision during this era were facilitated by the promulgation of three important decrees. The first being the transformation of the National Building Society (NBS) to the Federal Mortgage Bank (FMBN) in terms of Decree No 7 of 1977. It was envisaged that the FMBN would serve as the fulcrum for public housing delivery. The second was the Land Use Decree (LUD) of 1978 which aimed to guarantee access to land for building construction. The Employees Housing Scheme Decree No 54 of 1979, was the third decree that made provision for staff housing estates in form of quarters for the public servants. However, Oni (1988) cited in Adeleye et al. (2014) notes that various governments' assessment of housing needs tended to focus on the number of dwelling units required, downplaying the significance of quality in determining the satisfaction of would-be residents.

The period spanning between 1979 and 1983 witnessed various efforts by federal government in providing middle- and high-income housing units. The effort in this regard complemented national low-income housing programme embarked upon by the federal government in all states under the supervision of Federal Ministry of Housing and Environment (Waziri and Roosil, 2013). It should be noted that the focus of the housing delivery through direct construction was quantity rather than the quality of units as illustrated by the choice of a

monotony of housing design for the entire country irrespective of the varied cultural and climatic differences (NHP, 2012). This seemingly accounted for the failure of the programme. Finally, inadequate provision was made for the renewal and upgrading of existing public housing neighbourhoods. Thus, it can be argued that the goal of housing quality and a residential neighbourhood that was expected to meet the basic needs of the low-income group was compromised from the outset.

The National Policy 1991 on Housing (NHP) and National Urban Policy were adopted between 1984 and 1999 under military rule. The goal of NHP was to provide all Nigerians with access to comfortable, decent and affordable housing by the year 2000. This goal required a construction of 700,000 housing units annually to meet the target of 8 million units. The policy encouraged and promoted active participation in housing delivery with none for renewal of degenerated public low income housing by all tiers of government.

A lack of maintenance and failure to consider the renewal aspect resulted in the mismanagement and misuse of housing estates. Illegal conversion of residential use to other uses coupled with overcrowding put pressure on infrastructural facilities, accelerating the rate at which the housing condition degenerated. Adeleye et al. (2014) note, that the high rate of neglect which resulted in deterioration of housing made blight and resident dissatisfaction a common feature of many public housing estates in Nigeria. Furthermore, “the greatest drawback and obstacle identified in housing and urban development” was attributed to the lack of political will by the government towards an effective implementation of the housing policy (NHP 2012, p.35). Successful upgrading requires strong political will.

The post military era spanning 1999 to date witnessed tremendous improvement in the Nigerian housing situation (FGN, 2012). Of relevance to this research is the recognition of

urban renewal and slum upgrading as a strategy for service delivery to the poor and poverty reduction in the context of policy for national urban development as recorded in chapter seven of the document. The FGN (2012, p.34) stated that, “the goal in the context of the National Urban Development Policy shall be to reduce slums, squatter settlement and shanty towns in all urban areas in order to improve the quality of life of citizenry.” Furthermore, section 7.4, of the document sub-sections ii, v, vii and ix set out the strategies to achieve this goal. These strategies among others include promoting and undertaking low-income housing programmes; partnerships with all stakeholders for slum upgrading and urban renewal, as well as community involvement and consultation in urban renewal schemes and slum upgrading. Institutional transformation resulted in the creation of the Federal Ministry of Lands, Housing and Urban Development from the former Ministry of Housing and Urban Development, and the Ministry of Works, Housing and Urban Development. The newly created ministry was meant to upgrade and maintain blighted institutional housing stock and public buildings within the framework of urban development and housing policy across the nation (Ebie, 2004; Olotuah and Babadoye, 2009; Abdullahi, 2010; Ibem 2011; NHP, 2012; Ojigi, 2012; Ajayi, 2013a; Waziri and Rooshi, 2013). This goal of the urban development policy accordingly provides a leeway for revitalisation of degenerated public low income neighbourhoods including Lagos metropolis. However, as noted earlier, such upgrading in the form of revitalisation that is preferable to slum clearance of the existing degenerated public low income housing in Lagos metropolis is yet to be implemented. This is what this research sets out to achieve within the context of National Housing Policy.

6.3 An Appraisal of Revitalisation Approach to Housing Development in Lagos

The Lagos State housing development effort is reviewed in light of the role of the State government within the overall framework of the NHP. Each State was expected to formulate and facilitate housing delivery by carrying out upgrading and re-development of existing blighted residential areas as well as maintaining the housing stock of the state ministries and by extension, parastatals. This was to be done by the private sector in collaboration with federal government and international bodies (NHP 2012, p.96-97).

Lagos' uniqueness as an emerging megacity is reflected in its status as the leading city in the West African sub-region in terms of economic vibrancy and population (Fadare and Oduwaiye, 2009). Its geographical features could enhance its global competitiveness. However, while Lagos' population has grown rapidly, urban infrastructure and housing provision has not kept pace. The limited landmass and difficult terrain characterized by marshy wetlands and a high water table, render suitable land for housing development scarce in Lagos. Moreover, land reclaimed from the ocean for housing development is usually beyond the reach of the low-income group. Housing development on difficult terrain requires careful planning and strict adherence to safety standards with which the low-income group rarely complies. The tendency is for poor residential neighbourhoods to multiply across the metropolis. The housing situation in Lagos requires urgent attention in view of the large number of slums and blighted areas (Fadare and Oduwaiye, 2009; Hoelzel, 2016). Abram (1972) observes that, despite humankind's progress in education, the sciences and industry, the simple refuge (housing) which affords privacy and protection against the elements is still beyond the reach of most members of the human race. Lagos is no exception.

As part of the government's efforts to provide affordable urban housing, the Lagos Executive Development Board (LEDB) was established to transform blighted areas that were once respectable and desirable but have deteriorated over time due to neglect. The Lagos State

Development and Property Corporation (LSDPC) was given the mandate to develop, hold, manage, sell or lease property for all socio-economic categories. In addition, the Corporation was charged with sole responsibility for housing provision and promoting home ownership schemes particularly for the low-income group. Enitan and Ogundiran, (2013) note that during the early 1980s, the LSDPC delivered close to 10,000 units, about half of the 21,938 housing units it delivered over a period of 28 years (1972-2000). This represents average delivery of 784 housing units per year. However, there is little evidence of renewal efforts on these estates. The meagre and unsteady incomes of the occupiers of these housing units account for the lack of regular maintenance of the old buildings. This explains the increase in the number of poor residential neighbourhoods in Lagos from 42 in 1983 to 100 in 2013. This empirical data corroborates Awofeso's (2010) assertion that since Abuja became Nigeria's capital city in 1990, the government has placed lower priority on funding infrastructure, including housing, in Lagos. Various indicators ranging from access to basic infrastructure, to the quality and physical condition of housing, the occupancy rate and the shortage of housing for the teeming population, point to the fact most housing developments in Lagos fall within poor residential neighbourhoods (Hoelzel, 2016). Robust urban development policy, sound management and strict regulation could improve the living conditions in the public low-income housing estates in the Lagos metropolis.

It is important to note that, over the years, government policy has focused on provision of affordable housing for all citizens. This is reflected in the large low cost housing programmes of the 1980s, and in the low-income residential housing estates that were completed in various locations in the metropolis (Abiodun, 1997; LSDPC, 2005; Kabir and Butsani, 2011, Hoelzel, 2016). Interest persists in housing development to meet the needs of this group. This led to the launch of the Lagos Cooperative Home Ownership Incentive Scheme (Lagos-

CHOIS) in collaboration with the private sector, with the aim of delivering 10,000 two-bedroom apartments within a period of four years (Ministry of Housing, 2013). Other agencies have also been established to address the housing needs of the low-income group. They complement the LSDPC in housing provision through direct construction of prototype housing.

This implies that directly or indirectly, these agencies are expected to solve the housing problems in the State by providing affordable houses; creating habitable housing environments and providing liveable human settlements, thus meeting the housing needs of all citizens (Akinmoladun and Oluwoye, 2007; Enisan and Ogundiran, 2013; Global News, 2014). Over the past two decades, affordable housing units have been provided by direct construction across a number of locations in Lagos metropolis. Public-private partnership arrangements are also in place. The use of an urban renewal strategy to improve residents' quality of life in the low cost housing neighbourhood in Anikantamon Lagos is also notable. However, this strategy was reactive rather than proactive, as the study found that little was done to upgrade and maintain the houses once occupied by residents.

6.4 A Critique of the Various Approaches to Housing Development in Nigeria

Past policies and programmes relating to housing and urban development in Nigeria aimed to address basic needs. High quality and well-managed housing developments are the cornerstone of sustainable communities. The government's efforts have focused on housing provision through direct construction. However, if this is not accompanied by adequate provision for maintenance, housing decay will result. This implies that new policy initiatives and actions are required, including urban renewal and slum upgrading (FGN 2012, p. 16). It reinforces the study's argument for the revitalisation of the public low cost housing estates across Lagos metropolis and Nigeria in general.

Among the major problems that militate against the various programmes and strategies that aim to increase the supply of quality housing to the low-income group is policy makers' shallow understanding of housing needs, particularly among the low-income group. For instance, most of the houses built by the government that are tagged low-income housing are out of the reach of the target low-income group. Furthermore, they are located far from those that require the units and from social and economic activities. Ebehikhalu and Dawan (2015) argue that housing development must be properly integrated into the social, cultural and economic fabric of local neighbourhoods and that it should be properly run and maintained, and renovated and retrofitted when necessary.

Maintenance of the housing provided is important for sustainable development. The inability of the low-income class that constitutes the majority of urban dwellers in Nigeria and more specifically in Lagos, to maintain and sustain their units hinges on undue politicizing of government housing programmes (Olokesusi and Okufolure, 2000 cited in Ademiluyi, 2010). This does not bode well for sustainable housing development. Furthermore, there is a lack of political will to revitalise existing blighted residential areas on the part of the State government, either alone or in collaboration with the private sector and international bodies as set out in the National Housing Policy (2012).

Another issue that is relevant to this study is the revitalisation of the decayed urban areas where the low income-group resides. In Lagos, urban renewal has taken the form of redevelopment which involves large scale relocation of families and individuals (Dimuna and Omatsone, 2010). This strategy is not only disruptive, but the failure to pay compensation to this already economically disadvantaged group accelerates urbanisation and poverty as

families lose their housing units and economic base with negative implications for their residential satisfaction and QoL.

In addition, the period of direct construction of housing units is associated with inadequate procurement regulations that led to mismanagement of funds (Mustapha, 2002; Olayiwola et al., 2005; Oguonu, 2005; UN-Habitat, 2006b; World Bank, 2010). The efforts of the Lagos-CHOIS which provides access to mortgage facilities by prospective house owners, especially civil servants and those in paid employment are undermined by the fact that mortgages are not provided for housing maintenance. Furthermore, this initiative does not assist low-income earners. Such groups continue to live in decaying neighbourhoods, with negative consequences for residential satisfaction and QoL (Adedeji and Olotuah, 2012). Carefully considered slum upgrading and urban renewal strategies are required to reverse this situation (FGN, 2012). Furthermore, public sector interventions to provide housing for low-income groups have stalled at the level of policy formulation. Finally, housing proposals have not taken into account the adverse effects of climatic factors on the structural stability of housing units and the government has not done enough to address the role of the private sector in housing development.

Given the inadequacies of the existing housing policy framework in Nigeria and Lagos, slum upgrading and urban renewal strategies in blighted areas of the metropolis would not only reduce poverty, but prevent the growth of further slums through improve housing condition and improve access to services, especially for the low-income group. This would not only ensure that government is honouring its social responsibilities, but would make for sustainable human settlements.

6.5 Summary

The chapter examines housing policy in Nigeria. It notes that urbanisation is a determining factor in the housing situation in this country. Official intervention in housing provision spanning the pre-colonial and post-colonial periods was reviewed. The features of housing provision during the various periods were examined and it was observed that the failure of various housing policies was due to many reasons, including the cost implications of the finished product; institutional and financial weaknesses of the mortgage banks, a lack of political will, the top-down approach as against bottom-up approach to housing development and the failure to make provision for a maintenance practice of the housing units provided, among others. In the global context of sustainable housing for the low-income group, urban revitalisation of residential neighbourhoods is a means of enhancing the QoL of residents in line with section 3.4.2. (viii) of the 2012 National Housing Policy and section 7.4 and sub-sections ii, vi, vii and ix of the 2012 National Urban Development Policy.

CHAPTER SEVEN

DATA ANALYSIS AND PRESENTATION

7.0 Introduction

This chapter presents and analyses the primary data from the household survey that was gathered by means of a questionnaire; key informant interviews; FGDs; and observation. Descriptive and inferential statistics such as tabulation and simple percentages are used to explain the observed patterns in the data and to reach conclusions. The data obtained from key informants and FGD participants are integrated where appropriate.

The chapter begins with an analysis of the respondents' socio-economic (SE) characteristics to determine the extent to which they would be favourably disposed to participate in a neighbourhood revitalisation strategy. It analyses the respondents' level of satisfaction with housing attributes and neighbourhood facilities in order to determine the characteristics and condition of the housing units and facilities which influence residential satisfaction. It also presents the result of the test of research hypothesis stated in section 1.6. This section also considers the data on a neighbourhood revitalisation strategy and the respondents' willingness to participate in such a strategy. It seeks to determine which of the respondents' demographic characteristics will influence participation and the significance of a revitalisation strategy in reversing neighbourhood degeneration.

7.1. SOCIO-ECONOMIC (SE) CHARACTERISTICS OF RESPONDENTS

Research has shown that SE characteristics are correlates of residential satisfaction. The respondents' SE characteristics are presented in table 7.1.

Table 7.1 Socio-Economic Characteristics of Respondents

Age	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
25-40 years	27	15.2	54	23.9	52	21.5	133	20.6
41-50 years	30	16.9	65	28.8	65	26.9	160	24.8
51-60 years	97	54.5	78	34.5	85	35.1	260	40.2
61-70 years	18	10.1	22	9.7	39	16.1	79	12.2
above 71years	6	3.4	7	3.1	1	0.4	14	2.2
Total	178	100.0	226	100	242	100	646	100.0
Period of Residency								
< 5 years	6	3.4	5	2.2	14	5.8	25	3.9
6-10 years	12	6.7	16	7.1	17	7.0	45	7.0
11-15 years	14	7.9	26	11.5	36	14.9	76	11.8
16-20 years	55	30.9	52	23.0	45	18.6	152	23.5
> 20 years	91	51.1	127	56.2	130	53.7	348	53.9
Total	178	100	226	100	242	100	646	100
Household Size								
1-2 Persons	13	7.3	5	2.2	4	1.7	22	3.4
3-4 Persons	62	34.8	22	9.7	48	19.8	132	20.4
5-6 Persons	68	38.2	180	79.6	139	57.4	387	59.9
7-8 Persons	26	14.6	13	5.8	29	12.0	68	10.5
> 8 Persons	9	5.1	6	2.7	22	9.1	37	5.7
Total	178	100	226	100	242	100	646	100
Education								
No Formal Education	2	1.1	3	1.3	6	2.5	11	1.7
Primary	6	3.4	20	8.8	50	20.7	76	11.8
Secondary	77	43.3	32	14.2	54	22.3	163	25.2
Tertiary	93	52.2	171	75.7	132	54.5	396	61.3
Total	178	100	226	100	242	100	646	100
Income								
Less than 17,000	101	56.7	172	76.1	177	73.1	450	69.7
N18,000-25,000	26	14.6	29	12.8	21	8.7	76	11.8
N26,000-50,000	41	23.0	4	1.8	19	7.9	64	9.9
N51,000-100,000	9	5.1	19	8.4	24	9.9	52	8.0
>100,000	1	0.6	2	0.9	1	0.4	4	0.6
Total	178	100	226	100	242	100	646	100
Occupation								
Private Employee	18	10.1	14	6.2	31	12.8	63	9.8
Retired	110	61.8	144	63.7	90	37.2	344	53.3
Self-employed	44	24.7	57	25.2	105	43.4	206	31.9
Civil Service	6	3.4	8	3.5	14	5.8	28	4.3
Others	0	0.0	3	1.3	2	0.8	5	0.8
Total	178	100	226	100	242	100	646	100

Source Authors' Fieldwork, 2016

7.1.1 Age Profile

Table 7.1 shows that, across the three estates, the respondents' age ranged from 25 to over the age of 71. The most common age group was 50-61 years, representing 40.2% of the respondents, while only 2.2% were over the age of 71. Furthermore, 45.5% fell into the economically active age group of 25 to 50 and 54.6% were aged 50 and older. Taking the mean age into account, the majority (89.4%) of household heads in these estates were of advanced age. This has implications such as the suitability of building design, and the functionality, adequacy, and availability of services.

7.1.2 Period of Residence

Table 7.1 shows that, overall, 53.9% of the respondents had lived on the estates either as tenants or owners for more than 20 years. An insignificant 3.9% had resided there for less than five years and 11.8% had lived on the estates for between 11 and 15 years. The pattern is similar across the estates. For instance, in Anitankamo, 3.4% of the respondents had lived in the neighbourhood for less than five years, while the figure for Isolo and Abesan estates is 2.2% and 5.8%, respectively. Furthermore, 30.9%, 23.0% and 18.6% of the respondents had lived in Anitankamo, Isolo and Abesan, for between 16 and 20 years, respectively. Residents with longer tenure would have more information and knowledge of the area. The length of stay also has implications for their commitment to maintaining their homes and the extent to which they are emotionally and psychologically attached to them. A participant in the Isolo FGD said:

“I have been living in this estate since 1982 and all my four children who are graduates today were born here and they are doing very well; so what then should I be looking for in other places?”

7.1.3 Household Size

Table 7.1 shows that in Anikantamo, 38.2% of the households consisted of five to six members, 34.8% were home to three to four people, and 14.6% had seven to eight members. Isolo reflects the same pattern, with 79.6% of the households having five to six members; 9.7% three to four; and 5.8% seven to eight. In similar vein, 57.4% of the households in Abesan were made up of five to six people; 19.8% had three to four members; 12.0% seven to eight; and 9.10% more than eight. Overall, 76.1 % of the respondents lived in households of more than four people, with the majority comprising five to six members (59.9%). This indicates a high occupancy rate that puts pressure on existing housing infrastructure, with adverse effects on residents' well-being.

7.1.4 Educational Level

Table 7.1 shows, that, overall, 61.3% of the respondents claimed to have tertiary education; 25.2% secondary education and 1.7% no formal education. Isolo estate had the highest percentage (75.7%) of respondents claiming to have completed tertiary education, followed by Abesan with 54.5 % and Anikantamo at 52.2%. Thus, a significant proportion of the respondents had secondary and tertiary education. This suggests the availability of skilled human capital.

7.1.5 Average Monthly Income

People engage in different activities to make ends meet. The national average monthly income is 18,000 thousand Naira (approximately \$47 at the current exchange rate of 380 Naira per dollar). Table 7.1 shows that the majority of the respondents (69.7%) earned below this figure, with 11.8% of the household heads' income at between 18, 000 and 25,000 naira (\$47-\$66) per month, representing the low-medium range. A further 9.9% earned between

26,000 and 50, 000 Naira (\$68-\$132) and 8.0% of the household heads earned between 51, 000 and 100, 000 Naira (\$134 and \$264) per month, representing the medium range. An insignificant proportion of the household heads (0.6%) earned more than 100, 000 Naira (\$264) per month. This suggests that the majority of the occupiers of these housing estates fall into the very low-income group that was targeted. It also implies that the majority live below the national poverty level with implications for the proliferation of informal economic activities on the estates in order to augment their income.

7.1.6 Occupational Status

Occupational categories and their distribution in a neighbourhood provide an indication of the economic base of an area and are an important consideration in crafting a revitalisation strategy. Table 7.1 shows that 53.3% of the respondents in the three sites were self-employed and were involved in trade, contract work and professional activities like engineering. A further 31.9% were pensioners. Of the sample population in Anitankamo, 61.8% were retired and 24.70% were self-employed. Across the three estates, 9.8% of the respondents were employed by private sector organisations. The least common occupation (4.3%) was the civil service.

7.1.7 Type of Tenure

Tenure describes the arrangement in terms of which a household occupies all or part of a housing unit. It imposes legal and financial responsibilities and rights. Table 7.2 illustrates that 6.5% of the respondents claimed that they inherited their housing unit from their parents; 13.5% stated that the unit was privately rented and the majority (76.2%) owned their unit. Further analysis shows that 3.1% of the respondents lived in a property jointly owned by the occupiers and 13.5% were renting.

Table 7.2 Tenure Status of Respondents

Housing Tenure	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Privately Rented	24	13.5	31	13.7	32	13.2	87	13.5
Owner Occupier	142	79.8	178	78.8	172	71.1	492	76.2
Inherited	12	6.7	13	5.8	17	7.0	42	6.5
Multiple Ownership	0	0.0	4	1.8	16	6.6	20	3.1
Others	0	0.0	0	0.0	5	2.1	5	0.8
Total	178	100	226	100	242	100	646	100

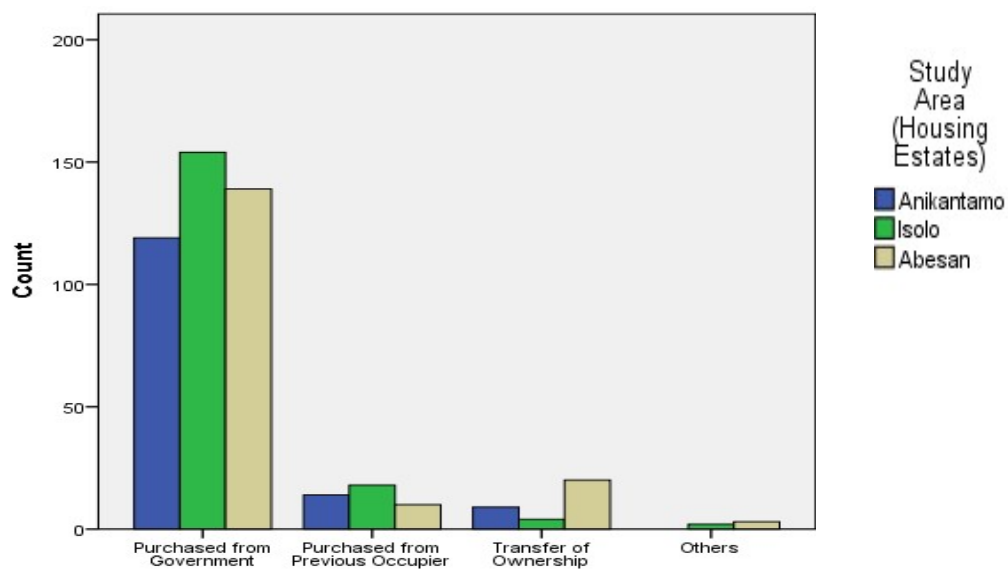
Source: Author’s Field work, 2016

The type of tenure has implications for the extent to which residents are willing to invest in their housing unit as well as the neighbourhood.

7.1.8 Owner-Occupier Status

Owner-occupier status can determine the extent to which an individual is willing to invest in his or her property. Figure 7.1 shows how the respondents acquired such status.

Figure 7.1 Ownership Status



Source: Author’s Fieldwork, 2016

Four hundred and twelve (83.7%) of the respondents that owned their homes claimed that their property was purchased directly from the government, while 42 (8.5%) bought from the previous occupier and 33 (6.7%) and 5 (1.0%) acquired it through transfer of ownership in the form of a family inheritance and in other ways, including providence respectively. Isolo estate had the largest number of respondents 154 (86.5%) that bought their property directly from the government, followed by Anikantamo at 119 (83.8%) and Abesan with 139 (80.8%). Further analysis shows that those who bought from previous owners accounted for 9.9 %, 10.1% and 5.8% of the respondents in Anikantamo, Isolo and Abesan, respectively. Abesan had the highest proportion of respondents 20 (11.6%) that acquired ownership through family inheritance, followed by Anikantamo at 9 (6.3%) and Isolo at 4 (2.2%). Acquisition via other sources including providence stood at 0.0%; (2) 1.1% and (3) 1.7% in Anikantamo, Isolo and Abesan, respectively. These results reflect the government's commitment to provide affordable, low-income housing at the time the estates were built.

