



## Evaluation of the Contents, Implementation and Success of Urban Renewal Projects in Abeokuta, Nigeria

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### Abstract

*The study examined the contents, implementation and success of urban renewal projects in Abeokuta, Nigeria, with a view to providing guidelines that could enhance public participation in urban renewal projects. Primary data were collected from residents in urban renewal project areas in Abeokuta, Nigeria. Systematic sampling technique was used in selecting residents to be sampled. All wards in which urban renewal projects existed were purposively selected. All 11,352 residential buildings in the selected wards were enumerated and systematic random sampling technique was used in selecting 568 (5%) of these buildings from each of which the oldest resident was purposively selected for sampling with a set of pre-tested questionnaire. 509 copies of the questionnaire were correctly filled and used for analyses, using both descriptive and inferential statistics. The study revealed that majority (67.3%) of the respondents earned monthly income higher than 20,000 naira; 24.1% earned between 10,001 and 15,000 naira; and just 3.0% earned monthly income of less than 5,000 naira. Investigations further revealed that respondents rated provision of more hospitals (FSI = 3.20) higher than provision of waste collection trucks (FSI = 2.26). Significant difference was, however, found in respondents' satisfaction with these renewal projects, confirmed by Analysis of variance (ANOVA) computed ( $F = .859$ ;  $p = .001$ ). The study concluded that effects of socio-economic characteristics on general perception of urban renewal projects will remain significant so long as issues surrounding residents' involvement in the planning and implementation are not adequately addressed.*

### Keywords

Urban renewal, implementation, residents, projects, Abeokuta

### Article History

Received 16 June 2018

Accepted 6 July 2019

Published online February 15, 2020

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### Declaration of Conflicting Interests

The author declared no potential conflicts of interest with respect to the research, authorship, and/or publication of this article.

### 1. Introduction

The United Nations estimated in 2007 that about 3 billion (about 50%) of the 6.572 billion people live in the urban areas and projected that the proportion of the world's population living in urban areas would hit over 61% by the year 2030 (United Nations Research Institute for Social Development (UNRISD), 2015). The bulk of the growth in the urban population according to the projection would be in developing countries, particularly in the African Continent. The urbanization crisis in developing countries is characterized by high rate of over population, congestion, pollution, inadequate housing/ shelter, squalor underdevelopment, and increasing incidence of poverty, crime, etc. (Carter, 2000; World Bank, 2015).

These urbanization challenges have been tackled over the decades through urban renewal efforts in the form of slum upgrading and outright clearance in many cities in Nigeria, without significant effect of stimulating sustainability of these programmes (Cohen, 2004). Hence, some scholars have opposed adopting urban renewal as the antidote or panacea to urbanization challenges. Urban renewal started as the concept of urban redevelopment (UN-Habitat and UNEP 2010; Jiboye, 2011). According United Nations Human Settlements Programme (2003), the concept has an America origin in the Housing Act of 1949, and was originally designed to clear, and restructure land use in the inner city which has developed into slums, and to develop in their place, a comprehensive

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programme of new residential and non-residential development (United Nations and World Urbanization Prospects, 2010; Bryan and Ejumudo, 2013). Urban renewal is most often undertaken to make life safe, more secure and comfortable to the urban dwellers, to attract wealthier individuals to live in that area or to boost economic base or activities in that area. Urban renewal which may be also known as urban redevelopment is a veritable social gentrification technique (Enisan and Ogundiran, 2014). Urban renewal is often presented as a natural process through which the urban environment viewed as a living entity undergoes transformation. Laurent (2003) pointed out that "as the years pass, transformations take place, allowing the city to constantly rejuvenate itself in a natural and organic way". He further stated that "the purpose of urban renewal is to deliberately change the urban environment and to inject new vitality through planned adjustment of existing areas to respond to present and future requirements for urban living and working" (Eyob, 2010; Jimoh, Omole and Omosulu, 2013).

