

Housing Redevelopment In Core Area Of Sub-Sahara Africa: Example Of Ile-Ife, Nigeria

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Abstract

In most nations of the third world, the vast majority of the cities are plagued with various multi-dimensional urban growth problems (infrastructure, services, employment crises and so on). The problem of the core area slums and the required solution has some socio-economic, technical, administrative and socio-cultural considerations. It is in this regard that this paper has attempted an examination of the housing redevelopment in core area of Sub-Sahara Africa, using Ile-Ife, Nigeria as a case study. Data for the study were derived through the use of questionnaire administered on 477 houses (10% of the total number of houses in the core area of Ile-Ife) samples of household heads selected using systematic random sampling. The study revealed that majority of the buildings (83.0%) was built more than 30 years ago. Also, the common material of construction is mud. This is because 70.0% of buildings were constructed of mud and another (20.3%) were of mud bricks. Only, (9.6%) were of cement blocks. The study further revealed that more than four-fifth of the respondents (85.3%) earned less than 15,000 monthly while only (14.7%) earned more than 15,000 monthly. The paper concluded that in urban renewal endeavors, there is need for planners to take into consideration the various socio-economic encumbrances if the affected people are to be meaningfully catered for.

Keywords: Core area; slum; housing; redevelopment; environment.

1. Introduction

The rapid urbanization in the world, especially in developing countries, over the past half-century has been accompanied by excessively high level of concentration of urban population in every large city. Urbanization is taking place at different speeds in different continents with varying rate in developed and developing countries (WHO, 2015). Developed countries urbanized at a comparatively leisurely pace. For instance, the United States was 40% urbanized in 1930, 70% in 1960 and 75 %+ in 1990. This gradual pace is in contrast with happening in many developing countries. For example, the Republic of Korea was 40% urbanized in 1970 and 78% by 1990 (UNHP 2003). What took the United States 60 years to accomplish, took Korea 20 years and Brazil 30 years (Henderson, 2002).

In Africa, the proportion of city dwellers rose from 25% in 1975 to 35% in 1995, and it is predicted that the figure will reach 50% by the year 2025 (Abudulahi, 2003). These are indications that developing countries today face greater urbanization challenges than developed countries. Mabogunje (2002) asserted that in 1950, the percentage of the total Nigerian population living in urban centers of more than 20,000 inhabitants was less than 15%; by 1975, this proportion had risen to 23.4 per cent and by year 2000 it has risen to 43.3 per cent. He concluded that the prognosis is that by the year 2015, more than half of the nation's population would be living in urban centers (WHO and UNICEF, 2012).

The problem with these developing countries is that half of their population is either homeless or living in houses which are dangerous to health and an affront to human dignity (Onibokun, 1985). Nearly 80% of the urban population lives in slums and squatter settlements without adequate water, lighting, sanitation and waste disposal (UNHSP, 2008). In Nigeria, a joint study by Lagos State Government and United Nations group (1999) discovered that about

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42 settlements in Lagos alone were classified as slums and in dire need of upgrading or regeneration (Atere, 2001).

Nigeria is one of the few countries in Africa which had many large pre-industrial cities before the colonial period. The largest concentrations of such towns in the south-western zone, which is by far the most urbanized area of its size in sub-Saharan Africa (NISER 1997). One of the major factors which explain the development of pre-colonial urbanization in this area was the continuous internecine war among the Yoruba. This forced peasants to find refuge in walled cities, leading to high population concentration in such cities characterized with organic development.

In the developing world, like in Nigeria, rapid urbanization has outpaced the ability of governments to provide adequate shelter and basic amenities for the urban poor resulting in grievous urban poverty (Lewin, 1981). The high level of poverty of most urban households places the available housing stock out of their economic reach. Many of the households resort to constructing makeshift dwellings with all sorts of refuse materials on illegally occupied land. The result is the growth of slums and squatter settlements. Slums are characterized by obsolescence resulting from the combined effects of such factors as natural ageing of buildings, lack of maintenance and neglect, wrong use of buildings, wrong development of land, poor sanitation in the disposal of sewage and solid wastes, and increasing deterioration of the natural landscape (Omole, 2000).