7.2 RESPONDENTS' SATISFACTION WITH HOUSING CHARACTERISTICS AND CONDITIONS

This sub-section presents a detailed analysis of the respondents' level of satisfaction with the public housing's specific features by assessing different variables and using multiple measures for each of the physical housing characteristics. This analysis is complemented by that of the responses of key informants and FGD participants.

7.2.1 HOUSING ATTRIBUTES

Table 7.3 shows that, when they were asked to rate the attributes of the dwelling units that they appreciated most, the majority of the respondents (55.3%) stated that they liked the fact that the housing was provided by the government. This is followed by 15.3% that cited good location.

Table 7.3 Housing Attributes Appreciated by Respondents

Attributes of the housing most liked	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Good location	26	14.6	42	18.6	31	12.8	99	15.3
Period of moratorium	31	17.4	50	22.1	41	16.9	122	18.8
Quietness and peace	3	1.7	16	7.1	24	9.9	43	6.7
Mode of provision	116	65.2	110	48.7	131	54.1	357	55.3
Others	2	1.1	8	3.5	15	6.1	25	3.9
Total	178	100.0	226	100	242	100	646	100.0

Source: Author’s Fieldwork, 2016

The result affirms the significance of national housing policy that aims to ensure that all Nigerians have access to decent, comfortable, and sanitary housing that is affordable.

7.2.2 Building Design

Like any product, the design and construction of a dwelling unit is expected to adhere to certain principles that consider residents’ SE and cultural characteristics. All the dwelling units sampled are prototype blocks of flats, in terms of the number of floors, number of flats per floor, internal space arrangements and building orientation. Plate 7.1 depicts the monotonous nature of the building design in Isolo, Abesan and Anikantamon respectively.

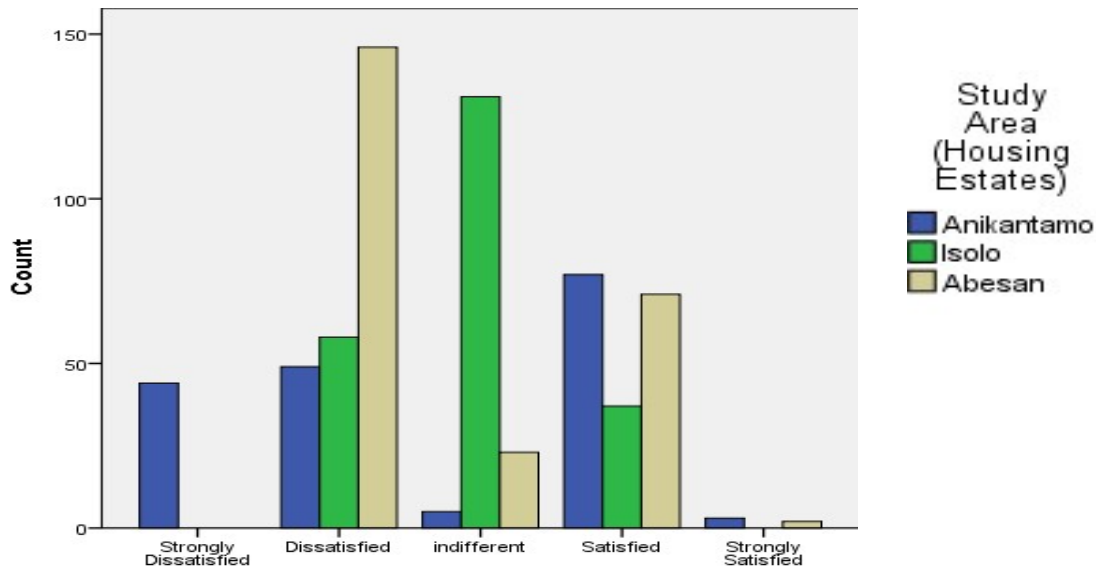
Plate 7.1 Monotonous Building Design



Source: Author’s Fieldwork, 2016

It is observed that 297 (46.0%) of the respondents were dissatisfied and 190 (29.4%) stated that they were satisfied with the building design. Figure 7.2 depicts respondent’s satisfaction rating.

Figure 7.2 Satisfaction with Original Housing Design



Source Author’s Fieldwork 2016

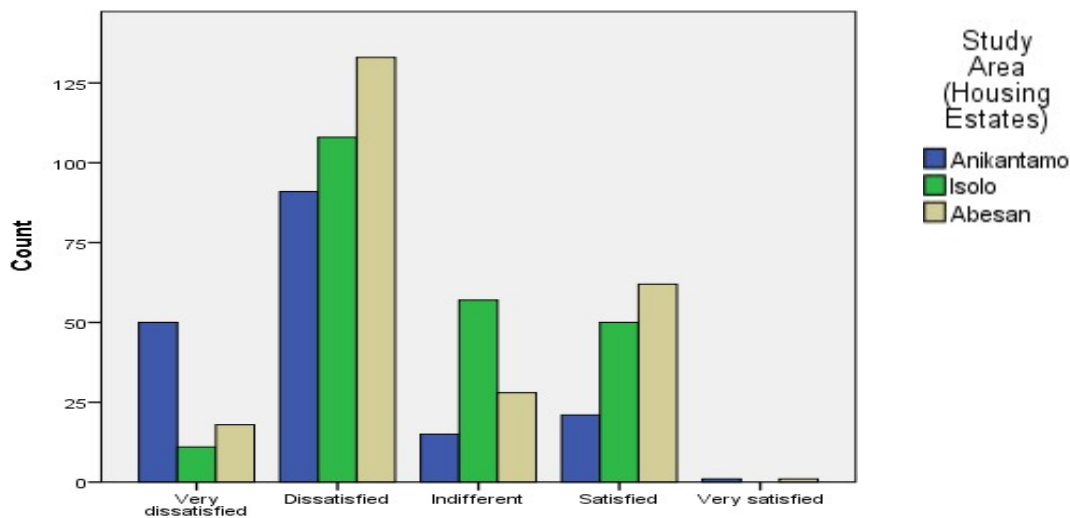
Those who were satisfied with the original housing design cited aesthetic factors relating to the uniformity of the design. In contrast, the respondents that expressed dissatisfaction felt that the design is monotonous, resulting in a drab housing environment and also promoting high population density.

A participant in the FGD stated that, the *“low income housing programme was implemented to solve daunting housing problems of homelessness and shortage for the low income group at the period in question.”*

7.2.3 Size of House

Figure 7.3 shows that, overall, only 135 (20.9%) of the respondents were satisfied with the size of their house and 100 (15.5%) were indifferent. On the other hand, 411 (63.6%) of the respondents were dissatisfied.

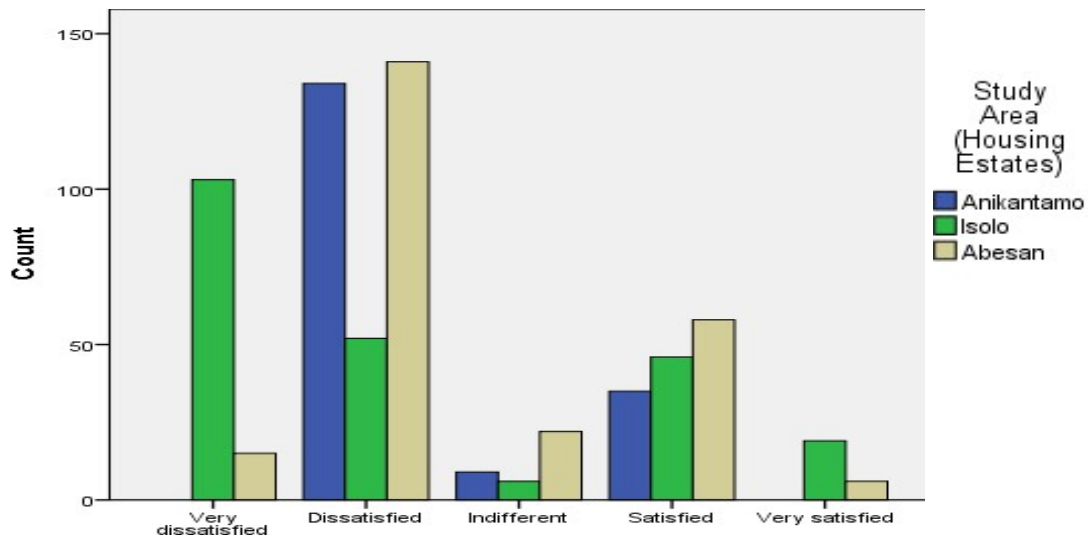
Figure 7.3 Satisfaction with Size of the House



Source: Author's Fieldwork, 2016

The respondents were asked to indicate whether they felt that the size of their living room and bedroom was satisfactory. It was found that 581 (74.4%) of the respondents were very dissatisfied with the size of their bedroom; 45 (7.0%) were indifferent, and 120 (18.5%) were satisfied. Obateru (2005) notes that the minimum floor area for a bedroom and a sitting room in a residential area in Nigeria is 11 m² and 18.0 m². Rooms that are smaller diminish the quality of housing and result in overcrowding. Figure 7.4 depicts the respondents' level of satisfaction with the size of the living room.

Figure 7.4 Satisfaction with Living Room



Source: Author’s Fieldwork, 2016

The figure shows that 485 (68.9%) of the respondents were not satisfied with the size of their living room, 37(5.7%) were indifferent, and 164 (25.4%) were satisfied. This finding corroborates the LASURA key informant’s statement that, “*despite the good intention of the low cost housing to improve the living conditions of residents living in blighted neighbourhoods some housing quality variables are compromised at the conceptualization stage of the low income housing programme. Moreover the concept of housing quality is understood within the context of standard referred to as guide totality of shelter and facilities from the foundation to the roof stage.*”

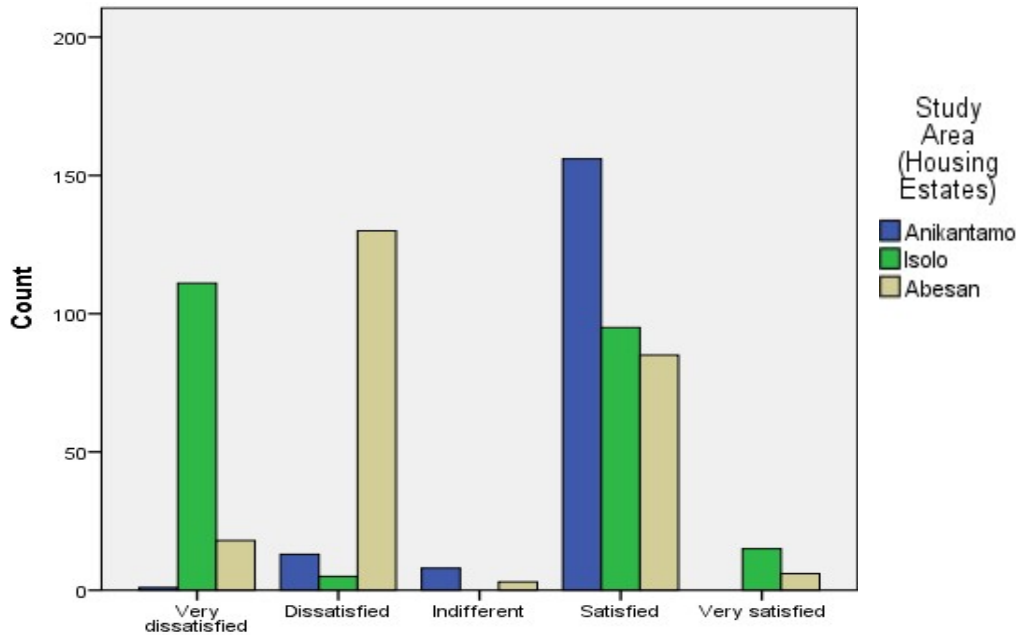
7.2.4 Housing Facilities

Housing facilities include all services and infrastructure that are part of the building fabric in order for it to function efficiently. The facilities considered were the toilet, kitchen and bathroom. The results relating to satisfaction with the toilet facilities are presented in figure 7.5

(i) Toilet Facilities

The analysis shows that 357 (52.0%) of the respondents were satisfied with their toilet facilities and 278 (43.0%) were dissatisfied. Figure 7.5 illustrates the satisfaction level of the closet type toilet facilities that are provided.

Figure 7.5 Satisfaction with Toilet Facilities



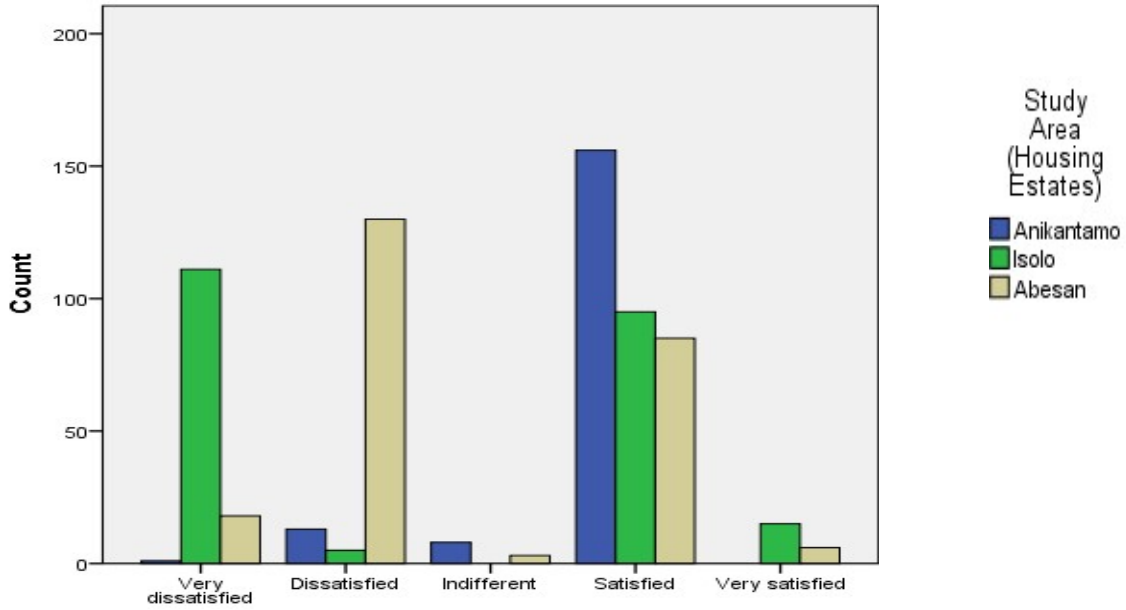
Source: Author's Fieldwork, 2016

The respondents that were dissatisfied felt that these were inadequate and non-functional. Observation revealed that the government agency does not supply water for these toilets and residents use water from boreholes.

(ii) Kitchen Facilities

Figure 7.6 shows that 273 (42.3%) of the respondents were dissatisfied with their kitchen facilities. They ascribed this to non-availability of water. While only 32 (5%) of the respondents were indifferent, 341 (52.8%) were satisfied. Satisfaction hinged on the fact that this is a private facility that is not shared.

Figure 7.6 Satisfaction with Size of Kitchen



Source: Author's Fieldwork, 2016

(iii) Bathroom Facilities

Table 7.4 depicts that 298 (46.1%) of the respondents were dissatisfied with their bathroom facilities and only 22(3.4%) indicated that they were very satisfied.

Table 7.4 Residential Satisfaction with Bathroom Facilities

Satisfaction with Bathroom Facilities	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very dissatisfied	41	23.0	48	21.2	13	5.4	102	15.8
Dissatisfied	92	51.7	72	31.9	134	55.4	298	46.1
Indifferent	5	2.8	18	8.0	21	8.7	44	6.8
Satisfied	30	16.9	80	35.4	70	28.9	180	27.9
Very satisfied	10	5.6	8	3.5	4	1.7	22	3.4
Total	178	100.0	226	100	242	100	646	100.0

Source: Author's Fieldwork, 2016

While 44(6.8%) of the residents were indifferent, 180 (27.9%) were satisfied with these facilities. The reasons included inadequacy and lack of privacy.

7.2.5 Housing Finishes and Materials

The housing finishes and materials considered were wall, ceilings, roofing, floors and building painting are indicated in table 7.5

Table 7.5 Satisfaction with Housing Finishes and Materials

	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Wall Condition								
Dissatisfied	62	34.8	36	15.9	54	22.3	152	23.5
Indifferent	15	8.4	10	4.4	20	8.3	45	7.0
Satisfied	85	47.8	134	59.3	150	62.0	369	57.1
Very satisfied	16	9.0	46	20.4	18	7.4	80	12.4
Total	178	100	226	100	242	100	646	100
Flooring Condition								
	Anikantamon		Isolo		Abesan		Total	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very Dissatisfied	10	5.6	8	3.5	22	9.1	40	6.2
Dissatisfied	15	8.4	27	11.9	16	6.6	58	9.0
Indifferent	8	4.5	7	3.1	12	5.0	27	4.2
Satisfied	145	81.5	184	81.4	192	79.3	521	80.7
Total	178	100	226	100	242	100	646	100
Roof Condition								
	Anikantamon		Isolo		Abesan		Total	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very Dissatisfied	15	8.4	28	12.4	7	2.9	50	7.7
Dissatisfied	70	39.3	110	48.7	143	59.1	323	50.0
Indifferent	14	7.9	10	4.4	33	13.6	57	8.8
Satisfied	79	44.4	78	34.5	59	24.4	216	33.4
Total	178	100	226	100	242	100	646	100
Painting Condition								
	Anikantamon		Isolo		Abesan		Total	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very Dissatisfied	17	9.6	16	7.1	29	12.0	62	9.6
Dissatisfied	115	64.6	184	81.4	199	82.2	498	77.1
Indifferent	8	4.5	3	1.3	5	2.1	16	2.5
Satisfied	38	21.3	23	10.2	9	3.7	70	10.8
Total	178	100.0	226	100.0	242	100	646	100
Ceiling Condition								
	Anikantamon		Isolo		Abesan		Total	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very Dissatisfied	0	0.0	34	15.0	41	16.9	75	11.6
Dissatisfied	25	14.0	161	71.2	21	8.7	207	32.0
Indifferent	2	1.1	0	0.0	0	0.0	2	0.3
Satisfied	151	84.8	31	13.7	180	74.4	362	56.0
Total	178	100.0	226	100.0	242	100	646	100

Source Author's Fieldwork, 2016

(i) Walls

A low proportion 152 (23.5%) of the respondents was dissatisfied with the state of their buildings' walls and 80 (12.4%) were very satisfied. Only 45 (7.0 %) were indifferent, and the majority 369 (57.1%) was satisfied with the condition of the walls. The high level of satisfaction is linked to the fact that the walls are perceived of as strong as hardly any cracks were visible, except in a few cases at the Anikantamon estate that are compounded by the problem of sagging. The respondents' opinions were confirmed by observation.

(ii) Satisfaction with Floors

Flooring is an integral component of housing quality which enhances residential satisfaction. Table 7.5 shows that 521 (80.7%) of the respondents were satisfied with the condition of the floors, while 40(6.2%) were very dissatisfied. Only 58 (9.0%) indicated that they were dissatisfied and 27 (4.2%) were indifferent. Satisfaction was anchored on the fact the floors do not crack despite the pounding or grinding activities associated with the local culture.

(iii) Satisfaction with Roofs

The condition of the roof is an important factor in assessing housing quality. Poor maintenance and the age of a building cause leaks during rainfall. Plate 7.2 shows example of roofs and ceilings in poor condition.

Plate 7.2 Poor Roofing and Ceiling Conditions in the Estate.



Source: Author's Fieldwork, 2016

Table 7.5 above shows, that, 50(7.7%) of the respondents were dissatisfied with the condition of the roofs of their buildings, while 216(33.4%) were satisfied and only 57 (8.8%) were indifferent. Observation during field work confirmed the poor state of many of the buildings' roofs as typified in plate 7.2 above.

(iv) Satisfaction with the Painting of the House

Painting enhances the aesthetic value of a building and the quality of a residential neighbourhood. Plate 7.3 below shows the painting condition of one of the houses which reflects other buildings' condition.

Plate 7.3 Poor House Painting Condition in Public Low Income Housing Estate



Source: Author's Fieldwork, 2016

Table 7.5 shows that a low proportion 70(10.8%) of the respondents was satisfied with the painting of the houses, while 498(77.1%) were dissatisfied and 62 (9.6%) were very dissatisfied. Only (16) 2.5% remained indifferent.

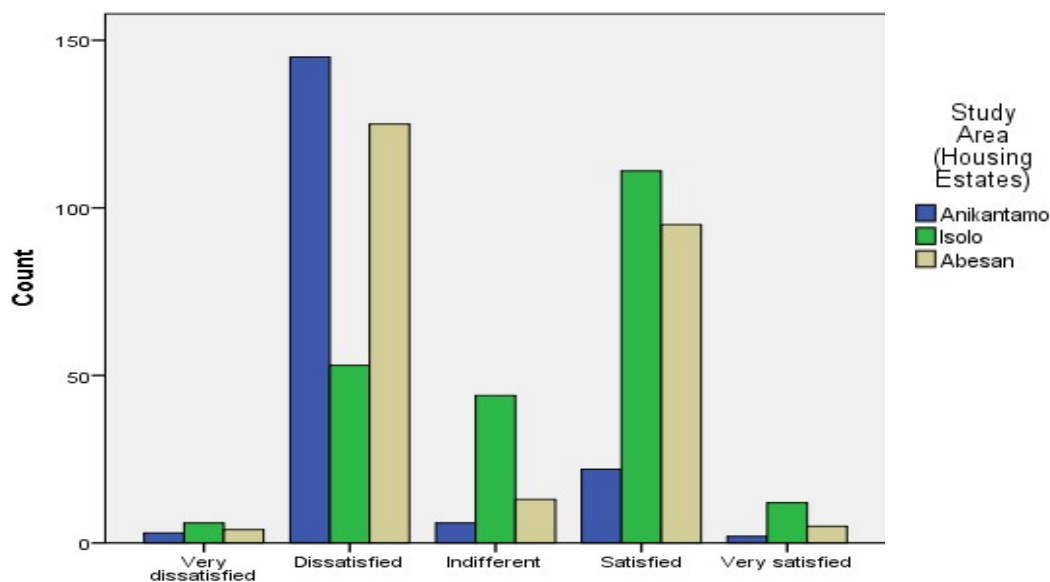
(v) Satisfaction with Ceiling Condition

The ceiling of a building is important as it shields the occupiers from hot conditions during the dry season by absorbing heat from the roof. Table 7.5 indicates that 362(56.0%) of the respondents were satisfied with the condition of the ceiling, while 207(32.0%) and 75(11.6%) were dissatisfied and very dissatisfied, respectively. Casual observation of the ceilings during the field survey revealed efforts by individual households to fix them and minimise leakage.

7.2.6 Satisfaction with Ventilation

The data on ventilation is presented in figure 7.7.

Figure 7.7 Satisfaction with Ventilation



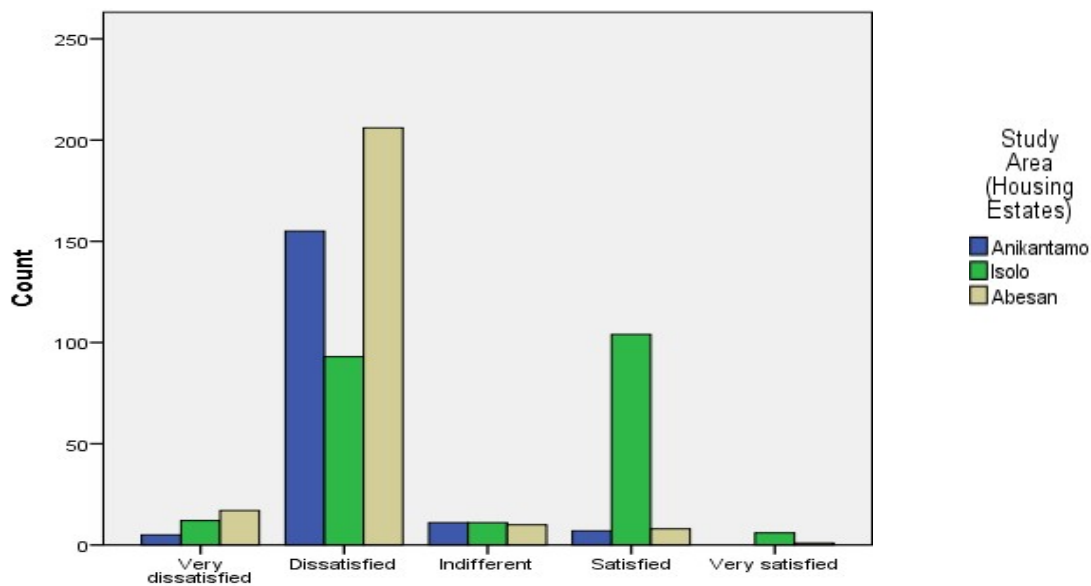
Source Author's Fieldwork, 2016

The figure reveals that 336 (52.0%) of the respondents were dissatisfied with the building's ventilation, 247 (38.2%) were satisfied and 63 (9.8%) were indifferent. Those that were dissatisfied cited dampness especially after a downpour and stuffy conditions during the dry season. A future project could address this issue by complying with minimum standards.

