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The Effects of Urbanisation and Neighbourhood Deterioration on Urban Dweller's Quality of Life in Lagos Megacity

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ABSTRACT

Urbanisation and urban growth have occurred rapidly over the past few years in many developing countries including Nigeria. These have implications for human settlement habitability and sustainability within the Millennium Development Goals context. The paper observed that the rapid rate of urbanisation in Nigeria cities have resulted from two major factors including natural population growth and urban-rural migration. The paper posits that not everyone is satisfied with the consequences of such development as cities have resulted in polycentric, fragment urban growth tendencies, associated with uncontrolled development and squatter settlement, deteriorating infrastructure and short falls in service delivery that are characteristic of a climate of postmodernism and urbanisation. It highlights that the physical setting and the residential environment is critical to human well-being and quality of life. Furthermore, while focusing on the correlation between housing characteristics and quality of life of resident, the paper evaluates how the condition of housing in a residential neighbourhood has contributed to the quality of life of residents. In determining the relationship between the physical characteristics of housing units and quality of life, associated with the need for improving the existing infrastructure in the residential neighbourhood, a questionnaire survey was carried out involving 200 randomly selected residents in the study area. Descriptive statistics was used for data analysis and results were presented in table forms. The research findings revealed that majority of the buildings are in poor condition and most of the housing units lack essential housing facilities thereby leading to unwholesome environment that adversely affects the quality of life of residents. Despite this condition, residents are still emotionally attached to their neighbourhood. The paper concludes by advocating good governance that recognises the real potentials of the concept of the 'right of citizen to housing 'reinforced by revitalisation strategy. This strategy encompasses the right to basic services, and forces a consensus amongst key actors that combine urban development with social equity and justice as the way forward to achieving sustainable housing development within the human settlement context in a rapidly urbanising world.

Keywords: Cities, Housing, Infrastructure, Urbanisation and Quality of life.

INTRODUCTION

Urbanisation a global phenomenon is increasing in both the developed and developing countries. Available statistical evidence confirms that half of the world's 6.6 billion live in urban areas today while more than 90 percent of future population growth will occur in cities of developing countries with particular reference to such megacities in Africa that include Lagos in Nigeria, Cairo in Egypt, and Kinshasa in Democratic Republic of Congo. Worthy of note is the fact that this rapid urbanisation which is synonymous with the large cities is associated with problems of urban slum, poor residential and environment quality, climate change (Lwasa, 2014). These problems are due to the ill-preparation of these cities for the consequences of urbanisation.

Indeed, these problems have posed some major challenges to planners, city managers, professionals, politicians and other individuals who are concerned with the welfare of human- beings more so in the face of polycentric and fragmented urban growth tendencies being witnessed in most of these African cities. Of great concern to the discourse is housing which is an integral part of human settlement that fulfills basic need, and has a profound impact on the quality of life, welfare, productivity of man and liveability of places as it includes all the social services and facilities that are associated with sustainable urban development (Garcia et al., 2005; Ibem and Amole, 2010; French, 2012).

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In view of the changing status of Lagos to a megacity, the rapid rate of population growth deriving from natural increase and migration has been taken its toll on the state. The rapid rate of urbanisation puts strains on the limited social and infrastructure facilities as indicated in the state of housing condition which is inadequate both in quality and quantity, thereby resulting into a present state of affairs where 70% of Lagos residents live in squalor identified in 42 slum communities (LASG, 2013).

Thus, the aim of this paper is to improve the quality of life of residents of Lagos metropolis using Agege Local Government Area as a case study. The motivation for study hinges on the need to ameliorate the housing poverty menace for a sustainable urban development in a rapidly urbanising society. The scope of study is residential neighbourhood within the Agege slum community area. This has been an area of concern to urban planners and decision-makers in the contemporary society as housing condition has been found to have serious impact on the well-being of mankind (Newman,2006; UNCH, 2010, French, 2012).