Therefore, the result of such relatively high rates of urban growth and inadequate planning is chaos, which is manifested mostly in housing shortage, inadequate and overstressed social infrastructure and amenities (water, electricity, housing, among other), and its attendant problem of slum creation at the core of most towns and cities.

Slum creation is the product of inadequate housing, deferred maintenance of infrastructures and structures, disappointment with housing needs and expectation. Slum that is created as a result of these attributes is expected to be subjected to renewal if the community where it is located is expected to meet the yearnings and expectation of the residents. The emergence of slums, blighted areas and squatter areas within the spatial bowl of the city (with its socio-political, economic, cultural and environmental repercussions) consequently formed the formal justification for the birth of urban renewal (in both policies and programme).

According to Grebler (1965) and Olaore (1987), urban renewal is a deliberate effort to change the urban environment through planned, large-scale adjustment of existing areas to present and future requirements for urban living and working. Egunjobi (1987) sees it as an inescapable response to the decaying nature of ageing cities. In his own view, Agbola (2007) defines urban renewal as “a relatively comprehensive community redevelopment programme through which a particular city seeks to refashion and rebuild the physical structures of a particular segment of the city in order to enable it cope with many problems confronting it”.

Studies have shown an overwhelming evidence of the deplorable and pathetic housing conditions in which the vast majority of urban dwellers in Nigeria live (Wahab, Adedokun & Onibokun 1990; Omojinmi, 2000; Olotuah and Aiyetan 2006). These show the preponderance of sub-standard and structurally unsound houses found in urban centres in Nigeria. Wahab et al (1990) have shown that only one-third of urban housing is sound. The inadequacy of the quality of most of urban housing stems mainly from the poor physical state of the buildings. The buildings are often unsafe and insecure and do not provide adequate shelter from the elements of weather. The environment in which the buildings are located is squalid in most cases, and this generally leads to slum conditions (Igwe, 1987). Little or no emphasis has been placed on housing redevelopment especially in the core area of Nigeria. It is on this note that this study examined housing redevelopment in core area of Sub-Sahara by positing Ile-Ife, Nigeria as a case study.

2. Literature Review

The fact that emerging new estates and neighbourhood and the old parts of our cities and towns are turning to slum is evident. This has therefore involved the fact that the Nigeria housing environment needs more than construction of new housing units and accompany infrastructure; it requires the rehabilitation and redevelopment of some of the existing ones

(Onibokun, 1985). The realization has drawn attention of many academics; both local and expatriates, to the urban renewal challenges facing Nigeria (Mabogunje, 1962 & 1968; Grebler, 1965; Onibokun, 1985; Agbola, 1987; Egunjobi, 1987; Olaore, 1987; Olokesusi, 1987; Fadamiro and Atolagbe, 2004; and Jelili et al, 2006). Most of the studies of these scholars have been confined to general description of the ugly urban phenomena, to historical emergence of slums, and to geographical and sociological analyses of the urban problems. Some of these studies have advanced new urban concepts of African cities, old theories of urban ecology have been confirmed, and the urban morphology has been characterized; but very few practical solutions have been offered regarding the environmental problems facing each of these cities.

Series of studies have also been conducted on the causes, characteristics and strategies of slum and urban renewal: (see Onibokun, 1974, 1975; Gyuse, 1980; Agbola, 1987; Abumere, 1987; Okolocha, 1985 and 1987; Teaford, 2000; GRHS, 2003; Fadamiro and Atolagbe, 2004; Olayiwola et al, 2005; ISARC, 2008; Turk and Altes, 2009; Yoade, 2019; Yoade and Adeyemi, 2019; Yoade, Adeyemi and Adeyemi, 2020).