7.2.7 Satisfaction with Illumination

During the day, the brightness of a house is determined by how much natural sunlight enters the building. Natural light minimises the need for artificial lighting produced by electricity. Figure 7.8 shows the respondents' level of satisfaction with the illumination of the housing units.

Figure 7.8 Satisfaction with Illumination



Source: Author's Fieldwork, 2016

The figure shows that 488 (76.6%) of the respondents were dissatisfied with illumination; 126 (19.5%) were satisfied; and an insignificant proportion of 32 (5.0%) was indifferent. A relatively low percentage of (41.2%) of the respondents in Isolo estate expressed dissatisfaction with illumination, which could be explained by the fact that a number of households (13.1%) have modified their windows. It was observed during the survey that illumination is poor during the day because of shadows. To address this problem, some residents have installed sliding windows to replace the original louvers.

7.2.8 Overall Satisfaction with General Housing Attributes

The respondents' satisfaction with general housing attributes which cover building design, the size of the house, and building facilities as well as the housing finishes and materials previously discussed is shown in table 7.6.

Table 7.6 Satisfaction with General Housing Attributes

Overall Satisfaction with general housing attributes	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very Dissatisfied	50	28.1	36	15.9	22	9.1	108	16.7
Dissatisfied	60	33.7	83	36.7	153	63.2	296	45.8
Indifferent	7	3.9	15	6.6	20	8.3	42	6.5
Satisfied	59	33.4	87	38.5	43	17.8	189	29.3
Very Satisfied	2	1.1	5	2.2	4	1.7	11	1.7
Total	178	100.0	226	100	242	100	646	100.0

Source Author's Fieldwork, 2016

The table indicates that 200 (40%) of the respondents were satisfied with the general housing attributes, while 404 (62.5%) were dissatisfied. This supports the claim by the LASURA official that *“Not all the housing units in the public low-income housing estates are in a good condition. From the empirical studies carried out by LASURA in Anikantamon housing estate, which seemingly typifies other public low income housing, 70% of the housing units in Anikantamon are in a state of disrepair, sinking or tilting.”*

During the FGD session, a participant from Abesan stated that their *“present house is a low income housing occupied by low income group regarded as the urban poor, hence its quality reflects that status of the occupiers.”*

Other participants were happy with the quality of their housing. A participant from Isolo commented that *“in Ajegunle where I was living before I migrated to Jakande estate, they do not think about quality. I was using a room and parlour so it was more of quantity than quality and was much delighted when the opportunity came to occupy a three-bedroom flat.”*

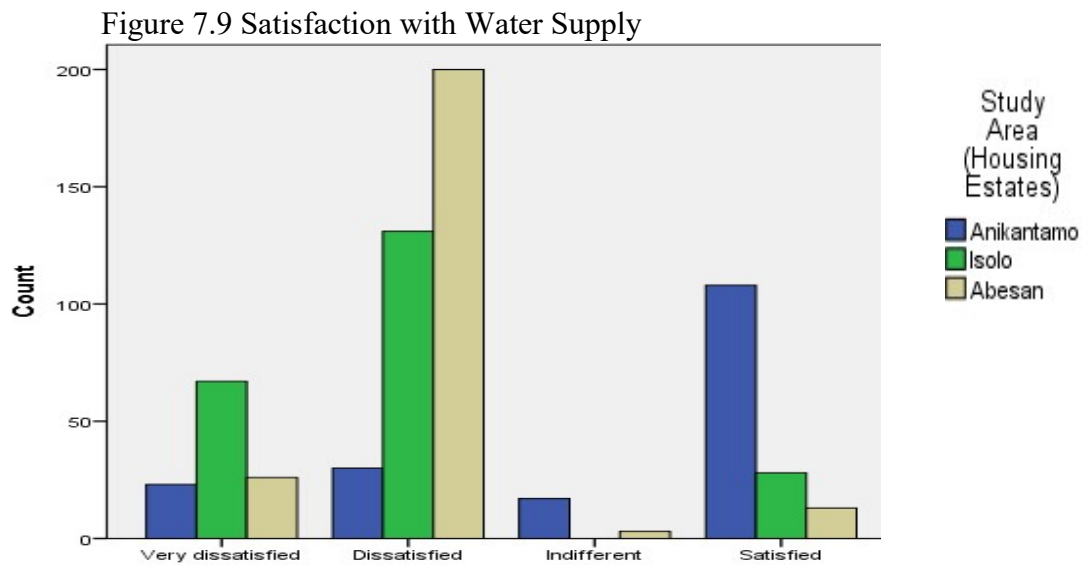
An important point is that there was unanimous appreciation of the government of the time’s vision in providing low-income housing. However, at all the sites, it was noted that over time, the quality of the housing had declined due to neglect and failure to maintain the buildings and the neighbourhood. The data on housing attributes and residential satisfaction was subjected to the chi-square test to determine whether an association (or relationship) between two categorical variables in a sample is likely to reflect a real association between these two variables in the population. From the chi-square analysis, the calculated values of 304.056; 221.084; 294.053; 206.193; 193.188; 351.890; 209.634; 200.543; and 113.994 were derived for the housing attributes that include house size; bedrooms; living room; toilet; kitchen; bathroom; room arrangements; ventilation and illumination, respectively. All these variables of housing attributes have p value of .000. The result shows that the p value is less than 0.05 level therefore implying that the housing attributes is significant for the relationship between residential satisfaction and housing quality. The analysis thus fulfills objective one of establishing the relationship between housing quality and residential satisfaction.

7.2.9 Housing Services

Housing services are important determinants of housing satisfaction. The services examined included water, electricity and waste disposal. This is in line with the LASURA informant’s emphasis on the provision of facilities and services that adhere to standards.

(i) Water Supply

Water quality and accessibility is the direct or indirect concern of the government. An adequate supply of domestic water prevents the spread of water borne diseases and is essential for hygiene. Figure 7.9 below shows the data on satisfaction with the water supply. The majority of the respondents 477 (73.9%) expressed dissatisfaction with the water supply; 149 (23.1%) were satisfied and only 20 (3.1%) were not sure of the condition of the water supply on their estate.



Source: Author's Fieldwork, 2016

Plate 7.4 Alternative Sources of Water Supply in the Housing Estate



Source: Author's Fieldwork, 2016

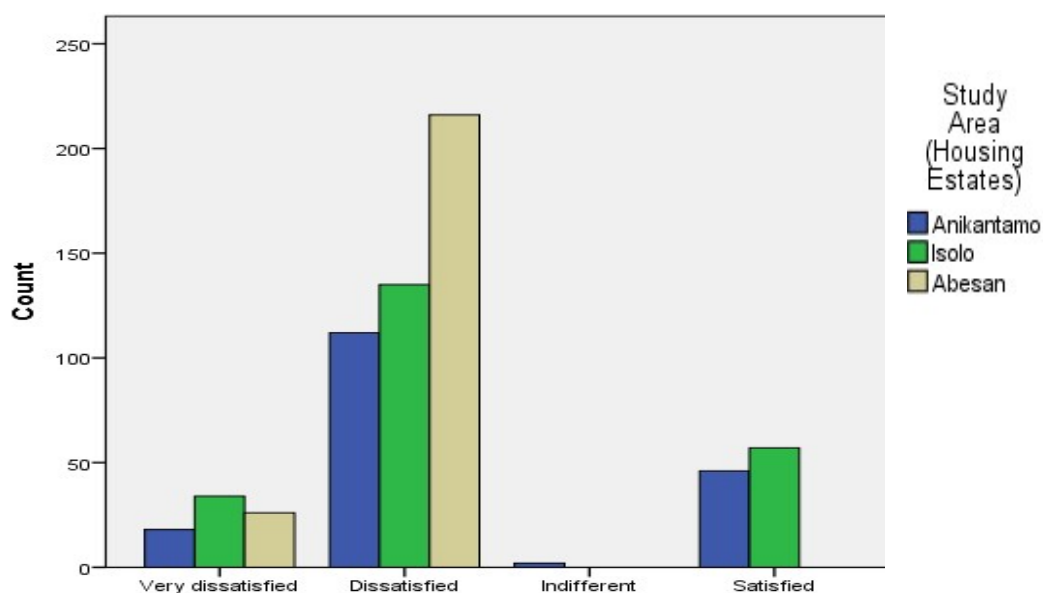
Dissatisfaction arose from non-availability, resulting in the use of alternative sources such as boreholes, wells, water vendors, storage in water tanks purchased by individual households and community bore holes.

Observation during the field survey indicated that the major sources of a functional water supply in the study area were wells and boreholes as shown in plate 7.4 which were found in more than 50% of the buildings. Water supply from the public mains is very rare. Thus, the majority of residents in these neighbourhoods depend on water from alternative sources with far-reaching health implications.

(ii) Power Supply

The major source of electricity supply to households in Nigeria is the public Power Holdings Company of Nigeria Plc (PHCN). Figure 7.10 shows the respondents’ level of satisfaction with the electricity supply. It shows that 537 (83.3%) were dissatisfied with the electricity supply to the estates; 2 (0.3 %) were indifferent and 103 (15.9%) of the respondents said that they were satisfied with the electricity supply.

Figure 7.10 Satisfaction with Power Supply



Source: Author’s Fieldwork, 2016

Those who have no access to the public source of electricity or who cannot afford it use alternative sources like lanterns and gas lights; while some depend solely on generators as shown in plate 7.5.

Plate 7.5 Generator as Alternative Source of Power Supply in Housing Estate



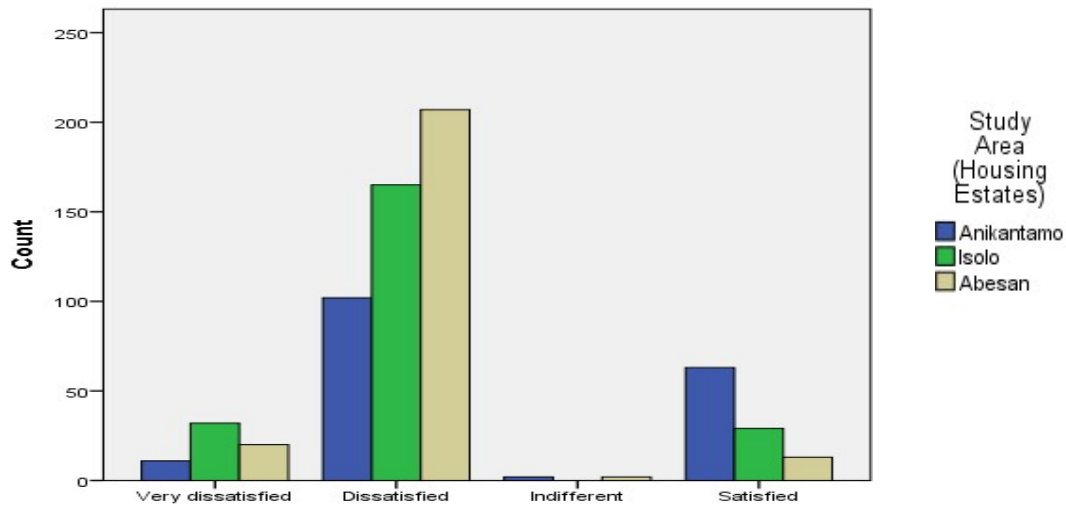
Source: Author's Fieldwork, 2016

Most of those who depend on the public source also make use of alternative sources when it fails. Dissatisfaction with the power supply is due to the fact that many domestic activities rely on electricity and when it fails, the alternative sources are problematic in terms of cost and noise pollution.

(iii) Refuse Collection and Disposal

This is one of the intractable problems confronting contemporary Nigerian cities and is more pronounced in Lagos than other cities. Asked to rate waste disposal at household level, the respondents provided mixed responses depicted in figure 7.11 below. A hundred and five (16.3%) were satisfied with refuse collection and disposal, four (0.6 %) were indifferent, and 63(9.7%) and 474 (73.4%) were very dissatisfied and dissatisfied, respectively. An evaluation of waste management on the estates revealed that, while the state government is making an effort to address this problem, disposal is still a challenge in that it is poorly managed at household level.

Figure 7.11 Satisfaction with Waste Collection and Disposal



Source: Author's Fieldwork, 2016

There is a tendency for households to indiscriminately dispose of waste. Plate 7.6 shows indiscriminate refuse disposal along the road in Abesan housing estate.

Plate 7.6 Indiscriminate Waste Disposal in the Housing Estates



Source: Author's Field work, 2016

At the macro level, it was observed that the rate of refuse generation far outstrips collection by the agency private sector participation (PSP) which occurs once in a week. Inadequate management at household level results in indiscriminate disposal of waste that inevitably enters drainage channels and degrades the neighbourhood environment.

7.2.10 Overall Satisfaction with Housing Services

Table 7.7 indicates the respondents' overall satisfaction with housing services. The table shows, that 521 (80.6%) of the respondents were dissatisfied with housing services, and

11(1.7%) and 114(17.6%) were indifferent and satisfied, respectively. These services include good drinking water, a power supply and waste disposal, all of which impact on residents' QoL.

Table 7.7 Satisfaction with Housing Services

General satisfaction with housing services	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very dissatisfied	37	20.8	44	19.5	69	28.5	150	23.2
Dissatisfied	75	42.1	130	57.5	166	68.6	371	57.4
Indifferent	5	2.8	4	1.8	2	2	11	1.7
Satisfied	61	34.3	48	21.2	5	5	114	17.6
Very Satisfied	0	0.0	0	0.0	0	0	0	0
Total	178	100.0	226	100	242	100	646	100.0

Source Author's Fieldwork, 2016

Dissatisfaction is reflected in the significant but moderate correlation coefficient in the analysis between overall residential satisfaction and the single-item measures of satisfaction including general housing attributes; general housing management; general housing services and neighbourhood quality that yield r values of 0.044; 0.178; 0.341 and 0.867, respectively. The amount of Pearson's (r) value between clean water supply, and waste disposal and collection is at the lowest level ($r=0.010$ & 0.023 , <0.01), which indicates a weak positive relationship between housing services and residential satisfaction based on the standard scale of -1.0 and + 1.0.

7.2.11 Satisfaction with Housing Estate Management

The role of housing management in improving the living conditions of low-income families cannot be over-emphasised. The interviews with various officials at government agencies and the FGD revealed that the LBIC was established as the sole agency responsible for the management and maintenance of the public low-income housing estates in Lagos. An LBIC

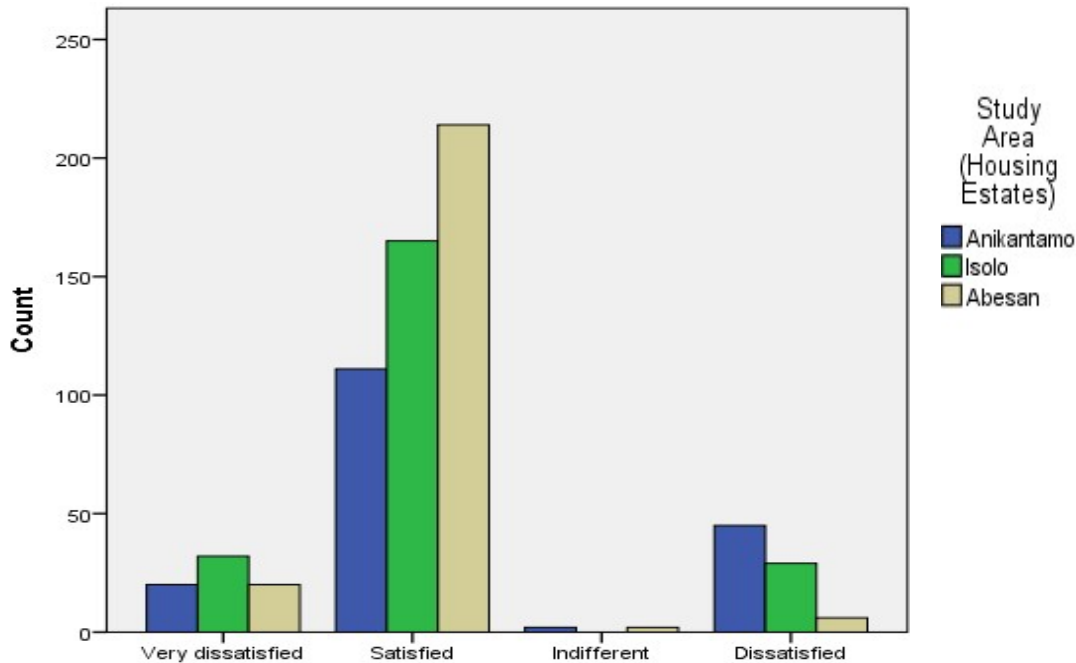
key informant noted that, *“the agency is undertaking the management of the housing estates in conjunction with other agencies like Lagos State Waste Management Authority (LAWMA) for waste management and Ministry of Environment (MOE) for drainage services and Ministry of Infrastructure for road maintenance and road construction.”*

It was revealed during the course of study that the LBIC’s statutory responsibility to prevent obsolescence through routine repairs to both physical and support services was hampered by underfunding and a lack of resources to enforce development control. The MOH informant stated that, due to underfunding, *“infrastructure is not well maintained and repairs cannot be made to the public low income housing units which explain the state of disrepair across the housing estates.”* The respondents’ assessment of the management of the housing estates is discussed below.

(i) Satisfaction with Monthly Mortgage

Besides the physical attributes of housing, residential satisfaction is affected by cost and affordability. Drawing on the operational definition of affordability which states that an individual should not spend more than 30% of their annual income on housing, a lack of affordable housing is a significant hardship for many low-income households and has clear implications for residential satisfaction. Figure 7.12 presents the respondents’ level of satisfaction with the monthly mortgage. The majority of the respondents 490 (75.9%) were satisfied with the rent and mortgage. This suggests that they spend 30% or less of their income on housing.

Figure 7.12 Satisfaction with Monthly Mortgage



Source: Author's Fieldwork, 2016

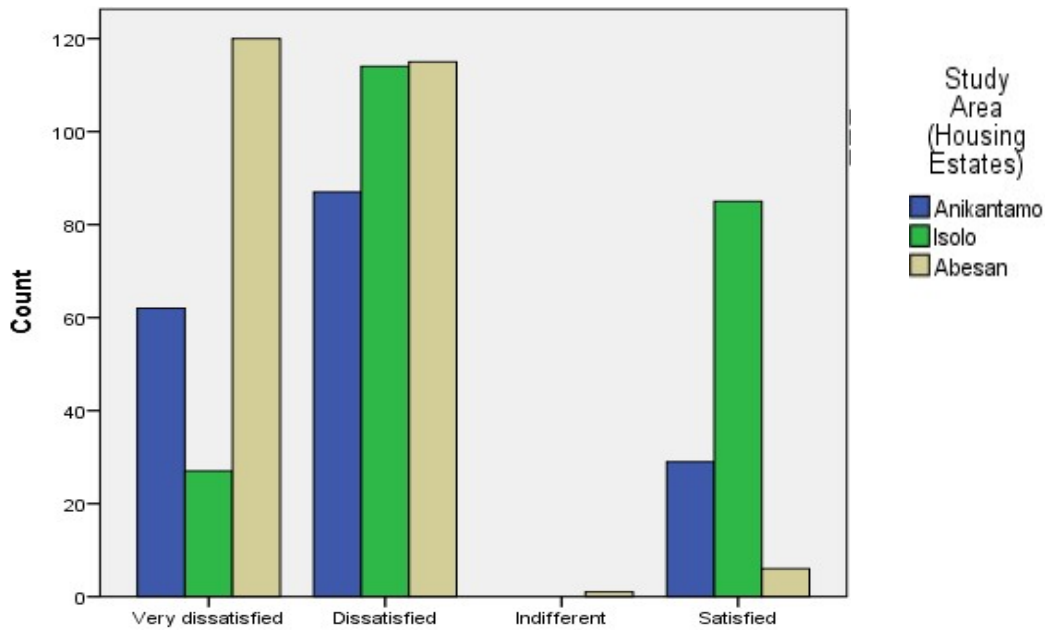
This concurs with the LSDPC informant's statement that, *"the low cost housing programme was embarked upon by government as a social responsibility to provide access to housing and other infrastructure with a view to satisfying citizens' expectations, aspirations and needs."*

On the other hand, 152 respondents (23.5%) claimed they spend too much on the maintenance of their property. This is due to the lack of cooperation among residents regarding payment of official dues for maintenance.

(i) Satisfaction with Enforcement of Rules and Regulations

Rules and regulations are put in place by the LBIC to guide the orderly development of the estates. Figure 7.13 indicates that the majority 563 (87.1%) of the respondents were dissatisfied with the enforcement of rules and regulations, and only 82 (12.7%) were satisfied

Figure 7.13 Satisfaction with Development Control



Source: Author’s Fieldwork, 2016

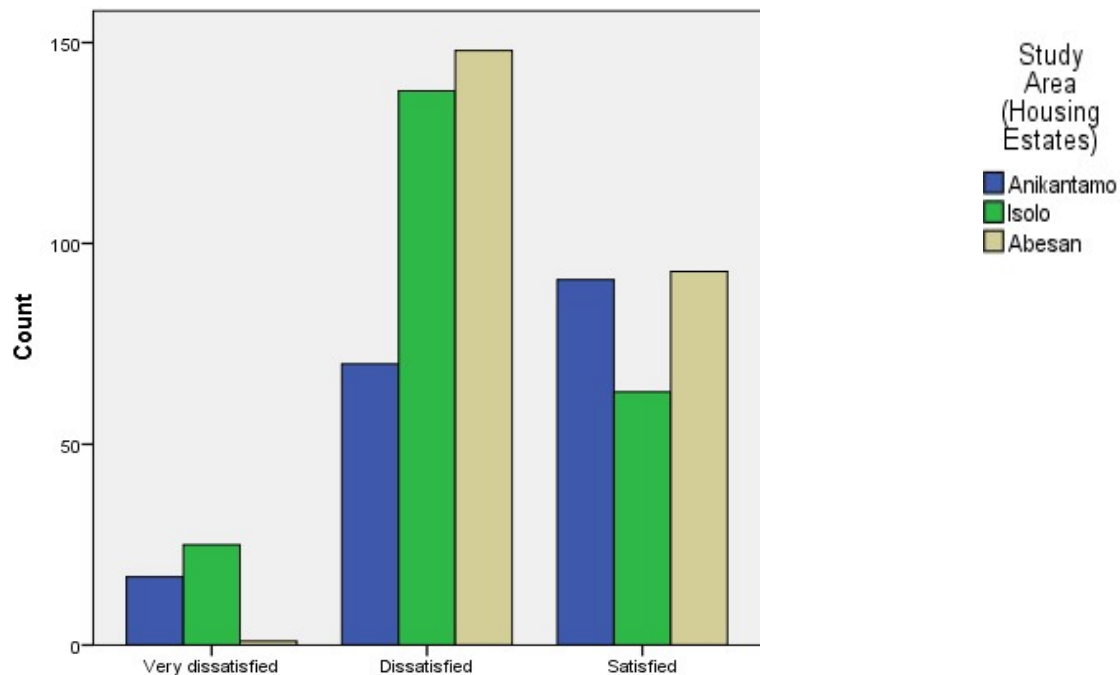
The level of dissatisfaction derived from the proliferation of illegal development which destroyed the aesthetic quality of the low-income housing neighbourhood. The LSDPC informant stated that, the *“majority, 99% of the building alterations and attachments in the public low income housing estates did not have approval.”* Aesthetic properties affect the habitability of dwelling units and the liveability of a residential neighbourhood, which are germane to residents’ QoL.

