

MODULE 3

Unit 1	Urban Housing Development
Unit 2	Urban Housing Provision
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UNIT 1 URBAN HOUSING DEVELOPMENT

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1.0 INTRODUCTION

Shelter is one of the basic needs of man; it is vital to social welfare and to the development process as a whole. In common parlance, shelter and housing are sometimes used synonymously though in reality meaning differs. Shelter is the dwelling unit which protects man from the natural elements of rain, sunshine, etc. while housing is defined as a process which makes the act of dwelling possible. However, housing signifies not just the physical structure that provides protection against the elements, but also the environments surrounding the structure include the physical infrastructure, and social services. Housing then consists of land, the unit, services, economic activities and the environment.

Overcrowding in the cities has caused slums to spread and shantytown suburbs to emerge in most of the larger urban centres. Most houses are built by individuals, and, because banks do not normally lend money for home construction, most of these individuals must rely on their savings. A federal housing programme provides funds for the construction of low-cost housing for low- and middle-income workers in the state capitals, local government headquarters, and other large towns.

House types vary by geographic location. In the coastal areas, the walls and roofs are made from the raffia palm, which abounds in the region. Rectangular mud houses with mat roofs are found in the forest belt, although the houses of the more prosperous have corrugated iron roofs.

In the savanna areas of the central region and in parts of the north, houses are round mud buildings roofed with sloping grass thatch, but flat mud roofs appear in the drier areas of the extreme north. Some mud houses are also covered with a layer of cement. Larger houses are designed around an open courtyard and traditionally contained barrels or cisterns in which rainwater could be collected.

2.0 A: OBJECTIVES

At the end of this unit, you should be able to:

- describe urban housing development strategies; and
- explain the problems faced by the urban dwellers in securing decent housing facility.

2.0 B: HOW TO STUDY THIS UNIT

1. You are expected to read carefully through this unit twice before attempting to answer the activity questions. Do not look at the solution or guides provided at the end of the unit until you are satisfied that you have done your best to get all the answers.
2. Share your difficulties in understanding the unit with your mates, facilitators and by consulting other relevant materials or internet.
3. Ensure that you only check correct answers to the activities as a way of confirming what you have done.
4. Note that if you follow these instructions strictly, you will feel fulfilled at the end that you have achieved your aim and could stimulate you to do more.

3.0 MAIN CONTENT

3.1 Urban Housing Development Strategies

Housing the urban poor or dwellers has been a problem for successive administration in Nigeria. Both the State and Federal Governments have been adopting series of pragmatic strategies to combat housing problem in major cities across the country. Besides, there are mini-housing estates developed by private sectors to reduce the housing deficit in Nigerian cities. Unfortunately, it is becoming difficult to attain the goals and aspiration of the government and the people. Some of these estates had been occupied on owner-occupier basis while some have been sold to the poor urban dwellers because of harsh economic realities. Hence, the money bags have hijacked these units and rented them to the poor again at higher rental prices. This is a common practice in all urban areas of Nigeria.

a. The Sites and Services Scheme Concept

This is about acquiring land in the urban areas and servicing it with infrastructure such as road, water, electricity and sustainable drainage system. The purpose of this strategy is to magnetise private developers and builders in the provision of more houses at a reduced cost to complement government efforts of housing supply to the teeming urban dwellers in Nigeria. For instance, in Benin-City, the Federal Government had acquired about 284 hectares of land at Upper Sakponba area of Benin Metropolis to be sold to the public at affordable prices. The project was expected to have taken-off in the second quarter of 2008.

b. Encouragement of Housing Cooperatives

In order to reduce the urban housing deficit, the State Governments are now encouraging cooperative societies to acquire land within the state capital territory. Through the present housing cooperatives in most of the states do not build houses but give loans to active members who pay membership shares and regular savings. Thus, there are the Federal Housing Cooperatives, the Power Holding Housing Cooperatives, and the NIPOST Housing Cooperatives just to mention a few. Presently the numerous housing cooperatives are facing some internal problems due to economic situation in the country such as unexpected retirement of members, lack of legal and financial backing and the unstable government policies. Therefore, cooperative housing requires the correct combination of subsidy programmes, state and federal aids to become operational so as to contribute positively to ameliorating urban housing deficit.

