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ASSESSMENT OF FACTORS RESPONSIBLE FOR THE INADEQUACY OF QUALITY HOUSING IN ADO EKITI

**Ayeni, Foluso Olayinka; Taiwo, Olugbenga David &
Agboola, Joseph Taiwo**

*Department of Urban and Regional Planning
School of Environmental Studies*

The Federal Polytechnic, Ado-Ekiti, Ekiti State, Nigeria

*Email: mofoluwasoayeni@gmail.com; taiwo_od@fedpolyado.edu.ng &
agboolame2002@yahoo.com*

Abstract

Quality of housing units and the quality of the environment of the housing units goes a long way in affecting the lives and well-being of residents of any environment. The study investigated the factors responsible for inadequacy of quality housing prevalent in Ado Ekiti. The study adopted a case study approach. Data for the study were collected from both primary and secondary sources. A total of 225 questionnaires were distributed using systematic random sampling technique. Descriptive analysis using frequency distribution was used for data analysis. The results from the study revealed that the major factors responsible for the inadequacy of quality housing are: low income level of residents, high cost of building materials and high occupancy ratio. The uses to which the buildings are put coupled with the materials for construction manifested poor housing quality and deplorable housing conditions thereby making both the houses and the environment not so conducive for living. The study recommended self-improvement of buildings by the occupants, improvement on the maintenance culture and government policy that will enhance subsidy on prices of building materials and proper redevelopment of the area.

Keywords: National housing policy, Qualitative housing, Insanitary environment, Ado-Ekiti

Introduction

In a developing country like Nigeria where rapid urbanization is taking place, the provision of housing becomes one of the major challenges for economic development and welfare of the citizens. "Housing" as

stated in the 2nd National Development Plan is universally acknowledged as one of the basic human needs with a profound impact on the life style, health, happiness as well as productivity of the individual. Housing is a stimulant to the National Economy and a crucial component of household consumption, it is one of the indicators of a person's standard of living and his place in the society.

The National Housing Policy (2012) defined "housing" as the procedure of providing safe, attractive, functional, affordable, comfortable, and identifiable shelter in a proper setting within a neighbourhood, which is supported by regular and continuous maintenance of the built environment, for the daily living activities of individuals/families within the community while reflecting their socio-economic, cultural aspirations and preferences. The condition in which people live determine to a great extent their overall health and wellbeing and their ability to engage in gainful occupation, to pursue self improvement through education, recreation and consequently to attain a better standard of living for himself.

Housing provides a combination of services, the first and the most basic of which is the shelter offered by the dwelling space. In addition to the services of land and utilities, the dwelling provides a variety of environmental services like water supply, sewage and solid waste disposal and energy use and devices needed or desired for the physical and mental health and social well-being of the family and individual. Housing therefore encompasses far more than living space and shelter (WHO, 1961).

The shelter, environmental and location service provided by the house not only improve the current physical welfare of the household but also affect the groups' acquisition of human capital, social and economic mobility. Therefore a good and acceptable housing should consider the location of dwelling places as they relate to the various places of interaction. Housing permits an increase in productivity for many of the urban self employed as the home is also the workplace for a significant section of the population, for others, convenient access to employment can promote the income earning options of the different earners in the households.

The physical appearance and the social reputation of the neighborhood are also significant aspects of a good housing (Lata, 1989, Agabi & Odekunle, 2014).

In determining the quality of the housing conditions, Onibokun (1990) listed the yardsticks for measuring the quality of housing conditions as:

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

Housing problem in recent times and mostly in the urban areas of developing countries has many dimensions and it is not bound by the size, nature or location of the human settlement. They range from absolute shortage to prohibitive cost of building materials, non-affordability to pay rent and maintenance cost, deteriorating state of housing units and qualitative deficiencies. All of these have given rise to sub-standard housing units that are prone to early deterioration that causes the development of blight and slums in the environment. To a large extent, good quality housing provides the foundation for stable communities and social inclusion. Therefore good quality housing is essential to planning as it does not only ensure the safety and dwelling of people, but promotes beauty, convenience and aesthetics in the overall built-up environment (Agbola, 1998, Jiboye, 2010). This prevailing housing situation which is evident in the deplorable state of the various housing units and insanitary environment of the area deserves urgent attention in order to improve the health, well being and standard of living of the people and also enhance the aesthetic components and value of the environment.

