



**RESIDENTS' EVALUATION OF URBAN RENEWAL PROJECTS IN SELECTED
CITIES OF SOUTHWESTERN NIGERIA**

BY

Adewale Olufunlola YOADE (EDMP/11/12/R/0084)

(B.Sc. Geography; M.Sc. URP)

**A THESIS SUBMITTED IN PARTIAL FULFILMENT OF THE REQUIREMENTS FOR
THE AWARD OF THE DOCTOR OF PHILOSOPHY (Ph.D) DEGREE IN URBAN AND
REGIONAL PLANNING**

**DEPARTMENT OF URBAN AND REGIONAL PLANNING
FACULTY OF ENVIRONMENTAL DESIGN AND MANAGEMENT
OBAFEMI AWOLOWO UNIVERSITY
ILE-IFE**

2016.

OBAFEMI AWOLOWO UNIVERSITY

ILE-IFE, NIGERIA

HEZEKIAH OLUWASANMI LIBRARY

POSTGRADUATE THESIS

AUTHORIZATION TO COPY

AUTHOR: YOADE Adewale Olufunlola

**TITLE: RESIDENTS' EVALUATION OF URBAN RENEWAL PROJECTS IN
SELECTED CITIES OF SOUTHWESTERN NIGERIA**

DEGREE: B.Sc. (GEOGRAPHY); M.Sc. (URBAN AND REGIONAL PLANNING) IFE

YEAR: 2016

I, Adewale Olufunlola YOADE, hereby authorize the Hezekiah Oluwasanmi Library to copy this thesis in part or whole in response to request from individuals and or organisation for the purpose of private study or research.

.....

Signature

.....

Date

CERTIFICATION

This is to certify that this study was carried out by Adewale Olufunlola Yoade, of the Department of Urban and Regional Planning under the supervision of Prof. L.M. Olayiwola.

.....

Prof. L.M. Olayiwola

Thesis Supervisor

.....

Date

.....

Dr. P.O. Olawuni

Head of Department

.....

Date

DEDICATION

This Thesis is dedicated to Alpha and Omega, the Beginning and the End, the God who is, was and to come; the Almighty and All-Sufficient-God.

OBAFEMI AWOLOWO UNIVERSITY

ACKNOWLEDGEMENTS

My sincere gratitude goes to the Guardian of my soul (Almighty God) for His grace and enablement towards the successful completion of this work.

I wish to first of all acknowledge the contribution of my supervisor, Prof. L.M. Olayiwola for his intellectual stimulation, scholarly and academic empowerment that he has bestowed on me. I must also thank him in a special way, which not only gives me admission, but has been playing a fatherly role in my life till date. I am indeed lucky to pass through him in my academic journey. My gratitude also goes to all the lecturers in the department for their encouragement, suggestions and advice. These are Prof. Wale Fadare, Drs. S. Femi Omisore, Femi Adeleye, Omoniyi Afon, Ajibola Adeyinka, Olabiyi Olawuni, Albert Abegunde, Ifeanyi. Benson (Mrs.), Olayinka Popoola (Mrs.), Philip Daramola, and Ayodeji Olojede, Others are Messers Gabriel Faborode, Olugbamila, Faniran, Ojo, and Miss Debroah Ojo. My appreciation goes to the non-teaching staff members. They are Messers Fatai, Henry and Mrs. Olusola for their assistance and willingness to help at all times.

My special thanks go to my parents, Chief. and Mrs. J.O. Yoade who have been so wonderful to me all this while (my source); my brothers and sister, Pastor and Mrs. Gbenga Yoade, Eng. and Mrs. Abiola Yoade, Tola Gbadamonsi and Tolu Yoade for their financial and moral supports. I pray that God will be your support in life.