The LBIC key informant added that the agency is conscious of its responsibilities in this regard, stating that, the *“LBIC is not unmindful of the residents who engaged in illegal development and concerned residents face the risk of demolition through the use of the eminent power domain having been served with notices of contravention.”*

(iii) Satisfaction with Responses to Residents' Complaints

Adequate and regular housing services provision and property maintenance are important in improving the quality of public low-income housing estates.

Figure 7.14 Satisfaction with Responses to Residents' Complaints



Source: Author's Fieldwork, 2016

The FGD participants stated that each household pays 1200 Naira (\$4) per annum across the estates for maintenance and insurance. However, as figure 7.14 shows, 356 (55.1%) of the respondents were dissatisfied and 43 (6.7%) were very dissatisfied with the agency's response to their complaints; only 247 (38.2%) stated that they were satisfied. The level of deterioration of housing and neighbourhood quality was the cause of such dissatisfaction. The correlation analysis between overall residential satisfaction and the single-item measures of satisfaction yielded a significant low correlation coefficient r value of 0.178 with general housing management. This demonstrates that there is a low level of satisfaction with the management of the low cost housing estates. Prompt attention to the necessary maintenance of the low cost housing units would improve satisfaction levels of the residents.

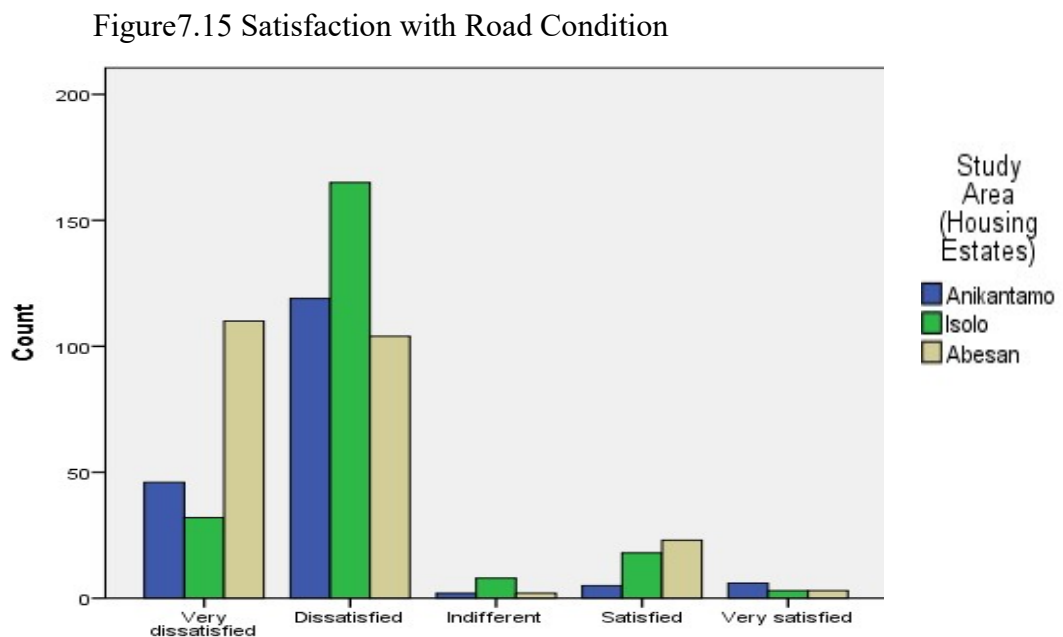
7.3 NEIGHBOURHOOD FEATURES AND RESIDENTIAL SATISFACTION

The relationship between people and their residential environment is of great significance in residential satisfaction studies because the home environment is where people live, work and relax. The respondents were asked to rate their level of satisfaction with physical neighbourhood facilities including roads; recreational facilities; parking; drainage; cleanliness; pollution; sewerage; landscaping; and street lighting. Social and economic factors were considered. The results of the analysis are presented in the figures and tables below.

7.3.1 Satisfaction with Physical Neighbourhood Facilities

(i) Satisfaction with road conditions

The road network has economic, aesthetic and social value, especially when it is in good condition and is adequate. It facilitates access to residential buildings and other areas within the neighbourhood.



Source Author's Field work, 2016

The figure above shows 576 (89.2%) of the respondents were dissatisfied with road conditions. Only an insignificant proportion 46 (7.1%) was satisfied. Observation during the field survey revealed the deplorable condition of roads across the estates as depicted in plate 7.7

Plate 7.7 Deplorable Road Surface Condition across the Estates



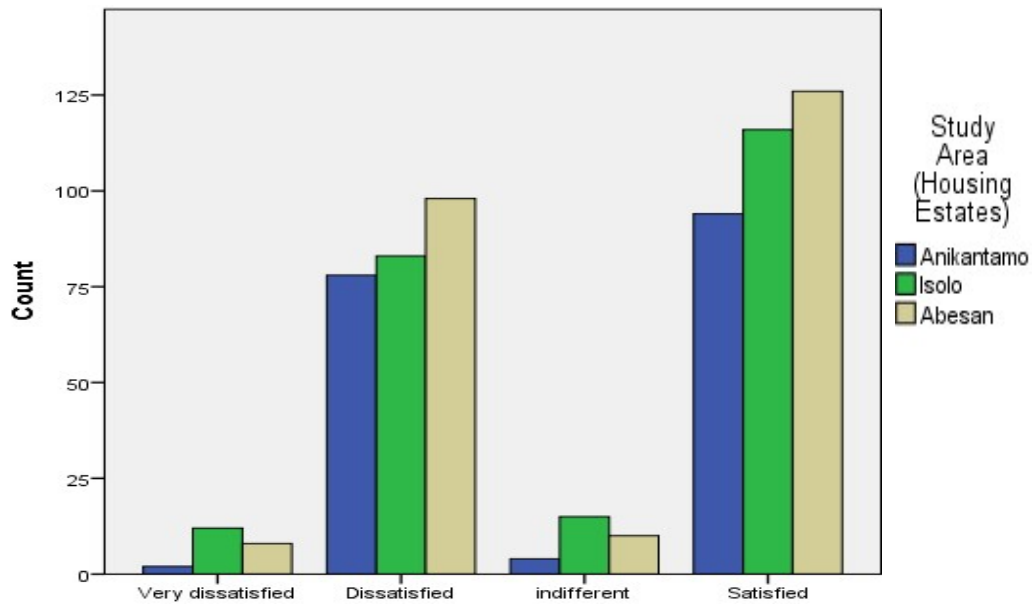
Source: Author's Fieldwork, 2016

The poor condition of the roads is aggravated by poor maintenance, shallow road drainage that is overgrown with weeds, flooding and increased car ownership over the years. This hampers interconnectivity and accessibility in the neighbourhood.

(ii) Recreational Facilities/Neighbourhood Playgrounds

Residential satisfaction is also influenced by the availability and adequacy of neighbourhood playgrounds for children, and parks.

Figure 7.16 Satisfaction with Recreational Facilities



Source: Author’s Fieldwork, 2016

Such facilities not only improve the aesthetic quality of a residential neighbourhood but promote community interaction which is one of the social factors that influence residents’ satisfaction with neighbourhood quality. Figure 7.16 indicates that 281 (40.1%) of the respondents were dissatisfied with the playgrounds/recreational facilities on the estates and 336 (52.0%) were satisfied, with 29 (5.5%) indifferent.

Observation from the field survey supports these findings. For instance, Isolo and Anikantamon estates have functional community halls. While Anikantamon hall was built by the community, the Abesan hall was private sector driven. Plate 7.8 indicates the facility in Anikantamon and Abesan respectively. An FGD participant said that this promotes social interaction.

Plate 7.8 Community Hall Facilities in the Housing Estate



Source: Author's Fieldwork, 2016

The football field shown in plate 7.9 is not in good condition as it is bare of grass. The basketball pitch shown in plate 7.9 is of much better quality.

Plate 7.9 Different Conditions of Playing Grounds in the Estate



Source: Author's Fieldwork, 2016

(iii) Neighbourhood Parking Facilities

Table 7.8 shows, that, only 19(2.9%) of the respondents were very dissatisfied with neighbourhood parking facilities; 515(79.7%) were satisfied; 12(1.9 %) was indifferent and 100 (15.5%) were dissatisfied.

Table 7.8 Satisfaction with Neighbourhood Parking Facilities

Neighbourhood parking facilities	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very dissatisfied	14	7.9	0	0.0	5	2.1	19	2.9
Dissatisfied	8	4.5	65	28.8	27	11.2	100	15.5
Indifferent	4	2.2	0	0.0	8	3.3	12	1.9
Satisfied	152	85.4	161	71.2	202	83.5	515	79.7
Total	178	100.0	226	100	242	100	646	100.0

Source: Author's Fieldwork, 2016

Satisfaction was based on the organised nature of the facilities.

Plate 7.10 Organised Neighbourhood On-Street and Off-Street Parking in the Housing Estate



Source: Author's Fieldwork, 2016

Field observation confirmed the organised nature of on-street parking in Abesan and Isolo respectively and off-street parking in Anikantamon estate as demonstrated in plate 7.10. This on and off street organised parking has positive implications for the safety of vehicles.

(iv) Drainage

Adequate drains help to ensure a habitable environment, healthy and protect lives and property against floods. Table 7.9 shows, that, 367(56.8%) of respondents were dissatisfied with drainage conditions, while only an insignificant percentage 16 (2.5%) of respondents

were satisfied.

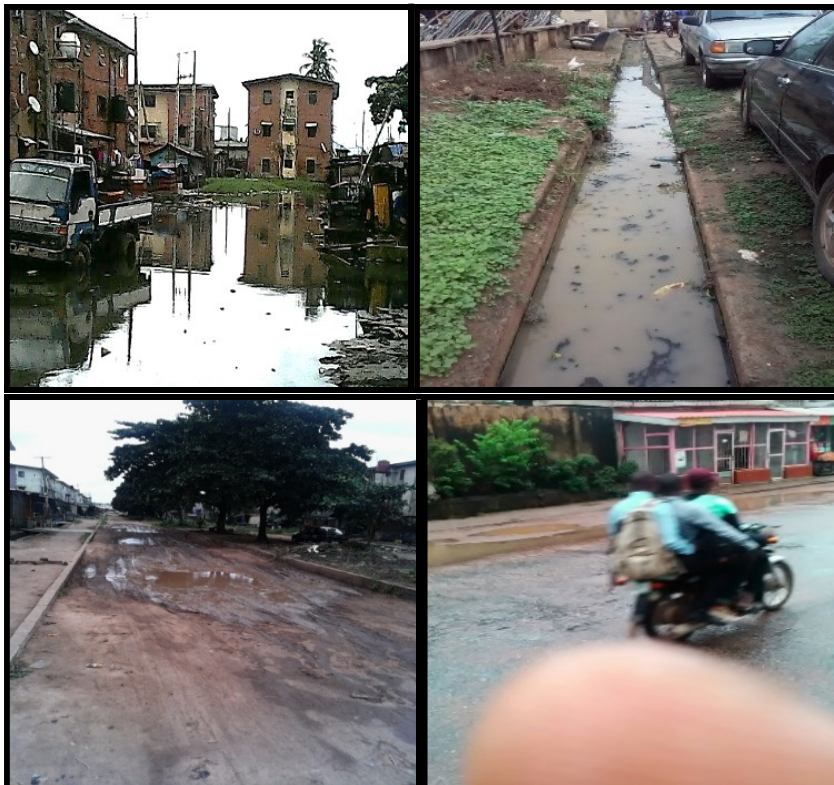
Table 7.9 Satisfaction with Drainage Facilities

Drainage Facilities	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very dissatisfied	51	28.7	90	39.8	61	25.2	202	31.3
Dissatisfied	119	66.9	102	45.1	146	60.3	367	56.8
Indifferent	0	0.0	34	15.0	27	11.2	61	9.4
Satisfied	8	4.5	0	0.0	8	8.3	16	2.5
Total	178	100.0	226	100	242	100	646	100.0

Source: Author's Fieldwork, 2016

This result is not surprising as the streets and narrow paths between the different sections of the neighbourhoods have insufficient surface drains to prevent excessive flooding. The level of dissatisfaction expressed by residents is based on the loss of property associated with flooding each time it rains. Plate 7.11 depicts the nature of drainage condition in the estates.

Plate 7. 11 Poor Drainage Conditions in Public Low Income Housing Estates



Source: Author's Fieldwork, 2016

Poor drainage issue is demonstrated by stagnant water in the residential neighbourhood in Anikantamon, drains and on roads in Isolo and Abesan estates. The poor drainage condition has negative health implications, including being a breeding ground for mosquitoes that cause malaria. Bad road conditions aggravated by poor drainage condition imply higher spending on car maintenance, leading to financial hardship. Observation during the field survey showed that drains are poorly maintained and are filled with weeds and subjected to other uses, which aggravates flooding.

(v) Satisfaction with the Cleanliness of the Neighbourhood Environment

Proper infrastructure and public services such as a dump site tend to reduce indiscriminate waste disposal and thus minimise pollution and promote cleanliness. Table 7.10 indicates satisfaction with neighbourhood cleanliness.

Table 7.10 Satisfaction with Cleanliness

Drainage Facilities	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan		Total	
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very dissatisfied	22	12.4	60	26.5	50	20.7	132	20.4
Dissatisfied	142	79.8	143	63.3	155	64.0	440	68.1
Indifferent	2	1.1	16	7.1	23	9.5	41	6.4
Satisfied	12	6.7	7	3.1	14	5.8	33	5.1
Total	178	100.0	226	100	242	100	646	100.0

Source: Author’s Fieldwork, 2016

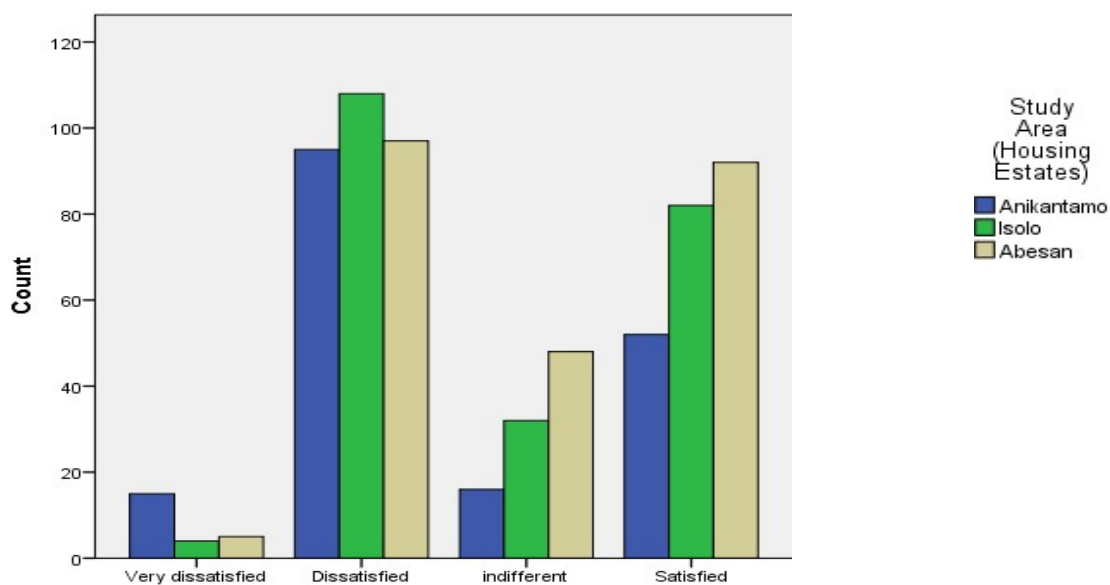
The large majority of the respondents 572 (88.5%) was dissatisfied with the level of cleanliness of their residential neighbourhood and only 33 (5.1%) were satisfied. This is due to indiscriminate dumping of refuse in drains and open spaces in Anikantanmon and Abesan as indicated in plate 7.6. Observation during the field survey indicated that indiscriminate dumping of waste has adverse effects on neighbourhood cleanliness, residential satisfaction

and the quality of life.

(vi) Noise Pollution

The results of the analysis on noise pollution are shown in figure 7.17. The results show, that, 324 (50.1%) of the respondents were dissatisfied with the level of noise pollution; 96 (14.9%) were indifferent and 226 (35.0%) were satisfied. This points to ineffective control of various sources of noise pollution in these neighbourhoods. High levels of noise were observed during the field survey from generators, to traffic, loud music and street football. This has negative implications for residential satisfaction.

Figure 7.17 Satisfaction with Noise Pollution



Source: Author's Fieldwork, 2016

(vii) Central Sewerage System

An adequate sewage system is fundamental to the health of a community. Table 7.11 indicates, that, 510 (78.9%) of the respondents were dissatisfied with the central sewage system, 88 (13.6%) were satisfied and 48 (7.4%) were indifferent.

7.11 Satisfaction with Central Sewage System

Central Sewage Condition.	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very dissatisfied	19	10.7	29	12.8	33	13.6	81	12.5
Dissatisfied	141	79.2	150	66.4	138	57.0	429	66.4
Indifferent	8	4.5	12	5.3	28	11.6	48	7.4
Satisfied	10	5.6	35	15.5	43	17.8	88	13.6
Total	178	100.0	226	100	242	100	646	100.0

Source: Author's Fieldwork, 2016

The reasons for such dissatisfaction vary among the estates. For instance, in Anikantamon, the residents were dissatisfied because of the bad odour emitted from the central sewage system that discharged into the drainage facility shown in plate 7.12, and the fear of possible water pollution on the estate with health implications when there are leakages.

Plate 7.12 Different Sewage Conditions across the Housing Estate



Source: Author's Fieldwork, 2016

The Isolo housing estate does not have a central sewerage system; households depend on separate septic tanks which are not connected to central removal and when these break they release offensive odours. In Abesan, residents were dissatisfied because the central sewerage system was not set up to process effluent to generate fertilizer and energy.

(viii) Satisfaction with Landscaping

The table below presents the data on respondent’s satisfaction with landscaping.

Table 7.12 Satisfaction with Landscape Facility

Neighbourhood landscape facilities	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very dissatisfied	15	8.4	0	0.0	11	4.5	26	4.0
Dissatisfied	151	84.8	225	99.6	224	92.6	600	92.9
Indifferent	5	2.8	1	0.4	3	1.2	9	1.4
Satisfied	7	3.9	0	0.0	4	1.7	11	1.7
Total	178	100.0	226	100	242	100	646	100.0

Source: Author’s Fieldwork, 2016

The table shows that the majority of the respondents 626 (96.9%) was dissatisfied with landscaping in their neighbourhood and only 1.7% and 1.4% stated that they were satisfied and indifferent, respectively. Dissatisfaction stemmed from setbacks and open spaces being converted to other uses and the proliferation of informal sector activities in such spaces shown in Plate 7.13.

Plate 7.13 Illegal Development on Set Back and Open Space in the Estates



Source: Author’s Fieldwork, 2016

This results in environmental deterioration, with negative effects on the hedonic value of the residential neighbourhood.

(ix) Satisfaction with Neighbourhood Street Lighting

Table 7.13 reveals, that 485 (75.1%) of the respondents were dissatisfied with the street lighting and 126 (19.5%) were satisfied.

Table 7.13 Satisfaction with Neighbourhood Street Lighting

Neighbourhood street lighting	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very dissatisfied	10	5.6	3	1.3	2	0.8	15	2.3
Dissatisfied	125	70.2	183	81.0	162	66.9	470	72.8
Indifferent	14	7.9	8	3.5	13	.4	35	5.4
Satisfied	25	14.5	30	13.3	65	26.9	120	18.6
Very satisfied	4	2.2	2	0.9	0	0.0	6	0.9
Total	178	100.0	226	100	242	100	646	100.0

Source: Author's Fieldwork, 2016

Those that expressed dissatisfaction claimed that inadequate street lighting negatively impacts domestic activities and has security implications.

7.3.2 Satisfaction with Community Social Relations

This refers to an individual's interaction with the people and places surrounding them.

Table 7.14 presents the result of analysis.

Table 7.14 Satisfaction with Community Social Relations

Satisfaction with Social Relations	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very dissatisfied	28	15.7	57	25.2	31	12.8	116	18.0
Dissatisfied	4	2.2	53	23.5	81	33.4	138	21.4
Indifferent	3	1.7	16	7.1	20	8.3	39	6.0
satisfied	143	80.3	100	44.2	110	45.5	353	54.6
Total	178	100.0	226	100	242	100	646	100.0

Source: Author's Fieldwork, 2016

On the one hand, it reflects the extent to which an individual is happy in a community and on the other, it connotes a tendency for residents to show interest in community affairs. The table shows, that, 254 (39.4%) respondents were dissatisfied with community social relations. A simple majority of 353 (54.6%) was satisfied with neighbourhood social relations based on compatibility with their neighbours. This suggests that they are open to joint activities and are happy with the neighbourhood, which augurs well for community participation in revitalisation.

7.3.3 Satisfaction with Neighbourhood Security

Security is a major concern on the housing estates. The data analysed on satisfaction with neighbourhood security is shown in table 7.15.

Table 7.15 Satisfaction with Neighbourhood Security

Satisfaction with neighbourhood security	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very dissatisfied	8	4.5	0	0.0	4	1.7	12	1.9
Dissatisfied	87	48.9	131	58	121	50.0	339	52.5
Indifferent	5	2.8	1	0.4	3	1.2	9	1.4
satisfied	78	43.8	94	41.6	114	47.1	286	44.2
Total	178	100.0	226	100	242	100	646	100.0

Source: Author's Field work, 2016

The table shows, that, a simple majority of 351 (53.4%) of the respondents were dissatisfied with the level of neighbourhood security; 44.3% were satisfied; and insignificant 1.4% were indifferent to the neighbourhood security device. Dissatisfaction is linked to the fact that no provision was made for the construction of a fence around each of the estates, subjecting residents to the risk of crime. Observation in the field confirmed that the residents were conscious of the safety of their lives and property and made personal efforts to upgrade

security by installing burglar guards and fences. Plate 7.14 depicts improvised security method by residents.

Plate 7.14 Improvised Security Devices in the Housing Estate



Source: Author's Fieldwork, 2016

However, such housing redevelopment could destroy the aesthetic value of the estate.

7.3.4 Satisfaction with Access to Markets

The respondents were asked to rate the physical accessibility or proximity of their housing estate to economic variables that determine neighbourhood quality, with particular reference to markets and shopping centres. The responses are presented in table 7.16.

Table 7.16 Satisfaction with Access to Market Services

Satisfaction with access to Market Facilities	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very dissatisfied	14	7.9	19	8.4	18	7.4	51	7.9
Dissatisfied	82	46.1	133	58.8	96	39.7	311	48.1
Indifferent	15	8.4	3	1.3	0	0.0	18	2.8
satisfied	13	7.3	55	24.3	116	47.9	184	28.5
Very satisfied	54	30.3	16	7.1	12	5.0	82	12.7
Total	178	100.0	226	100	242	100	646	100.0

Source: Author's Fieldwork, 2016

Table 7.16 shows, that 362 (56.0%) of the respondents were dissatisfied with the distance to markets and shopping centres, 266 (41.2%) were satisfied and 2.8% were indifferent. Dissatisfaction was due to the lack of trading opportunities (buying and selling) in order to eke out a living within the neighbourhood. A lack of market facilities and shopping complexes not only erodes a cultural way of life which promotes social interaction in a community, but weakens the neighbourhood economic base and has resulted in modification of dwelling units to accommodate these market activities.

7.3.5 Overall Satisfaction with Neighbourhood Facilities

The results pertaining to overall satisfaction with neighbourhood facilities are depicted in Table 7.17. Overall, 251 (38.9%) of the respondents were satisfied with these facilities while 4.6% were indifferent and 362 (56.5%) were dissatisfied. Dissatisfaction was based on the lack of key services like health centres and fire services, among others.

Table 7.17 Satisfaction with Overall Neighbourhood Quality

Residential Satisfaction in Relation to Neighbourhood Facilities	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Very Dissatisfied	11	6.2	10	4.4	12	4.9	33	5.1
Dissatisfied	91	51.1	108	47.8	133	55.0	332	51.4
Indifferent	10	5.6	11	4.9	9	3.7	30	4.6
Satisfied	66	37.1	97	42.9	88	36.4	251	38.9
Total	178	100.0	226	100	242	100	646	100.0

Source: Author's Fieldwork, 2016

Other reasons included inadequate provision of water and electricity, the poor quality of the paint used on buildings and degeneration of the general condition of buildings. All these issues have implications for a strategy to reverse degeneration and enhance residents' QoL. The extent to which neighbourhood quality determines the level of residential satisfaction

was examined by analysing the relationship between the most two pressing needs using Pearson product moment correlation. The results show that recreational facilities and landscaping are significantly related to residential satisfaction. The relationship between neighbourhood landscaping/greening and residential satisfaction shows a moderate positive relationship ($r = 0.143$, $p < 0.01$). A strong positive association was observed between recreational facilities and residential satisfaction ($r = 0.783$, $p < 0.01$). This answers research question six and addresses objective three.