ISSUES IN URBANISATION PROCESS AND TREND

Urbanisation simply defined as the shift from a rural to an urban society. It is regarded as an outcome of social, physical, economic and political developments that lead to urban concentration and growth of large cities. The phenomenon results in changes in land use and transformation from rural to metropolitan pattern of organization and governance. Indeed, it is a phenomenon that removes the rural character of a town or an area. While the process could be either economic induced as experienced in developed countries or population induced as is the case with less developed countries including Nigeria. However Ayuba and Wanda (2009) asserted that when process is not properly managed, it could result into poverty, environmental degradation, lack of basic infrastructure and amenities among others

The significance and scale of contemporary urbanisation has been revealed in literature. For instance, UN (2007) observed that the first urbanisation wave took place in North America and Europe between 1750 and 1950 with an increase from 10 to 52% urban, and from 15 to 423 million urbanites; while projection into the second wave of urbanisation in the less developed regions indicate that the number of urbanites will go from 309 million in 1950 to 3.9 billion 2030. The implication of the current urbanisation trend is such that the phenomenon has become one of the hallmarks of the developing nations and the developing countries now have a 2.6 times as many urban dwellers as the developed regions, and this gap according to Pieterse (2008) will widen quickly in the next few decades. The rapid rise in both urbanisation, the proportion of people living in urban places, and urban growth resulting from the physical expansion of cities on the ground is exemplified globally in a number of different ways that have implications for city planning. These include the increase in the number of large cities, the increase in the size of the largest cities themselves and increase in the ever-larger number of cities that have reached the million population mark (Desai and Potter, 2008, pp. 235). This implies that the future of the world is urban.

In Nigeria, urban population has grown tremendously, and as far back as 1921, when the country's population was estimated to be 18.8 million, at least 1.4 million Nigerians lived in 29 cities whose population exceeded 20,000. As at the last population census exercise, in 2006, Nigeria population was 140,003, 540 with 774 urban areas of which about 10% had a population of 50,000, while 21 had a population of over 300,000(FGN, 2006). By this statistics, Ayuba and Wanda (2010) posited that Nigeria had more large cities and the highest total urban population than any sub-Sahara African country. Perhaps the most notorious example of urban growth in Nigeria has undoubtedly been Lagos. The city shot up in size since 1952 with a size of 325,000. Its annual growth rate was estimated at almost 14% during the 1970s and by 1991, had grown to 5.686 million, and rose to 8.58 million in 1997. Today, the accurate population of Lagos State is controversial. For instance, the population of Lagos which was estimated by NPC at 9,113,605 in 2006 has been observed to be below estimations by international development agencies in Nigeria. Under estimated population tends to hamper planning and provision of necessary infrastructure, hence the Lagos State Government effort in ensuring collection of accurate population figures for the state estimated the population at 17,552, 942 (Ogunleye and Alo, 2011).

The benefits of urbanisation are closely linked to modernisation, civilization, industrialisation, economic growth, innovation and technology. However, in spite of these benefits, other school of

thought believed that because Nigerian cities are inadequately prepared for the effects of urbanisation, they are invariably plagued by problems associated with this phenomenon. These include the poor housing and residential environmental quality within the fast-growing urban settlements, which is a conspicuous manifestation of generalised poverty.

As a physical setting, the residential environment is critical for human well-being. This is because people spend most of their working time with their family at home or close by in their neighbourhood. Thus, the need to revitalise this neighbourhood that are showing evidence of decay which will invariably lead to urban livability justifies the need to study the role that housing and neighbourhood condition play in the quality of life of individuals and communities. This is what the study aims to achieve through good governance.

THEORETICAL AND CONCEPTUAL LITERATURE

Housing is man's basic need after food and it includes sub-component such as utilities, infrastructural facilities, water supply, good access roads, drains, sewage and electricity. Housing constitutes the physical environment in which the family develops. Its improvement according to Okoro, (2009) represents a tangible, aesthetic and visible expression of the socio-physical environment. It determines the quality of a town's physical environment as well as the sign of a rise in the general level of living. Consequently, it will not be out of place to assume that a good housing provision exercise has a profound influence on the health, efficiency and social well-being of an individual (Samuel, 2009). Thus, simply providing housing units does not measure the success of any housing project, rather Fleury -Bahi (2008) and French (2012) observed that a housing unit, that is habitable, must be sustainable and affordable to guarantees user's satisfaction which relates to the physical, architectural and engineering components as well as the social, behavioural, cultural and personal characteristics of the inhabitants. This is in addition to the components of the environment of which the house is a part and the nature of institutional arrangements under which the house is managed. In other words, an analysis of housing condition in resident's quality of life would mean evaluating the level of satisfaction of the occupier living at a particular housing unit located in the particular community or environment towards a successful housing policy formulation (Ajiboye, 2010). The study uses the approach of housing condition as an expression of quality of life of residents. The concept of quality of life (OoL) is used to evaluate the general well-being of individuals and society within the psychosocial as well as physical condition. It is concerned with whether people live well or poorly, or whether they are satisfied or dissatisfied. It encompasses all factors related directly or indirectly to health status. The concept does not have institutionalized indicators that serve as basis of its measurement. However, its assessment includes both the function and the perception of people about their neighbourhoods and in general their life within the framework of urban liveability measured and assessed by both subjective and objective indicators (Frick, 1986; Pacione, 2003; Sirgy et.al. 2003; Garcia, et. al. 2005). The QoL is a combination of many social, economic and environmental conditions (see diagram 1).

