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Effects of socio-economic factors on urban renewal option in 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 central city 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 socio-cultural challenges to urban renewal in Ile-Ife, Nigeria. It has identified and examined the socio-economic characteristics of the traditional core area of Ile-Ife; examined the physical and environmental characteristics of the traditional core area of Ile-Ife; examined the existing infrastructural facilities in the traditional core area, and assessed the socio-economic variables that influenced urban renewal options in the study area.

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 NGN monthly while only (14.7%) earned more than 15,000 NGN monthly.

Also, multiple regression and ANOVA tests showed a high predictive influence of residents' socio-economic characteristics such as income (78.0%), level of education (84.0%) and occupation (92.0%) on their preferred renewal options ($p \leq 0.01$). The paper concluded that in urban renewal endeavours, 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: *socio-economic characteristics, urban renewal, core area and Ile-Ife*

JEL codes: *P-0084*

1. Introduction

A study by the United Nations Center for Human Settlement (UN-Habitat, 2008) stated that nearly half of world's people now live in cities and more than one billion of the world's city

residents live in inadequate or deficient housing simply because of rapid urbanization (Owoeye and Omole, 2012). According to UN-HABITAT (2008), only two African cities exceeding one million inhabitants in 1950. The number of such large cities reached nine in 1975 accommodating a combined population of about 19 million people. From 1975 to 2005 African cities exceeding one million rapidly increased to 43 with a combined population of 110+ million people. By 2015, there will be 59, home to more than 169 million individuals. Whereas, small and medium-sized cities now take in most of Africa's current overall urban population increases, large cities continue to grow as well. They will accommodate more and more people in absolute terms and will be of larger average size (Yoade et al., 2013).

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.

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). 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".

Many renewal strategies have been documented and applied by scholars and planning

practitioners; from comprehensive redevelopment, rehabilitation, code enforcement to spot clearance. The degree of success of these strategies depends on the assessment of the socio-economic dimension of the renewal options. It is on this note that this study examined the socio-economic characteristics on urban renewal options by positing Ile-Ife as a case study.

2. Literature Review

Urban slum is of global concern according to the UN-HABITAT (2001) 31.6% of the world's urban population lived in slums as far back as 2001. It is worse in developing regions, where 43% of the urban population, compared to 6% of the urban population in developed regions lived in slum. It was projected (in 2001) that in the next 30 years, the number of slum dwellers worldwide will increase to 2 billion if no firm or concrete action is taken to arrest the situation. Consequently, slum is a topic on which many people have researched - its formation, clearance and effects (Jimoh, 2013).

However, the origin of urban renewal programmes can be traced to the great depressions of the 1930s where there was obvious dissatisfaction with the housing conditions in Britain. During this period, unprecedented skyscrapers were built in most British/English cities to replace obsolete residential structures. According to Enger and Smith (2004), the origin of urban renewal programmes in the United States of America can be traced to the 1937 Housing Act which made provision for slum clearance and the replacement of dilapidated houses with subsidized public housing which have modern facilities (Eni and Abua, 2014).

In Nigeria, the first attempt at urban renewal was in Lagos in 1955 as an aftermath of the outbreak of cholera and bubonic plague in 1929 (Mabogunje, 1974; Kutela and Adesola, 1984; Sule, 1988 and 2003; Usani, 1986). Other Nigerians towns and cities are presently undergoing very massive and deliberate urban renewal programmes such as Ibadan, Port Harcourt, Calabar, Makurdi, Kano, among others. In addition, a number of slum up-grading programmes/schemes are being executed in different States in Nigeria under the World Bank Community Based Urban Development Programme (Eni and Abua, 2014).

According to Eni and Abua (2014), at the inception of the idea of urban renewal, the term was used to connote the correction of urban decay in the urban areas, slum clearance and the rescuing of both the fabrics and functions of the Central Business District (CBD). The term urban

renewal refers to the renewal of the decayed parts of an urban centre on behalf of, and with the tacit co-operation of, the people who live and work there. It is the totality of all public and private actions which are embarked upon to give the urban area the required face-lift or rehabilitation (Greer, 1965).

Similarly, urban renewal, according to Northam (1979) is the prevention of the spread of slums and blight through the rehabilitation and conservation of deteriorated areas. Also, Osuide (2004) described urban renewal as a planned attempt to transform the urban environment through structured large-scale control of existing urban areas to enhance both the present and future operations of urban populace (Osuide 2004, cited in Dimuna and Omatsone: 142).

Much has been written about analysis of urban renewal in the African context and a number of recent literatures have made important contributions to an understanding of the dynamics of effects on the residents' in Africa Nigeria (Onibokun, 1985; Egunjobi, 1987; Olayiwola, 2005; Jelili et al, 2006; Abumere, 1987; Teafor, 2000; GRHS, 2003; ISARC, 2008; Turk and Altes, 2009).