Still with heartfelt gratitude, I am also grateful to those who made available to me relevant materials especially during my departmental, faculty seminars and qualifying examination. These include: Dr. Yinka Ajala, Dr. A.F. Fatunsin, Dr. & Mrs. Ajani, Dr. Adeoye, Dr. Babatimehin, and Dr. Bayo Eludoyin. I am also grateful to some organizations like NISER,

Ibadan, Ministry of Land and Physical Planning, Ministry of Works, Ministry of Housing and Urban Development, in Ogun, Osun and Ondo States for the information provided in the course of the research. Special thanks go to Prof. Olusegun Ekande, Prof. C.A. Ajayi, Dr. M.O. Oyewole and Mrs. Lawal and others too numerous to mention for their assistance and support.

I want to acknowledge the contributions of the following friends and colleagues to my achievements – Mr. and Mrs. Adeyemi Adeyemi, Engr. Abimbola Yoade, Akinrinmade Oluwayomi, Aina Kehinde, Olaide Yusuf, among a host of others. I will always be grateful to my spiritual fathers (Pastor Enoch Adejare Adeboye, Bishop David Olaniyi Oyedepo, Pastor Ejiro-Eboh, Pastor Jonathan Okafor, Pastor Adebayo Akinola, Pastor Ayo Odukoya and Deacon Julius Elumaro) for their assistance and efforts in prayer. Also, I am indeed grateful and thankful to my wife, Olawunmi Ibidunni Arike Yoade for her counsel, unparalleled support and unrelenting efforts toward the success of this work (you came into my life when I needed you most).

Now unto him that can do infinitely beyond (unutterably, surpassingly, immeasurably) anything that we can ask or conceive according to the power which does energise itself within us, May He be given Glory... because of His master plan for my life. Finally, except the Lord build the house, they labour in vain that build it. Also, great is thy faithfulness for great things He has done. Unto Him alone be all the glory, honour and adoration forever and ever (Amen).

I thank you all.

YOADE Adewale Olufunlola,

April, 2016.



TABLE OF CONTENTS

Title page	i
Authorization	ii
Certification	iii
Dedication	iv
Acknowledgements	v
Table of contents	vii
List of tables'	xiii
List of figures	xvi
Abstract	xvii
Chapter One: INTRODUCTION	
1.1 Background to the study	1
1.2 Statement of the Research Problem	4
1.3 Aim and Objectives	9
1.4 Justification	10
1.5 Scope of the Study	11
1.6 The Study Area	12

1.6.1	General View of the History of the People in Southwestern Nigeria	12
1.6.2	Geography of Southwestern Nigeria	15
1.6.3	Pattern of Urbanization	16
1.6.4	The State of Urban Renewal in Selected Cities of Southwestern Nigeria	18
1.6.4.1	Urban Renewal in Ogun State	18
1.6.4.2	Urban Renewal Programme in Osun State	20
1.6.4.3	Urban Renewal Programme in Ondo State	25
CHAPTER TWO: LITERATURE REVIEW AND CONCEPTUAL FRAMEWORK		33
2.0	Introduction	33
2.2	Urbanization across the World	33
2.2.1	Origin of Community in Southwestern Nigeria	36
2.2.2	Types of Community in Southwestern Nigeria	38
2.2.3	Inner-city Regeneration	40
2.2.4	Revitalization Concept	42

2.3	Urban	Renewal
43		
2.3.1	Brief History of Renewal and Strategies for Urban Renewal	
49		
2.3.2	Main approaches to renewal	
50		
2.3.3	Urban renewal in America	
56		
2.3.4	Urban renewal in Britain	
57		
2.3.5	Analogy between urban renewal overseas and in Africa	
58		
2.3.6	Urban Renewal in Nigeria	
60		
2.3.7.1	The Pre-Independence Urban Renewal Scheme	
60		
2.3.7.2	The Post-Independence Urban Renewal Schemes	
62		
2.4	Urban Development and Renewal in Nigeria: The Potency of Public Private Partnership	
62		

2.4.1	Urban Development and Renewal Dilemma in Nigeria	63
2.4.2	Slum Clearance and Renewal Exercises in Badia East in Laagos State	64
2.4.3	Challenges and Benefits of Urban Renewal	68
2.4.4	Challenges of Urban Renewal in Nigeria	68
2.4.5	Benefits of Urban Renewal	71
2.5	Institutionalist Perspective on Urban Renewal	75
2.6	Resettlement of Slum Dwellers	77
2.7	Historical development of urban renewal and development in Nigeria: A focus on the Southwestern Nigeria	79
2.8	Sustainable Ibadan Project (SIP)	84
2.9	Conceptual Framework	88