7.4 HYPOTHESIS TESTING

The study's two hypotheses were set out in section 1.6. as follows :

Hypothesis 1. Ho: There is no significant relationship between housing quality and residential satisfaction.

Hypothesis 2. Ho: There is no significant variation (difference) in the levels of residential satisfaction between the housing estates.

For the first hypothesis, the Chi-square, a non- parameteric instrument of test generally used to determine the significance of the fairness of a given set of distribution was used in the context of this study to establish the relationship between housing quality and residential satisfaction. The calculated result obtained for each of the listed housing quality variables including wall (188.73), flooring (167.800), roofing (300.6300), building painting (49.485) and ceiling (153.369); when compared with statistical table value of 21.03, at a significant level of 95% or 0.05 confidence level, is greater. Consequently, the null hypothesis (Ho) cannot be rejected. This suggests that there is significant relationship between the housing quality and residential satisfaction. The finding of the study therefore confirms that residential satisfaction level can be enhanced through improved housing quality which could be achieved through neighbourhood revitalisation.

For the second hypothesis, Kruskal-Wallis instrument a rank-based non-parametric test is often use to determine if there are statistically significant differences between two or more groups of an independent variable on a continuous or ordinal dependent variable. The test was conducted in this study to determine whether there is significant variation in the level of residential satisfaction between the housing estates under investigation. The calculated chi-square value obtained was 1.247. The table value of 5.99 at 95% confidence level is greater than the calculated value of 1.247. So therefore the null hypothesis (Ho) cannot be rejected. By this finding, it has been confirmed that there is no significant variation (difference) in the level of residential satisfaction among the housing estates. Therefore, the study concludes by recommending public private partnership for the revitalisation in Anikantamon, Isolo and Absesan public low income housing estates for an enhanced quality of life for the residents.

7.5 NEIGHBOURHOOD REVITALISATION STRATEGY

Revitalisation involves the physical rebuilding of a spatially defined neighbourhood. It aims to inject new life into cities and to upgrade with a view to restoring the liveability of a neighbourhood and the habitability of dwelling units. Residents would be able to easily access goods and services and the social cohesion that originally characterised the neighbourhood would return. Investment is required to remodel or rebuild a portion of the urban environment to accommodate more profitable activities.

This section presents the data that informs the proposal for a strategy to reverse the degeneration of the low-income housing estates. All the respondents were of the view that a revitalisation strategy could reverse neighbourhood degeneration on these estates and increase residential satisfaction.

7. 5.1 Motivation for Revitalisation

In motivating for revitalisation, the respondents were asked to prioritise housing conditions.

The results are presented in table 7.18.

Table 7.18 Respondent’s Choice of Most Important Housing Features for Revitalisation

Most Important Housing features for Revitalisation	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Painting of Wall	123	69.1	216	95.6	198	81.8	535	82.8
Fixing of the Roofing	102	57.3	210	92.9	190	78.5	502	77.7
Fixing of Crack Wall	110	61.8	184	81.4	56	23.1	350	54.7
Fixing of Window	98	55.0	18	8.0	52	21.5	168	26.0
Fixing of Flooring	52	29.2	16	7.1	28	11.6	96	14.9
Total	178		226		242		646	

Source: Author’s Fieldwork, 2016

The field observation established poor building painting and leaking roofs is depicted in plates 7.2 and 7.3. The respondents stated that re-painting buildings would enhance their visual appeal and repairing the roofs and cracked walls would make the buildings more structurally sound. All these measures would prevent further deterioration of the housing, which is the motivation for a revitalisation strategy.

(i) Priorities for improved housing services

Services are an important component of housing quality. The MOH key informant and housing expert stated that: *“the degeneration of low-income housing over time and the failure of national housing policy to make adequate provision for its renewal.”* inform the need to improve the quality of housing services. The respondents were asked to select the three most important housing services that they would like upgraded in order of priority, taking cognizance of financial constraints. The table shows, that, 33.9% of the respondents cited electricity supply, 25.4% water supply and 21.2% sewerage. It is thus concluded that

improving these dysfunctional services would increase residential satisfaction and enhance resident's quality of life across the estates. The table also shows the spatial variation in terms of housing services improvement priorities among the estates.

Table 7.19 Respondent's Choice of Housing Services Priority for Revitalisation

Housing Services	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Electricity supply	37	20.8	137	60.6	45	18.6	219	33.9
Water supply	73	41.0	49	21.7	42	17.4	164	25.4
Sewerage condition	56	31.5	17	7.5	64	26.4	137	21.2
Waste disposal	12	6.7	23	10.2	91	37.6	126	19.5
Total	178	100	226	100	242	100	646	100

Source: Author's Fieldwork, 2016

Improved quality of life is an important motivation for the adoption of a revitalisation planning strategy.

(ii) Respondents' Ranking of Neighbourhood Facilities for Improvement

Most of the respondents had lived on the estates for some time and were thus aware of the condition of their neighbourhood facilities. Table 7.20 depicts respondents' ranking of facilities for improvement towards the improvement of the living conditions of the estates. The table shows that they held different opinions on this issue, with 536(83.0%) identifying an estate-based health centre, followed by recreation facilities at 369(57.1%) and street lights at (319) 49.4%. Asked to explain further, they stated that improved health facilities would prevent untimely deaths and reduce illnesses caused by health hazards.

Table 7.20 Respondent's Priority of Neighbourhood Facilities for Revitalisation

Neighbourhood Facilities Priority for Revitalisation	Study Area (Housing Estates)						Total		Priority
	Anikantamo		Isolo		Abesan				
	Freq.	%	Freq.	%	Freq.	%	Freq.	%	
Health facilities	136	21.1	192	29.7	208	32.2	536	83.0	1
Recreational Facilities	102	15.8	51	7.9	216	33.4	369	57.1	2
Street Light	128	19.8	178	27.6	13	2.0	319	49.4	3
Road and Street Condition	24	3.7	140	21.7	145	22.4	309	47.8	4
Sewage	21	3.3	47	7.3	56	8.7	124	19.2	5
Drainage	50	7.7	43	6.7	25	3.9	118	18.3	6
Schools	56	8.7	17	2.6	21		94	14.6	7
Car park	17	2.6	10	1.5	21	3.3	48	7.4	8
Total	178		226		242		646		

Source: Author's Fieldwork, 2016

Table 7.20 shows that they held different opinions on this issue, with 83.0% identifying an estate-based health centre, followed by recreation facilities at 57.1% and street lights at 49.4%. Asked to explain further, they stated that improved health facilities would prevent untimely deaths and reduce illnesses caused by health hazards.

The strong positive association between recreational facilities and residential satisfaction implies that better recreational facilities would promote social interaction among children and the elderly, while improved street lights would prevent crime. It can thus be concluded that improved neighbourhood facilities would increase residential satisfaction and enhance residents' QoL.

(ii) Benefits of Revitalisation for Housing Quality and Residential Satisfaction

The responses on whether revitalisation could improve housing quality, and increase residential satisfaction are shown in table 7.21. The table shows, that, 555 (82.9%) of the respondents agreed that revitalisation would improve housing quality and increase residential satisfaction.

Table 7.21 Effects of Revitalisation on Housing Quality and Residential Satisfaction

Extent to which Revitalisation can improve Housing Quality and Increase Satisfaction	Study Area (Housing Estates)						Total	
	Anikantamo		Isolo		Abesan			
	Freq.	%	Freq.	%	Freq.	%	Freq.	%
Strongly Disagree	5	2.8	3	1.3	11	4.5	19	2.9
Disagree	18	10.1	21	9.3	13	5.4	52	8.1
Indifferent	4	2.3	9	4.0	7	2.9	20	3.1
Agree	86	48.3	150	66.4	145	59.9	381	56.0
Strongly Agree	65	36.5	43	19.0	66	27.3	174	26.9
Total	178	100.0	226	100.0	242	100	646	100

Source: Author's Fieldwork, 2016

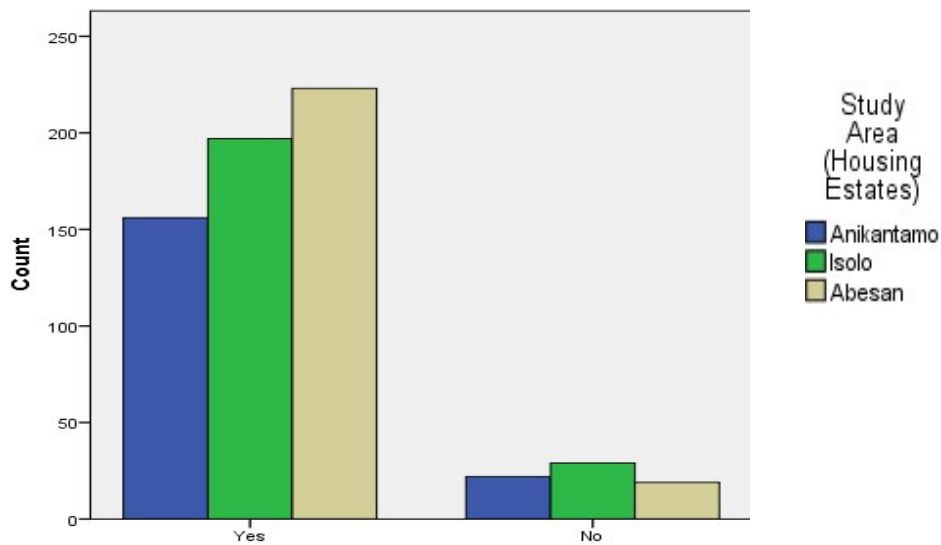
Moreover, the MPPUD key informant stated that *“revitalisation will result in the creation of a more functional residential neighbourhood through provision of infrastructural facilities, more healthy living condition and provision of markets and trading facilities that will potentially and economically empower residents thus alleviating poverty.”*

In the same vein, the housing expert informant was of the view that *“emotional attachment to the residential neighbourhood could be a positive spinoff benefit of revitalisation.”* However, 71 (11.6%) of the respondents disagreed that revitalisation would have a positive effect on housing quality and residential satisfaction, citing cost implications which were beyond their means.

7.5.2 Willingness to Participate in Revitalisation

Given the government's failure to upgrade the housing estates due to resource constraints, neighbourhood revitalisation is one way to meet the infrastructural needs of low-income communities.

Figure 7.18 Respondents Willingness to Participate in Revitalisation



Source: Author's Fieldwork, 2016

The majority of the respondents 576 (89.2%) stated that they would be willing to participate in the revitalisation of their neighbourhood, with only 70 (10.8%) being unwilling to participate. The latter cited the government's financial inability to execute the project and the possibility of annual maintenance fees increasing. The fact that the majority of the respondents expressed willingness to participate augurs well for citizen participation in such a project.

7.5.3 Form of Participation in Revitalisation

Revitalisation involves almost every aspect of civic life with particular reference to social, economic, environmental and physical factors. Evidence from the literature shows that revitalisation projects often result in enhanced QoL and a stronger sense of community among local residents. Based on the assumption that the envisaged revitalisation would not result in either redevelopment or gentrification, the respondents were asked to state how they would like to participate in the upgrading of their neighbourhood. The analysis of the results shows that of the respondents willing to participate in revitalisation, 365 (63.4%) were willing to pay a surcharge to support it, 211 (26.4%) preferred to serve on various committees

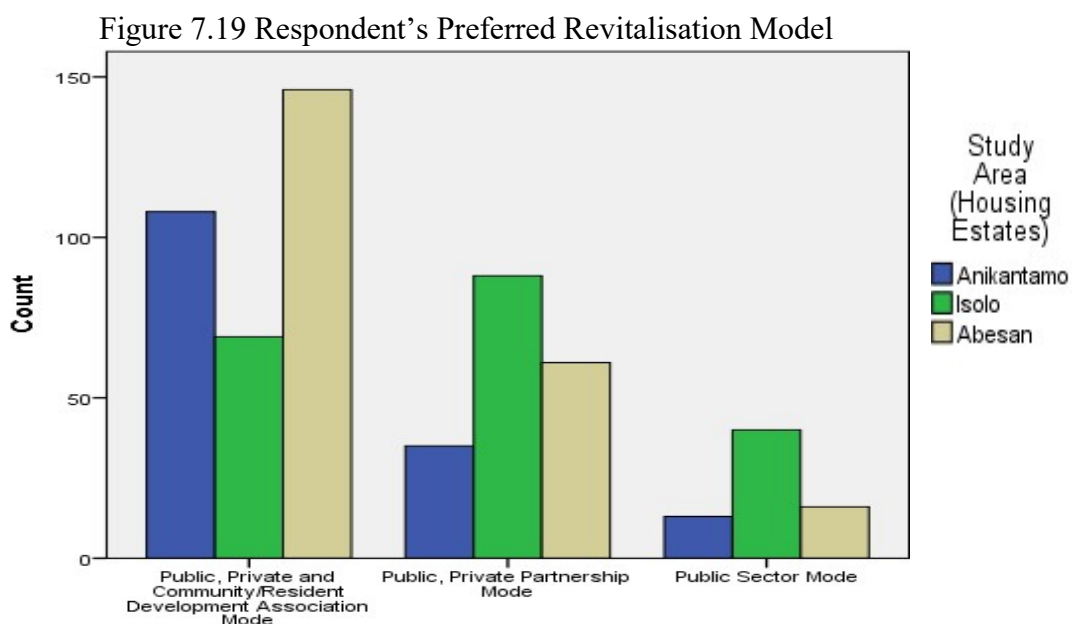
151 (71.7%), 48 (22.7%) and 12 (5.6%) on professional consultancy, advisory and security committees, respectively).

7.5.4 Factors Militating against Respondents' Participation in Revitalisation

An analysis of the various reasons cited by respondents for not being willing to participate in revitalisation shows that 55.7% cited past experience of the government's attitude towards issues of concern to the low-income group; 24.3% expressed doubt with regard to the reality of the proposal and 20.0 % cited a lack of trust when monetary issues are involved.

7.5.5 Model for the Proposed Neighbourhood Revitalisation

Successful residential neighbourhood revitalisation requires consideration of planning theory and knowledge and the legal requirements for regeneration of blighted areas set out in the Lagos State Urban and Regional Planning and Development, Law 2010. Thus, a pragmatic approach to an old problem is called for in addressing neighbourhood degeneration. The respondents were asked to select an appropriate revitalisation model that would achieve the desired goal. Figure 7.19 illustrates the preferred model.



Source: Author's Fieldwork, 2016

The figure reveals, that, 323 (56.1%) of the respondents preferred a model that involves a partnership between the public and private sectors and Community Development Association. A further 184 (31.9%) stated that the public sector should drive revitalisation while 69 (12.0%) preferred a model driven by the private sector. The first preference is likely driven by the fact that the proposal concerns public low-income housing, that the government has been collaborating with the private sector in housing provision and that the Community Development Association and Youth Resident Association are active on all the estates. It is in line with the views of the housing expert, key informants from all the agencies and the FGD participants that a partnership arrangement is the best option. The key informant from the MPPUD noted that, while revitalisation of the public low-income housing estates is desirable, the government does not have sufficient resources to finance such a project: *“A paradigm shift is thus required from government bearing sole responsibility for revitalising existing public low income housing to partnerships between the public and private sectors.”*

The researcher’s proposal of a partnership arrangement for the revitalisation of public low-cost housing is based on planning theory principles that grant the planner the freedom to prepare a local plan that addresses pressing issues including housing and neighbourhood quality. The pressing problem under investigation is public low cost housing neighbourhood degeneration and an integrated neighbourhood revitalisation model is proposed in chapter nine to solve this problem.

7.6 Summary

This chapter discussed the respondents’ SE characteristics and their responses in relation to satisfaction/dissatisfaction with housing attributes and neighbourhood facilities. It also analysed their responses on revitalisation as the preferred strategy to solve the housing

problem. The respondents' willingness to participate in a revitalisation strategy was analysed in conjunction with the data obtained by means of in-depth interviews with key informants in the various agencies responsible for the housing sector, and the responses from the FGD. Public low cost housing aimed to provide decent housing to all Nigerians. However, once constructed, these estates were not well-maintained. Due to neglect, the housing units degenerated over time with adverse effects on residential satisfaction. In order to enhance residents' QoL, there is a need to reverse this situation by adopting a revitalisation approach based on a partnership arrangement.

CHAPTER EIGHT

SUMMARY OF FINDINGS AND RECOMMENDATIONS

8.0 INTRODUCTION

This chapter discusses the study's main empirical findings and highlights their theoretical and practical implications. It is divided into three sections. The first assesses whether the study's objectives were achieved and its contribution to knowledge. The second section presents recommendations that focus policy attention on neighbourhood revitalisation. The results of the assessment provided the basis to propose neighbourhood revitalisation planning.

8.1 SUMMARY OF FINDINGS

This study investigated various dimensions of housing quality and residential satisfaction. A questionnaire survey was used to determine residents' views on the housing conditions and the quality of the housing environment. It was administered to 704 households on three different public low-income housing estates, Anikantamo, Abesan and Isolo in Lagos metropolis. In-depth interviews were conducted with officials of the various agencies concerned with housing provision and an FGD was held with residents. The researcher also conducted field observation. The findings are summarised below.

8.1.1 Socio-economic Characteristics

It was found that the residents of the three housing estates are fairly advanced in age, with more than 50% being 50 years old. The majority (86%) of the respondents were married with a family. The average household size was five to six (59.9% of the respondents) and 53.6% had lived on the estates for more than 20 years. Sixty-one per cent of the respondents had tertiary qualifications, while 76% were owner-occupiers. Furthermore, 69.7% of the respondents lived below the poverty line, with 53.3% living on a pension. These SE characteristics depict a group of people that requires assistance to access housing, which is a

basic need. The Pearson correlation analysis measures the strength and direction of a linear relationship between SE features with overall satisfaction on the estates shows high positive correlation of 0.667, 0.735 and 0.882 for housing tenure, length of tenure and monthly income, respectively while 0.046 was yielded for age, which is not significantly related.

8.1.2 Satisfaction with Housing Attributes

Thirty-one per cent of the respondents stated that they were satisfied with the general housing attributes, while 62.5 % were dissatisfied. Dissatisfaction derived from the building design which was drab and monotonous, and the height of three floors which facilitated high population density, and was problematic for the occupants who are mainly over the age of 50 and find it difficult to climb stairs. The extent of such dissatisfaction is demonstrated by the fact that 71.5% of the respondents had modified their dwellings to accommodate their needs, including adding a veranda, garage or kiosk. From the chi-square analysis conducted to test the relationship between residential satisfaction and housing attributes, the calculated values are 304.056; 294.053; 206.193; 193.188; 351.890; 209.634; 200.543; 113.994 for compound size, bedrooms, living room, toilet, kitchen, bathroom, room arrangements, building ventilation, and illumination, respectively. The table statistical table value is 26.3 at p value 0.05 probability level. When the calculated value for the housing attribute is compared with the table value, it is greater. This result shows that it is significant for the relationship between residential satisfaction and housing attributes on all the selected estates. The analysis establishes the relationship between the concepts of housing quality and residential satisfaction.

8.1.3 Overall Satisfaction with the General Housing Condition

The study's results reveal that overall, 74.3% of the respondents were not satisfied with the general housing conditions on the estates. They ranked wall painting as the most unsatisfactory (82.4%), while the condition of the floors was ranked least unsatisfactory.

8.1.4 Overall Satisfaction with Housing Services

The findings show that 80.6% of the respondents were not satisfied with housing services, including water and electricity supply, and waste disposal. In terms of priority, sewerage was ranked most unsatisfactory at 33.9% and electricity supply at 19.5%.

8.1.5 Overall satisfaction with General Housing Management

The result of the analysis showed that 79.6% of the respondents were dissatisfied with general housing management and 17.0% were satisfied. Effective housing management can slow down housing deterioration and the decline in neighbourhood quality.

8.1.6 Overall Satisfaction with Neighbourhood Facilities

The study found that 38.9% of the respondents claimed to be satisfied with neighbourhood facilities, and 56.5% were dissatisfied. It is therefore possible to postulate that neighbourhood facilities are predictors of residential satisfaction on public housing estates. The result of Pearson product moment correlation instrument which measures the strength and direction of a linear relationship between two variables was conducted to test the relationship between neighbourhood facilities and residential satisfaction. The result shows a moderate positive relation ($r=0.143$, $p<0.01$) for the landscape facilities. However, a strong positive association was observed between recreational facilities and residential satisfaction ($r=0.783$, $p<0.01$).

8.1.7 Satisfaction with Social Relations

A simple majority of 54.6% of the respondents was satisfied with neighbourhood social relations that manifest in acquaintance and interaction with others on the estate and in the

community while maintaining privacy. Social interaction in housing areas influences residents' satisfaction and augurs well for community participation in revitalisation.

8.1.8 Spatial Variation in the Level of Residential Satisfaction on the Housing Estates

The result of the Kruskal-Wallis test conducted to determine if there is significant variation (difference) in the level of residential satisfaction between the housing estates was reported in section 7.4. It revealed there was no spatial variation in the level of residential satisfaction between, Anikantamon, Isolo and Abesan estates.

8.2 Findings from the Key Informant Interviews and Focus Group Discussion

This section presents the findings on the definition of housing quality, maintenance and management of housing, urban blight and housing deterioration, and the potential of a revitalisation planning strategy. The findings revealed flexibility in the operational definition of housing quality, ranging from the application of indices of safety, affordability and sanitation enshrined in the National Housing Policy to standards adopted by LASURA. LASURA's indicators are based on the UN's 1985 indicators for the identification of slums in Lagos. They include tenure, sanitation, overcrowding, affordability and pipe borne water. All the residents of the public housing units under investigation enjoyed security of tenure. However, it was not possible to obtain information on the extent to which the housing units complied with conventional construction standards.

The LBIC was created in 1980 to manage and maintain the public low-income housing estates. It would appear that this statutory responsibility was undertaken in conjunction with other agencies like LAWMA and MOE. It was found that residents pay annual insurance and maintenance fees of 1200 Naira (\$5) per year. Despite this, evidence was found of ineffective

management and maintenance of the estates by the LBIC due to inadequate funding and ill-discipline on the part of residents. Ineffective development control results in illegal change of use of buildings and deplorable living conditions. The key informant from the LSDPC estimated that *“99% of the building transformation and attachment in the estate did not have approval.”*

The National Housing Policy noted that housing issues in Nigerian urban centres include the quality of available units, infrastructure and the environment, which to a large extent determine citizens' well-being. A key informant noted that *“LASURA used conventional standards to determine the habitability of housing taking cognisance of the provision of facilities, availability of services, structural soundness and durability.”* Compromise at any stage of construction, and decline over time due to a lack of maintenance, undermine residential and neighbourhood quality. The study recorded an 80.6% level of dissatisfaction with housing and 56.5% dissatisfaction level for neighbourhood quality. Seventy per cent of the units on the Anikantamon estate, which is typical of low-income public housing in the metropolis, are in a state of disrepair.

Revitalisation was found to be an appropriate strategy for the low cost housing estates which at inception held much promise but over time suffered from infrastructural decay due to more than 30 years of neglect. The study also found that the necessary conditions for successful implementation of neighbourhood revitalisation are in place, including legal provision for revitalisation of blighted areas as enshrined in Part 1 section 1 of the Lagos State Urban and Regional Planning and Development Law 2010, the institutions already in place, functional Community Development Associations and residents' enthusiasm with 89.2% level of

willingness among respondents to participate in revitalisation in a partnership arrangement irrespective of their SE characteristics.

The FGD revealed that when the public low-income housing estates were established, occupants experienced high levels of residential satisfaction as many previously occupied one or two rooms in a slum area and the new units were symbols of dignity and prestige.