It is evident that definitions of urban renewal within 'formal' cities as used in other country contexts are inappropriate to capture the shades of legality of rehabilitation, redevelopment and conservation strategies occurring in many African cities. At the same time, it is clear that residents are regularly exposed to the harsh realities of effects and challenges that accompany the implementation of urban renewal programme.

Teafor (2000) examined the impact of urban renewal in Philadelphia, United States and how socio-economic characteristics of residents affect urban renewal implementation in the study area. The study emphasized that residents' socio-economic background has significant impact on urban renewal programme. Such study on socio-economic background is scanty in Africa.

Jimoh, Omole and Omosulu (2013) studied an approach employed in regenerating one of Lagos slum areas call Badia East and the level of success achieved. The study showed that urban renewal can be carried out in any locality without disrupting the existing socio-cultural milieu provided that the residents are adequately informed

Of much relevance is Onibokun (1974 and 1975) in his study of slum in Ibadan. He characterized the form and physical environment of slum and concluded that government in its wisdom has to re-organize their attitude and approach to slum eradication. Other scholars such as

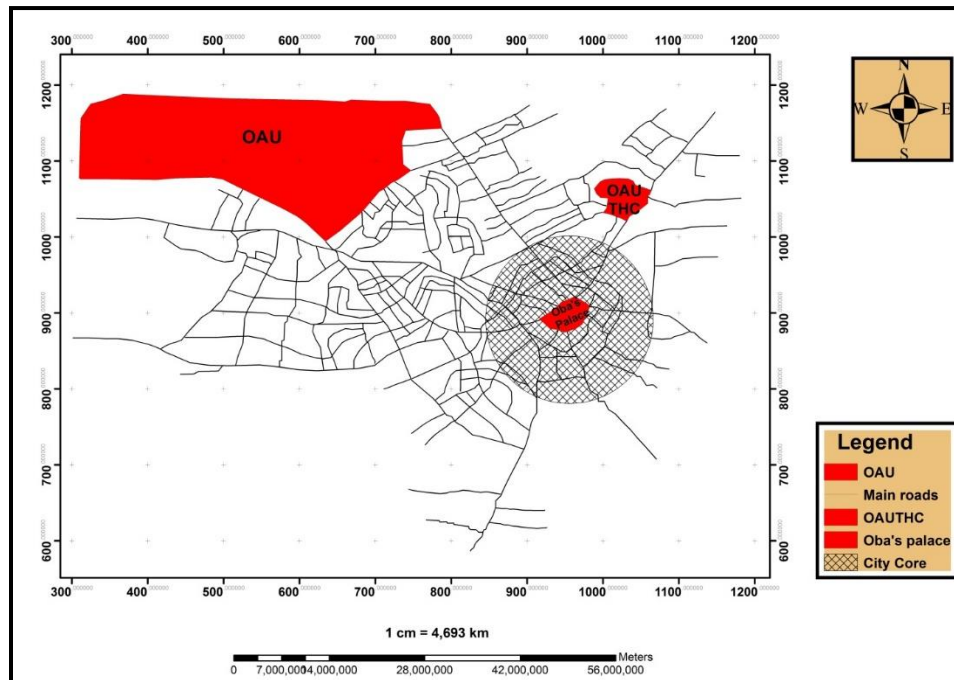
Gyuse (1980) are not different in their submission on slums; they particularly emphasized for slum eradication. These include the use of comprehensive urban redevelopment, rehabilitation, code enforcement and spot clearance. From the foregoing, less emphasis has been given to the relevance of effects of socio-economic factor to urban renewal. The example of an emerging but traditional city like Ile-Ife is yet to be examined.

3. The study area

Ile-Ife is geographically located on longitude 4032' East of the Greenwich Meridian and on latitude 7028' North of the equator (fig. 1). The time zone used in Ile-Ife is Africa/Lagos. Ile-Ife is an ancient Yoruba city in South-western Nigeria. Evidence of settlement of the city dated back as far as 500 BC. It is located in the present day Osun State, with a population of about 502, 952 according to National Population Commission, 2006. Using a 2.5% annual growth, the population was projected to be 541,642, in 2010.

The people of Ile-Ife are mostly artisans and farmers. The chief industries in Ile-Ife include cocoa and palm processing, cotton weaving and sawmilling. Ile-Ife is a trade centre for farming activities like, yam, cassava, grain, cocoa and tobacco. Cotton is grown and used to weave clothes (Adebayo et al., 2014).

Figure 1. Map of the Study Area



Source: Ife Central Town Planning Office, 2013.