2.9.1	Concept of Environmental or Infrastructure Perception	90
2.9.2	Concept of Responsive Planning	92
2.9.3	Concept of Public Participation	96
2.9.4	Residential Satisfaction	98
2.9.5	The Concept of Community Participation	103
CHAPTER THREE: RESEARCH METHODOLOGY		108
3.1	Introduction	108
3.2	Data Collection	108
3.3	Primary Data	108
3.4	Study Population	108
3.4.1	Sample Frame	108
3.5	Sampling Procedure and Sample Size	108
3.6	Secondary Data Collection	112
3.8	Data Analysis	112

3.9 Analysis of Relative Satisfaction Index (RSI)	114
---	-----

CHAPTER FOUR: ANALYSIS AND DISCUSSION

116

4.0 SOCIO-ECONOMIC CHARACTERISTICS OF THE RESIDENTS' IN URBAN RENEWAL AREAS

4.1 Introduction	116
4.1 Gender of Residents	116
4.2 Age of Resident	117
4.3 Marital Status of Residents	118
4.4 Educational Attainment of Residents	119
4.5 Religious Affiliation of Residents	120
4.6 Tribes of Residents	121
4.7 Income Distribution of Residents	122
4.8 Household Size of Residents	122
4.9 Years of living of Residents	124
4.10 Occupation of Residents	125
4.11 Type of House	



125

**4.3 RESIDENTS' LEVEL OF PARTICIPATION IN URBAN RENEWAL PROJECTS IN
THE STUDY AREA 126**

4.3.1 Urban Renewal in S/W Nigeria 126

4.3.2 Level of Participation 133

4.3.3 Measuring Level of Participation 136

4.3.3.1 Participation in Urban Renewal

136

4.3.2 Involvement in Planning Process

138

4.3.3 Adequate involvement of community leaders

141

4.3.4 Involvement in the site clearance and demolition

142

4.3.5 Level of involvement of users of Urban Renewal Projects 145

4.3.6 Adequate Information Before, During and After 146

**4.4 RESIDENTS' PERCEPTION IN URBAN RENEWAL PROJECTS IN THE STUDY
AREA**

149



4.4.1 Perception on road and Pedestrian walkway	150
4.4.2 Perception on Adequacy of waste collection trunk	161
4.4.3 Perception on Adequacy of fire fighting trunk	164
4.4.4 Perception on Adequacy of fly-over	165
4.4.5 Perception on Adequacy of Health Institution	172
4.4.6 Perception on Beautification and Landscaping	174
4.4.7 Perception of Adequacy of Flood Control Measure	179
4.4.8 Perception on Adequacy of Schools	181
4.4.9 Residents' Perception Index	217
4.5 RESIDENTS' LEVEL OF SATISFACTION WITH URBAN RENEWAL PROJECTS IN THE STUDY AREA	221
4.5.1 Satisfaction with Urban Renewal	221

4.5.2 Satisfaction with Ultra-Modern Market	222
4.5.3 Satisfaction with Mega School	227
4.5.4 Satisfaction with demolition of buildings	231
4.5.5 Satisfaction with Dualization and Rehabilitation of Road	234
4.5.6 Satisfaction with Parking Lot	236
4.5.7 Satisfaction with Beautification and Landscaping	240
4.5.8 Satisfaction with Hospital	244
4.5.9 Satisfaction with Sanitation and Waste Management	245
4.5.10 Satisfaction with Flood Control and Erosion	246
4.5.11 Satisfaction with Electrification and Street Lighting	248
4.5.12 Quantitative Analysis of Residential Satisfaction Index	250
4.6.1 Local Based Materials	256
4.6.2 Satisfaction with Aesthetics and Pleasing Environment	258