8.3 ACHIEVEMENT OF OBJECTIVES

This study focused on public low-income housing in Lagos, Nigeria. It investigated housing quality and sought to determine whether neighbourhood revitalisation within the context of housing policy would be an appropriate tool to reverse the degeneration of public low-income housing due to neglect. Against this background, the first objective was to explain the concepts of housing quality, urban renewal and residential satisfaction. Different perspectives of housing quality were presented in chapter four. The various definitions of housing quality, indicators used to measure the concept and the policy discourse on housing quality were examined in chapter four. The concept of urban renewal which is synonymous with revitalisation and regeneration was examined in chapter five, that provides a definition of urban renewal and an overview of the approaches to such. The concept of residential satisfaction was explained in chapter three as a measure of the extent of satisfaction with the housing situation, reflecting the perceived gap between residents' needs and aspirations and the reality of the current residential context.

The second objective aimed to establish the relationship between housing quality and residential satisfaction and the implications for neighbourhood revitalisation. This was achieved through the test of hypothesis number one. Additionally, chapter four examined the

relationship among these terms using a model. A positive correlation was established between housing quality and QoL. It was also confirmed that neighbourhood revitalisation through partnership arrangements can bring about improved housing quality, increased residential satisfaction levels and enhanced QoL.

Objective three concerned an examination of the characteristics and conditions of public low-income housing. This was achieved in chapter seven that provided a descriptive analysis of the components of housing quality including housing attributes, housing conditions, housing services, housing management and neighbourhood facilities and their influence on residential satisfaction.

Objective four sought to analyse the respondents' SE characteristics and the implications for a possible revitalisation strategy. This was achieved in chapter seven that examined this issue through descriptive and inferential statistical analyses.

Objective five focused on the review of international experience of urban renewal approaches. This was achieved in chapter five which indicated that urban renewal is a world wide phenomenon and that the term is used interchangeably with others such as redevelopment, gentrification, regeneration, rejuvenation and revitalisation. The review provided lessons from which Nigeria as a developing country can learn.

The sixth objective concerned an assessment of the appropriateness of different urban renewal approaches to reverse neighbourhood decline and draw lessons on strengthening neighbourhood revitalisation schemes to reverse housing decline and neighbourhood degeneration. Chapter five reviewed various urban renewal approaches. It noted that redevelopment refers to complete demolition and replacement of existing buildings, sometimes resulting in gentrification, where the original residents are displaced by high-

income groups. On the other hand, neighbourhood revitalisation is an urban renewal approach that improves living conditions with minimal disruption of communities, highlighting its appropriateness for this study.

The lessons learnt from international experience of neighbourhood revitalisation illustrated its viability as an approach to reverse the degeneration of public low-income housing in Lagos metropolis and to promote citizen participation that is critical for the success of this approach, with the public sector driving the process.

8.4 RECOMMENDATIONS

In view of the inappropriateness of slum clearance as the best approach to solve housing and environmental problems on public low-income housing estates, a number of planning strategies and actions, that would not only address the aforementioned problem of housing quality decline and neighbourhood degeneration but would also achieve the previously stated objectives, are proposed in this section. This is in addition to other recommendations made that have policy, financial and legislative implications.

The three main approaches to urban renewal of the existing buildings were discussed in section 5.3. For the purposes of this study, revitalisation refers to upgrading degenerated neighbourhoods. It involves a process of environmental improvement at both micro and macro levels, effectively using domestic resources and a variety of techniques. At the micro level, the revitalisation of the low cost housing means the environmental upgrading of the existing housing stock by carrying out repairs, repainting and plastering defective units and promoting cleanliness and good sanitation among all households in the public low-income housing estates concerned. At the macro level, the approach will involve a process of

neighbourhood revitalisation through the removal of refuse, clearing block drainage channels in Anikantamon to promote the free flow of runoff surface water. While the repairing and construction of open spaces and streets are paramount in Isolo and Abesan estates. All the estates are in need of fire stations, health centres and fencing around the estate.

In order to create habitable housing and a livable housing environment in which residents experience increased residential satisfaction and an enhanced quality of life, the following strategies are recommended and examined: strategies based on addressing the degeneration of neighbourhood quality, those that aim to improve and restore sub-standard housing stock and strategies to prevent further decline in the quality of housing and neighbourhood degeneration on the estates.

8.4.1 STRATEGIES TO ADDRESS THE DECLINE IN NEIGHBOURHOOD QUALITY

The role of human factors in the degeneration of neighbourhoods, particularly with respect to illegal development and residents' failure to maintain their buildings, was discussed earlier in this thesis. For instance, given the lack of modern waste disposal facilities, residents of the low-income public housing estates continue to indiscriminately dump their refuse and waste in open spaces and drains and around their neighbourhoods. This hinges on the ignorance of the residents on the adverse effect of this behavioural attitude. An action that could be taken to curb decline in neighbourhood quality derived from indiscriminate dumping of refuse in all the sites under study is by means of carefully designed public health education programmes.

8.4.1.1 CREATING AWARENESS

The first strategy to address neighbourhood degeneration in the low income housing estate is the declaration by the state governor of every housing estate in Lagos metropolis blighted area that is due for revitalisation. The next step is the active involvement of residents of the

residents. The success of revitalisation of the low income housing estates depends on residents' willingness to accept it. To this end, a social process to activate residents' interest and solicit their support is recommended. The action that is necessary in this regard is to have a data bank of all the residents of the estates by the LBIC through census method with a view to determining their socio-economic characteristics and ascertaining their interest and willingness to participate in the revitalisation.

The next step is to organize an all-encompassing public enlightenment campaign spearheaded by the Lagos State Government, the Lagos Sanitation Environmental Corps and Community Development Associations. Sanitary inspectors employed by the Ministry of Health should address the residents of the community and CDA meetings to explain basic health issues.

Since the primary objectives of the programme would be to transform the physical and social environment of the low cost housing estate it should focus on basic civic concepts, hygiene codes and the value of living in a quality environment. It is assumed that, once residents are made aware of the social and health implications of the wide gap between their current environment and the desired standards, they would shoulder some responsibility for improving their buildings as well as the neighbourhood. This could involve repairs to leaking ceilings, cracked, peeling and moldy walls and broken roofs.

8.4.1.2 REVITALISATION THROUGH CITIZEN PARTICIPATION

The main problems plaguing the low-income housing neighbourhoods in Anikantamon, Isolo and Abesan were presented and analysed in chapter seven. Among the physical problems are overcrowding of houses illustrated by household size variable, blocked drainage facilities, poor road conditions, poor disposal of waste, structural defects and aesthetic issues. It should be borne in mind that these estates are mainly home to low-income people with weak

purchasing power and a lack of credit facilities. Furthermore, the neglect of the neighbourhood by the government results in adverse effects on social infrastructure. Additionally, many of the residents are pensioners, resulting in a lack of human capital. Thus, self-help projects and schemes are recommended as the second stage of revitalisation strategy within the social context. In this regard, the action undertaken by residents of a building that involves a joint task of repairing and/or the revitalisation of their own housing and their immediate neighbourhood using their own effort and resources should involve the government bodies, public agencies and cooperate bodies. This strategy is known as aided self-help and that is expected to take any of the forms such as technical assistance, loans or equipment, or building community facilities. This strategy is crucial as the majority of the residents earns a low income and will not be able to repair their houses without some form of aid. On the other hand, due to resource constraints, the government on its own cannot solve the housing problems plaguing the low cost housing estates.

There are many ways that the government could promote the revitalisation programme regarding the blighted low cost housing scheme. For instance, it is recommended that the NHP which hitherto has paid lip service to the blighted low cost housing estates be reviewed in such a way that a section of the housing policy should be geared towards the revitalisation of public low cost housing estates periodically within a time frame preferably every ten years. To this end, aside from the provision being made for grants in the yearly budget to supplement the annual management and insurance fees paid by occupants. A percentage of the budget should be allocated to the revitalisation of the low cost housing estates every ten years. The state government, through its various ministries should also be involved in the revitalisation of the low cost housing scheme. Details are examined in section 8.7. One important way in which the Lagos State government could assist in promulgating a law that

residents of each of the three estates should organize themselves into co-operative bodies comprising 144 membership inhabiting 24 contiguous buildings for ease of administration based on the principle that each of such groups is expected to pool their resources together to improve their immediate micro environment. Local government should register these bodies and enforce the necessary legal backing supporting their establishment as well as enacting edict and bye laws that will be binding on the residents in the revitalisation scheme. Aside from the community halls that have been constructed in Anikantamon and Isolo, many other facilities are required on the estates which could be provided through self-help projects.

On a wider scale, the resident's enlightenment through awareness creation of importance of living in a clean environment coupled with their encouragement to organise self-help schemes, an action is recommended for initiation in each of the estate to clean the neighbourhood through an environmental task-force. In this regard, it is recommended that learners at primary and high schools and on the estates could be drawn in. The potential of students and youths as sources of community development seems to be untapped in this neighbourhood. The community sustains educational institutions in these estates through taxes and, in turn, they should assist the community through voluntary efforts.

Depending on the agreement reached by a particular school and local residents, a day on the weekend could be declared a community improvement day to clear gutters, refuse etc. under the watchful eye of CDA officials and Youth Residents Association (such as Abesan Estate Residents Youth Association Abesan), the Lagos Environmental Sanitation Corps and sanitary officers from the Ministry of Health. Lagos Neighbourhood Security Corps could provide security during the operation.

In order to avoid the neighbourhood reverting to unsanitary conditions, this community clean up exercise should be an on-going programme, preferably on a weekly basis. The proposed strategy is not new to Nigeria. In 2016, the Lagos State government adopted an edict which makes it compulsory for all shops and markets to clean their immediate environs from 7-10am on Thursday mornings. The success of this scheme rests on cooperation among local government sanitary officers, stall holders and local citizens. The National Youth Service Corps (NYSC) also attests to the practicality of this proposal. This government scheme is designed to ensure that all graduates from universities and polytechnics (both locally and abroad) serve their country for a year before taking up an appointment. Young people engage in community development projects on a weekly basis, usually in collaboration with the local community.

It is worthy to note that if the civic education and active involvement of residents in self-help projects are properly organized and undertaken, many advantages would accrue to residents of the low-income housing estates as well as the government. For instance, residents would become more conscious of the need to keep their neighbourhood environmental clean, their relationships with educational institutions would be strengthened, the notion that the government is responsible for everything would be dispelled, and residents would become more conscious of their civic and social responsibilities. The following section focuses on strategies to improve the existing housing stock.

8.4.2 STRATEGIES AIMED AT IMPROVING THE EXISTING HOUSING STOCK

The empirical data obtained from the survey revealed that about 70% of the houses in the Anikantamo estate are in a state of despair due to old age and poor maintenance. Furthermore, 43.0% and 61.0% of the respondents stated that they were dissatisfied with the toilet and bathroom facilities, respectively. Similarly, 52.0 % and 76.6 % expressed

dissatisfaction with ventilation and illumination, respectively. These attributes relate to the windows in the housing units as illustrated in section 7.1.2.4.

Government grants offered to home owners in some developed countries to improve such amenities are not available in Nigeria due to resource constraints and the fact that the government accords low priority to neighbourhood renewal in low-income housing estates. The situation is further exacerbated by the fact that credit facilities are not extended to many low-income households, reducing their capacity to invest in their homes. It is thus, recommended that, the State Government direct the LBIC to grant soft housing improvement loans ranging from N2 million - N5 million (\$5556- \$13889) payable on an installment basis to self-help bodies. These bodies would be responsible for the repayment of such loans over a period of eight years.

It is recommended that the Lagos State government should also increase the working capital of the Lagos Building Investment Company in order to meet demand. In order to ensure that loans are judiciously spent, a member seeking a loan should be required to submit a concrete outline of how the money will be used. Once a loan is granted, recipients should be encouraged to use it to purchase the required material, with labour supplied in the form of self-help by residents.

The following set of strategies relates to upgrading the condition of housing stock in the area. As noted earlier, given the scale of the housing problem on the estates, it is not politically, culturally or financially feasible to remove the stock. Most residents fall into the low-income group and relocation would remove them from economic sources of survival. Upgrading the

existing neighbourhood would enable improved living conditions at less cost and with less disruption.

In establishing the order or priority for upgrading projects, a number of factors should be taken into account. Due to the high density of the neighbourhood, upgrading should be approached with caution. The first step regarding this strategy is analysis and determination of occupants of existing structures and residents. This would establish ownership and provide information on household profiles. This is necessary because it is impossible for residents to benefit equally from the programme. Secondly, due to resource constraints, it is important to set priorities for the different estates. Section 7.1.4 indicates the educational status of the residents.

Furthermore, community participation recommended earlier is understood to be the basic tenet in upgrading schemes that was meant to encourage residents to engage in self-help groups with a view to undertaking revitalisation at household level while the provision of a public water supply and street lighting could be undertaken co-operatively.

Once a few families sign on to the scheme, it is expected that a chain reaction will follow. When other families living in the same building see that their neighbours have improved their housing conditions through self-help, it is assumed that they will be inspired to do the same, with positive impacts on the physical appearance and cleanliness of the neighbourhood.

However, neighbourhood upgrading on its own will not address overcrowding due to rapid urbanisation. It is recommended that new sites are developed by the state government to provide housing for low-income groups. Local materials of a certain standard should be used

to reduce costs while taking cognizance of the life stage of prospective occupiers. Mixed buildings are recommended comprising of one, two and three bedroom flats in this regard.

8.4.3 STRATEGIES TO PREVENT FURTHER DEGRADATION OF THE NEIGHBOURHOOD

The discussion in chapter seven noted that, amongst other factors, the lack of effective development control on the estates resulted in illegal development that not only led to blight, but also accounted for the persistent decline in housing quality in the neighbourhood. In order to prevent further degeneration, the following strategies are recommended.

8.4.3.1 More Effective Control of Development

As noted previously, it would appear that the regulations adopted by the Ministry of Physical Planning and Urban Development do not apply on the low-income housing estates. Illegal development creates health and other hazards. More effective control of development is essential to prevent further degeneration. The current situation, where residents are able to erect structures without approval and in violation of by-laws should be discouraged. Violations should meet with stiff penalties, including immediate demolition of the illegal development. It is recommended that this be monitored on a daily basis.

8.4.3.2 Improving the Economic Status of Residents of the Housing Estates

As noted earlier, poor economic status is a barrier to improvement in low-income residents' housing conditions. Revitalisation should thus go hand-in-hand with economic development. Merely providing housing for people who are unemployed or under-employed cannot solve the problem, but creates new and different ones. In urban centre like Lagos, strategies to prevent further degeneration of neighborhoods require long-term planning strategies to improve residents' earning power.

In this regard, the state and local government should make concerted efforts to attract new enterprises to the neighbourhood to create employment opportunities for residents, the majority of whom are pensioners. Furthermore, economic development policy should look beyond the neighbourhood and regard it as part of a larger region. At the micro level, markets and shopping complexes should be provided close to the residential neighbourhoods.

Successfully creating job opportunities requires that residents' skills be upgraded. It is thus recommended that the Lagos State Ministry of Youth and Social Development the relevant ministry in charge of empowerment adopt a programme to upgrade residents' skills as appropriate to that estate. This would involve the establishment of training centres for skill acquisition in close proximity to the public housing estates. The potential of this approach is already being demonstrated in Abesan Estate as shown in plate 8.1.

Plate 8.1 Site of Skill's Acquisition Centre in Abesan Public Low Income Housing Estate



Source: Author's Field work, 2016

It is recommended that an appropriate skill acquisition centre is established strategically in five of the twenty three low income housing estates in Lagos Metropolis using clustering methods. The decision to establish an acquisition centre in a cluster of low cost housing estates should take cognizance of the peculiarity of the cluster. Having discussed the proposed strategies to address the decline in housing quality and neighbourhood degeneration, the following sub-section discusses policy implementation and the likely impact of the recommended strategies.

8.4.3.3 Private Sector Participation

The low quality of the housing provided for low-income earners derives from problems relating to previous government policies. Government housing policy has been characterized by a lack of political will, policy continuity as well as failure to implement extant policies. Also is the important issue of unstable macro-economic environment, and poor funding and mortgage arrangements. This points to the need to encourage private sector participation in housing development for the low-income group. Historically, housing development in Nigeria was private sector driven. This sector had successfully delivered low-income housing in countries like Malaysia, South Africa (Singaravelloo, 2010; Elegbede et al., 2015). However, research in Nigeria suggests that PPPs established to provide housing, particularly for the low-income group, have yet to achieve their objectives (Ndubueze 2009; Nubi and Oyawola, 2010; Ibem, 2011 cited in Abdullahi and Wan Abd Aziz, 2011; Sanda et al., 2017). The private sector's erroneous assumption that low-income households cannot afford the revitalisation of poor residential neighbourhoods should change, in line with global trends that support private sector participation as a key factor in preventing further degeneration of poor residential neighbourhoods. Resource constraints hamper urban revitalisation projects by the public sector, calling for more private sector participation. Revitalisation News (2016)

reports the experience of eight cities across the world that successfully revitalised distressed parts of urban areas. Such experiences could inform efforts to prevent further degeneration by improving the condition of public low-income housing neighbourhoods in Lagos. To this end, an increased supply of low interest fund to developers is recommended among other positive incentives such as tax rebate and favourable plot ratio to boost the capacity for private sector participation in housing development for the low income group.

8.5 IMPLEMENTATION OF RECOMMENDED STRATEGIES

An important factor in getting an upgrading project off the ground is a continuous chain of responsibility from federal, to state and local governments to the smallest group of residents in the area. However, due to the Federal government's lukewarm attitude to renewal of public low-income housing estates across the country, implementation is expected to rest on the state and local governments. At the state level, cooperation among the Ministries of Physical Planning and Urban Development, Environment, Economic Planning, Land Matters, Youth Health and Education is necessary for successful implementation.

8.5.1 Responsibilities of Ministries and Agencies

Table 8.1 below sets out the duties of the various ministries and agencies.

(a) Federal Government

At the federal level, the government should focus on adopting urban policies such as enforcing the use of local materials for housing construction and renovation to enhance affordability. The Federal government should also make revitalisation of public housing estates across the nation mandatory every eight years.

Table 8.1 Responsibilities of Ministries and Agencies

MINISTRY AND AGENCY	RESPONSIBILITY
1.Federal Ministry of Lands , Housing and Urban Development	1. Formulating policy on the revitalisation of low cost housing estates every eight years. 2. Passing of housing reform legislation to improve investment climate.
2 Ministry of Housing	1 Monitoring private sector urban revitalisation project.
3.Ministry of Physical Planning and Urban Development	1. Declaration of the public low-income housing estates as blighted neighbourhoods using the Lagos State Urban and Regional Planning Law of 2010.
4.Ministry of Local Government and Community Development	1. Publicity for the self-help scheme and stimulating residents' interest in the revitalisation scheme. 2. Organising residents into small self-help groups for implementation of the 'operation keep neighbourhood clean' scheme. 3. Monitoring the progress or otherwise of the scheme.
5.Ministry of Education	1. Making monthly neighbourhood clean-ups compulsory for all primary and secondary schools on the estates.
6.Ministry of Health	1. Creating awareness of the advantages of living in a wholesome, clean and decent environment.
7. Ministry of Environment	1. Providing refuse collection vehicles and drivers during the operation clean the neighbourhood. 2. Demolishing illegal structures obstructing the drainage system. 3. Assisting in enforcing the environmental sanitation code.
8. Ministry of Employment and Civil Service Matters	1. Organising and carry out a training programme to improve residents' skills.
9.. Ministry of Youth and Social Development	1. Training of youths in skill acquisition in various aspects including computer, tailoring, and shoemaking among others.
10..Lagos Building Investment Company	1. Granting of housing loans to the residents of the public low-cost housing estates to repair their houses.
11. Lagos Neighbourhood Security Corps	1. Providing security during the community clean up excercise.
12. Lagos Environmental Sanitation Corps	1. Enforcing environmental bylaws within the estates.

Source: Author's Design, 2016

(b) State Government

At state level, the governor should identify low-income housing estates for revitalisation, and establish a central “public low-income housing improvement committee” charged with implementation and coordination of the efforts of the different agencies involved in public low-income housing renewal. LASURA the agency saddled with the urban renewal in Lagos should be more equipped with tools, personnel and resources to be able to respond spontaneously with proactive revitalisation strategies to curb the menace of public low income housing degeneration in Lagos. The working capital of the LBIC should be increased and the company should be mandated to grant housing improvement loans of N20, 000- N50, 000 to any family that is a member of the cooperative body and is actively participating in the affairs of the co-operative body recommended in section 8.4.1.2.

(C) Local Government

The elected local government chairperson, and councilors for works and housing should promote the concept of self-help and act as the contact person between the organisers of the scheme and the community. They should provide both moral and financial support for the implementation of strategies aimed at addressing neighbourhood degeneration.

Successful implementation of the strategies requires coordination of the activities of all ministries and agencies and the various community groups within the neighbourhood. While ministries’ activities could be coordinated by the permanent secretary, at community level, such coordination and liaison should be carried out by a secretary appointed by each of the self-help groups.

8.5.2 PHASING IN THE PROGRAMME

The recommended strategies should be phased in over a period of eight years in two stages - pre-implementation and implementation. The eight years is recommended based on the political arrangement where it is possible for an elected governor to serve in two terms of 4 years.

(i) Pre-implementation: Phase I

At this stage, it is expected that all relevant public agencies and private bodies, including financial institutions are contacted, motivated and organised to carrying out the task of implementing the strategies.

This could be divided into four main stages. The first, probably lasting about a year, will involve the State Governor using the eminent domain power enshrined in the Lagos State Urban and Regional Planning Law, 2010 to declare that public low-income housing requires revitalisation, and the formulation of policy.

The second stage, probably lasting about two years, involves stimulating residents' interest by means of a series of meetings. The first step is educating them on the dangers of living in an insanitary environment; this would involve officials from the Ministries of Health, Physical Planning and Urban Development, and Local Government and Community Development. At this consultation stage, the aim and objectives of the scheme should be explained to residents. This should be followed by a house-to-house survey to establish the types and members of the households keen to participate in the self-help scheme.

The third stage, lasting about a year, would involve the residents of the neighbourhood forming self-help groups of 144 people per group to carry out 'operation keep the neighbourhood clean'. The groups should be organised by social workers in collaboration

with CDA leaders. Simultaneously, principals of secondary and primary schools should prepare their students for participation in the scheme.

The final stage in the pre-implementation period, lasting a year, involves preparation for the work programme to improve neighbourhood environmental quality year round. This will be carried out by CDA leaders, social workers and the various schools' liaison officers. The timetable should take the needs of the various groups into account.

(ii) Action Phase: Phase II

This phase should be a continuation and should synchronise with the first one. Actual improvement of the environment and repair of some of the houses could be divided into three sub-stages.

The first stage involves community action. This will probably last two years. Under the direction of the sanitation officer and social workers, and with the assistance of self-help groups, students will clear refuse and gutters, construct drains and pave existing roads.

The second stage involves improvement of some of the existing housing stock in the neighbourhood. This will be undertaken by property owners using loans disbursed to the cooperative by the LBIC. The training scheme to upgrade residents' skills should be simultaneously implemented.

The following sub-section examines the likely impact of the recommended strategies in addressing the problems confronting the public low-income housing estates.

8.6 LIKELY IMPACT OF THE RECOMMENDED STRATEGIES

The scheme is expected to result in improved environmental quality and better quality housing, thereby increasing residential satisfaction and residents' quality of life.

With regard to the neighbourhood environment, improved sanitation, through the provision of portable communal dustbins and allocation of duties among the self-help groups to empty them will overcome the current problem of indiscriminate refuse disposal. It is also expected that households' commitment to create a more wholesome environment by fixing leaking roofs and painting dirty walls will make an appreciable difference within five years of the launch of the scheme. The recommended housing grants from the LBIC will enable substantial improvements to physical structures. Overall, the consequence is likely to be an increase in the level of residential satisfaction and enhanced quality of life.

Furthermore, where residents are able to improve their economic status, they will be in a position to add amenities that are currently lacking in the housing units. This would also go some way in reducing the pressure and wear and tear on the few existing amenities.

Finally, addressing the problem of overcrowding within individual units is likely to be a long term project when residents sufficiently improve their earning power to enable them to build new homes, probably on the outskirts of the city.