However, the facts those studies on characteristics of slums are many and have been conducted by scholars over the years (From Mabogunje to Onibokun to Abumere to Onibokun, etc). The economic and societal changes has brought changes to pattern and nature of slums; the gap in the studies of those scholars and the existing trend in socio-economic development in developing countries like Nigeria necessitated further studies on slums characterization. This is to enable policy makers obtain the requisite information that can aid the renewal of the slums; hence this study

2.1. Main approaches to renewal

At the first International Seminar on Urban Renewal, in August 1958, the three principles of urban renewal were identified as redevelopment, consisting of demolition and reconstruction; rehabilitation, improvement of the original structures, and conservation, preservation of historical monuments, and generally not with residential areas (Miller, 1959). These approaches to urban renewal correspond to those identified by Colborn in 1963. For him, urban renewal projects could be implemented in three different ways: first, they could involve acquiring and clearing a slum or blighted area and disposing of the land for redevelopment in accordance with planned uses; second, they could consist in the rehabilitation and conservation of structures in such an area by property owners, accompanied by improvement of community facilities by the local government; and, third, they could follow any combination of both.

The possible approaches to neighborhood regeneration can therefore be identified as: redevelopment, wherein a neighborhood is rebuilt anew; rehabilitation, wherein the existing structures are preserved and upgraded; and integration, a combination of the first two approaches. Each approach can involve the refocusing of the population on the original site or its relocation to another part of the city. Also, Agbola (2007) classified urban renewal into four and this includes redevelopment, rehabilitation, gentrification and conservation. Be that as it may, when such conditions are established and the affected area designated as urban renewal area, an appropriate strategy or strategies are put in place. Such strategies of urban renewal include 'redevelopment', 'rehabilitation', 'conservation', and 'gentrification'.

a) Redevelopment

Redevelopment consists of the removal of existing buildings and the re-use of cleared land for the implementation of new projects (Miller, 1959). This approach is applicable to areas in which buildings are in seriously deteriorated condition and have no preservation value, or in which the arrangement of buildings are such that the area cannot provide satisfactory living conditions (Miller, 1959). In such cases, demolition and reconstruction, of whole blocks or of small sections, is often thought to be the only solution to ensure future comfort and safety of the residents. However, in many developing countries, redevelopment through slum clearance and reconstruction is still regarded as the only viable way to improve housing conditions and to modernize inner-city areas (Egunjobi, 1987).

b) Rehabilitation

Rehabilitation, often termed conservation or preservation, can be defined as the opposite of redevelopment. It is based on preserving, repairing, and restoring the natural and man-made environments of existing neighborhoods. Rehabilitation is applicable to areas where buildings

are generally in structurally sound condition but have deteriorated because of neglected maintenance (Miller, 1959). It takes advantage of the existing housing stock as a valuable resource and adapts old houses to present -day life and acceptable standards by providing modern facilities (Zhu Zixuan, 1989).

However, many people do not consider rehabilitation to be a realistic approach because of the technical difficulties and the amount of work and research involved. Rehabilitation is often perceived as a complex and time-consuming process which is more difficult to implement than redevelopment. It requires a high degree of social organization and social responsibility, as well as a total reorganization of the housing process. It is sometimes resisted by developers, who see it as an infringement on free enterprise and a barrier to large-scale redevelopment (Holcomb and Beauregard, 1981). In many instances, old houses are so dilapidated and their original character lost after so many years that it is unrealistic to attempt to upgrade them and to raise their conditions to appropriate standards. The introduction of new infrastructure to old and dense neighborhoods can also be a difficult task.

c) Gentrification

Another important strategy of urban renewal is gentrification. This strategy is a potent form of urban renewal whereby old and relatively new houses within some specific areas or along major transportation routes are converted from their previous use to new uses, especially for commercial activities (Agbola, 2005). This is what Jelili et al (2006) refers to as 'in-deliberate urban renewal', whose process is informed by the interest of the property developers to benefit from the increased values that are likely to accompany such upgrading and conversions. The process of gentrification, as observed by Agbola (2005), is manifested in the areas abutting the existing Central Business District and along major transport routes.