c. Housing Subsidies

In an attempt to reduce the dilemma that urban housing development is facing (Agbola, 1986) identified three types of housing subsidies in Nigeria. These are Employers Housing Subsidy Share, Interest Rate Subsidy, and New Construction Subsidy. All these subsidies had been in operation but of little effect to ameliorate urban housing problem due to unstable federal government policies. But with the present administration, efforts are on the way to see that all these subsidies are workable so as to achieve the goal of housing for all in this Millennium Development Goal (MDG).

d. Public - Private Partnership

Public-Private Partnership (PPP) is now being emphasised, as being vital to achieving the goal of “adequate shelter for all” in this present administration. The federal and the state governments are now embracing the PPP strategy of urban housing development to ameliorate urban housing deficit. This strategy has been employed in Lagos; it gave rise to Housing Development at Lekki Peninsular, Ajah Corridor in Lagos metropolis and Port Harcourt in River State. The concept is based on mutual collaboration between the private sector and the state government to beef up housing supply in the urban areas.

3.2 Housing for the Urban Poor

Housing the urban poor is a global problem. In the urban areas of developing countries, shelter conditions of the poor are deteriorating. In early 1970s resident in cities of most developing countries were getting disillusioned with public housing programmes earlier launched as the solution to the proliferation for slums and squatters settlements. The rising cost of public housing with rigid planning and few finance institutions could not keep up with the growing demand for housing loans.

Invariably, low-income population was squeezed out in favour of middle and sometimes high-income group in cities. The authorities assumed that housing was the major priority of urban holds whereas being gainfully employed was the major problem. Also, not recognised is the fact that housing for the poor in urban areas for example in Nigeria has always been provided by the rental sector (Oruwari, 1992) The federal and state governments have also always focused on the owner – occupied housing and paid insignificant attention to rental housing.

Currently, the campaigns by the United Nation Centre for Human Settlement (UNCHS – Habitat) are directed at improving housing provision for the urban poor and improving housing as an integral part of the global development. The outcome of all these interventions is that the slums are still there in the urban developing countries and have added negatively to the built environment.

SELF ASSESSEMENT

Discuss urban housing development strategies in Nigeria.

4.0 CONCLUSION

Housing is the process of providing a large number of residential buildings on a permanent basis with adequate physical infrastructure and social services in a planned, decent, safe and sanitary neighbourhood to meet the basic and special needs of the population. While mass housing is the production of residential buildings to target prices of large numbers of decent, safe, sanitary and affordable houses with secured tenure; on a continuous and permanent basis, possibly aggregated together in each production location; for the majority of Nigerians through private sector, real estate developers, on the basis of home-ownership-through-mortgage in planned healthy and live able environment/ neighbourhoods. In fact, with adequate physical infrastructure and amenities complete to meet the basic and special needs of the population and whose mass housing shall eventually result in a well developed housing market that would allow individuals to match their housing needs with their current and future life circle situations: It is sobering to reflect that about 20% of the world's total population is thought to be lacking decent housing. With regards to the residents of the developing world, it is estimated that at least one fifth, and perhaps over half, live in substandard housing, and this is in situations where national governments are either unwilling, or unable, to make housing available at a higher standard.

5.0 SUMMARY

In this unit, we have learnt that:

- private sectors are developing mini-housing estates to reduce the housing deficit in Nigerian cities
- the federal and the state governments are now embracing the Private-Public Partnership strategy of urban housing development to ameliorate urban housing deficit
- housing the urban poor is a global problem.

6.0 TUTOR-MARKED ASSIGNMENT

1. Explain why it has been difficult to have adequate decent housing facility in urban areas.

7.0 REFERENCES/FURTHER READING

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UNIT 2 URBAN HOUSING PROVISION

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1.0 INTRODUCTION

There is a high magnitude of housing inadequacy in urban centres in Nigeria. This is manifested in quantitative and qualitative terms. Severe overcrowding and unsanitary physical environment characterise the housing in the urban centres. The culminating effect of this is the growth of slum areas. This unit takes a critical look at housing development and provision in urban areas. The unit affirms that there is a monumental deficiency in housing quality, while the design and the arrangement of the buildings into spatial units significantly influence the behaviour of the residents.

2.0 A: OBJECTIVES

At the end of this unit, you should be able to:

- highlight the contributions of the private developers in alleviating housing problems in urban areas;
- identify the various housing types in Nigeria; and
- itemise the factors influencing housing types in Nigeria.