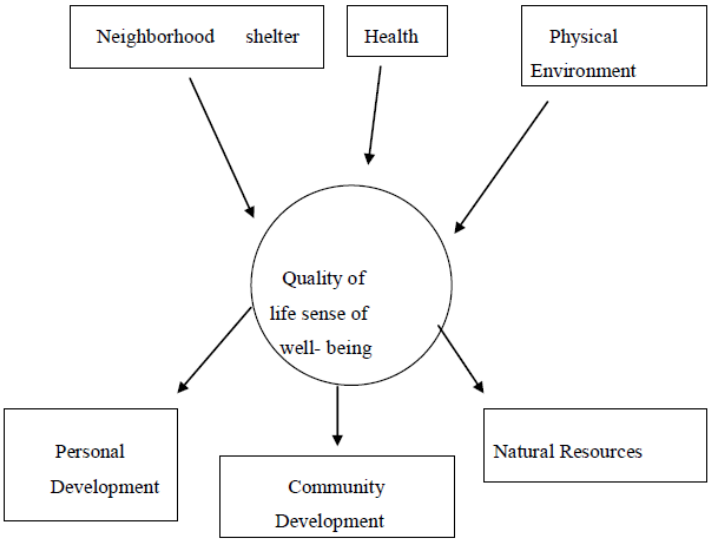

Figure1. *Quality of life component (Hongbing et al., 2009)*

The QoL indicators comprised of many variables that make a residential environment desirable to live. The indicators which are interrelated include housing, infrastructure, sanitation amongst others. In this study, the broad domains of OoL examined include socio-economic characteristics of residents, and neighbourhood quality. An examination of the domain is in consonance with the main thrust of the paper which focuses on urban livability at the neighbourhood level while paying attention to the level of provision of infrastructure, functionality of utilities such as water, sewage, refuse collection, unsanitary living condition and overcrowding which are of paramount importance in QoL consideration (UN-Habitat, 2008; Ibem, 2010).

THE STUDY AREA

Lagos is located on the South western coast of Nigeria, approximately between longitudes 3^0 and 4^0E of the Green which meridian and latitude 6^0 and 7^0N of the equator. It is the most populous city in Nigeria. The metropolitan area estimated at 300 km^2 is a groups of island endowed with Creeks and a Lagoon. It is the commercial and industrial hub of Nigeria. The city became the capital of Nigeria following independence in 1960. The metropolitan area is an urban complex consisting of people from different ethnic, socio-cultural and economic backgrounds.

Agege the study area is one of the Local Government Areas created in Lagos in 1989. Indeed, Agege community is identified as one of the nine major slums areas in Lagos metropolis (LSG, 2013). Agege community population was estimated at 66, 116, covering a land area of 54 Hectares, with a population density of 1224 persons/Ha. The community has a natural water channel along which shanties and temporary shelters developed. The community is vulnerable to environmental pollution, flood and traffic congestion due to the topography.

RESEARCH METHODOLOGY

The study focuses on the slum area of Agege for its data collection. The sampling procedure was both systematic and random in nature. The community comprises of fifty streets upon which the baseline information was derived. A systematic sampling procedure was used to divide the community into five zones using every tenth street interval on the community based line information provided by the LSG report of 2013 . Four streets were selected randomly from each of the five zones making a total of twenty streets. Ten (10) buildings were then selected from each of the 20 streets to make up 200 buildings that were investigated. Systematic random technique was used in selecting the buildings whereby every other building on either side of the street selected was sampled. Thus, if the second building is selected then the next building that was selected was the fourth. The questionnaire administered was to the head of household. The information contained on the questionnaire includes socio-economic characteristics, housing conditions and quality of life.

DATA RESULT AND ANALYSIS

This section gives an indication of the breakdown of the socio-economic characteristics of the residents in the study area.