4.6.3 Satisfaction with Planning Process	259
4.6.4 Satisfaction with Involvement of the Residents'	260
4.6.5 Satisfaction with Professional Team	262
4.6.7 Satisfaction with Construction Techniques	263
4.6.8 Satisfaction with Adequate Compensation	268
4.6.9 Satisfaction with resettlement scheme	269
4.6 FACTORS INFLUENCING RESIDENTS' LEVEL OF SATISFACTION WITH URBNA RENEWAL PROJECTS IN THE STUDY AREA	282
4.6.24 Correlation of Effects of Socio-economic characteristics on factors determine residents' level of satisfaction of urban renewal projects	283
CHAPTER FIVE	287
5.0 SUMMARY OF FINDING, CONCLUSION AND RECOMMENDATIONS	277
5.1 Summary of Findings	287
5.2 Implication	289
5.3 Conclusion	294
5.4 Final Remarks and Suggestions for Future Research	299

References

301

URL

319

Appendix I

220

OBAFEMI AWOLOWO UNIVERSITY



LIST OF TABLES

Table 3.1: Distribution of political wards in the selected cities	109
Table 3.2: Number of buildings in the selected political wards	110
Table 3.3: Data analysis method	113
Table 4.1 Gender of Residents	117
Table 4.2 Age of Resident	118
Table 4.3 Marital Status of Residents	119
Table 4.4 Educational Attainment of Residents	120
Table 4.5 Religious Affiliation of Residents	121
Table 4.6 Tribes of Residents	121
Table 4.7 Income Distribution of Residents	122
Table 4.8 Household Size of Residents	123
Table 4.9 Years of living of Residents	124
Table 4.10 Occupation of Residents	125
Table 4.11 Type of House	126
Table 4.12a Analysis of Renewal Projects Implemented	127

Table 4.12 Participation in Urban Renewal	
137	
Table 4.13 Involvement in Planning Process	
139	
Table 4.14 Adequate involvement of community leaders	142
Table 4.15 Involvement in the site clearance and demolition	
143	
Table 4.16 Level of Involvement of Users of Urban Renewal Projects	146
Table 4.17 Adequate Information Before, During and After	
148	
Table 4.18 Perception on road and Pedestrian walkway	161
Table 4.19 Perception on Adequacy of waste collection trunk	163
Table 4.20 Perception on Adequacy of fire fighting trunk	165
Table 4.21 Perception on Adequacy of fly-over	166
Table 4.22 Perception on Adequacy of Health Institution	173
Table 4.23 Perception on Beautification and Landscaping	178
Table 4.24 Perception of Adequacy of Flood Control Measure	181
Table 4.25 Perception on Adequacy of parking lots	200

Table 4.29 Adequacy of walkway	213
Table 4.31 Residents' Perception of the identified projects in the study area	219
Table 4.32 Satisfaction with Ultra-Modern Market	223
Table 4.33 Satisfaction with Mega School	228
Table 4.34 Satisfaction with demolition of buildings	234
Table 4.35 Satisfaction with Dualization and Rehabilitation of Road	235
Table 4.36 Satisfaction with Parking Lot	240
Table 4.37 Satisfaction with Beautification and Landscaping	242
Table 4.38 Satisfaction with Hospital	244
Table 4.39 Satisfaction with Sanitation and Waste Management	246
Table 4.40 Satisfaction with Flood Control and Erosion	248
Table 4.41 Satisfaction with Electrification and Street Lighting	249

Table 4.42 Quantitative Analysis of Residential Satisfaction	251
Table 4.44 Grouping of variables	255
Table 4.45 Using local based materials	257
Table 4.46 Satisfaction with Aesthetics and Pleasing Environment	259
Table 4.47 Satisfaction with Planning Process	260
Table 4.48 Satisfaction with Involvement of the Residents'	262
Table 4.49 Satisfaction with Professional Team	263
Table 4.50 Satisfaction with Construction Techniques	265
Table 4.53 Satisfaction with Adequate Compensation	269
Table 4.54 Satisfaction with resettlement scheme	271
Table 4.55 Correlation of Effects of Socio-economic characteristics on	272
Table 4.56 Factors determine residents' level of satisfaction of urban renewal projects	273