2.0 B: HOW TO STUDY THIS UNIT

1. You are expected to read carefully through this unit twice before attempting to answer the activity questions. Do not look at the solution or guides provided at the end of the unit until you are satisfied that you have done your best to get all the answers.
2. Share your difficulties in understanding the unit with your mates, facilitators and by consulting other relevant materials or internet.
3. Ensure that you only check correct answers to the activities as a way of confirming what you have done.

4. Note that if you follow these instructions strictly, you will feel fulfilled at the end that you have achieved your aim and could stimulate you to do more.

3.0 MAIN CONTENT

3.1 Housing Provision in Urban Areas

The provision of housing in urban areas rested in the hands of the private developers. The government concerned itself with various levels of development controls, provision and maintenance of urban services. Private developers erected buildings within the unit of existing zoning regulations as their capital and profit allowed. The federal government did not accept housing as part of its social responsibility. At times, when housing programmes are targeted at the low-income group, the end products never reach them.

The rental sector in urban areas in Nigeria can be divided into two parts: the public rental sector and the private rental sector. The public rental sector includes all the housing units constructed by government, its agencies to house their staff. The rent charges are both highly subsidised and are so ridiculously low that the tenants continue to stay there even when they are promoted to higher income levels. Also, there are little or no resources allocated for regular maintenance of these properties thus, most have become eyesore and degrade the environment.

The private rental sector consists of housing unit provided by private landlords and a few supplied by companies to house their staff as part of incentive in response to federal government directive in early 1970s that companies should assist in housing the people by providing housing units for their staff.

In order to have maximum impact on urban housing development, the private rental sector should be given much attention since the bulk supply of housing unit in the rental sectors is in the hands of private landlords. The available housing stock in the private rental sector is not only grossly inadequate, it is continuously diminishing and the rate of construction is very slow, thus widening the gap between supply and demand. This phenomenon had resulted in an astronomic increase in the number of squatter settlements in Nigerian cities as well as soaring house rents even in the squatter settlements. These problems persist because government does not assist in rectifying them.

In Nigeria, urban housing type can be flat apartment, bungalow, duplex, storey building and tenement building. Housing provision can also be categorised into 3 types, based on the income of the residents:

- a. provision of housing for residents that are classified as ‘low-income earners’ by the Nigerian constitution
- b. provision of housing for those classified as ‘middle-income earners’ by the Nigerian constitution
- c. housing provision for residents that are classified as ‘high-income earners’ by the Nigerian constitution. This group can afford to rent, lease, buy or build housing units in choice locations.

3.2 Factors Determining Urban Housing Provision

There are four main factors that determine the provision of housing facilities in urban centres, these are:

a. **Housing Finance**

In looking at the present house finance system, households are not able to save substantially so as to meet resources available for housing finance. This is because of the harsh economic realities at the present times and also the public mortgage bank has not benefited the low income households.

b. **Housing Subsidies**

Generally, researchers and development agencies in the developed world always recommend that housing in developing countries must be provided by the people from their own resources. In Netherlands, Dutch government subsidised building societies to build houses for the people and at the same time subsidised the rent. It is not possible to provide housing for the low income group without assistance. The problem in Nigeria is the form the assistance should take.

c. **Supply of Land for Housing Development in Urban Areas**

To make land available for urban housing development, three strategies must be employed: land exchange, land readjustment and Guided Land Development (GLD). Land Exchange is done by exchanging urban land for rural land for example, the community whose farmland at Rumueme in Port-Harcourt (urban) can acquire land at Isiokpo (rural) about 20km away to give room for urban housing development. Land readjustment strategy has additional advantages of bringing unused urban land into the master plan of the city and gives the communities concerned the opportunity to participate in the planning of their areas. The government can buy more land like any other entrepreneur and allocate it for low-income housing development. Guided Land Development (GLD) scheme is initiated by planning for roads, water supply, electricity, etc in consultation with the landowners and village heads. However,

landowners are not compensated directly for providing land to be used for infrastructural development. The increasing value of their land (caused by provision of infrastructure) is expected to be a sufficient compensation in itself.

3.3 Challenges Ahead

Architectural training as it is being practised presently does not prepare the architect to design housing for the low – income people. Projects have to be critically assessed not only in terms of how much shelter they provide, but also more on their capacity as vehicles to scale up housing activity and therefore contribute to national development.

The importance of politics to housing provision cannot be overemphasised; politicians who are at the apex of policy making have never necessarily listened to the advice of architects or other professionals. If we want the best for urban housing, we must respect the power of existing systems and politicians and the political system must be carried along in our housing proposals.