d) Conservation

It is important to mention that urban renewal is necessary where certain undesirable conditions are observed. Such conditions, rather than being allowed to set in, may be prevented, as an adage say "prevention is better than cure". Another strategy, which may be considered as a preventive measure, rather than urban renewal per se (as the concept itself connotes 'cure') is conservation. This is perhaps why Egunjobi (1987) observes that conservation is essentially aimed at preventing the deterioration of presently sound areas. This strategy is applied to neighborhoods that are adjudged sound but require increase capital input in form of renovation and better maintenance. This is usually applied to planned residential neighborhoods.

It should be noted that while each of the strategies maintains its identity as a concept and approach to restoration of sanity to the hitherto deteriorated urban neighborhood, there is no clear-cut boundary between them. While conservation, rehabilitation and redevelopment, may represent different approaches for blight 'prevention', medium-scale renewal' and large-scale renewal', respectively, the degree of deterioration (of neighborhood) can be represented by a continuum with no applicability of a particular approach or strategy. Moreover, gentrification, as well we have noted, may come in at any point along the continuum of deterioration. The argument, therefore, is that the choice of a suitable approach or strategy depends on three things: (i.) the empirical study of the affected area to be acquainted with its problems and certain peculiarities; (ii.) cost (economic, social, cultural, etc); (iii.) implication of different alternative strategies.

2.2. *Geographical description of housing and slum environment in Ile-Ife*

Ile-Ife especially at the core area, where there are signs of decline in the physical fitness of the dwelling units. It is therefore, used to describe the process by which the quality of physical development deteriorates below acceptable housing standards. Such weathering in quality of properties could apply to single structure as well as clusters, as that is peculiar to most of the traditional cities in Nigeria. In each situation, deterioration may reach a stage where buildings are considered unfit for human habitation (Figure 1).

The major fault identified with slum clearance scheme was that their continued application will eventually exterminate the historic, architectural and cultural vales of core areas in ancient cities (Okeke, 2002). Urban renewal is neither new nor popular in Nigeria. This is not to say that conditions that ought to have made it a household name is not manifest in the country. Moreover, the incidence of western concept of urbanization, which engulfed the

country at the turn of the 20th century, introduced stable slums that constitute major landmarks in contemporary Nigeria cities. They manifest as central (core) area slums or peripheral slums.

Traditional urbanism, therefore, nurtured the growth of such towns as Ile-Ife and Ibadan in Yoruba land and Kano, Kastina, and Sokoto in the Hausa-Fulani axis of Nigeria. At the time these towns emerged, sometime between 7th and 10th century, they all had population concentration in excess of 20,000 inhabitants. The Yoruba towns in the west emerged as seat of government and political power while their counterparts in the north were founded on surplus agricultural wealth, which, apart from sustaining the non-agricultural population provided the basis for inter-regional trade (Sada, 1973). These towns share similar urban form whereby major institutions representing the hub of political, religious, and economic activities were nucleated and located in the center of the town from where arterial roads radiate into hinterland linking other towns.