The primary religion practiced in Ile-Ife is the traditional religion, while the secondary religions are Christianity and Islam. The reason for the primary religion is because the founder of Ile-Ife, Oduduwa started the worshipping of gods. The practicing of other religion was based on colonialism. The town experience wet and dry season. The wet season covers the month of March through October while the dry season spans November through February of the subsequent year. The average temperature is about 27°C with significant diurnal temperature difference (Adebayo et. al., 2014).

Ile-Ife is divided into four Local Government Areas, due to the fact that it is a big city that requires proper administration and to foster further development Ile-Ife as the paramount ruler. He is seen as the supreme head sent from God. The following are the Local Government Areas in Ile-Ife:

- a) Ife Central Local Government
- b) Ife East Local Government
- c) Ife North Local government
- d) Ife South Local Government

4. 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 (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 (NPC, 2006, Ife Planning Office, Ife Planning Journal). 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

Source: Field Survey, 2013

4. Results and Discussion

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. Less than one-fifth 9.2% are secondary school leavers.

While a few constituting 4.4% of the respondents interviewed had more than secondary education, about 24.3% of respondents no formal education.

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
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

Source: Authors' Field Work, 2013

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. More than three-fifth 65.2% of the building in the area is 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% practised 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
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

Source: Authors' Field Survey, 2013.

4.3. Urban Renewal Options

More than four-fifth 80.1% of the respondents' are not willing to embrace the programme of urban renewal in their area knowing fully well that the implementation can bring relocation and as well cause loss of their cultural values and norms, while only 19.9% of the respondents' are ready to support the programme if is to be implemented.

As shown in table 4, more than two-fifth 40.3% of the respondents' preferred rehabilitation, 39.8% preferred conservation, while 19.9% preferred redevelopment.

However, urban renewal programme can be carry-out by two (2) different organizations, namely: government and private organization. The regeneration exercises that can embark on by those bodies include: construction of access road to the neighborhood, construction of drainage and convert, provision of drinkable water and electricity, among other. The problem that is peculiar in the study area is that if all necessary amenities and facilities are put in place, the renovation and rehabilitation of individual buildings might constitute barrier to successful

implementation of renewal options because most of the owner of the buildings in the study area cannot afford such regeneration.

A regression test was conducted to confirm this assertion. This was done by establishing the relationship between income of residents' and redevelopment options of renewal implementation. Results of the test showed that there was a positive and significant relationship (0.627) between income of the residents' and urban redevelopment option of renewal implementation in the study area. In other words, the higher the income of the residents', the higher the willingness of the residents' to relocate to another location and vice-versa. This implies that most of the residents' in the traditional core area of Ile-Ife were economically regressed because of their low income they receive as compared with their counterparts in other parts of the city.

Table 4. Urban Renewal Option

Will you support urban renewal				
Yes	382		80.1	
No	95		19.9	
Total	477		100	
Strategy preferred by the respondents'				
Redevelopment	95		39.8	
Rehabilitation	192		40.3	
Conservation	190		19.9	
Total	477		100	
Regression Coefficients of income of residents' and redevelopment option				
Model	Unstandardized Coefficients		T	Sig.
	B	Std. Error		
1. (Constant)	1.514	.156	9.726	.627

Source: Author's field work, 2013.

4.4. Correlation of the effects of Socio-economic Characteristics of Residents' on Urban Renewal Option in Ile-Ife, Nigeria

The result of the relationship between socio-economic and urban renewal option of the residents' of the traditional core area of Ile-Ife was conducted using Pearson correlation with $P < 0.01$ significant level. As revealed in Table 5, 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), number of wives (0.711), redevelopment option of the renewal (0.373), rehabilitation option (0.514) and conservation option (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 decides residents' monthly income, those with higher qualifications would prefer redevelopment option because they can afford to get accommodation somewhere else. Those with lower income prefer rehabilitation and conservation options. It can be deduced that income of the

residents' has significant impact on the possible implementation of urban renewal programme in the study area.

Table 5: Correlation matrixes of the effect of socio-economic factors on urban renewal option in Ile-Ife, Nigeria

	Average monthly income of the residents'	Level of education	Occupation	Number of wives	Number of children	Redevelopment option	Rehabilitation option	Conservation option
Average monthly income of the residents'	1.00							
Level of education	.647**	1.00						
Occupation	.523**	.610**	1.00					
Number of wives	.711**	.658**	.482**	1.00				
Number of children	.047	-.031	-.059	.000	1.00			
Redevelopment option	.373**	.430**	.150	.454**	.025	1.00		
Rehabilitation option	.514**	.179	-.073	.082	.078	.475**	1.00	
Conservation option	.432	.184	-.048	.140	.153	.565**	.838**	1.00

**Correlation is significant at the 0.01 level *Correlation is significant at the 0.05 level

Source: Author's field report, 2013.