Furthermore, women have special relationship with human settlements by virtue of their daily task in the business of living and as managers or maintainers of the environment and rehabilitators of the natural environment in a sustainable sense (Moser & Chant, 1985). This relationship must be considered in the design of housing and planning of activities in cities as these roles have significant impact on the ways both men and women use the environment.

SELF ASSESSEMENT

Explain the factors that determine urban housing provision

4.0 CONCLUSION

It is recognised that no country in history has been able to solve its housing problems without governmental intervention. In Nigeria, the problem is how to make the intervention benefit the low income urban households by channelling the resources in the most effective directions. It is expected that if the highlighted areas are considered, a lot of positive strides would be made in genuinely providing housing for the urban households instead of earmarking the target group (low income level) and the products benefiting mainly the high income households. The unit has discussed the poor housing conditions in the urban centres.

5.0 SUMMARY

In this unit, we have learnt that the rental sector in urban areas in Nigeria can be divided into two parts; the public rental sector and the private rental sector. The public rental sector includes all the housing units constructed by government, its agencies to house their staff. It has also been proved that if we want the best for urban housing we must respect the power of existing systems and politicians and the political system must be carried along in our housing proposals.

6.0 TUTOR-MARKED ASSIGNMENT

1. Discuss the impact of the private developers in alleviating housing problems in urban areas.

7.0 REFERENCES/FURTHER READING

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UNIT 3 THE GROWTH AND DEVELOPMENT OF SLUMS

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1.0 INTRODUCTION

When people agglomerate at a geographic location, they do not fold their arms doing nothing; they tend to interact socially, economically and environmentally. The patterns of these interactions over space are the same the world over. The only differences are the variations in the types and levels of control and management mechanisms put in place to check excesses in their interactions. Excesses such as uncommitted population growth, excessive environmental exploration, exploitation for anthropogenic use often lead to over stretching of facilities/resources, pollution, erosion, land degradation, exhaustion and collapse of facilities, and air/water borne diseases. The socio-economic and environmental vices are innumerable. This fact can be discussed against the background of Walter Christaller's Central Place Theory which main theme opined that activities over space in any geographical location tend to diminish from the city centre outward to the suburb. One may conclude that there is agglomeration and concentration of socio-economic and environmental activities at the city centres. In the absence of effective control and management mechanisms, slum ensues. The extreme case of this results in blighted area.

2.0 A: OBJECTIVES

At the end of this unit, you should be able to:

- define the term 'slum';
- identify and explain the various types of slums; and
- describe the circumstances that lead to the development of slums.

2.0 B: HOW TO STUDY THIS UNIT

1. You are expected to read carefully through this unit twice before attempting to answer the activity questions. Do not look at the solution or guides provided at the end of the unit until you are satisfied that you have done your best to get all the answers.
2. Share your difficulties in understanding the unit with your mates, facilitators and by consulting other relevant materials or internet.
3. Ensure that you only check correct answers to the activities as a way of confirming what you have done.
4. Note that if you follow these instructions strictly, you will feel fulfilled at the end that you have achieved your aim and could stimulate you to do more.

3.0 MAIN CONTENT

3.1 Meaning of Slum

The United Nations Agency (UN-HABITAT, 1997) defines slum as the run-down area of a city characterised by substandard housing and squalor and lacking in tenure security. The term was traditionally referred to as housing areas that were once respectable but which deteriorated as the original dwellers moved on to newer and better parts of the city, but has come to include the vast informal settlements found in cities in the developing world. Slum buildings vary from simple shacks to permanent and well-maintained structures. Most slums lack clean water, electricity, sanitation and other basic services. Other terms that are often used interchangeably with "slum" include shanty town, favela, skid row, barrio, ghetto, and "the Hood," although each of these has somewhat different meaning. Slums are distinguished from shantytowns and favelas in that the latter initially are lawless settlements, whereas slums are generally constructed early on as respectable, often prestigious communities. By contrast, identification of an area as a slum is based solely on socio-economic criteria, not on racial, ethnic, or religious criteria.