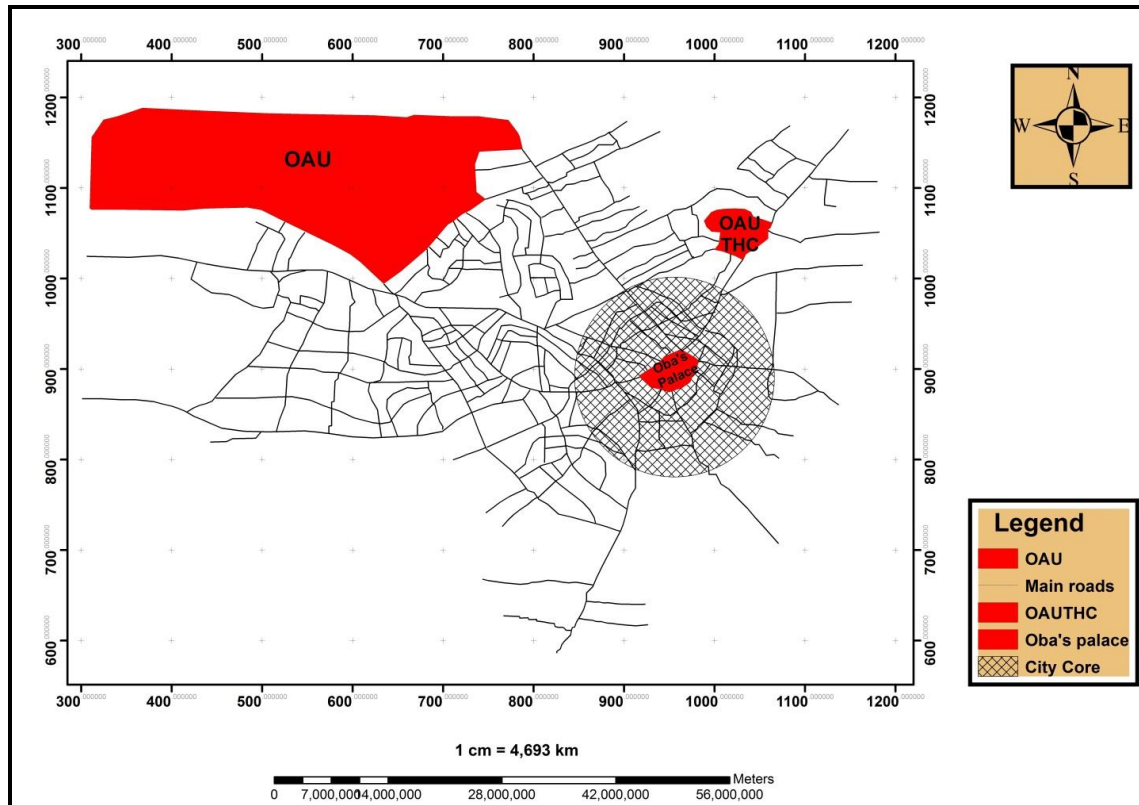


Figure 1. Map of the Study Area (Ife Central Town Planning Office, 2022)

3. The Research Methodology

Data for the study were obtained from both primary and secondary sources. For collection of primary data, the set of questionnaire, targeted at the residents; were administered using systematic sampling method on household heads living in one out of every ten (10) houses located in the identified seven (7) political wards that formed the core area of the traditional city. A total of 477 household heads were selected for questionnaire administration (see: table 1). Information was obtained on residents’ socio-economic background, available infrastructural facilities and preferred renewal options. Sources of secondary data included journals, conference proceedings, unpublished thesis and books. Both the descriptive and inferential techniques of data analysis were employed.

Table 1. The Core Wards Of The Study Area

Town	Local Government	No of political wards	Core of the town	No of questionnaire administered	Total population
Ile-Ife	Ife Central	11	4	244	167,204
	Ife East	10	3	233	188,614
TOTAL		21	7	477	355,818

4. Results And Discussion

This section discusses the socio-economic characteristics of residents' in the core area of Ile-Ife. The section is divided into three (3) segments. Segment one discusses the socio-economic characteristics of the residents' of traditional core area of Ile-Ife; section two discusses the physical and environmental characteristics of the traditional core area of Ile-Ife. Section three discusses the socio-economic factors that may influence urban renewal options.

4.1. Socio-Economic Characteristics

The household samples taken from the study area demonstrate the socio-economic features of the household which have influence on the implementation of urban renewal in the study area due to their socio-cultural attachments.

Close to two-fifth 33.5% and 31.4% of the respondents (as indicated in table 2) had primary and modern school respectively. 9.2% are secondary school leavers. While a few constituting 4.4% of the respondents interviewed had more than secondary education, about 24.3% had no formal education at all.