Urban renewal involves the relocation of businesses, the demolition of structures, the relocation of people, and the use of eminent domain (government purchase of property for public purpose) as a legal instrument to take private property for city-initiated development projects (UN-Habitat and UNEP, 2010; Chigbu, 2012). Urban renewal has been seen by proponents as an economic engine and a reform mechanism and by critics as a mechanism for control. It may enhance existing communities, and in some cases result in the demolition of neighbourhoods. Many cities link the revitalization of the central business district and gentrification of residential neighborhoods to earlier urban renewal programs (UNHSP, 2008). Over time, urban renewal evolved into a policy based less on destruction and more on renovation and investment, and today is an integral part of many local governments, often combined with small and big business incentives (Lobbia, 1999; Yoade, Olayiwola and Popoola, 2013; Uwadiwegw and Iyi, 2013).

According to Gbadegesin and Aluko (2010), urban renewal involves overhauling the congestion in city centres. It comprises a number of strategies which include: filtration; social planning; the bootstrap strategy; replacement; and guiding urban growth through investment and conservation and

heritage preservation (Egunjobi, 1987; Ogbuozobe, 2010). Therefore, the main objectives of urban renewal are: re-structuring and re-planning of concerned urban areas; designing more effective and environmentally-friendly local transport and road networks within the concerned urban areas; promoting the timely maintenance and rehabilitation of buildings in need of repair; preserving buildings, sites and structures of historical, cultural or architectural value; providing purpose-built housing for groups with special needs, such as the elderly and the disabled; and providing more open space and community/welfare facilities among others (United Nations Human Settlements Programme, 2003; URS, 2011; Enisan and Ogundiran, 2014).

Still on the renewal projects, in practical terms it is a common knowledge that many renewal projects have been implemented by different state governments in Nigeria especially in Southwestern geo-political zone to give way for road expansion, construction of mega schools, ultra-modern markets, modern motor parks, electrification, and street lighting, among others. This is in order to reposition the cities and to respond to the challenges and opportunities of sustainable urban development. These renewal programmes have been seen as foreign in-nature and as such the opinions, feelings and aspirations of citizens (residents) who are the end users' of the projects are needed to be incorporated if the project is to be sustainable (Adedibu, 2004; Akiffo, 2006; Agbola and Agunbiade, 2007).

In reality, it could be appreciated that a lot of studies exist on urban renewal both within and outside Nigeria as documented above. The problem however remains as to the nature of existing literature on the feelings, opinions and aspiration of the people on urban renewal programmes especially in Southwestern Nigeria. Precisely, it could be asserted that information on urban renewal in cities of Southwestern Nigeria is scanty or rare because the programme is just gaining ground, especially during the present democratic dispensation. Yet residents' perception of urban renewal programme is important as a platform on which the needs and aspiration of the people could be incorporated so as to guarantee sustainability of urban renewal programmes. It is on this note that this study examined the contents, implementation and success of urban renewal projects in Abeokuta, Nigeria in

order to provide information that could inform policy response towards sustainable urban renewal in the study area.

## 2. Literature Review

Globally, the rate of urbanization especially in developing countries is frightening UNHSP, 2008; (Habitat, 2011). By 1850, only 2% of the world population lived in cities, whereas by 2000AD, the proportion was close to 50%. It is a known fact that about 7% of the present rate of urbanization is taking place in developing countries. According to the United Nations Fund for Population Activities (UNFPA), by 1950, out of a total of 10 metropolitan regions in the world, 7 were seen in developed countries. However, by the year 2000AD, only 30% of the 10 largest cities were located in developed countries, while the other 70% were found in developing countries. By projection, it was assumed that by 2010, there were 23 mega cities in the world each with a population in excess of 10 million, out of which 19 were located in developing countries (Mabogunje, 2002; Eni, 2009).

Experts on urban studies agree that the level of urbanization in Nigeria by far exceeds the overall level of population growth rate. For example, Eni and Ufoegbu (2007) has shown how the urban population in Nigeria increased dramatically from 1 million in 1850 to about 11 million in 1963 and by the year 2000AD, the number of millionaire cities rose from 14 to more than 20. The glaring portrayal of urban growth and city expansion shown above is replicated in very visible environmental consequences such as cities encroachment on land immediately surrounding them, shortage of shelter or housing deficit, pollution of land, air and water, urban environmental degradation, proliferation of slums, squatters and other unconventional settlements, overcrowding of persons and tenements, homelessness forcing people to take shelter under bridges or broken down vehicles (see Eni, 1998; Obot, 1983; Teaford, 2000; Sule, 2003; Turk, 2008). There is also malnutrition, despicable poverty, a deficient urban infrastructure such as inadequate water supply, toilet, electricity, roads, drainage, lowering of property values or blighted structures, environmentally induced diseases such as cholera, malaria, typhoid, loss of biodiversity, and different forms of deviant behaviour usually associated with substandard living conditions

(Spreiregen, 1971; Sjoberg, 1965 and 1965; Shultz and Schnidman, 1990; Abumere, 1987).