It is in the light of this that the paper examines the qualitative housing problems in Ado Ekiti with the view of proffering sustainable solutions that will help to improve the standard of living and environment of people in the study area.

Research Questions, Aim and Objectives of the study**Research Questions:**

1. What are the qualitative conditions of the housing units and environment in the area,
2. What are the factors responsible for the poor quality of housing units in the area
3. What sustainable solutions can be proffered for the amelioration of the identified problems in the area.

Aim:

The aim of the study is to assess the factors responsible for housing problems of the area in the light of the qualitative conditions of the housing units.

The Objectives are to;

1. Examine the qualitative conditions of the housing units and environment in the area,
2. Identify the factors responsible for the poor quality of housing units in the area,
3. Proffer sustainable solutions for the amelioration of the identified problems in the area.

The study Area

Ado Ekiti as the study area in Ekiti State located in the South-west geopolitical zone of Nigeria on latitude 7°35 and 74°47 north of the equator and longitude 5°11 and 5°16 east of the green which meridian. It is the Capital city in Ekiti State in Nigeria, 48 km North of Akure and 344 Km north-East of Lagos. The administrative status of the study area account for the increment of its population more than all other towns in Ekiti State population density of 95.8 per sq., km, in 2006 and average population growth rate of 1.9% annually between 1963 and 2006, (Aladelokun & Ajayi, 2014). In the mid 1900s the settlement was on area of 2.5 square kilometer, but by the late 1900s the Town had spread to a coverage of about 19.6 square km, having an expanse of land coverage of about 700 km sq., with a recent research of an average density of about 441 persons /km square. Naturally, above progressive average densities showed the extent of the Town's

widespread over the years. The land use is majorly residential with a mixture of commercial uses. There is no designated industrial land use as the light industries such as, metal fabrications, bakeries, sawmills, block making, are within the residential area. (Olugbenga & Adebayo, 2014).

Population records for Ado-Ekiti dated back 1921 was estimated to be between (10,000 and 9,000). There was a tremendous growth in population of the town between 1952 and 1963, when it rose from 26,898 to 51,519. It was put at 149,472 in the 1991 and 308,626 in 2006 from population census. The 2008 population estimated at, 348,059 (Encyclopedia Britannica 2014). The State capital status it assumed from 1st October 1996 has resulted into an influx of various people of different missions into the City. The establishment of the State and Federal Ministries, different Parastatals, Agencies, and Commissions, the springing up of private business organizations and corporate bodies, had given rise to the population growth, socio-economic development, and the consequent urban expansion of the city without commensurate provisions to cope with their existence.

Literature Review

Housing is a reflection of the human settlement and the development of the community where the house is located. Housing quality refers to the physical condition of a person's home as well as the quality of the social and physical environment in which the home is located. Aspects of housing quality include air quality, home safety, and space per individual. Housing quality can be described as when a building conforms with building standard and provided en-suite with all facilities/utilities that make life convenient for those that are living in such house. In essence, housing quality can be judged from the physical appearance of the buildings, facilities provided, quality of wall used in the building construction, eminence of the roofing materials, condition of other structural components of the house, and the environmental condition of the house. Therefore, the absence of or inadequacy of good facilities/utilities that makes life convenient for people in terms of housing quality and quantity results in poor standard of the environment (Igwe, Alaezi, Nwekete, & Odu, 2021).

Quality housing problem is peculiar to both developed and developing countries of the world and has profound impacts on health,

welfare, survival, social attitudes and economic productivity of individuals and nations at large therefore becoming the concern of both individuals and government of nations. Rapid urbanization and poor economic growth have been identified as factors that have compounded the problems of inadequate housing in Nigeria. Ajala (2005) "as cited in" Cliukwunia et al. (2015) stated that urbanization in developing countries of the world has increased significantly, with an increasing proportion of the population in most countries now concentrating in large urban agglomerations. In most cities of the developing countries, investments in infrastructure including housing have failed to keep pace with the alarming growth in population. Okoye (1990) "as cited in" Amis and Lloyd, stated that housing inadequacies, particularly among the low income group, have been complicated by high rate of population growth, inflated real estate values, influx of rural immigrants, deplorable urban services and infrastructures, and a lack of implementation of planning policies

The quality housing problems are more pronounced in the urban centers as a result of the urban facilities and functions which encourage population concentration. The population concentration brought with it many attendant problems that are associated with difficulty in providing basic infrastructure and also the problem of providing adequate and quality housing facilities for the populace (Onibokun, 1985).