The structure of the family in the study area is the extended family type, where many households are found living under the same roof. This family consists of the father, mother and sons. The inhabitants are predominantly polygamous with 91.0% of the respondents having more than one wife. Just 9.0% of the households have only one wife.

The number of children by a family is a thorny issue among the Yoruba's because it is regarded as being sacred and they considered it to be confidential. However, according to table 1, 14.6% of the household had between 4 and 7 children while 27.3% had between 10 and 16 children. Other families, constituting 58.1% had between 17 and 25 children. This is a clear indication of high dependency on the working population.

Based on the appropriate portion of Table 1, the basic occupation engaged in by the households in the study area are farming, trading, artisans and civil service. From the table, it is evident that 32.5% of the respondents are traders while 31.4% are self employed. Just 1.5% of them are civil servants.

Information on the income of household heads revealed that close to two-fifth 35.6% of the respondents earned less than 5,000 in a month while 28.7% earned between 5,000 and 10,000 in a month. Also, more than one-fifth 21.0% of the respondents earned between 10,000 to 15,000 and less than one-fifth 5.9% earned 20,000 and above.

It is possible that occupation, income and family size could have some effects on the implementation of urban renewal options in the study area because majority of the respondents earned less than 20,000 for their monthly income. Therefore, they might not be able to secure accommodation elsewhere because they might not be able to afford it due to their low income.

Table 2. Socio-Economic Characteristics of Respondents

Socio-Economic Characteristics	Number	Percentage
	Level of Education	
Not educated	116	24.3
Primary school	160	33.5
Secondary school	44	9.2
Modern school	150	31.4
Tertiary school	7	1.4
Total	477	100
Occupation		
Agriculture	65	13.6
Trading	155	32.5
Civil service	7	1.5
Private employees	150	31.4
Artisans	45	9.4
Others	55	11.5
Total	477	100
Number of Wives		
1 wife	434	9.0
More than 1 wife	43	91.0

Socio-Economic Characteristics	Number	Percentage
Total	477	100
Number of Children		
1 child	70	14.6
2-4 children	130	27.3
5 children and above	277	58.1
Total	477	100
Monthly Income		
Below 5,000	170	35.6
5,001-10,000	137	28.7
10,001-15,000	100	21.0
15,001-20,000	42	8.8
20,001 and above	28	5.9
Total	477	100

4.2. Physical and Environmental Characteristics

The physical condition of the study area is poor. This is because the study area falls within the old residential neighbourhood. 65.2% of the building in the area are used for residential purposes. Just 8.0% and 0.2% are used for commercial and industrial purposes respectively. Mix uses accounted for 27.7% of the identified type of land uses (see Table 2).

Data collected as shown in table 2, revealed that majority of the buildings (83.0%) were built more than 30 years ago. The age of the buildings together with the factor of material of construction of the buildings could be responsible for the level of depreciation of the building materials

Based on table 3, the common material of construction is mud. This is because 70.0% of buildings were constructed of mud and another 20.3% were of mud bricks. Only, 9.6% were of cement blocks. The predominance of mud in the construction of building is due partly to the economic status of the owner of the building who could not afford the cost of modern building materials and more importantly most the buildings are inherited buildings.

The buildings in the area are categorized into three according to their structural conditions such as good, fair or poor. The criteria for the classification are the age of buildings, materials of construction and the extent of maintenance. As could be seen from table 2, 2.9% are classified as good, 48.6% of the building as fair, while 50.3% are classified as being poor in condition. The high rating of fair or poor condition of the buildings confirms the need of the renewal of the dwellings in the study area.

However, ownership structure of this core area is a major problem for urban renewal because the real owner of those buildings have died long ago and the children and relatives of the deceased who cannot afford to build their own building occupied most of this buildings. Also, the shared most buildings among the number of wives the deceased have and they managed the building separately. In case there is need for renovation on the inherited building, it therefore becomes difficult because if one party is interested in the rehabilitation exercise other parties might not be willing.