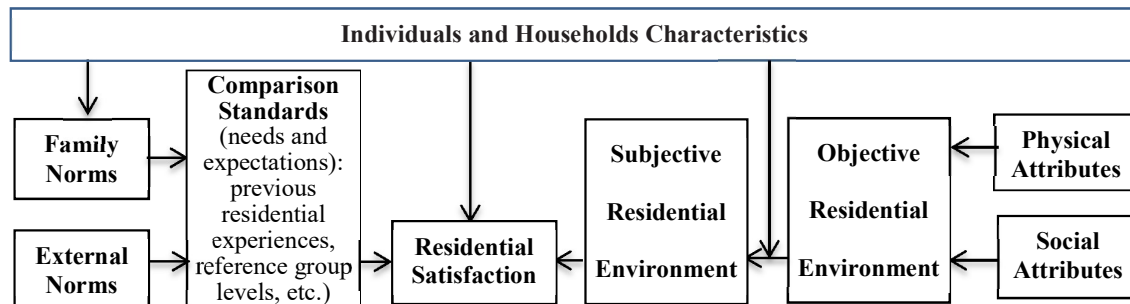
According to Northam (1979), urban renewal, as an urban redevelopment process consists of six successive stages including a workable programme, land acquisition, relocation, demolition, provision of public facilities, and re-sale. This explains why for urban renewal to succeed, it must depend heavily on the availability of legislative authority or the power of eminent domain for the acquisition of blighted or non-conforming structures which ordinarily would be problematic because of the stiff opposition that will greet such attempts (Sada, 1975; Eni, 2006).

The foregoing synchronizes with Sule's (2003 and 2004) assertion that urban renewal incorporates such areas as reduction in traffic problems, improvement in water quality, electricity, provision and rehabilitation of an accessible road network, provision and improvement of healthcare delivery system, all geared towards improving the quality of life of urbanized people. Urban renewal also involves slum upgrading. This provision results in the maintenance of housing standards through the stricter enforcement of building codes. Although it has been argued that urban renewal programmes increase the cost of building construction, but it also produces a healthier environment which boosts the quality of life of the people (Fourchard and Agbola, 2003).

To make the urban renewal programme more sustainable, Malebo (2011) suggest that more machines and vehicles should be made available to all the agencies involved in waste collection and evacuation, and the workshop at the premises of Waste Management Technology (WMT) should be equipped with spare parts and tools to facilitate their operations. As already mentioned above, urban renewal programmes are presently taking place in the study area, as well as in other cities in Nigeria such as Lagos, Uyo, Port Harcourt, Benin City, Ibadan, Makurdi, Owerri, among others. The various components of the urban renewal programmes are expansion, rehabilitation, construction and dualization of new urban roads, construction and beautification of roundabouts, construction of fly-overs as in Port Harcourt, Uyo and Ibadan, planting of ornamental trees, flowers and lawns as in Calabar (Grebler, 1965; Mabogunje, 2002).

However, this study is advocating the adoption of strategies which conceive urban renewal as a social planning process, which stimulate the interest of the grassroots and which elicit their support in achieving urban renewal goals (Fig. 1). This is in recognition that urban renewal is meant for the people and is supposed to be a people oriented

project. Democratic principles include that people should be given sufficient opportunity to have a say in the affairs that concern them (Koenig, 2009; Yoade and Adeyemi, 2015). Adoption of this framework will help to involve the citizens in urban renewal and thus make urban renewal projects realizable in Nigeria.