8.7 Contribution to Knowledge

This study examined the use of neighbourhood revitalisation as a viable alternative to slum clearance to reverse the decline in housing quality and neighborhood degeneration on low-income public housing estates. It is unique in that it establishes the positive relationship between an increase in the level of satisfaction of residents of public low-income housing and neighbourhood revitalisation. The few studies that have been conducted on residential satisfaction in Lagos either focused on medium- or high-income public housing or compared the satisfaction derived by the occupiers of these two categories of housing estates. While some touched on low-income housing, to the researcher's knowledge, none have considered revitalisation as a strategy to reverse the decline in the quality of public low-income housing

neighbourhoods in Lagos metropolis. For instance, Ilesanmi (2010) investigated residential satisfaction and the characteristics of housing units in Lagos. Jiboye (2010) considered the relationship between environmental and management issues, housing characteristics and residential satisfaction, using samples from low, medium and high income neighbourhoods in Lagos. Aduwo et al (2013) investigated the physical transformation of dwelling units on low-income housing estates in Lagos and the implications for satisfaction levels.

The goal of revitalisation approach is to reduce losses by encouraging residents to improve their residential neighbourhood through self-help projects reified by “cooperative bodies” organization within the ambit of community participation term. Dissatisfaction with housing and neighbourhood quality of low cost housing has been discussed as a necessary condition for relocation and adjustment of housing design by residents towards meeting their housing aspiration. The study has demonstrated a situation how residents who are dominantly low income earning less than the minimum monthly wage are dwelling in degenerated residential neighbourhood are dissatisfied with their residential settings will stay and improve their residential environment with a view to averting social disruption and economic loss that would have occurred from slum clearance. Based on this study, institutions responsible for the maintenance of the low cost housing can manage such residential neighbourhoods in ways that increase residential satisfaction level and enhance quality of life of residents.

Finally, previous studies addressed the physical aspects of residential satisfaction, while this study combined physical and social factors to mitigate the neighbourhood degeneration problem at the appropriate scale of action. Although residents recognized the value of community participation in improving their housing, no evidence of actual participation was found to exist in the estate during the course of study. To this end, it contributed to knowledge by putting social urbanism principles into practice through the cooperative strategy using an integrated and participatory approach that included the residents, teachers,

youths, students, officials of ministries and agencies among others to alleviate the problem of low cost housing blight. This is demonstrated by “Neighbourhood Integrated Plan” proposal. The plan assumes that increased level of residents would result from a degenerated low cost housing neighbourhood that is reversed through revitalisation strategy that comprised of three components. These are the physical that focuses on repairing and fixing of facilities, social that operates through cooperative bodies in the execution of a gradual and aided self-help project and an institutional component that coordinates the implementation of the social and physical programme. The NIP entails an integrated neighbourhood intervention that harnesses government resources, projects and programmes. The identified strategies on the long run are expected to be faster, better, more cost effective, more visible and more sustainable than clearance and can be replicated elsewhere.

8.8 SUGGESTIONS FOR FURTHER RESEARCH

Suggestions for further research include:

- A study on the level of residential satisfaction after the neighbourhood revitalisation project and the impact of neighbourhood revitalisation on the residential areas.
- Research on the extent to which a sense of community belonging and place influences residential satisfaction in public low-income neighbourhoods.
- Further research on housing standards that goes beyond plot and house sizes and uses, road sizes, market and shopping facilities, building materials and methods of construction. This could include information on existing facilities in public low-income housing and users’ needs and requirements.
- Further research is required with emphasis of the relationship of housing improvement executed by private sector participation to overall quality of life.

8. 9 CONCLUSION

This study aimed to propose a strategy to increase the residential satisfaction and QoL of residents of public low-income housing in Lagos that has declined in quality as a result of neglect. It was based on the assumption that a neighbourhood revitalisation plan would reverse neighbourhood decay, improve housing quality condition, increase residential satisfaction and enhance the QoL of residents of low-income housing estates. The study found out that Lagos is growing rapidly in terms of both population and economic activities. It found out that the government policies driven by economic realities have not been able to cope with the demand for housing, particularly among the low-income group. To this end, it found out that the public low cost housing provided for this group suffered neglect, resulting in decay and residential dissatisfaction. This study aimed to address the problem of poor housing quality in public low-income housing estates using Anikantamo, Isolo and Abesan in Lagos metropolis as case studies. It investigated the appropriateness of neighbourhood revitalisation to ameliorate housing decay on these estates. Most developing countries have adopted total clearance and relocation of occupiers, an approach which has been criticised for being unrealistic in solving housing problems among the low-income group. The need for an alternative to slum clearance motivated this study on the use of a revitalisation strategy to increase the level of residential satisfaction in public low-income housing in Lagos metropolis. It found out that the strategy can prevent resident's relocation and housing adjustment that result from residential dissatisfaction and increase satisfaction level of the residents and enhanced their quality of life. It concludes that revitalisation can prevent further degeneration, reverse the existing condition of low cost housing degeneration, reduce residential dissatisfaction level, increase residential satisfaction level and enhance quality of life of residents of low cost housing within the global sustainable human settlement context.

8.10 SUMMARY

The thesis comprised of eight chapters. Chapter one introduced the study and chapter two discussed the research methodology employed. The third chapter focused on the theoretical and conceptual framework. Chapter four presented a literature review on housing quality, while chapter five examined the concept , theory and practice of urban renewal globally, focusing on the revitalisation approach. Chapter six critically reviewed Nigeria's housing policy. Chapter seven presented and analysed the data from the questionnaire survey, in-depth interviews with officials in ministries and agencies and the FGD. Chapter eight summarized major findings of the study and recommended strategies that can be used to reverse the low cost housing neighbourhood decay. It concluded the study with a discussion on its contribution to knowledge and suggestions for further study.

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APPENDIX 1

NEIGHBOURHOOD REVITALISATION AND HOUSING SATISFACTION: ENHANCING RESIDENTS' QUALITY OF LIFE IN PUBLIC LOW INCOME HOUSING ESTATES IN LAGOS METROPOLIS NIGERIA

QUESTIONNAIRE FORM

Dear Sir/Madam,

This questionnaire is aimed at carrying out a survey in sample low income public housing estates in Lagos metropolis on residential satisfaction and neighbourhood revitalisation towards enhancing the quality of life of residents. The goal of the research is to solve the problems related to deterioration in the low income housing living conditions and use its outcome as input into future housing projects. The completion of the questionnaire takes about 20 minutes. If you do not wish to answer a question, do not oblige. However, kindly note that this survey is for academic purpose and data collected through it will be treated with utmost confidence. Your cooperation will be appreciated.

Please feel free to add your comments, and do not hesitate to ask question.

Thank you.

Omolabi, A.O.

Questionnaire identification variables

Interviewer's name _____ Location _____ Block number _____

House number _____ Time Started _____ Time Finished _____ Date _____

SECTION ONE: RESPONDENT'S SOCIO-ECONOMIC CHARACTERISTICS

Please fill in the gap or tick wherever it is applicable.

1. How old are you? [1] Less than 25 years [2] 25-40 years [3] 41-50 years [4] 51-60 years [5] 61-70 years [6] above 71 years.

2. For how long have you resided in this house? [1] Less than 5 years, [2] 6-10 years, [3] 11-15 years, [4] 15-20 years, [5] above 20 years.

3. What is your household size including dependants? [1] 1-2, [2] 3-4, [3] 5-6, [4] 7-8, [5] Above 8

4. What is your educational level? Please mark. [1] No formal education, [2] Primary only, [3] Secondary only, [4] Tertiary.

5. Average monthly income (in naira) [1] less than 17, 000 [2], 18000- 25,000 [3] 26,000- 50,000 [4] 51,000- 100, 000 [5] Above 100,000.

6. What is your occupation? [1] Artisan [2] Civil Service [3] Self-employed [4] Retired [5] private employee.

7. State your type of tenure [1] rented [2] owner-occupier [3] inherited [4] multiple ownership [5] others. Specify _____

8. If owner occupier, how did you obtain the ownership? [1] Directly purchased from Government [2] Purchased from a previous owner [3] Transfer of ownership (Family inheritance) [4] others. pecify _____

9. If purchased, how did you source for money to pay for the building/flat? [1] Self, [2] Mortgage, [3] Cooperative [4] Bank loan [5] Employer's loan [6] Local borrowing (Friends, money lenders etc) [7] Others. Specify _____

10. If purchased through loan, have you completed the loan payment? 1[Yes] 2 [No]

11. If no, how long will it take you to complete payment? _____

12. What (is)/are the purpose(s) for which this house is being used? [1] Residential [2] Residential + commercial (retails/wholesales shops) [3] residential + Commercial (Office) [4] Residential + (Light industry) [5] Others, specify_____

SECTION TWO: RESPONDENT’S SATISFACTION WITH PUBLIC HOUSING CHARACTERISTICS AND CONDITIONS.

A.Housing Attributes.

1. Please indicate the most important attribute of the housing that you like? [1] Good location [2] Quietness and peace [3] Mode of provision [4] Quality of the house [5] others. Justify your selection.

2. How would you like to indicate your level of residential satisfaction with the original design of this building using the following? [1] Strongly dissatisfied, [2] dissatisfied [3] indifferent [4] satisfied [5] strongly satisfied.

3. Please indicate how satisfied or dissatisfied you are with the specific housing attributes. Please tick (√) [1] Very dissatisfied [2] dissatisfied [3] indifferent [4] satisfied [5] Very satisfied.

Variables	Ratings				
	1	2	3	4	5
Size of House					
Size of bedroom					
Size of living room					
Size of toilet					
Size of Kitchen					
Size of Bathroom					
Room arrangement					
Ventilation					
Illumination					

4. Have you at any time carried out any form(s) of modification on this house? Pick one
 [1] Yes [2] No

5. If yes, which form (s) of modification (s) have you carried out? Please tick (√) the form(s) of modification?

S/N	Form of modification	Choice of Modification
1	Change of window	
2	Change of doors	
3	Addition of fence	
4	Addition of shops	
5	Addition of balconies	
6	Others	

6. If no, why will you not like to modify the building? Please tick one (√)

S/N	Reasons for non-modification	Choice of reason for non-modification
1	Satisfied with the building design	
2	Financial constraints	
3	Against the development control regulation	
4	Will soon relocate.	
5	Others (specify)	

7. If yes, for what major reason did you modify the house? Please tick one reason (√)

S/N	Reason for modification	Choice of reason for modification
1	Economic benefit	
2	Inadequate living space	
3	Inadequate recreational space	
4	Improve ventilation of building	
5	Improve Illumination of building	
6	Others (specify)	

8. If you have undertaken any form of improvement on the building, did you seek planning permission from the agency responsible for the maintenance of the estate before the modification of the house was carried out? [1] Yes [2] No.

9. If yes, was the permission granted with any planning condition? [1] Yes [2] No

10. If the planning permission was refused, why was the permission not granted? _____

11. What kind of notable changes have you noticed generally in this estate in terms of housing and neighbourhood characteristics over a period of time? Please pick a major change (✓)

S/N	Noticeable Changes in the estate	Choice of notable changes
1	Addition of balconies	
2	Addition of garage	
3	Addition of rooms	
4	Addition of shop/store	
5	Change of door	
6	Addition of fence	
7	Change of window	
8	Others Specify	

12. On a scale of 1 to 5, how will like to rate your level of residential satisfaction with housing condition and characteristics where: [1] Very dissatisfied [2] dissatisfied,[3] Indifferent [4] Satisfied [5] Very satisfied.

B. Housing Condition

13. Please indicate your level of residential satisfaction with the condition of your house based on the rating.

Please pick (✓) [1] Very dissatisfied [2] dissatisfied [3] indifferent [4] satisfied [5] very satisfied.

Variables	Ratings				
	1	2	3	4	5
Wall condition					
Flooring condition					
Roofing condition					
Building painting condition					
Ceiling condition					

14. On a scale of 1 to 5, how will like to rate your level of residential satisfaction with general housing condition and characteristics where: [1] very dissatisfied, [2] dissatisfied, [3] Indifferent [4] Satisfied [5] Very satisfied.

C. Housing services

15. Please indicate your level of satisfaction with the housing services based on the rating: [1] Very dissatisfied [2] dissatisfied [3] indifferent [4] satisfied [5] very satisfied.

Variables	Ratings				
	1	2	3	4	5
Clean water supply					
Electricity supply					
Waste disposal					

16. On a scale of 1 to 5 how will you like to rate your overall level of residential satisfaction with housing services? Where: [1] very dissatisfied, [2] dissatisfied, [3] Neutral, [4] Satisfied [5] Very satisfied.

D Housing Management

17. Please indicate your level of residential satisfaction with the management of the housing estates based on the rating: [1] Very dissatisfied [2] Dissatisfied [3] Indifferent [4] Satisfied [5] Very satisfied.

Variables	Ratings				
	1	2	3	4	5
Monthly Mortgage Paid					
Treatment of resident’s complaints					
Management’s responses to necessary repairs					
Enforcement of rules and regulations controlling development					

18. On a scale of 1 to 5, how will you like to rate your level of overall residential satisfaction with housing management where is: [1] very dissatisfied, [2] dissatisfied, [3] Indifferent [4] Satisfied [5] Very satisfied?

SECTION THREE: NEIGHBOURHOOD FEATURES AND RESIDENTIAL SATISFACTION

1. Please indicate your satisfaction with the quality of the neighbourhoods social and physical elements based on the following rating. [1] Very dissatisfied [2] dissatisfied [3] indifferent [4] satisfied [5] very satisfied.

Variables	Ratings				
	1	2	3	4	5
Road condition					
Neighbourhood recreational facilities					
Parking space					
Drainage facilities					
General cleanliness					
Noise pollution					
Central sewerage system					
Landscaping					
Street lightning					
Neighbourhood social relations					
Neighbourhood security					
Access to market services					

2. How would you like to rate the overall level of residential satisfaction with the neighbourhood facilities' quality on a scale of 1 to 5 where [1] represents verydissatisfied, [2] Dissatisfied, [3] Neutral [4] Satisfied [5] Very satisfied?

SECTION FOUR: REVITALISATION PLANNING PROCESS

Revitalisation is any measure that will help to renew or upgrade the public housing from old age, decay, obsolescence and blight. Contextually it is taken to refer to the process of removing or rebuilding aged public low income housing and infrastructure in order to improve residential satisfaction level.

(a) REVITALISATION ISSUES

1. Do you agree that revitalisation strategy can reverse neighbourhood degeneration and increase residential satisfaction? Yes [] No. []

2. What are the most important **three** features of the housing units you dislike and would like revitalised?

Housing features	Choice of preference for revitalisation
Painting of the building wall	
Fixing of the roof	
Fixing of the windows	
Fixing of the cracking wall	
Fixing the flooring	

3. What is the most important housing service that you would like improved?

Housing services	Choice of preference for revitalisation
Water supply	
Electricity supply	
Waste disposal	
Sewerage condition	

4. What are the most important **three** neighbourhood facilities that you would like to be provided or improved in order of priority?

Neighbourhood facilities	Choice of preference for provision or improvement
Road and streets condition	
Street Light	
Fencing of the estate	
Recreational facilities	
Sanitation	
Drainage facilities	
Health facilities	
Schools	

5. To what extent do you agree that revitalisation process would improve housing quality and increase residential satisfaction?

6. Would you like to participate in the revitalisation strategy? (i) Yes [] (ii) No []

7. If yes, how would you like to participate in the revitalisation scheme?

8. If no what is/are the reason(s) why you would not be willing to participate in the revitalisation planning process?

9. If yes, what form of revitalisation planning strategy would you choose for the improvement of the neighbourhood quality?

Revitalisation strategy	Choice of preference of revitalisation strategy
Individual effort Driven	
Private sector Driven	
Community Development Association Effort	
Public sector Driven	
Public and private partnership	
Public, private and Community Development Association Partnership	

10. Why would you prefer the chosen strategy?

11. Does the estate have a functional Community Development/Resident Association?

(i) Yes [] (ii) No. []

12. If yes, are you a member of the Community Development/Resident Association?

(i) Yes [] (ii) No []

13. If no, what is/ are the reason(s) for your non-membership?

14. If the Community Development/ Resident Association exist, what role would you like the Association to play in the revitalisation strategy?

15. What do you think would be the benefit of the revitalisation of the estate on the residents?

16. What do you think would be the disadvantage of non-revitalisation of the estate?

End of questionnaire

Thanks for your cooperation and participation in the study.

APPENDIX 2

HOUSING, NEIGHBOURHOOD SURVEY /PHYSICAL OBSERVATION SHEET

(For researcher's use only)

Housing Estate Name _____ Zone/Phase Number _____

Ward _____ Road/Street _____ House Number _____

Building Features	Variables	Observe and give an appropriate remark
	Building Design Aesthetic	
	Plot Size	
	Size of bedroom	
	Size of living room	
	Size of toilet	
	Size of Bathroom	
	Size of kitchen	
	Set back	
	Number of habitable rooms	
	Room arrangement	
Housing Condition	Building Type	
	Building Age	
	Flooring quality	
	Wall condition-crack, , paint	
	Roof condition	
	Ventilation	
	Illumination	
	Window	
	Ceiling	
	Power supply	

	Water supply	
	Kitchen facilities	
	Use of housing unit	
	Toilet facilities	
Neighbourhood quality	Drainage	
	Sewage	
	Waste Disposal	
	Landscape	
	Cleanliness	
	Street lightning	
	Recreational facilities	
	Neighbourhood facilities	
	Central parking lot	
	Road	
Building Transformation	Repainting of house	
	Replacing of roof	
	Replacing of window	
	Additional structure	
	Replacing of Door	
Assessment of the general housing condition	Very good	
	Good	
	Fair	
	Bad	
	Others	

APPENDIX 3

INTERVIEW QUESTIONS FOR MINISTRY OF HOUSING

NAME (OPTIONAL)	
ORGANISATION	
DESIGNATION	
CONTACT:EMAIL/TELEPHONE	
DATE OF INTERVIEW	

PART A MINISTRY'S STATUTORY RESPONSIBILITIES TOWARDS LOW INCOME HOUSING

1. Why is it difficult in particular for the low income group to have access to sanitary and decent housing that is affordable 16 years after the target year stipulated by the National Housing Policy?
2. Are you aware that the public low income housing estates in Lagos Metropolis are showing evidence of degeneration?
3. If yes, what are the reasons that can be adduced to the housing degeneration?
4. What is the Policy of the Ministry of Housing regarding neighbourhood revitalisation and slum upgrading for degenerated public low income housing estates?

PART B – NEIGHBOURHOOD REVITALISATION

5. Of what importance is neighbourhood revitalisation in housing quality maintenance and quality of life enhancement?
6. How best can neighbourhood revitalisation be achieved in the already existing public low income housing estates?
7. What role can the Ministry of Housing play in the revitalisation planning process in the public low income housing estate?
8. The National housing policy was formulated primarily to eliminate slums and housing degeneration and promote new homes. What would you consider to be a barrier that might militate against its achievement?
9. Is partnership arrangement among stakeholders for the public low income housing revitalisation feasible?
10. National housing policy supports encouragement of community involvement in neighborhood revitalisation scheme through participation. Which framework approach do you think should be adopted for its effectiveness? (Researcher may suggest).
11. What are the militating factors envisaged against partnership approach in neighbourhood revitalisation?
12. What benefits do you think neighbourhood revitalisation scheme would have on the housing units and the residents' quality of life?
13. What effects do you think lack of neighbourhood revitalisation would have on the resident's quality of life?
14. Any other comment.

Thank you.

APPENDIX 4

INTERVIEW QUESTIONS FOR LAGOS URBAN RENEWAL AUTHORITY (LASURA)

NAME(OPTIONAL)	
DESIGNATION	
EXPERIENCE	
ORGANISATION	
CONTACT EMAIL/TELEPHONE	
DATE AND TIME	

PART A – HOUSING QUALITY ISSUES

LASURA came into existence by virtue of Lagos State Edict No. 7 1991 revised in 2005, to bequeath an enduring modern environment at all times, making life better and facilitating the process of improving the living conditions of blighted areas through upgrading.

1. To what extent have the Authority been active in the performance of its functional responsibilities in this regard?
2. How is the term ‘housing quality’ understood by the Authority?
3. Are the housing units in all the public low income housing estates in Lagos Metropolis in good quality condition?
4. If they are, explain briefly.
5. If they are not, is there any reason that explains the failure of the Authority to involve in revitalisation of the public low cost housing estates in view of the statutory responsibilities?

PART B – URBAN BLIGHT ISSUES

6. What yardstick does the Authority use to determine degenerated areas?
7. Has there been any time the Authority identified and declared any public low income housing estate degenerated?
8. If yes, can you name the housing estate(s) and location(s)?
9. If no, does it mean that all the public low income housing estates built over years have not shown any sign of degeneration that would warrant revitalisation?

PART C – REVITALISATION ISSUES

10. In accordance with the statutory responsibilities of the Authority, has LASURA at any time undertaken the revitalisation of any degenerated low income housing estates mentioned in question no 8?

11. What approach did the revitalisation take?

(i)Public Approach (ii) Private Approach (iii) Public Private Partnership Approach (iv) Community Development Association Approach (v) Others

12. What was the result of the revitalisation scheme?

13. How would you describe the effectiveness of the approach adopted for the revitalisation scheme?

14. If not effective, would you like to suggest a better approach for the revitalisation of the estate and justify the suggestion?

15. To what extent will LASURA be willing to assist in the revitalisation of any other degenerated public low income housing estate?

16. What form of assistance will the Authority give to such degenerated low income housing estate(s) or showing evidence of degeneration? (Presenter may suggest to the interviewee).

17. Do you think citizen participation is important in urban renewal strategy of low income housing estates?

18. If it is important, would your Authority be willing to carry out a revitalisation of any public low income housing estate in partnership with other stakeholders?

19. If yes, how would you want the other stakeholders to be involved in the revitalisation exercise?

Any comment.

Thank you

APPENDIX 5

INTERVIEW QUESTIONS FOR LAGOS STATE DEVELOPMENT AND PROPERTY CORPORATION

NAME(OPTIONAL)	
DESIGNATION	
EXPERIENCE	
ORGANISATION	
CONTACT:EMAIL/TELEPHONE	
DATE AND TIME	

PART A – ASSESSMENT OF LOW INCOME HOUSING PROVISION ISSUE.

1. What is the main responsibility of this Corporation towards housing provision for the low income group as stipulated by LSDPC Edict No. 1, 1972, revised in 1987?
2. How many public low income housing units is the Corporation expected to provide and maintain for low income family annually?
3. To what extent did the quality of housing units provided for the public low income group seemingly meet the aspirations of the occupiers with respect to amenities and services functionality?
4. Are you satisfied with the Corporation's performance services that promote the maintenance and improvement of housing quality standard of the public low income housing estates? Justify your answer.
5. What do you think are the reasons for the occupier's effort in making provision for community related services?

PART B – RESIDENTIAL SATISFACTION AND HOUSING DESIGN ISSUE.

6. Residential satisfaction relates to access of target group to housing units which are able to meet needs of occupiers. Do you think the existing public low income housing units are meeting the needs of the occupiers?
7. Are the occupiers of the public low income housing permitted to modify the original design of the dwelling unit they occupy to increase their level of residential satisfaction?
8. Is there any development control mechanism put in place to guide against illegal modification of housing units?

PART C– REVITALISATION ISSUES

9. Urban revitalisation is a strategy that is put in place by government to limit urban decay for existing neighbours. Considering the age of the low income housing estates, has the Corporation been involved in the revitalisation of any of the housing estates in Lagos Metropolis? Justify.
 10. What would you consider to be the advantages and disadvantages of the revitalisation planning process for the housing estates?
 11. Who are the stakeholders to be involved and what form of arrangement is considered suitable or appropriate for the stakeholder's participation in the revitalisation strategy?
 12. How should the cost of revitalisation be shared?
- Any other comment?

APPENDIX 6

INTERVIEW QUESTIONS FOR HOUSING EXPERT.

PERSONAL DETAILS OF RESPONDING HOUSING EXPERT

NAME(OPTIONAL)	
DESIGNATION	
YEARS OF EXPERIENCE	
ORGANISATION	
CONTACT:EMAIL/TELEPHONE	
DATE AND TIME	

PART A -NATIONAL HOUSING AND URBAN DEVELOPMENT POLICY ISSUES.

1. The goal of 1991 National Housing Policy revised in 2006, and 2012 is to ensure that all Nigerians own or have access to decent and affordable housing by the year 2000 A.D. 16 years after the target year, what makes the goal elusive?
2. Has this goal proved unrealistic in retrospect? What makes it so?
3. How effective have been the provision of past housing policies for the revitalisation of the public low income housing estate?
4. What impact could the adoption of revitalisation strategy have on the housing quality?
5. Is the provision of urban development policy on urban renewal and slum upgrading desirable and achievable in the context of public low income housing?
6. How can the neighbourhood revitalisation planning be achieved?