LIST OF FIGURES

Figure 1.1: Map of Nigeria showing States in Southwestern	14
Figure 1.2: Map of Southwestern Nigeria showing selected States	16
Figure 1.3: Map of Ogun State showing Abeokuta	21
Figure 1.4: Map of Osun State showing Osogbo	24
Figure 1.5: Map of Ondo State showing Akure	31
Figure 2.1: Arnstein's ladder of participation	101
Figure 2.2: Conceptual Framework (Residents' Evaluation of Urban Renewal Projects)	101
Figure 2.3: Procedural Framework for citizen's involvement in urban renewal Projects	102
Figure 2.4: A conceptual framework of residential satisfaction	103
Figure 4.1: Sketch Map of Old Totoro Road, Abeokuta	151
Figure 4.2: Sketch Map of New Totoro Road, Abeokuta	152
Figure 4.3: Sketch Map showing Old Olaiya/Alekuwodo/Okefia Road, Osogbo	153
Figure 4.4: Sketch Map showing New Olaiya/Alekuwodo/Okefia Road, Osogbo	154
Figure 4.6: Sketch Map showing New Olaiya/Alekuwodo/Okefia Road, Osogbo	155
Figure 4.7: Sketch Map showing Old Shagari/Irese Road, Akure	156

Figure 4.8: Sketch Map showing New Shagari/Irese Road, Akure	157
Figure 4.9: Sketch Map of Old Fountain University/Oka Baale/Africa Road, Osogbo	168
Figure 4.10: Sketch Map of New Fountain University/Oka Baale/Africa Road, Osogbo	170
Figure 4.11: Sketch Map of Old Itoku Road, Abeokuta	171
Figure 4.12: Sketch Map of Itoku Fly-Over, Abeokuta	172
Figure 4.13: Sketch Map of Old Mother and Child Hospital, Oke-Aro Akure	175
Figure 4.14: Sketch Map of New Mother and Child Hospital, Oke-Aro Akure	176
Figure 4.15: Sketch Map of Location of Adeoye Lambo Model School, Abeokuta	186
Figure 4.16: Sketch Map of Adeoye Lambo Model School, Abeokuta	187
Figure 4.17: Sketch Map of Old Ataoja High School, Osogbo	188
Figure 4.19: Sketch Map of Location of Caring Heart Mega Primary School, Akure	190
Figure 4.20: Sketch Map of New Caring Heart Mega Primary School, Akure	191
Figure 4.21: Map of Location Isikan Parking Lots before implementation, Akure	201
Figure 4.22: Map of New Isikan Parking Lots, Akure	202
Figure 4.23: Sketch Map of Old Isikan, Akure	212
Figure 4.24: Sketch Map of New Isikan, Akure	213
Figure 4.25: Sketch Map of Old Ayegbaju Market, Osogbo	214

Figure 4.26: Sketch Map of New Ayegbaju Market, Osogbo	215
Figure 4.27: Sketch Map of Old Ibara Market, Abeokuta	216
Figure 4.28: Sketch Map of New Ibara Market, Abeokuta	217
Figure 4.29: Sketch Map of New Arakale Road, Akure	238
Figure 4.30: Sketch Map of New Arakale Road, Akure	240
Figure 4.31: Sketch Map of New Oroki/Awosuru/Ring Road, Osogbo	241
Figure 4.33: Sketch Map of Old Ake Road, Abeokuta	242
Figure 4.34: Sketch Map of New Ake Road, Abeokuta	243
Figure 4.35: Map of Location of Arakale Parking Lots before implementation	245
Figure 4.36: Map of Arakale Parking Lots, Akure	246
Figure 4.35: Map of Landscape and Beautification, Osogbo	250
Figure 4.37: Map of Location of Nelson Mandela Freedom Park before implementation, Osogbo	251
Figure 4.38: Map of Location of Nelson Mandela Freedom Park, Osogbo	252