**Figure 1: A conceptual framework of residential satisfaction**

Source: Adapted from Yongxia Kou (2013)

In conclusion, urban renewal is a welcome development in every modern society. It however should be realized that to promote genuine development, every public programme should embrace 'interclass mutual needs and appreciation approach' embedding some measures of assured benefits for all categories of people. Just as the spiral effects mostly affect the poor in the long run, their welfare and commensurate programme of assistance should always be a constant on the mind of the governing elites and on the agenda of government as the representatives of the people. This becomes necessary as the poor is, in the generality of the developing world and sub-Sahara Africa, the harbinger of democratic rules and assured platform of its social capital and sustenance. Therefore, this study will assist both the policy makers and the residents' on how urban renewal can be in acceptable way for the benefits of generality.

### 3. The Study Area

Urban renewal projects that were identified in Abeokuta include reconstruction and rehabilitation of roads and pedestrian walk ways; construction and rehabilitation of health institutions; provision of firefighting equipment; provision of waste collector trucks; among others. All 14 political wards in the city in which aspects of urban renewal project was executed are all covered by the study.

### 4. Research Methodology

Both primary and secondary data were used for this study. The primary data were collected through field

observation and administration of a set of pre-tested questionnaire on residents of the study area. Urban renewal projects areas in Abeokuta was used as the sample frame. Pilot study revealed that most urban renewal projects in the state were concentrated in the state capital (Abeokuta). In all, there are thirty-one political wards in the study area; out of which fourteen (14) political wards where urban renewal projects have been executed were purposely selected for the study. A total of 11,352 residential buildings found in the selected wards constitute the sample frame for the study, from where sample residents were selected through systematic sampling technique.

The first building was randomly chosen randomly, and every 20<sup>th</sup> residential building in each ward, representing 5% of all residential buildings in the selected wards of the study area was selected from where the oldest residents was purposively selected for sampling with the use of a set of questionnaire. A total of 568 copies of the questionnaire were administered out of which 509 copies were retrieved and used for analysis.

Information obtained via the questionnaire include residents' socio-economic characteristics, their perception about the projects, their level of participation and satisfaction with executed urban renewal projects in the study area. In-depth interview were also conducted to obtain qualitative data from community development association leaders in the study area. Seven (5%) of 130 registered community development associations in

Abeokuta were randomly selected and their leaders were chosen for the in-depth interview to reveal the levels of public perception about, participation in and satisfaction with urban renewal projects in the study area. Secondary data on total number of urban renewal projects executed in the city since the creation of the state, the cost, target beneficiaries, degree of public acceptance and resistance were collected from relevant local government chairmen and heads of community development units in the study area. Both descriptive and inferential statistics were used in analysing quantitative data obtained for the study while qualitative data were analysed using content analysis.

In the questionnaire, each respondent was expected to rate his/her perception of each urban renewal project using a 4-point Likert Scale graded from: 'Very Intolerable' – VI (0% - 39%); 'Intolerable' – I (40% - 49%); 'Tolerable' – T (50% - 69%); and, 'Very Tolerable' – VT (70% - 100%). The scores assigned by the respondents for each of the urban renewal projects were used in computing the aggregate Residents' Perception Index (RPI) for each of the projects. In order to obtain the aggregate Residents' Perception Index (RPI) of each project, a weight value of 4, 3, 2 and 1 was respectively assigned to each rating above, such that every 'Very Intolerable' rating was rated 1 point; every 'Intolerable' attracted 2 points; every 'Tolerable' rating attracted 3 points; and every 'Very Tolerable' rating attracted 4 points. The summation of weight value (SWV) for each service is obtained from the addition of the product of weight value of each rating and the number of responses to each rating (Yoade, 2016). The RPI is finally obtained by dividing Mean Weighted Value of the facility (MWV) by the total respondents that rated each project, such that:

$$RPI_{i-j} = \frac{MWV_{i-j}}{N_{ij}}$$

Where:

$RPI_{ij}$  = Residents' Perception Index i-j

$MWV_{ij}$  = Mean Weight Value of facility i-j

$N_{ij}$  = Respondents' rating each projects i-j

Residents' level of satisfaction with each urban renewal project was also investigated. Variables used to assess satisfaction of residents' involved the subjection of the feelings of the residents in the study area to a 4-point Likert scale in which the feelings of the people were rated as 1= very unsatisfied; 2= unsatisfied; 3= satisfied and 4=very

satisfied; to measure their perception of the urban renewal projects in the study area. Residents' Satisfaction Index was computed using the formula for RPI.