Various methods of waste disposal employed by the residents of core area of Ife are illustrated in the Table 3 below. Majority of the respondent (60.6%) dumped their refuse by the road side, 31.9% practiced bush burning, while only 7.5% of the residents' sampled use central collectors of the Local Government.

According to the survey, most 90.1% of the respondents get water through well, while 8.4% get water through bore-hole. The remaining 1.4% of the sampled households has access to pipe borne water while none of them make use of vendor as a means of sourcing portable water.

Table 3. Physical and Environmental Characteristics

Physical and environmental variables	Number	Percentage
	Land-use	
Residential	311	65.2
Commercial	38	8.0
Mixed	101	21.2
Institutional	12	2.5

Physical and environmental variables	Number	Percentage
	Land-use	
Industrial	1	0.2
Religious	14	2.9
Total	477	100
Age of the buildings		
Below 10 years	10	2.1
11-20 years	29	6.1
21-30 years	42	8.8
30 years and above	396	83.0
Total	477	100
Material for construction		
Mud	333	70.0
Mud brick	97	20.3
Cement block	46	9.6
Total	477	100
Condition of buildings		
Good	14	2.9
Fair	223	48.6
Poor	240	50.3
Total	477	100
Waste disposal		
Open dumps	289	60.6
Burning	52	31.9
Central collectors	36	7.5
Total	477	100
Water supply		
Bore hole	40	8.4
Tap water	7	1.5
Well	430	90.1
Total	477	100

However, in this section, the Characteristics of properties before and after redevelopment, the perceived impact of such redevelopments on the immediate environment; end more importantly the implications of such developments to planning are the concern.

Table 1 reveals that although most of the developed properties before and after redevelopment (84.5% and 86.59% respectively) are family owned, government owned ones which were hitherto next to nil sprang up, though with a small proportion (8.54%) as observed in the redeveloped properties. The implication of this is that redeveloped properties were mostly family houses occupied mainly by members of extended families.

However as obtained in Table 2 below, with the redevelopment in place, just a small proportion of the old occupants are catered for. Table 2 shows that while a very low proportion (6.1%) of the occupants of the redeveloped property are old occupants, the lion's share of 65.85% are new set of people.

The reason for the pattern above may not be unconnected with the fact that redevelopment usually goes with value enhancement and change of use that make properties unaffordable or unsuitable for the old indigenous poor users. The change of use is illustrated in Table 3. It is obvious from Table 3 above that while the proportion of commercial property increase appreciably from 21.95% before redevelopment to 47.56% after redevelopment, residential use decreases from 31.7% to 28.05%. Besides the little open space (1.22%) becomes nil with new development, while combination or juxtaposition of uses (either compatible or incompatible) becomes apparent after redevelopment. The implications of this especially for the adjacent properties are considerable. While most of the redeveloped properties are mainly commercial and with appreciable proportion of complex uses, majority of the adjacent buildings are residential

This in a way implies that housing redevelopment in these areas encourages incompatibly of uses. It should be noted, however, that the enhanced value brought about by redevelopment, when subjected to chi-square analysis, reflects no significant difference among the selected

high-density areas. Care should be taken, however not to interpret this as meaning that redevelopment in the areas are equal. Rather, it means that the perceived enhanced value brought about by redevelopment in the area does not differ significantly among the high-density areas.

However, to urban planners, this alone does not translate to viability and environmental sustainability of such redevelopment. As observed earlier, the increased density brought about by multistoried building and inadequate set backs among other planning guidelines or development control standards and insufficient infrastructure in several locations of these redeveloped buildings may make them less suitable where they are.

In the neighbourhood only a dismal 2.9% of the houses was 'sound' which implies that 97% of them required some form of repairs of varying dimensions. Those that require major repairs constitute 47.2%, while 43.2% states that their houses are in dilapidated state (Table 4). State of repair of buildings takes into consideration the soundness of the roofs, walls, floors and foundations. The soundness of roof structures implies absence of leakages of roof cover and damages to roof frame. The soundness of walls is the absence of cracks, surface wear, tearing or peeling off of surface plaster and paints; while soundness of floors refers to absence of cracks, surface wear, tearing or peeling off of floor finish. The soundness of foundations refers to the ability to withstand forces of settling and erosion.