Socio- Economic Characteristics

Table1. *Sex and Tenure ship*

Sex	Frequency	Percentage (%)	Tenure ship	Frequency	Percentage (%)
Male	145	72.5	Renters	112	56
Female	55	22 .5	Owners	88	44

Source: *Field survey, 2014*

Table2. *Marital Status and Age of Respondents*

Marital Status	Frequency	Percentage (%)	Age years	Frequency	Percentage (%)
Married	160	80	under 25	5	2.5
Single	15	7.5	26 – 35	37	18.5
Widow	25	12.5	36 – 45	71	35.5
			46 – 55	50	25
			56- 65	12	6
			Above 65	25	12.5
Total	200	100	**Total**	200	100

Source: *Field survey, 2014*

Table3. *Educational status and Household size*

Education Status	Frequency	Percentage (%)	Household Size	Frequency	Percentage (%)
None	8	4	One	10	5.0
Primary school	48	24	Two	15	7.5
Secondary	102	51	Three	17	8.5
Tertiary	24	12	Four	24	12
Others	18	9	More than four	134	67
Total	200	100	**Total**	200	100

Source: *Field survey, 2014*

Table4. *Length of Stay and Age of Buildings in Years*

Length of Stay in years	Frequency	Percentage (%)	Age of Building in years	Frequency	Percentage (%)
1 – 2	11	5.5	Less than 10	7	3.5
3 – 5	21	10.5	11 – 20	17	8.5
6 – 8	28	14	21 – 30	23	11.5
9 – 10	33	16.5	31 – 40	50	25
Above 10	107	53.5	41 – 50	72	36
			Above 51	31	15.5
Total	200	100	**Total**	200	100

Source; *Field survey, 2014*

Table5. *Monthly Income*

Monthly Income	Frequency	Percentage (%)
Less than ₦18,000	57	28.5
₦18,000 – ₦39,900	89	44.5
₦40,000 – ₦61,900	41	20.5
₦62,000 – ₦83,960	6	3
₦84,000– ₦105,900	5	2.5
Above ₦105,900	2	1
Total	200	100

Source: *Field survey, 2014*

Table6. *Type of Dwelling and Housing Conditions*

Type of Dwelling	Frequency	Percentage (%)	Housing conditions	Frequency	Percentage (%)
Brazilian type	1 61	80.5	Satisfied	51	25 .5
Flat	35	17.5	Neutral	37	18.5
Duplex	4	2	Dissatisfied	112	56
Total	200	100	**Total**	200	100

Source: *Field survey, 2014*

Table7. *Availability of Housing Facilities*

Availability of Facilities	Satisfied	Neutral	Dissatisfied	**Total**
Water	100 (50%)	39(19.5 %)	61(30.5%)	200(100%)
Kitchen	77(33.5%)	17 (8.5%)	106(53%)	200(100%)
Toilet	55(27.5)	43(22.5%)	102 (51%)	200(100%)

Source: *Field survey, 2014*

Table8. *Access to Good Neighbourhood Facilities*

Access to Neighbourhood Facilities	Satisfied	Neutral	Dissatisfied	Total
Medical facility	77 (38.5%)	30 (15%)	93 (46.5%)	200 (100%)
School	52 (26%)	13(6.5%)	135 (67.5%)	200 (100%)
Employment	70 (35%)	23 (11.5%)	107 (53.5%)	200 (100%)
Security	111 (55.5%)	15 (7.5%)	74 (37%)	200 (100%)
Recreation facility	63 (31.5%)	29 (14.5%)	108(54%)	200 (100%)
Shopping facilities	121(60.5%)	33 (16.5%)	46 (23%)	200 (100%)
Waste disposal	87 (43.5%)	5 (2.5%)	108 (54%)	200 (100%)
Road	89(44.5%)	7(3.5%)	104 (52%)	200 (100%)
Drainage	101 (50.5%)	30 (15%)	69 (34.5%)	200 (100%)

Source: *Field survey (2014)*

SOCIO- ECONOMIC CHARACTERISTICS

The sex composition of the respondents indicate that 72.5% of them were male, and over 80% are married. About 79% of the respondents live in household of four or more persons living with their spouse, children and relatives. The table above revealed that 21 % are less than 40 years old, while the age range 36-45years constitutes 35.5 % and 43% constitutes above 45 years of age. On educational status, 16% had no formal education, 24% had primary education, 51 % had secondary education, 24 .5 % acquired tertiary education, while 9% had other forms of education. The tenureship status indicates that 56% of the respondents are renters of the building they occupy, and 74% of the respondents claimed they have lived in the neighborhood for more than 6 years.