Large number of people live in deteriorating dilapidated houses with very few open spaces that are used for refuse dumps, over spilling of domestic activities is rampant in such areas, ventilation is at its minimum, there is prevalence of poor and narrow roads which are hardly maintained. All these attested to the deplorable condition of the housing facilities and environment in most urban centers in the study area and the country at large.

Research Methodology

The study is an assessment of housing problems with particular focus on the qualitative nature of the housing problems in Ado-Ekiti which is the urban centre of Ekiti State, Nigeria. The study adopted a case study approach. Relevant data and information were garnered from both the primary and secondary sources; the primary data were collected through questionnaire administration, structured interview and

personal observation. The structured questionnaire was administered directly to the house owners or their representatives. The number of houses in the area was used to determine the number of questionnaires administered. Using the systematic random sampling technique, one in every ten houses was randomly selected for the questionnaire administration. A total of 225 questionnaires were administered altogether using systematic random sampling technique to ensure adequate representation of the study area. Descriptive method using frequency distribution was used in the analysis of the information gathered on this study.

Result and Discussion of findings

Findings

Some yardsticks were used to measure the qualitative condition of the housing units in the area as listed by Onibokun (1990).

A. The qualitative conditions of the housing units in the area

In measuring the qualitative condition of the housing units in the area, the following yardsticks were used: age of building, use of building, materials used for construction of walls, roofing and plastering, adequacy and quality of available housing facilities.

Table 1: Age of Buildings

Age of buildings	Frequency	%
Below 10 years	51	20
11 – 20 years	74	29
21 – 30 years	92	36
Above 30 years.	38	15
Total.	255	100

Source – Field survey, 2022

Table 1 shows that most of the buildings in the area are getting old, with buildings that are between 21 – 30 years accounting for 36%, 11 – 20 years are 29%, those below 10 years are 20 % while the ones above 30 years are 15%. Most of these buildings are in deplorable shapes. The ages of the buildings coupled with the level of maintenance goes a long way in determining the quality of the building.

Table 2: Use of Building

Use of Building	Frequency	%
Residential	146	65
Commercial	02	01
Residential/Commercial	77	34
Residential/Public	-	-
Total	225	100

Source – Field survey, 2022

According to table 2, buildings used mainly for residential purpose accounted for 65%, those used for residential/commercial accounted for 34% while those used mainly for commercial purpose accounted for 01%. It was observed that many of the buildings have a metal container used as a shop or a major part of the building is used for commercial purpose. The type of use to which a building is put as well as the level of maintenance of such building will determine to a large extent the quality of such building.

B. The materials used for construction

The material used for construction of a building tells a lot about the structural condition and standard of such building. This indirectly will have impact on the quality of the building over time.

Table 3: Materials for Walls

Materials for Walls	Frequency	%
Mud	66	29
Cement blocks	157	70
Bricks	02	01
Total	225	100

Source – Field survey, 2022.

Table 3 shows that buildings constructed with cement blocks accounted for 70%, those with mud 29 % while those with bricks accounted for 01%. The type and quality of walling material used for construction will have a lasting effect on the structural condition and quality of the building.

Table 4: Roofing Material

Roofing materials	Frequency	%
Galvanized iron sheets	186	83
Asbestos	37	16
Fiber	-	-
Gerald sheets	02	01
Total	225	100

Source – Field survey, 2022

Table 4 shows the distribution based on the materials used for roofing, galvanized iron sheets accounted for 83%, asbestos 16% and Gerald sheets 01%. The type of roofing material will determine the life span and condition of the roof and this have direct impact on the quality of the building.

Table 5: Plastering of building

Plastering of building	Frequency	%
External	13	06
Internal	44	19
Both	168	75
None	-	-
Total	225	100

Source – Field survey, 2022

According to table 5, 75% of buildings have both external and internal plastering, 19% have only internal and 6% have only external plastering. Plastering of building affects the level of maintenance and the beauty of the building which subsequently impact on the quality of the building over time.

C. Housing facilities adequacy and quality

This is an analysis of the adequacy and quality of the various housing facilities like; in-built kitchen, toilet, bathroom and standard size rooms.