## 5. Analysis and Discussion

Relevant data collected and analysis for the study are presented and discussed and under sub-headings: socio-economic characteristics of respondents; residents' perceptions of urban renewal programmes; and, residents' satisfaction with urban renewal programmes in the study area.

### 5.1 Socio-Economic Characteristics of the Respondents

Socio-economic characteristics of respondents' discussed in this section include the gender of residents', their age, marital status, educational attainment and length of stay. Result of investigations on respondents' socio-economic characteristics is presented in Table 1.

**Table 1: Socio-Economic Characteristics of the Respondents**

	Number	Percentage
<b>Level of Education</b>		
Not educated	0	0
Primary school	44	8.6
Secondary school	77	15.1
Tertiary school	388	76.2
Total	509	100
<b>Age</b>		
Less than 20years	6	1.2
20-39 years	36	7.1
40-59 year	105	20.6
60 years and above	362	71.1
Total	509	100
<b>Marital Status of the Respondents</b>		
Single	46	9.0
Married	437	85.9
Divorced	6	1.2
Widow	20	3.9
Total	509	100
<b>Length of Stay</b>		
1-5 years	233	45.7
6-10 years	150	29.5
10 years and above	126	24.8
Total	509	100
<b>Occupation</b>		
Schooling	16	3.1
Public Sector	41	8.1
Private Sector	275	54.0
Business	134	26.3
Artisanship	43	8.4
Total	509	100
<b>Monthly Income</b>		
Below 50,000	87	17.1
50,000-99,999	167	32.8
100,000-149,999	136	26.7
150,000-199,999	117	23.0
200,000 and above	2	0.4
Total	509	100

Source: Authors' survey, 2016

Table 1 revealed that majority (76.2%) of the residents had tertiary education, 15.1% had secondary education and only 8.6% were primary school leaving certificate holders. Observed high proportional representation of respondents' with tertiary education may influence the residents' perception and response to evaluation of the urban renewal projects in the study area. This is because education tends to create awareness. There is every tendency to believe that a well-educated person may perceive his immediate environment differently from a less educated fellow and this is reflected in the result of the analysis.

Investigation on respondents' ages revealed that more than 70 percent (71.1%) of the respondents were aged at least 60 years; 20.6% were between 40 and 59 years, 7.1% were between 20 and 39 years old; while just 1.2% of the respondents were aged between 18 and 20 years (Table 1). Observed high proportional representation of the older residents' may influence the residents' perception in the evaluation of urban renewal projects because of their past experiences and maturity. Close to nine-tenths (89.5%) of the residents were married, 9.0% were single, 3.9% were either widow or widower and 1.2% were either separated or divorcees.

Investigation on respondents' length of residing in the study area revealed that 45.7% had been in the study area for between 1 to 5 years; 29.5% had spent between 6 and 10 years; and 24.8% had been residing in the study area for more than 10 years. Indicating that majority of the respondents had been residing in the study area long enough to provide reliable information on the interest of focus of the study.

Findings revealed that 54.0% of the respondents' were working in the private sector,

26.3% were engaged in the private businesses, 8.4% were artisans, 8.1% were public servants, and 3.1% were students. Investigation revealed that 32.8% of the respondents earned between #50,000 and 99,999 naira per month; 26.7% earned between #100,000 and #149,999, and 17.1% earned more than #200,000 as monthly income. There is tendency that respondents' with higher income may support urban renewal projects because they can get accommodation in another location if affected by renewal projects whereas, respondents' with lower income may not be able to, due to financial constraint. That all the respondents earned far above the national monthly minimum wage of 18,000 naira might place them in a better position to provide unbiased information on the effects of urban renewal programmes in the study area as they could be in better position to seek other accommodation if their houses were adversely affected by the programme.

## 5.2 Residents' Perception of the Urban Renewal Projects in the Study Area

Findings on respondents' perception of urban renewal projects in the study area are presented in Table 2.