It can be deduced from the result presented above that the effect of socio-economic factors on urban renewal cannot be over-emphasized. According to Fourchad (2003), on the study of the core area of Ibadan, stated that the main social pattern is still dominated by the extended family and by the cultural links existing among members of lineage. The type of tenure is largely dominated by family houses, which belong either collectively to the family or to the head of the family. Only a few respondents have bought their land and built their own houses. A few others, generally young, are tenants.

Consequently, the percentage of landowners in Bere (85 per cent) is much higher than the average for Nigerian cities which was estimated, in 1993, at 27 per cent only (NISER, 1997: 28). The study stated that rent for a room in the area is one of the lowest within Ibadan: between 100naira (less than 1 US\$) and 250 naira (2 US\$) a month. In the other slums of Ibadan the

minimum rent is between 300 and 400 naira (3 US\$). This is also similar to this study as majority of the respondents' cannot afford accommodation in other residential zones in the city.

5. Conclusion

This study has examined effects of socio-economic factors on urban renewal options in Ile-Ife, Nigeria. In doing this, it has examined physical and environmental characteristic of the core area and also urban renewal options preferred in the study area. The study discovered that most of the dwellers are not willing to relocate to somewhere else or embark on the rehabilitation of their buildings due to their financial status which can be attributed to some socio-economic factors such as income, ownership and age of the building, occupation, level of education, among others. Also, most of the buildings in the study area are in deplorable state which needs urgent attention for good habitation.

However, it has been established beyond reasonable doubt that urban renewal has been an integral aspect of housing planning and urban and regional planning in general. To ensure its success, however, it is necessary to ensure that an appropriate strategy and implementation process are put in place towards effective and efficient use of resources. In recognition of this, this study have attempted to give some clues for answering these questions on how far the socio-economic factors could determine or influence housing and rehabilitation policies in Ife core. Consequently, the understanding of such factors is essential if appropriate solutions for meeting the problems of any given individual city are to be found.

The study concluded that while housing facilities in the core area of Ile-Ife like many others in Nigeria are in deplorable state, the socio-economic factors of the residents' in the neighborhoods is a great limitation towards effective urban renewal implementation.

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Wpływ czynników społeczno-gospodarczych na opcje odnowy miast w Ile-Ife, Nigeria

Streszczenie

W większości krajów tzw. Trzeciego Świata zdecydowana większość miast zmagają się z różnymi, wielowymiarowymi problemami wzrostu (w sferze infrastruktury, usług, kryzysu zatrudnienia itp.). problem istnienia slumsów w centrach miast rozważany jest pod kątem społeczno-ekonomicznym, technicznym, administracyjnym i społeczno-kulturowym. W niniejszym artykule rozpatrzono społeczno-kulturowe wyzwania rewitalizacji w Ile-Ife (Nigeria). Zidentyfikowane i zbadane zostały uwarunkowania społeczno-gospodarcze, cechy fizyczne i środowiskowe, a także zaplecze infrastrukturalne tradycyjnego centrum Ile-Ife. Następnie wyodrębniono zmienne społeczno-ekonomiczne wpływające na opcje odnowy miejskiej na badanym obszarze.

Dane niezbędne do badań uzyskano dzięki wykorzystaniu kwestionariusza pośród 477 wybranych losowo gospodarstw domowych (10% wszystkich gospodarstw domowych na analizowanym obszarze). Wyniki ukazały, iż większość budynków (83%) zostało zbudowanych ponad 30 lat temu, a powszechnym materiałem budowlanym jest błoto – 70% budowli powstało z błota, a kolejne 20,3% z cegieł wytworzonych z błota. Jedynie 9,3% budynków zbudowano z betonowych bloków. Co więcej, ponad trzy czwarte respondentów (85,3%) zarabia miesięcznie mniej niż 15 000 NGN, a tylko 14,7% więcej niż 15 000 NGN.

Regresja wielu zmiennych oraz testy ANOVA wykazały silny przewidywany wpływ uwarunkowań społeczno-ekonomicznych respondentów, takich jak dochód (70,8%), poziom wykształcenia (84%) i zawód (92%) na preferowaną przez nich opcję odnowy budynków ($p \leq 0,01$). We wnioskach stwierdzono, że przy próbach odnowy miast planiści powinni brać pod uwagę różne uwarunkowania społeczno-gospodarcze, jeśli mieszkańcy mają być aktywnie i znacząco włączani w ten proces.

Słowa kluczowe: uwarunkowania społeczno-ekonomiczne, odnowa miast, centrum Ile-Ife