Table 6: Adequacy of Housing facilities

Housing facilities adequacy	Frequency	%
Adequate	47	21
Inadequate	178	79
Total	225	100

Source – Field survey, 2022

Table 6 expressed the views of the respondents based on the adequacy of housing facilities. 79% claimed inadequacy of the facilities while 21% said the facilities were adequate. The high proportion of respondents that claimed inadequacy of facilities could be linked to the high occupancy ratio prevalent in the area. The high occupancy ratio will eventually have negative impact on the quality of the existing housing units in the area.

Table 7: Quality of housing facilities

Quality of housing facilities.	Frequency	%
Good	18	08
Fair	158	70
Poor	49	22
Total	225	100

Source – Field survey, 2022

According to table 7, fair quality of housing facilities accounted for 70%, poor quality accounted for 22% while good quality accounted for 8%. The quality of the housing facilities is a reflection of the level of maintenance and the adequacy of the housing facilities.

D. The factors responsible for the poor quality of housing units in the area

Table 8: Factors responsible for inadequacy of quality housing

Factors responsible for inadequacy of quality housing.	Frequency	%
Increase in population	15	07
General poor quality of building	14	06
High occupancy ratio	46	20
Low income level	74	33
High cost of building material	56	25
Lack of access to housing finance	20	09
Total	225	100

Source – Field survey, 2022

Table 8 revealed that 33% of the residents claimed low income level as responsible for the inadequacy of quality housing in the area, 25% claimed high cost of building material while 20% claimed high occupancy ratio. Other factors identified as responsible for the inadequacy of quality housing include, lack of access to housing finance which accounted for 09%, increase in population 07% and general poor quality of building 06%. This implied that the residents are financially handicapped as a result of their low income and this could be linked to the prevalence of high occupancy ratio in the area. Their low income level coupled with the high cost of building materials made it practically impossible for them to construct quality and standard housing units in the area.

Discussion of findings

According to the findings in table 1 Most of these buildings are in deplorable shapes. The ages of the buildings coupled with the level of maintenance goes a long way in determining the quality of the building. In table 2, was observed that many of the buildings have a metal container used as a shop or a major part of the building is used for

commercial purpose. The type of use to which a building is put as well as the level of maintenance of such building will determine to a large extent the quality of such building.

The type and quality of walling material used for construction will have a lasting effect on the structural condition and quality of the building, also, the type of roofing material will determine the life span and condition of the roof and this have direct impact on the quality of the building as seen in tables 3 and 4 respectively.

According to table 5, plastering of building affects the level of maintenance and the beauty of the building which subsequently impact on the quality of the building over time. Going by table 6, the high proportion of respondents that claimed inadequacy of facilities could be linked to the high occupancy ratio prevalent in the area. The high occupancy ratio will eventually have negative impact on the quality of the existing housing units in the area. The quality of the housing facilities as shown in table 7 is a reflection of the level of maintenance and the adequacy of the housing facilities.

Table 8 indicated that the residents are financially handicapped as a result of their low income and this could be linked to the prevalence of high occupancy ratio in the area. Their low income level coupled with the high cost of building materials made it practically impossible for them to construct quality and standard housing units in the area.

Conclusion

This study examined the qualitative housing problems in Ado Ekiti underscoring the major factors that are responsible for the inadequacy of quality housing units in the area. The study revealed that inadequacy of standard housing facilities and the undesirable condition of the existing facilities has left the area in a deplorable state thereby making both the houses and the environment not so conducive for living. Therefore, the housing units and environment within the study area should be made more conducive physically, socially and aesthetically as this will not only improve the residents' living standard but also their social life, their environment and psychological frame of mind which is the baseline of their existence.

Recommendations

The following recommendations were made:

1. Self-improvement of buildings by the occupants
2. Improvement on the maintenance culture of residents in the area,
3. Government policy that will regulate and enhance subsidy on prices of building materials so that all level of income earners will have access to buying quality materials for building construction thereby improving the structural output of construction work.
4. Proper redevelopment or rehabilitation project should be carried out on those housing units that are structurally unsafe in the area. This could be achieved by the relevant government bodies creating awareness on the danger inherent in such housing units and enforcing compliance for redevelopment/ rehabilitation or residents face eviction from such housing units.
5. Efforts should be made to discourage the illegal conversion or use of residential building for commercial purpose.

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