The characteristics associated with slums vary from place to place. Slums are usually characterised by high rates of poverty and unemployment. They are commonly seen as "breeding grounds" for social problems such as drug addiction, alcoholism, high rates of mental illness and suicide. In many poor countries, they expect high rates of disease due to unsanitary conditions, malnutrition, and lack of basic health care. A United Nations Expert Group has created an operational definition of a slum as an area that combines, to various extents, the following characteristics: inadequate access to safe water; inadequate access to sanitation and other infrastructure; poor structural quality of housing; overcrowding; and insecure residential status. To these, one might add the low socio-economic status of its residents.

In many slums, especially in poor countries, many live in very narrow alleys that do not allow vehicles (like ambulances and fire trucks) to pass. The lack of services such as routine garbage collection allows rubbish to accumulate in huge quantities. The lack of infrastructure is caused by the informal nature of settlement and no planning for the point by government officials. Additionally, informal settlements often face the brunt of natural and man-made disasters, such as landslides, as well as earthquakes and tropical storms. Many slum dwellers employ themselves in the informal economy. This can include vending, drug dealing, domestic work, and prostitution. In some slums, people recycle trash of different kinds (from household garbage to electronics) for a living; selling, either the odd usable goods or stripping broken goods for parts or few materials.

3.2 Slum Types in Nigeria

According to Agbola (1987), two types of slums exist in Nigerian cities. There are the traditional slums arising in towns from the decay of existing structures and there are spontaneous slums created by squatters on illegally acquired lands. If this pattern represents the majority of the slums in Nigeria, it is necessary to reconsider the use of such terms as "traditional" and "spontaneous", and to show that some slums can appear outside the inner city on legal land.

In 1985, about 68.2 per cent of the slums in Nigerian cities were found within a radius of 1 km from the city centre (Abumere, 1985). If there are no resources for urban renewal, the city centre, which is the oldest by definition, turns into a slum in time. However, slums on the city outskirts can also be found, normally in the largest Nigerian cities (Abumere, 1987). In the large and fairly large cities, such as Enugu, Kano, Ibadan, and Lagos, a considerable proportion of slums occur at the city outskirts, more than five kilometers from the centre. The main reason is that accommodation in many of the cities has been priced beyond what most citizens can afford. Many low-income workers live in low-cost shanties or slums at the city outskirts. It is important to note that even up until the present day, the situation has not improved and general poverty has spread out in all Nigerian cities and the governments have not really addressed the issue of slums in their city.

Also, based on their age, location and size, there are three types of slums in Nigeria:

- i. The oldest and largest slum is the core area of the cities, which covers the entire pre-colonial town. A large part of the ancient walled cities can be seen as a slum, even if the inhabitants do not agree that they live in a slum for historical reasons.

- ii. A few small-scale slums, on land occupied illegally by squatters can be found at the margins of the planned city.
- iii. Numerous slums, generally occupied by tenants on legal lands, are found at the outskirts of the city along major roads or close to local labour markets. Their size, history, socio-economic and cultural features differ from one slum to another. In spite of the increasing knowledge of modern planning and number of planners, physical development in some cities in Nigeria remains an array of chaos and disorder.

3.3 Slum Formation in Urban Areas

In developing countries like Nigeria, due to poor management, poor control, poor spatial forecasting technique, urbanisation (city creation) is synonymous with slum creation. The pattern of cities' distribution depicts the pattern of slums distribution. For instance, in Nigeria, the pattern of urban centre distribution is linear (Ikporukpo, 2004). Slums are more visible along the coastal regions/lines of the country (Lagos being the worst); except in few pockets. Studies have shown that rapid rate of urbanisation in Nigeria and the consequential explosion have not been matched by a correspondingly commensurate change in socio-economic and technological development (Mabogunje *et al.* 1978). Also, the demand for urban services in Nigeria has grown over the years but the overall quality and coverage of public services have deteriorated (Olotuah, 2002). These ideas can be extrapolated to cover other developing countries (Adedayo *et al.*, 2006).

Abuja is a recent development which has also had a direct pull over the surrounding cities such as Niger, Nassarawa, Kogi, Kaduna, Kwara and indirect pull on other parts of the country as it was with Lagos state. Slums are easily identified in adjacent suburbs. Barely eight months after the exit of Mallam Nasir El-Rufai, Abuja is witnessing a rapid multi-slum growth rate. In Lagos state, forty-two slum communities were identified by the state authority in 1984 with the assistance of the United Nations Development Programme (UNDP) during the implementation phase of 1980-2000 Lagos Master Plan. Today, the figure is better imagined.