Also, this is a lucid pointer to the fact that the magnitude of housing poverty in the neighbourhood was very high and the buildings and the neighbourhood require urgent regeneration. In assessing the quality of the housing in a neighbourhood, the perception of the residents on the question is of utmost importance. It is an important component of the livability of their environment. Over half of the residents considered the quality of their housing as below average; while almost a fifth of the residents considered it as poor (Table 4). This further confirms the imperativeness of housing regeneration in the core area of Ile-Ife, Nigeria.

Table 4. Residents/ perception on state of structure and housing quality

Variable	Frequency	Percentage (%)
State of structure Akure Core Area		
Sound	14	2.9
Requires minor repairs	29	6.2
Requires major repairs	228	47.7
Dilapidated	206	43.2
Perception of residents on the quality of their housing		
Excellent	11	2.3
Very good	26	5.5
Good	86	18.0
Below average	251	52.6
Poor	189	39.6
Total	477	100.0

5. Conclusion Planning Implications and Recommendations

It is no more a news that redevelopment of properties in high-density areas in Ogbomoso is taking a phenomenal dimension to satisfy property developers in their quest to benefit from the property market. This study shows, however, that the manner in which such development takes place has both advantages and disadvantages. It should be noted however that the advantages, which are observed in the perceived enhanced socio-economic and aesthetic values, are allowed to blindfold the affected communities who fail to identify that in most cases such developments are aberrations to physical planning interest. This is evident in incompatible uses juxtaposition and undesirable increasing density or land use intensity brought about by building on open spaces or redevelopment of bungalows and compound houses into multistoried buildings.

Besides, the disruption of socio-cultural value that may be associated with conversion of family houses may not be too acceptable to the poor and powerless inhabitants of the area. The argument of this paper is not to totally frown at redevelopment of old and dilapidated structures. However, care should be taken not to protect the interest of the rich property developers alone at

the expense of the general community. Rather, redevelopment of properties should follow the legal procedure of seeking development permit or approval before such actions are taken.

To achieve enhanced socio-economic value of properties without prejudice to the sociocultural and general interests of the community the following conditions are offered to be met (if integrated to development control guidelines) before approval of a proposed redevelopment or new development in high density built up areas. Exiting open space, if it cannot be expanded, should not be built on. The proposed redevelopment should be seen as a means of promoting not only the socioeconomic but also the interest of the community. This can be achieved by discouraging incompatible land uses and dislodgement of the existing inhabitants. Certain categories of properties like filling stations and those of obnoxious industries like perm kernel, among others, should not be permitted within urban residential neighbourhoods.

Also, societal change and growth is a common and constant phenomenal that takes place with time. Redevelopment will continue to take place from lower to higher status to attain optimal use, culminating higher economic use. The research conclusion from this study is that urban renewal and redevelopment require upgrading and long-term viability in order to bring them to appropriate standard of our time. City intensification help achieve an attractive, aesthetic and pleasing environment. Redevelopment boosts the transformation of the socio-economic development and the quality of life in the city Centre. Building redevelopment will surely continue in the study and a likes, due to a highly feasible development, access parking, waste disposal, safer water and other infrastructural requirement, need to be address to transform the area into a prosperous and more environmentally friendly and livable neighborhood. This will not only improve the housing condition and living standard in the area, it will also potentially act as a catalyst for wider regeneration of similar neighborhoods that are target of redevelopment and Abuja metropolis in general. It is therefore crucial for the authority to both understand and develop appropriate polices to best manage the pressure for redevelopment. Several

Nigerian studies have focused on residential satisfaction as a measure of housing aspiration and preferences. This suggests a need for more research on housing redevelopment in Nigeria as part of the efforts to address the burgeoning urban housing challenge in this country.

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