List of Plates

Plate 4.1: Abere-Olaiya Dual carriage Way, Osogbo	148
Plate 4.2: On-going Olaiya-Isale Osun Dual Carriage Way, Osogbo	148
Plate 19: Itoku Dual Way, Abeokuta	149
Plate 20: Sapon Road, Abeokuta	149
Plate 21: Road Construction in Akure	150
Plate 22: Ondo Road, Akure	150
Plate 23: Waste Collection Truck in the Study Area	159
Plate 24: On-going Fly-Over at Fountain University/Africa/Dele Yes Sir Road, Osogbo	164
Plate 25: Newly Constructed Fly-over at Ibara, Abeokuta	164
Plate 26: Newly Constructed Fly-over at Sapon, Abeokuta	165
Plate 27: Newly Constructed Fly-over at Iyana Mortuary, Abeokuta	165
Plate 28: Newly Constructed Fly-over at Itoku, Abeokuta	169
Plate 29: Mother and Child Hospital, Oke-Aro, Akure	169
Plate 30: Hall at Freedom Park, Osogbo	171

Plate 31: Green Area at Freedom Park, Osogbo	171
Plate 32: Landscaping at Osogbo	172
Plate 33: Relaxation Center at Osogbo	172
Plate 34: Landscaping at Akure	173
Plate 35: DOME, Akure	174
Plate 36: International Cultural and Event Center, Akure	175
Plate 37: Green Area at Abeokuta	175
Plate 38: Green Area at Abeokuta	175
Plate 39: Newly Constructed Ataoja Mega School in Osogbo	176
Plate 40: CAC Middle School at Araromi, Osogbo	182
Plate 41: Newly Constructed Laro High School, Osogbo	182
Plate 42: On-going Construction of Osogbo Grammar School	183
Plate 43: Newly Completed Anthony Udofia Elementary School, Osogbo	183
Plate 44: Newly Completed Salvation Middle School at Okefia, Osogbo	184
Plate 45: Newly Completed AUD School, Osogbo	184
Plate 46: Newly Constructed Femi and Dotun Oyewole Model School at Kosape, Abeokuta	

Plate 47: Newly Constructed Adeoye Lambo Model School, Abeokuta	186
Plate 48: Newly Constructed Mega High School at Araromi, Akure	188
Plate 49: Newly Constructed Caring Heart Mega Primary School at Famase, Akure	189
Plate 50: Newly Constructed Ijapo Estate Mega School	189
Plate 51: Newly Constructed All Saints Caring Heart Mega School at Oke-Ije Akure	190
Plate 52: Newly Constructed Saint John's Anglican Caring Heart Mega School at Idi-iroko, Akure	192
Plate 53: Saint James's CAC Caring Heart Mega Primary School at Irowo, Akure	192
Plate 54: Newly Constructed Parking Lots at Old Garage, Osogbo	195
Plate 55: Newly Constructed Parking Lots at Ola-Iya/Old Garage in Osogbo	195
Plate 56: Newly Constructed at Isinkan, Akure	196
Plate 57: Democracy Park in Akure	196
Plate 58: Completed Sections of On-going Ayegbaju Market, Osogbo	199
Plate 59: Front View of Ayegbaju Market, Osogbo	200
Plate 60: On-going Shopping Mall at Ibara, Abeokuta	200

Plate 61: Newly Constructed Ominda Market, Abeokuta	201
Plate 62: Newly Completed Sapon Market, Abeokuta	201
Plate 63: On-going Construction at Gbeyin Market, Abeokuta	202
Plate 64: On-going Construction of Itoku Market, Abeokuta	202
Plate 65: Newly Completed NEPA Market, Akure	203
Plate 66: Cross Sections of Newly Constructed Shops at Isinkan Market, Akure	203
Plate 67: Newly Constructed Pedestrian Walkway along Cathedral Road, Akure	211
Plate 68: Newly Constructed Walkway along Olaiya, Osogbo	211
Plate 69: Newly Constructed Walkway along Alekuwodo/Okefia Road, Osogbo	212
Plate 70: Newly Constructed Walkway along Gbongan Road Osogbo	212
Plate 71: Newly Constructed Walkway along Government House, Abeokuta	213
Plate 72: On-going Demolition of Building at Osogbo	229
Plate 73: Demolished Section at Osogbo to pave wave for Road Construction	229
Plate 74: On-going demolition at Oliya, Osogbo	230
Plate 75: On-going demotion of building at Abeokuta	230