Investigations revealed that provision of Mega Schools was rated highest (FSI = 3.52) by the respondents, while provision of pedestrian walkways was least rated (FSI = 2.00). Results further revealed that respondents rated dualization of roads (FSI = 3.20) higher than provision of fire service station (FSI = 2.04). However, Analysis of Variance (ANOVA) computed ( $F = 0.123$ ;  $p = 0.987$ ) confirmed existence of no significant differences in residents' perception of the various urban renewal projects in the study area

**Table 2: Residents Perception Index (RPI)**

Renewal projects	Very intolerable (%)	Intolerable (%)	Tolerable (%)	Very tolerable (%)	SWV	MWV
Providing mega school	1(0.2)	46(9.0)	149(29.3)	313(61.5)	1792	3.52
Provision of more hospitals	2(0.4)	58(11.4)	360(70.7)	89(17.5)	1554	3.05
Rehabilitation of roads	0(0)	1(0.2)	375(73.7)	133(26.1)	1659	3.26
Providing pedestrian walkway	119(23.4)	315(61.9)	31(6.1)	44(8.6)	1018	2.00
Providing street lighting	30(5.9)	133(26.1)	137(26.9)	209(41.1)	1543	3.03
Providing Market	78(15.3)	111(21.8)	13(2.6)	307(60.3)	1567	3.08
Providing parking lot	188(36.9)	132(25.9)	111(21.8)	78(15.3)	1097	2.16
Beautification and landscaping	102(20.0)	21(4.1)	66(12.9)	320(62.9)	1622	3.19
Dualization of road	1(0.2)	1(0.2)	403(79.2)	104(20.4)	1628	3.20
Providing waste collection trucks	2(0.4)	300(73.4)	89(17.5)	118(23.1)	1341	2.63
Providing fire service station	131(25.7)	286(56.2)	32(6.3)	60(10.7)	1039	2.04
Introducing flood control measure	32(6.3)	88(17.3)	328(64.4)	61(12.0)	1436	2.82
Total						33.98

Source: Authors' survey, 2016

General consensus from various Focus Group Discussions (FGD) and In-depth interviews (IDI) conducted in the study area was that there was never information about urban renewal projects executed in their area before, during and after the implementation exercise. An IDI discussant in the study area named ‘Bale of Sapon’, aged 84 years, corroborated this. He said that:

*“the state government did not carry residents’ along in the implementation of urban renewal projects before, during and after execution.”*

Nearly all of the discussants in Abeokuta were also of this opinion.

General consensus from FGD and IDI was that residents did not make any financial donation or contribution to the urban renewal projects; they did not make any material contribution or any contribution in any form whatsoever. It was purely a top-down programme conceived and executed by the government and its agencies without any input from members of the targeted communities. Local contractors were not even given much opportunities to participate in the construction process.

It could be argued that the residents might have rated the projects better if they had been involved in the renewal process, in line with the views of Moser (1989), Conzen (2001), Musterd and Ostendorf (2008), Eyob (2010), Bryan and Ejumudo (2013)

that involvement of the residents’ in urban renewal projects is more than an individual issue, as it attracts community attention, and ultimately encourages their willingness to sustain the project after it is being commissioned.

### 5.3 Residents’ Satisfaction with Urban Renewal Projects in the study area

Results of investigations on residents’ satisfaction with the various urban renewal projects in the city are presented in Table 3, where the residents’ satisfaction index is calculated using the formula:

$$RPI_{i-j} = \frac{MWV_{i-j}}{N_{ij}}$$

Where:

RSI<sub>ij</sub> = Residents’ Satisfaction Index i-j

MWV<sub>ij</sub> = Mean Weight Value of facility i-j

N<sub>ij</sub> = Respondents’ rating each projects i-j

Result of the investigations presented in Table 3 revealed that respondents rated road rehabilitation highest in their felt satisfaction, with an index of FSI = 3.60 while flood control measure was least rated with (FSI = 2.03). Respondents rated provision of more hospitals (FSI = 3.20) higher than provision of waste collection trucks (FSI = 2.26). Analysis of variance confirmed existence of significant differences in residents’ ratings of level of satisfaction with various components of urban renewal projects (F = 0.859, p = 0.001).