PART B – HOUSING QUALITY AND QUALITY OF LIFE ISSUES.

7. What does the quality of life mean with regard to housing domain for public low cost housing?
8. What is the relationship between quality of life and residential satisfaction within the housing domain of human settlement?
9. How would you describe quality of housing conditions in public low cost housing estates in Lagos metropolis?
10. As a heritage of Lagos State, what impression does the existing public low income housing quality create regarding Lagos in view of its mega city status?

PART C – NEIGHBOURHOOD REVITALISATION ISSUES

11. What would you consider to be the significance of neighbourhood revitalisation planning in Public low income housing estate?
12. What do you think is the most suitable approach for neighbourhood revitalisation towards improving the housing quality in the public low income housing estates?
13. Who are the key players that can be considered for an effective revitalisation planning initiative in the public low income housing estates?
14. What are the challenges that can militate against the success of revitalisation planning in any public low income housing estate?
15. How can these challenges be overcome while undertaking the revitalisation process of such housing estate?

Any comment?

Thank you.

APPENDIX 7

INTERVIEW QUESTIONS FOR MINISTRY OF PHYSICAL PLANNING AND URBAN DEVELOPMENT

NAME(OPTIONAL)	
DESIGNATION	
YEARS OF EXPERIENCE	
ORGANISATION	
CONTACT EMAIL/ TELEPHONE	
DATE AND TIME	

PART A MINISTRY'S STATUTORY RESPONSIBILITY TOWARDS LOW INCOME HOUSING

1. Why has low income group in Lagos find it difficult to have access to decent and sanitary and housing that is affordable 16 years after the target year of 'housing for all' within the context of the National Housing Policy?
2. Are you aware that the public low income housing estates in Lagos metropolis are showing evidence of degeneration?
3. Justify the reasons that could have been responsible for the public low income housing degeneration in Lagos metropolis?
4. What is the Policy of the Ministry of Physical Planning and Urban Development regarding neighbourhood revitalisation and slum upgrading particularly for the public low income housing?
5. What mitigating measures can be put in place to ensure that existing public low income housing estates are prevented against further degeneration?

PART B – NEIGHBOURHOOD REVITALISATION

6. How do you think neighbourhood revitalisation planning could be achieved in the existing degenerated public low income housing estates?
7. What role can the Ministry of Physical Planning and Urban Development play in revitalisation initiative of public low income housing estate?
8. The National housing policy was formulated primarily to eliminate slums and housing degeneration. What do you think is the proper arrangement that can be made for the achievement of the objective and what would you consider being a barrier that might militate against the achievement of the objective?
9. How achievable is the strategy of revitalisation in the area of partnership with all stakeholders for low income housing revitalisation?

14. What benefits do you think neighbourhood revitalisation planning would have on the low cost housing units and the resident's quality of life?

15 What effects do you think lack of neighbourhood revitalisation would have on resident's quality of life?

Any other comment.

Thank you.

APPENDIX 8

INTERVIEW QUESTIONS FOR LAGOS BUILDING INVESTMENT COMPANY

NAME(OPTIONAL)	
DESIGNATION	
YEARS OF EXPERIENCE	
ORGANISATION	
CONTACT:EMAIL/TELEPHONE	
DATE AND TIME	

PART A – ASSESSMENT OF LOW INCOME HOUSING PROVISION ISSUE.

1. What is the main responsibility of this Agency towards low cost housing provision/maintenance as stipulated by the law establishing it?
2. How many low income housing units is the Agency expected to provide or maintain for low income family yearly?
3. To what extent would you consider the quality of housing provided for the low income meeting the basic needs of the occupiers?
4. Are you satisfied with the Agency's services in terms of maintenance and improvement needs of the low income housing units against degeneration? Justify your answer.
5. What do you think are the factors militating against the institution's ability in effective performance of its responsibility?

PART B- RESIDENTIAL SATISFACTION AND HOUSING DESIGN ISSUES.

6. Residential satisfaction relates to access of target group to housing units which are able to meet needs of occupiers. Are the housing units maintained by the Agency meeting the low income group needs in terms of design?
7. Where the housing units do not meet the aspirations of residents are the occupiers permitted to modify original design of the dwelling unit they occupy to increase their level of residential satisfaction?
8. If no, why do some occupiers tend to modify their housing units?
9. Are there sanctions against occupiers who modified their housing units illegally?

PART C-RESIDENTIAL SATISFACTION AND HOUSING RELATED SERVICES

10. Do you think the housing units provided for the low income group are adequately served with related services and facilities that guarantee the residential satisfaction of the occupiers? Justify your answer.
11. Please explain the rationale behind household's self-effort in providing certain services?
12. How are these militating factors being addressed presently?

PART D- REVITALISATION ISSUES

13. Urban revitalisation is a strategy that is put in place by government to limit urban decay for existing neighbourhoods. Considering the age of the public low income housing estates, has the Agency been involved in the revitalisation of any of the housing estates in Lagos Metropolis?
14. If yes, can you please explain briefly the nature of the revitalisation strategy?
15. What would you consider to be the advantages and disadvantages of the revitalisation strategy in the housing estates?
16. If no, why has the Agency not initiated or participated in the low income residential neighbourhood revitalisation?
17. Degeneration of housing estates can adversely affect residential satisfaction. What strategy do you think can be used to improve the quality of the existing low income housing estates?
18. Would you like to suggest the stakeholders to be involved and what form of arrangement do you consider suitable or appropriate for the stakeholders participation?

Any other comment.

Thank you.

APPENDIX 9

FOCUS GROUP QUESTIONS GUIDE (FIRST SESSION)

The questions below were designed to obtain information on the level of satisfaction of residents that use low cost housing estates as a place to live, work and recreate. Each set of questions aimed at determining the strength, weaknesses and opportunities for revitalizing the housing neighbourhood and the potential for citizen participation.

PART A – IMPORTANCE OF HOUSING QUALITY.

1. Of what importance is housing to you?
2. What does the term housing quality mean to you?
3. What positive comment about the housing estate do you recall when you have heard visitors talk about their visit to this housing estate in the past?
4. If you think of another situation, when negative comments were made about the estate, do you recall what were shared with you?
5. What kind of changes in the housing condition have you noticed in this neighbourhood over the years?
6. Are these changes satisfactory or dissatisfactory to you?
7. Why do you feel so satisfied or dissatisfied?

PART B REVITALISATION APPROACH.

8. Are you aware of the concept of neighbourhood revitalisation and the strategies behind it (Researcher may explain the revitalization concept).
9. What will you consider to be the most common effort being made by individual towards the improvement of the neighbourhood condition?
10. Considering the nature of improvement effort by the individual, what are the challenges associated with the individual effort's attempt in improving their housing quality and residential satisfaction?
11. What do you think should be best arrangement to create your ideal housing condition? (Researcher may explain revitalisation strategies partnership).
12. As a resident of this estate, what would you consider to be some potential barriers that might militate against effective revitalisation strategy?
13. How would you like to participate in the revitalisation of the housing estate?
14. What role do you think the Community Development Association should play in the neighbourhood revitalisation planning process?
15. Any other comment?

APPENDIX 10

FOCUS GROUP QUESTIONS GUIDE (SECOND SESSION)

INTRODUCTION

After the last session of FGD held a couple of months ago, it was observed that the expression of dissatisfaction was overwhelming in the course of the study. This session is meant to examine the reasons why residents feel dissatisfied over the issues.

A DETERMINANT FACTORS OF HOUSING QUALITY

1. Housing Design

- What are the aspects of housing design that are not satisfactory?
- Why are you dissatisfied?

2. Housing Conditions

- What are the housing conditions that are dissatisfied to you?
- Why are you not satisfied with the identified housing conditions?

3. Housing Services

- Which aspects of housing services are you not satisfied with?
- Why you are not satisfied with these housing services?

4. Housing Finishes and Materials

- Will you like to itemize the aspects of housing finishes and materials that are not satisfactory to you?
- Why are you dissatisfied with these finishes and materials?

B DETERMINANT FACTORS OF NEIGHBOURHOOD QUALITY

1. Physical factors

- Highlight the physical factors of neighbourhood quality that are dissatisfied to you?
- Why are you dissatisfied with the physical factors?

2. Social Factor

- Are there aspects of neighbourhood social factors that are dissatisfactory to you?
- Explain the reasons for the feeling of dissatisfaction

3. Economic Factors

- What are the aspects of the neighbourhood economic factors that are dissatisfactory to you?
- Why are these economic factors not satisfactory to you?

APPENDIX 11: INFORMATION SHEET AND CONSENT TO PARTICIPATE IN RESEARCH

Date: _____ 2016

Dear Sir/Madam

My name is Abimbola Omolabi (Student Number:211560775), of the School of Built Environment and Development Studies, Disciplines of Architecture, Planning and Housing, University of Kwazulu-Natal, Durban South Africa. I am undertaking a research for my PhD dissertation entitled 'Neighbourhood revitalisation and housing satisfaction: enhancing residents' quality of life in public low-income housing in Lagos metropolis, Nigeria'. This study is being supervised by Dr. Pauline Adebayo of the same address. As the main researcher, should you have any questions, my contact details are Cell Number +2348052913643.E-mail: bimboomolabi@yahoo.com.

This is an invitation to participate in a study that involves research on housing satisfaction and neighbourhood revitalisation in public low income housing estate in Lagos. The aim of this research is to improve the housing conditions inhabited by low income group through revitalisation strategy with a view to enhancing the quality of life of dwellers. The outcome is expected to serve as input towards future housing policy framework for the low income group.

The study is expected to involve 704 participants within three low income housing estates including Anitakanmo, Isolo and Abesan in Lagos metropolis; a total of three government officials, one each from the Lagos State Urban Renewal Authority (LASURA), Lagos State Building Investment Corporation (LBIC) and Lagos State Development Property Corporation (LSDPC). This is in addition to a total of 24 focus group discussion members, eight from each of the three sites and one housing expert who is into private practice. The procedure in most cases requires that you provide answers to a number of questions asked in the questionnaires/ question guide by either ticking the appropriate option, or by writing your answer or discussing based on your understanding of the question. The duration of your participation if you choose to enroll and remain in the study is approximately 50 minutes. The study is funded by the researcher.

Please note, there is no form of risk and / or discomfort involved in participating. It will merely require your time to participate and you may leave the study at any time without any repercussion and consequences. The study will provide no direct benefits to participants. However, the information obtained from this process may form the basis of government decision for upgrading of public low income housing which hitherto has not been undertaken since the estates were built over three decades ago.

This study has been ethically reviewed and approved by UKZN Humanities and Social Sciences Research Ethics Committee (approval number HSS/1250/015D).

In the event of any problems or concerns/questions you may contact researcher at the Department of Urban and Regional Planning, School of Environmental Studies, Yaba College of Technology, Yaba, Lagos Nigeria or the UKZN Humanities & Social Sciences Research Ethics Committees contact details as follows:

HUMANITIES & SOCIAL SCIENCES RESEARCH ETHICS ADMINISTRATION

Research Office, Westville Campus
Govan Mbeki Building
Private Bag X 54001
Durban
4000
Kwazulu-Natal, South Africa
Tel: 27312604557 – Fax: 27312604609
E-mail: HSSREC @ ukzn.ac.za

Kindly note that your participation in this study is entirely voluntary and you will not incur any cost by participating. Writing materials such as biro, pencil and eraser are provided with the questionnaire to motivate your participation. Besides, you are free not to answer any question without offering any explanation and you are equally free to withdraw your participation at any time and your disengagement will not result in any penalty or loss of treatment or other incentive or benefit to which you are normally entitled.

The interview/ questionnaire content will be kept strictly confidential, made use of only for academic purposes. You are therefore not expected to write any identifying information on your questionnaire.

All data will be stored safely and securely in both hard and soft forms. The research data electronic form will be kept at the University centre for information technology and management and the hard copy will be kept in the locked file cabinet of the researcher and only after a period of five years be disposed by shredding. The protocols of research data prescribed by the University will be strictly adhered to.

CONSENT

I -----have been informed about the study entitled ‘Neighbourhood revitalisation and housing satisfaction: enhancing residents’ quality of life in public low-income housing in Lagos metropolis, Nigeria’ by Abimbola Omolabi.

I understand the purpose is to adopt revitalisation strategy to increase satisfaction level of residents of deteriorated public low income housing estate towards enhancing their quality of life.

I have been given an opportunity to answer questions about the study and have had answers to my satisfaction.

I declare that my participation in this study is entirely voluntary and that I may withdraw at any time without affecting any of the benefits that I usually am entitled to.

I have been informed that there are no potential risks to me as a result of study-related procedures.

If I have any further questions / concerns or queries related to the study, I understand that I may contact the researcher at bimboomolabi@yahoo.com , cell number +2348052913643 or Department of Urban and Regional Planning, Yaba College of Technology, Yaba- Lagos Nigeria.

If I have any questions or concerns about my rights as a study participant, or if I am concerned about an aspect of the study or the researchers then I may contact:

Humanities & Social Sciences Research Ethics Administration

Research Office, Westville Campus
Govan Mbeki Building
Private Bag X 54001
Durban
4000
Kwazulu-Natal, South Africa
Tel: 27312604557 – Fax: 27312604609
E-mail: HSSREC @ ukzn.ac.za

Additional consent where applicable:

I hereby provide consent to:

Audio record my interview/ focus group discussion	YES/NO
Video record my interview / focus group discussion	YES/NO
Use of my photographs for research purposes	YES/NO

Please sign this form to show that I have read the contents to you and you fully understand your rights of participation and what is required from the researcher.

Signature of participant

Date

Signature of Witness
(Where applicable)

Date

Signature of Translator
(Where Applicable)

Date

APPENDIX 12: CONSENT LETTER FROM MOH



LAGOS STATE GOVERNMENT

MH/408/VOL.VIII/536

13th October, 2015

Dear Mr. Omolabi, Abimbola. O

**RE-REQUEST TO RETRIEVE, MAKE USE OF DATA IN THE MINISTRY'S
AGENCIES AND CONDUCT INTERVIEW WITH OUR OFFICIALS**

This is to confirm that your request to retrieve and make use of required data from the Agencies under the Ministry has been approved.

Consequently, the Ministry equally approves your request to interview relevant officials in any of the Ministry's Agencies for the Ph.D research.

We look forward to a feedback on the research work as soon as it is completed.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'P. A. Dosunmu', written over a horizontal line.

P. A. Dosunmu
Director, Administration and
Human Resources.
For: Permanent Secretary.

MINISTRY OF HOUSING

The Secretariat, Round House Extension, Alausa, Ikeja, Lagos. P.M.B. No. 1613, Ikeja. Tel: 4979030-9 Fax: 4934757
Email: housing@lagosstate.gov.ng Website: www.lagosstate.gov.ng

APPENDIX 13: CONSENT LETTER FROM MPPUD



LAGOS STATE GOVERNMENT

MPP/UD/UDD/326/18

2nd December, 2015

OMOLABI, A. O.

School of Built Environment and Development Studies,
University of Kwazulu-Natal,
South Africa.

Dear Sir/Ma,

RE: REQUEST FOR CONSENT / OFFICIAL APPROVAL TO OBTAIN DATA FOR P.H.D RESEARCH

I am directed to acknowledge the receipt of your application on the above subject and to convey approval of your request to obtain necessary information and data for your P.H.D research from the Ministry.

2. The Ministry has indicated its willingness to grant an interview on the subject matter; however it should be noted that the data so obtained from this interview should strictly be for Academic Research works only, please.
3. Thank you.

Tpl. Rufai D. A. mnitp, rtp
For: Permanent Secretary

MINISTRY OF PHYSICAL PLANNING AND URBAN DEVELOPMENT

Block 15, The Secretariat, Alausa, Ikeja, Lagos, Nigeria
Tel: 08099992653 E-mail: physicalplanning@lagosstate.gov.ng E-mail: mppud2@gmail.com Website: www.lagosstate.gov.ng

APPENDIX 14: CONSENT LETTER FROM LSDPC



LAGOS STATE DEVELOPMENT AND PROPERTY CORPORATION

2/4 Town Planning Way, Ilupeju
P. M. B. 21050, Ikeja, Lagos.
E-mail: info@lsdpc.gov.ng
Website: http://www.lsdpc.gov.ng

Ref:

COR/EPD/EXT.011

20th October, 2015.

Omolabi, A. O

Disciplines of Architecture, Planning and Housing,
School of Built Environment and Development Studies,
Howard College Campus, Durban 4041,
University of KwaZulu-Natal, South Africa.

Dear Omolabi, A. O,

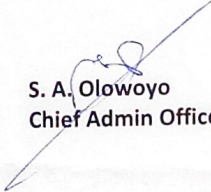
RE: REQUEST TO RETREIVE, MAKE USE OF DATA FROM OUR CORPORATION
October 14, 2015.

This serves to confirm that your request to retrieve and make use of required
data from our Corporation for your study has been granted.

Our Corporation will be pleased to grant interview on the subject matter.

We look forward to an update on the research work in the near future.
Thank you.

Yours faithfully,


S. A. Olowoyo
Chief Admin Officer (EPD)




O. S. Lateef
Deputy General Manager (Admin)

Member of the Association of Housing Corporations of Nigeria

APPENDIX 15: CONSENT LETTER FROM LBIC



LAGOS BUILDING INVESTMENT COMPANY PLC
(MORTGAGE BANKERS) RC 31732

ASSBIFI ROAD, CENTRAL BUSINESS DISTRICT, ALAUSA, IKEJA, P. O. BOX 7525, LAGOS ☎ 7741574, 8941315 FAX: 7535563
Website: <http://www.lbic.ltd.com> E-mail: info@lbicltd.com, systems@lbicltd.com

October 26, 2015

Mr Omolabi, Abimbola Olufemi

School of Built Environment and Development Studies,
University of Kwazulu –Natal,
South Africa.

Dear Sir,

**CONSENT TO GRANT INTERVIEW AND PROVIDE INFORMATION FOR
ACADEMIC PURPOSE(S).**

The above refer.

We wish to inform you that we have consented to the above.

We look forward to hearing from you soonest.

Thank you.

Yours faithfully,

FOR: LAGOS BUILDING INVESTMENT COMPANY PLC

'Tosin Olugbile
Head (Mortgage & Estate)

'Wale Alayaki
DM (Mortgage & Estate)

Member of the Association of Housing Corporations of Nigeria.



APPENDIX 16: CONSENT LETTER FROM LASURA



LAGOS STATE GOVERNMENT

RSE/001/07/158

28th October, 2015

Omolabi, A.O
Discipline of Architecture, Planning & Housing
School of Built Environment & Development Studies
Howard College campus, Durban 404,
University of kwazulu –Natal, South Africa

Dear Omolabi,A.O

**RE: REQUEST TO RETRIEVE, MAKE USE OF DATA FROM OUR AUTHORITY
AND CONDUCT INTERVIEW**

Your Letter date 15th October, 2015 on the above subject matter refers please.

I am directed to inform you and confirm that your request to retrieve and make use of required data from **LAGOS STATE URBAN RENEWAL AGENCY** for your study has been granted.

In view of the above, the authority will be pleased to grant you interview and other necessary materials on the subject matter.

We look forward to an update on the research work in the near future and to iterate that, result of the project must be forwarded to the authority.

Thank you.

Yours Faithfully


Obafemi A.G

For Ag: GM

URBAN RENEWAL AUTHORITY

Old Secretariat, Off Oba Akinjobi Street, Ikeja
Tel: 07098102711

APPENDIX 17: CONSENT LETTER FROM HOUSING EXPERT



MOA Planners Limited

Consulting Urban + Regional Planners

RC: 332040

Surveyors' House, (2nd floor),
ASSBIFI Way, Central Business District,
Alawusa, Ikaja, Lagos, Nigeria.
Tel: 0802 340 1480, 01-8902386
Email: moaplannerslimited@yahoo.com, mosoqun@yahoo.com

October 8, 2015

A.O Omolabi

**Disciplines of Architecture, Planning and Housing
School of Built Environment and Development Studies.
University of Kwazulu – Natal Durban,
South Africa.**

Dear Omolabi, A.O

**RE: REQUEST TO RETRIEVE, MAKE USE OF DATA FROM OUR
ORGANIZATION AND CONDUCT INTERVIEW**

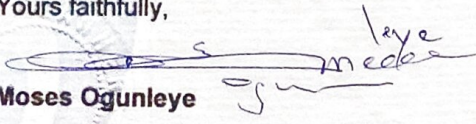
This is to confirm that your request to retrieve and make use of required data from our organization for your study has been granted.

Our organization will be ready to grant interview on the subject matter.

We look forward to an update on the research work in the near future.

Thank you.

Yours faithfully,


Moses Ogunleye



Member, Association of Town Planning Consultants of Nigeria. (ATOPCON)

APPENDIX 18: CONSENT LETTER FROM FMLHUD



FEDERAL MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT

HEADQUARTERS, MABUSHI, ABUJA, NIGERIA.
P.M.B. 466, AREA 10, GARKI, ABUJA

14th October, 2015

Omobola Abimbola,
Disciplines of Architecture, Planning and
Housing,
School of Built Environment and Development Studies,
University of KwaZulu-Natal,
Durban South Africa.

REQUEST FOR CONSENT AND OFFICIAL APPROVAL TO CONDUCT INTERVIEW AND OBTAIN DATA FOR PH.D. RESEARCH

With reference to your letter dated 5th October, 2015 on the above named subject matters, I hereby wish to inform you that you have been granted the permission/approval to conduct interview and obtain Data for your PH.D Research titled "**Neighborhood Revitalization and Housing Satisfaction: Enhancing Resident's Quality of Life In Public Low Income Housing in Lagos Metropolis**". Meanwhile, you may wish to use the Federal Government Low Cost Housing Programme, Ipaja, Lagos (1979 – 1983) as your case study, for the purpose of collecting relevant information for your Ph.D Research work, please.

2. The Ministry will provide for your attention, The National Housing Policy and National Urban Development policy approved in 2012 by the Federal Government of Nigeria as official documents to enrich the quality of your research in Housing and Urban Development.

3. We wish you the best of Luck in your academic research Endeavour.

4. Thank you.

A handwritten signature in black ink, appearing to read 'A. Akinola'.

MR. ADEWALE OLAIDE AKINOLA

B.Sc. (Hons) MURP, MPA, PGD (RDP) MNITP, RTP

DIRECTOR
URBAN AND REGIONAL DEVELOPMENT
For: Permanent Secretary

APPENDIX 19: ETHICAL CLEARANCE



15 February 2016

Mr Abimbola Olufemi Omolabi (211560775)
Built Environment & Development Studies
Howard College Campus

Dear Mr Omolabi,

Protocol reference number: HSS/1250/015D

Project title: Neighbourhood revitalisation and housing satisfaction: Enhancing resident's quality of life in public low-income housing in Lagos Megalopolis, Nigeria

Full Approval – Expedited Approval

In response to your application dated 04 September 2015, the Humanities & Social Sciences Research Ethics Committee has considered the abovementioned application and the protocol have been granted FULL APPROVAL.

Any alteration/s to the approved research protocol i.e. Questionnaire/Interview Schedule, Informed Consent Form, Title of the Project, Location of the Study, Research Approach and Methods must be reviewed and approved through the amendment/modification prior to its implementation. In case you have further queries, please quote the above reference number.

Please note: Research data should be securely stored in the discipline/department for a period of 5 years.

The ethical clearance certificate is only valid for a period of 3 years from the date of issue. Thereafter Recertification must be applied for on an annual basis.

I take this opportunity of wishing you everything of the best with your study.

Yours faithfully

Dr Shenika Singh (Chair)

/ms

Cc Supervisor: Dr Pauline Wambui Adebayo
cc Academic Leader Research: Dr O Mtapuri
cc School Administrator: Ms Lindile Danisa

Humanities & Social Sciences Research Ethics Committee

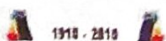
Dr Shenika Singh (Chair)

Westville Campus, Govan Mbeki Building

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Telephone: +27 (0) 31 290 3587/83504557 Facsimile: +27 (0) 31 290 4609 Email: ethics@ukzn.ac.za / hrm@ukzn.ac.za / mb@ukzn.ac.za

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