Apart from urbanisation, industrialisation is another major cause of slum development. In fact, rapid industrialisation in the 19th century Europe was accompanied by population growth and the concentration of working class people in overcrowded, poorly built housing. Other developed parts of the world where slums are sighted, include but not limited to Balham, Spain, Beijing, China, Boston, Massachusetts, Cardiff, Wales, New Brunswick, Glasgow, and Scotland.

This is to affirm that slum is not just a third world phenomenon, it occurs the world over. As a matter of fact, according to surveys, over one billion people worldwide live in slum/blighted areas. However, whereas the industrialised world continually put corrective and preventive measures in place, the poverty stricken, technologically backward, economically and politically unstable third world either pay lip service or does nothing. Alternatively, when actions are taken, they are to satisfy the needs of the rich; the Maroko (Lagos, 1990), and Abuja land sagas are few examples.

SELF ASSESSEMENT

Discuss types of slums in Nigeria.

4.0 CONCLUSION

Slum has been discussed as being synonymous with poverty and inferior living. This is because in real life, slums are communities characterised by overcrowding, high occupancy ratio, dilapidated structures, and general features of vandalism, deterioration, unsanitary conditions and absence of facilities such as potable water, roads, drainage system, schools, health facilities, recreational grounds etc; which endanger the health, safety or morals of its inhabitants or community.

The displacement of slums is aided by the fact that many are squatter settlements whose property rights are not recognised by the state. However, a number of attempts have been made at solving the problems of slums by clearing away old decrepit housing and replacing it with modern housing with much better sanitation. This aspect shall be treated in the next unit.

5.0 SUMMARY

In this unit, we have discussed the incidence of housing poverty in Nigeria and the resultant deviant behaviours, including crimes, emanating from it. It notes the occurrence of rapid rate of urbanisation occurring in the country, the consequences of which have been severely degraded urban environment. The unit also discussed the different types of slums in Nigeria and how they are formed.

6.0 TUTOR-MARKED ASSIGNMENT

1. With specific examples from Nigeria, describe the causal factors of slums.

7.0 REFERENCES/FURTHER READING

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UNIT 4 URBAN RENEWAL

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1.0 INTRODUCTION

Urban renewal is often controversial and sometimes involves the use of eminent domain (known as compulsory purchase in the United Kingdom); it is a legal instrument to reclaim private properties for civic projects. In the second half of the 20th century, renewal often resulted in the creation of urban sprawl and vast areas of cities being demolished and replaced by freeways and expressways, housing projects and vacant lots; some of which could remain vacant for many years.

Urban renewal is a wrenching experience for the city and its people. There is no doubt that some demolition is essential. Whenever the radical surgery is undertaken, it rents the fabric of community and the lives of thousands of residents. Its costs--human as well as *financial*--outraged some citizens, and the destruction of so many buildings provided an impetus toward the *preservation* of the physical fabric of community, the history reflected in the buildings erected over centuries. This exhibition is a reminder of the importance of the humanly created environment, and its fragility, as the arena for human interaction and public culture.

2.0 A: OBJECTIVES

At the end of this unit, you should be able to:

- explain the meanings of slum clearance and urban renewal;
- evaluate the efficiency of various methods of urban renewal; and
- mention and discuss the steps involved in slum clearance.

2.0 B: HOW TO STUDY THIS UNIT

1. You are expected to read carefully through this unit twice before attempting to answer the activity questions. Do not look at the solution or guides provided at the end of the unit until you are satisfied that you have done your best to get all the answers.
2. Share your difficulties in understanding the unit with your mates, facilitators and by consulting other relevant materials or internet.
3. Ensure that you only check correct answers to the activities as a way of confirming what you have done.
4. Note that if you follow these instructions strictly, you will feel fulfilled at the end that you have achieved your aim and could stimulate you to do more.

3.0 MAIN CONTENT

3.1 Slum Clearance and Urban Renewal

It is a general belief that urban renewal is an increasingly prominent, important and powerful tool of shaping urban environments in many nations. The main goal of urban renewal effort is to eliminate slums and blight areas. The attractiveness of urban renewal as a feasible solution lies in its partnership approach to the problems of poor housing, traffic congestion due to narrow lanes, inadequate sites for commercial and industrial growth, poor environmental quality, and neighbourhood decay. This, in other words, lies in correcting the overcrowding problem existing before the renewal. Since renewal programmes occur usually in the abode of the original indigenous settlers and often in or near the urban centres, urban renewal tends to accelerate rather than retard the decentralisation of residential population. The newly renovated areas of the city usually become places to work rather than places to live.