A survey of the household income suggests that 28.5 % of the respondents earned very low income of less than ₦18, 000 per month, while 44.5% earned low income, and 20.5% earned moderate income. The subjective income categorization indicates that 5.5 % earned medium income and 1% high income.

HOUSING AND RESIDENTIAL ENVIRONMENTAL CHARACTERISTICS

The survey revealed that 80.5% of the buildings are the Brazilian type, while 17.5% are flat and only 2% are duplex. The study showed that only 3.5 % of the buildings are less than 10 years. 8.5 % of the buildings inhabited by the respondents were built between 11-20 years ago, while the building built between 21-30 years ago constitutes 12.5 % of the dwelling units of the respondents. Whereas, buildings constructed between 31-40 years, 41-50 years and 50 years are 25%, 36% and 15.5 % respectively. The study indicates that 33.5 % respondents are satisfied with kitchen facilities, while 8 % respondents are neutral and 53% are not satisfied with the condition of available kitchen facilities. In terms of water supply, 50% of those interviewed were satisfied with the availability of the facility, while 19.5 % and 30.5 % of the respondents respectively are neutral and not satisfied with available water facilities. The study revealed that 27.5%, of the respondents were satisfied with available toilet facilities , while 22.5 % and 51% respectively are neutral and dissatisfied with available toilets facilities.

With respect to access to good neighbourhood facilities, the study revealed that 46.5 % are not satisfied with the access to medical facilities, while 15% were neither sure of satisfaction or not, and 38.5% were satisfied. In terms of educational facilities, 67.5 % of respondents were not satisfied, while 26% were satisfied; and only 6.5% were indifferent. For employment opportunities, 35 % were satisfied, 11.5 % were neutral and while 53.5 % were dissatisfied with access to employment. In terms of neighbourhood security, 37% of respondents were dissatisfied with neighbourhood security, 7.5 % were indifferent, while 55.5 % were satisfied. In the aspect of recreational facilities 54% of the respondents were not satisfied with the facilities, while 14.5 % were indifferent and 31.5 % were satisfied. For the shopping facilities, 60.5% responded that they were satisfied, 46% were dissatisfied and 16.5 % only were indifferent. In terms of waste disposal 43.5 % indicated they were satisfied, 2.5 % were not sure of satisfaction, while 54 % were dissatisfied. Regarding accessibility to good road, 44.5% were satisfied and indicated that the roads condition were good, 52 % claimed they were not satisfied as they felt that the roads have pot holes, always flooded after heavy downpour of rain and not good, and only 3.5 % were neutral. As far as available drainage facility was concerned, 50.5% claimed they were satisfied, while 15.5% and 34.5% were neutral and dissatisfied respectively.

DISCUSSION

The study revealed that the area is predominantly resided by male household heads who are married people. This is in consonance with the expectation of the age of the respondents. The composition of age bracket is interesting and reflects the perception of what constitutes quality of life to the different age group. The educational status to some extent determines the type of occupation an individual may engage, as well as their income which may explain the quality of house they live in, and may influence how he/she may perceive the quality of the environment being resided. The area is generally densely populated as majority of the household size is more than 4. The high occupancy rate in the area has implication for pressure on the available facilities and quality of life of people. The length of stay indicator reveals that majority of the respondents claimed they have lived in their house for more than 10 years in the neighbourhood and this implies that they are in a position to evaluate correctly the neighbourhood environmental characteristics. They claimed that their initial move to the

area provided the most appropriate opportunities to satisfy their life style. However, over the years their user's needs in housing including self-esteem and self-actualisation are not being met. It was discovered that majority of the residents live in roomy apartment essentially, and are very old buildings over 20 years without any form of upgrading. Aside from the health hazard, residents claim their quality of life is being affected adversely as the majority of the buildings need one form of renovation or the other essentially in this day of building collapse. The predominance of the Brazilian housing type when correlated with household size suggests overcrowding which invariably leads to poor quality of life in terms of absence of privacy and vulnerability to the spread of communicable diseases. Indeed, the housing condition as depicted by the age and residential neighbourhood characteristics of the dwelling unit affect the quality of life of each household head differently depending on the age group of the individual. Generally, the residents claimed they would have been happier, if they were living in bigger apartment; more habitable dwelling units that permit a degree of happiness and dignity. Nevertheless, they claimed their length of residency had enhanced their adaptation to the neighbourhood conditions.