**Table 3: Residents Satisfaction Index (RSI)**

Renewal projects	Very unsatisfied (%)	Unsatisfied (%)	Satisfied (%)	Very satisfied (%)	SWV	MWV
Mega School	32(6.3)	58(11.4)	358(70.3)	61(12.0)	1466	2.88
Provision of more hospitals	31(6.1)	43(8.4)	47(9.2)	388(76.2)	1810	3.56
Beautification and Landscaping	1(0.2)	15(2.9)	286(56.9)	207(40.7)	1717	3.37
Pedestrian Walkway						
Street Lighting	31(6.1)	43(8.4)	330(64.8)	105(20.6)	1527	3.00
Market	16(3.1)	102(20.0)	271(53.2)	120(23.6)	1513	2.97
Parking Lot	32(6.3)	46(9.0)	93(18.3)	338(66.4)	1755	3.45
Dualization of Road	1(0.2)	15(2.9)	286(56.2)	207(40.7)	1717	3.37
Rehabilitation of Roads	2(0.4)	46(9.0)	108(21.2)	353(69.4)	1830	3.60
Waste Collection Truck	116(22.8)	202(39.7)	151(29.7)	40(7.8)	1133	2.26
Fire Service Station						
Flood Control Measure	16(3.1)	461(90.6)	31(6.1)	1(0.2)	1035	2.03
Total						30.49

Source: Authors’ survey, 2016

### 5.4 Correlation of the effects of socio-economic characteristics of residents’ on factors that determine level of their satisfaction with urban renewal projects in the study area

The result of investigations on the relationship between socio-economic characteristics and residents’ satisfaction with urban renewal projects

in Abeokuta was conducted using Spearman rank correlation with P<0.01 significant level. As revealed in Table 4, there was a positive and direct relationship between income and six out of the seven tested variables. Of high significance among them are the relationships that income has with level of education of the residents’ (0.647), residents’

occupation (0.523), planning process (0.711), better medical care (0.373), qualitative education (0.514) and good road (0.432). What this implies is that occupation of the residents' could have positively influenced their income and the number of wives for the each respondent'. In other words, as income increases, the chance to marry more wives increases, making families in the area to soar and vice-versa. Since level of education in most cases may decide residents' monthly income, those with higher qualifications claimed they are satisfied with the

projects executed in the study area. Those with lower income were not satisfied because they were adversely affected or displaced from their homes in the implementation of the renewal projects. It can be deduced that income of the residents' has significant impact on the possible implementation of urban renewal programme in the study area.

It can be deduced from the result presented above that the effect of socio-economic factors on residents' satisfaction with urban renewal cannot be over-emphasized.

**Table 4: Correlation matrixes of the effect of socio-economic factors on residents' satisfaction with urban renewal projects in the study area**

	Average monthly income of residents	Level of education	Occupation	Planning process	Beautification and landscaping	Better medical care	Qualitative education	Good road
Average monthly income of residents	1.00							
Level of education	.647**	1.00						
Occupation	.523**	.610**	1.00					
Planning process	.711**	.658**	.482**	1.00				
Beautification and landscaping	.047	-.031	-.059	.000	1.00			
Better medical care	.373**	.430**	.150	.454**	.025	1.00		
Qualitative education	.514**	.179	-.073	.082	.078	.475**	1.00	
Good road	.432	.184	-.048	.140	.153	.565**	.838**	1.00

Source: Author's survey, 2016

## 6. Conclusion and Recommendations

The paper evaluated urban renewal projects in Abeokuta with the view of providing insights into how level of community participation and socio-economic characteristics of residents influence their perception of the outcome of the renewal programmes. The study observed the top-down approach adopted for the renewal programmes was not acceptable to the people. It was concluded that effects of socio-economic characteristics on general perception of urban renewal projects will remain significant so long as issues surrounding residents' involvement in the planning and implementation are not adequately addressed.

Therefore, the study recommended that adequate planning should be done with active implementation followed. Like other aspects of

planning, proper institutional framework for urban renewal programme must be put in place in study area. The jurisdictional issues relating to urban planning and renewal programmes must be well defined and maintained. Achieving meaningful renewal programme may remain a mirage where there are institutional clashes and fight for supremacy over slum areas by different authorities and tiers of government as it manifested in the slum areas. Also, there should be Urban Renewal Committee charged with the responsibility of reviewing the implementation plan and encouraging active participation of members of the community in the implementation of the plans resulting from the Project.



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