Urban Renewal transformed Lancaster. It resulted in the demolition of 926 buildings, necessitating the relocation of almost 1100 families, 350 individuals, and 171 businesses. It was responsible for rehabilitating almost 1600 structures, most of them residential, and for erecting 710 new housing units. Urban renewal is a wrenching experience for the city and its people. There is no doubt that some demolition was essential. The radical surgery undertaken, however, rent the fabric of community and the lives of thousands of residents. Its costs--human as well as *financial*--outraged some citizens, and the destruction of so many buildings provided an impetus toward the *preservation* of the physical fabric of community, the history reflected in the buildings erected over centuries. This exhibition is a reminder of the importance of the humanly created environment, and its fragility, as the arena for human interaction and public culture.

3.2 Urban Renewal Methods

Two processes or methods are identified and used in achieving the urban renewal goals as specified. The first method is the sequential/comprehensive (large scale) slum clearance and the second is the organic planning or redevelopment approach.

a. **The Sequential/Comprehensive Slum Clearance Approach**

This approach involves the urban renewal process of the entire area to be carried out in stages: an area would be identified or selected, it would be carefully inspected, every house or shack was measured, valued and ownership recorded. Each area was kept fairly small, usually about 5 to 8 acres at a time, forming only a small portion of the total area to be cleared. A layout for development showing the position of new roads plots, etc. were prepared. Estimate for the acquisition of house and land and the engineering works were then prepared. The houses in the chosen area were then demolished, cleared, graded and levelled and serviced with new roads, water and electricity. The land was then demarcated to plots of convenient sizes for building purposes. As soon as a chosen area is finished, work on another area was started until whole area was cleared and subdivided.

Nigeria has had two-time experiences with this type of slum clearance or urban renewal. The first time was in 1978 when Lagos Town Planning Ordinance came into operation. The objectives of the ordinance were the clearing away of the old unsanitary slum properties, the improvement and preplanning of the cleared area and the control of development after planning to prevent the re-creation of slums. The Lagos Executive Development Board was created to implement these objectives.

The proposed areas for development were 750 acres and the 150 acres considered the most unsanitary and overcrowded lying in the northern part of Lagos Island and around Idumagbo Lagoon. These areas were low-lying and subjected to severe flooding; due to inadequate drainage and the roads consisted of narrow unpaved and unlit winding lanes; the buildings and roofs were made of an agglomeration of rusty thin bamboo and corrugated iron sheets, overcrowded and unhealthy site to behold.

These experiences of slum clearance schemes have been marked with many failures despite genuine government intentions and strict appliance of Town Planning Principles. Two important reasons could, however, be identified. The first and perhaps the more important reason is that the people to be re-housed or resettled were never fully briefed and allowed to participate in the

redevelopment process. Had the urban redevelopers sought the views of the target population and involved them actively in the planning and execution processes, they would have found out that the same or worse would have happened. It is in the light of these failures that a second approach, the organic approach, has been proposed.

b. The Organic Approach

This method sought the involvement of the target population in all aspects of the decision-making and decision implementing strategies. The organic approach structures activities and encourages the residents of each neighbourhood to be redeveloped to plan themselves. This approach also identified that efforts that dislocate the existing interaction among the different components of the extended families; that break the social attachments, family identity and vital cultural values and goals are doomed to failure. Thus, urban redevelopment efforts are better done through the repairs and renovation of individual buildings instead of mass relocation.

In retrospect, urban development dates back at least to the rebuilding of Rome by the Roman Emperor, Augustus. However, modern attempts can be said to have started within the late 19th century Paris. By the end of the Second Empire, Paris was the cultural centre of Europe and one of the world's most developed cities. Nevertheless, the physical infrastructure of the city was failing in the face of increasingly rapid growth (as effects of the Industrial Revolution took hold and combined with the economic impacts of war and upheavals).

From the 1850s, into the 1870s, Haussmann supervised a programme, which demolished large areas of slum and narrow cross-streets in Paris, replacing them with new neighbourhoods, plazas and traffic circles; and the broad tree-lined boulevards. Other infrastructure and services such as railroad lines, removal of garbage and large parks were rebuilt. This led to large numbers of the working class and the poor being forced to move to the suburban areas of Paris. Twentieth century redevelopment in Paris has, however, been criticized for favouring the wealthy at the expense of the poor and the minority of out of the central area.