Those buildings without good condition of kitchen facilities are using the corridor and open spaces within the curtilage of the dwelling unit as cooking spot. Those who were not satisfied with water supply purchase water from vendor, some make use of bore hole and rainwater as alternative sources. These have implications for air pollution, respiration and water borne diseases respectively. Generally, 80% of residents claimed that they would have been happier, if they have better access to good neighbourhood facilities and infrastructural facilities. While access to better medical facilities is the priority for the older age bracket, the middle age bracket prefers availability of more schools in their neighbourhood and the youth preferred better recreation facilities. Inadequacy of provision of neighbourhood recreational facilities had led to a situation where street carnivals are organized on the road during festive periods by the youths. This sometimes results into break down of law and order. The operation of the neighbourhood vigilante group as alternative to conventional security often provided by the government gave satisfaction to some of the residents. Those dissatisfied with the shopping facilities derived from lack of access to consumable local products that are affordable. While respondents' dissatisfaction on the method of waste disposal hinges on the use of alternative method for refuse disposal including the dump site method and burning. This depicts that about half of the population of the study are still using unorganized disposal method which could invariably lead to pollution and poor quality of life. Essentially, these methods constitute a nuisance to the environmental condition and affect the emotional state of well-being of respondents.

The drainage condition of the neighbourhood and refuse disposal method exacerbate the flooding experience and affects the quality of life of residents making them poorer as access to their source of livelihood is frequently being hampered after a heavy down pour. The research generally revealed that most of the residents are not satisfied with their accessibility to neighbourhood facilities. They argued that neighbourhood condition determines school quality, job opportunities, safety against exposure to crime and asset accumulation. Thus, it will not be out of place to conclude that individuals' opportunities for success are at least in part a function of the kind of quality of neighbourhood in which they live and by implication the opportunity they found there.

RECOMMENDATION AND CONCLUSION

The study revealed that a significant relationship exists amongst housing condition, residential environment and quality of life. Since quality of urban life means different things to different researchers. It is observed that the satisfaction with neighbourhood as a place to live in was influenced by social-spatial factors. Thus ,from the urban planning point of view, the research has employed the approach of assessing whether people are satisfied or dissatisfied living in their neighbourhood , as well as evaluating the extent to which city has helped them either to realize their purpose, desires or thwart them. It established the fact that majority of the residents live in housing units that are physically inadequate and residential neighbourhood that is poor and overcrowded. This has an adverse effect on the quality of life of respondents judging by the concept of welfare economics. Despite this, the study revealed that satisfaction, with neighbourhood was necessarily associated with place attachment as many respondents claimed that such attributes as good neighbours and neighbourly relations and feelings of neighbourhood as home are the basic reasons why they will continue to live in the area irrespective of certain social and spatial qualities that are lacking in the area. This prepares the leeway to recommend certain strategies that can enhance the quality of life of

people for a sustainable housing development. What is being recommended is revitalisation strategy which is a variant of urban renewal which is a platform for adoption and implementation of fundamental right to sustainable housing development policy. The understanding of the pragmatic perspective of the central role that housing plays in people's live and related benefits that include well-being provides the justification for the recommendation.

The way forward in implementing this policy is to revitalize the residential neighbourhood of the slum community area for local health and housing sustainability through good governance.

Recommended actions leading to improvement of layout includes organizing the street widening of roads, improvement of road infrastructure, provision of street lights for security , waste dumping site, community water point and road mappings. Other recommended actions include enforcement of zoning and code regulations to check increase in deterioration of existing good structure in the neighbourhood, and upgrading of neighbourhood facilities. The advantage of this strategy is its social acceptability over other strategies because it is less destructive of community ties. Besides, it preserves the existing neighbourhoods with little distortion and it is less expensive in terms of cost implication. In addition, because it is less radical in terms of implementation and more acceptable in terms of human right evaluation implies that the residents can be fully mobilized in the participation of the neighbourhood revitalisation strategy.

This is achievable through the principles of stakeholder involvement, bottom-up approach and inclusiveness , because the increasing local autonomy will ensure ownership of project that will result in creating neighbourhoods that are attractive, safe, healthy and unpolluted, with high quality local facilities, accessibility to green space and excellent connection to other community services reinforced by public , private partnership arrangement.

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