In the United States of America, it has been tagged redlining and segregation in time past. In 1939, the national Housing Act that established the Federal Housing Administration (FHA) to improve housing conditions and the standard of living was enacted. This later led to the formation of the Department of Housing and Urban Development

(HUD). While it was designed to develop housing for poor residents of urban areas, that act also required cities to target specific area and neighbourhoods for different racial groups. Another Housing Act of 1937 created the United States Housing Agency (USHA), which marked the nation's first housing programme. However, the Housing Act of 1949 kicked against the urban renewal programme that would have reshaped American cities.

In Nigeria, urban renewal/slum clearance experiences significantly dates back to the colonial era. Precisely in the 1920s, they were carried out in Lagos by the then Lagos Executive Development Board in response to the bubonic plague that broke out at that time. This was followed by the pre-independent demolition that resulted in the Isale Eko clearance to give the visiting Queen of England a pleasing view of the area. Maroko village was to follow significantly in 1990.

Slum clearances tagged urban developments in some quarters are registered in various locations in Nigeria. These include; the metropolitan Kano (May 1979), Adeniji Adele street, Lagos (October, 1975), Calabar (1976), Iponri, Lagos (1976/85), Elekuro, Ibadan (1976), Central Lagos (1976), Ketu Lagos (1976), Suleja, Niger state (1982), Maroko, Lagos (1990), Shomolu, Lagos (1986), Maitama Village, Abuja (1990), Lugbe Garki, Abuja (1990).

Urban renewal is a license for slum clearance through rehabilitation of impoverished urban neighbourhoods by large-scale renovations and or reconstruction of housing and public works. Synonymous with urban regeneration is a process of land re-development in areas of previous moderate to high-density urban land use. Urban renewal and slum clearance may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan. Such undertakings and activities may include:

- (1) Acquisition of a slum area or a blighted area or portion thereof
- (2) Demolition and removal of buildings and improvements
- (3) Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary in the urban renewal area, the urban renewal objectives of this appendix in accordance with the urban renewal plan;
- (4) Disposition of any property acquired in the urban renewal area including sale, initial leasing or retention by the municipality itself, at its fair value for uses in accordance with the urban renewal plan;
- (5) Carrying out plans for a programme of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan;

- (6) Acquisition of any other real property in the urban renewal area were necessary to eliminate unhealthy, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and
- (7) Preservation, improvement or embellishment of historic structures or monuments.

3.3 Steps to Slum Clearance/Urban Renewal

1. Identification and demarcation of urban/ blighted areas
2. Urban renewal action plan creation; taking into consideration slum/blighted area inventory, spatial modelling and or urban design etc) "Urban Renewal Plan" technically, means a plan which is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum density and building requirements.
3. Carrying out to the letter, the provision made in the urban renewal plan in practical terms. This is technically known as "Action Plan Implementation"

SELF ASSESSEMENT

Discuss any 3 steps you could take to clear slums in your location

4.0 CONCLUSION

While urban renewal never lived up to the hopes of its original proponents, it has played an undeniably important role in cities throughout the United States, England, and many other nations. It has been hotly debated by politicians, urban planners, civic leaders, and current and former residents of the areas where urban renewal took place in the 1950s, 1960s, and 1970s. It has brought economic and cultural development to many cities, but often at a great cost to low-income and minority communities living in them. It has also played a role in the economic devastation faced by many of the major industrial cities. Urban renewal continues to evolve as successes, failures are examined, and new modes of development and redevelopment are tested and implemented. Slum clearance in nature is violent, socially, economically, or racially discriminatory in nature. Often times, the evictees are faced with broken family ties and psychological pathology. It also has political undertone. The dilemma is worst when forced ejection is enforced.

5.0 SUMMARY

So far in this unit, we have been able to provide insights into the meanings of slum clearance and urban renewal; assess the efficiency of various methods of urban renewal; and discuss the steps involved in slum clearance. It is now clear that the two terms, urban renewal and slum clearance are circularly causal; one being the cause and effect of the other. The concepts can technically mean undertakings and activities of a municipality in an urban renewal area for the elimination and for the prevention of the development or spread of slums and blight. They may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan.

6.0 TUTOR-MARKED ASSIGNMENT

1. Discuss the two familiar methods of urban renewal and provide the basic steps to be followed in embarking on such an undertaking.

7.0 REFERENCES/FURTHER READING

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