List of Abbreviations

F.H.A	Federal Housing Authority
G.R.A	Government Reservation Area
N.H.P	National Housing Policy
R.P.I	Relative Perception Index
R.S.I	Relative Satisfaction Index
U.N.C.H.S	United Nations Center for Housing Studies
N.G.O	Non-Governmental Organization
C.B.Os	Community Based Organizations
W.H.O	World Health Organization
U.N.O	United Nations Organization
U.R.P	Urban Renewal Projects

Abstract

The study examined the socio-economic characteristics of the residents of Abeokuta, Osogbo and Akure; identified and examined residents' perception of urban renewal projects; examined residents' level of participation in the urban renewal projects in the study area; and assessed residents' level of satisfaction with the renewal projects in the study area. This was with a view to providing guidelines that could enhance public participation in urban renewal in the study area.

Primary data were collected from residents in urban renewal project of the selected cities in Southwestern Nigeria. The states in Southwestern Nigeria were categorized into three homogeneous groups; namely, Lagos/Ogun, Oyo/Osun and Ondo/Ekiti. One state was randomly selected from each group. These are Ogun, Osun and Ondo States. Thus, selected cities for study are Abeokuta, Osogbo and Akure respectively where urban renewal projects were concentrated. There were seventy-eight political wards in the study area and thirty-one were where urban renewal projects have been executed. This formed the sampled frame. A set of questionnaire targeted the residents and was administered on household heads living in one of every 20 houses in the 31 political wards. A total of 1,665 household heads were therefore selected for questionnaire administration. In-depth interview was employed to obtain qualitative data from community development association leaders in the study area. Records from the Community Development Association register in the selected states showed that there are 130, 121 and 93 of such in Abeokuta, Osogbo and Akure respectively. Leaders of the five percent of associations were systematic selected for in-depth interview. Data collected were analyzed using both descriptive and inferential statistics.

The study revealed that the majority (77.7%) of the respondents had tertiary education, while 7.4% were primary school certificate holders. Majority (59.3%) of the respondents' claimed that

involvement of community leaders in the implementation of urban renewal projects was inadequate, only 3.7% believed that it was adequate. It was also found that the majority (74.0%) of the respondents were perceived tolerable with the adequacy of hospital while 12.6% and 10.1% of the respondents were very tolerable and intolerable respectively. Only 3.7% of the respondents' opined that adequacy of health institution was intolerable. The majority (66.7%) of the residents were satisfied with the establishment of mega schools, while 11.1% of the respondents were very satisfied with the establishment of such schools in the study area. This is against 15.1% and 7.1% of the respondents who were unsatisfied and very unsatisfied respectively with the establishment of mega schools. Furthermore, it was found that residents' satisfaction with urban renewal projects was on the average in all the sampled cities, with a relative satisfaction index (RSI) of 3.60. The study also revealed that socio-economic factors (such as income, education status and age) had a lot of influence on residents' level of satisfaction in the selected cities.

The study concluded that the involvement of members of the public in the planning and implementation of urban renewal goes a long way in the acceptability and sustainability of the projects.

CHAPTER ONE

Introduction

1.1 Background to the Study

The world's population is rapidly urbanizing (United Nations Center for Human Settlement, 2013). The signs are inescapable. In the early 1800s, roughly three per cent of the world's population lived in cities. The proportion today is well over half, and in the next fifty years it is estimated to increase to two thirds (Koenig, 2009). In 2011 there were 480 cities with population exceeding one million as compared to just 80 in 1950 (Akuffo, 2006; World Bank, 2015). More than three billion people currently reside in urban areas and this figure is expected to rise to five billion by 2050 (UN-Habitat and UNEP, 2010). Perhaps, the most striking fact is that virtually all population growth in the coming decades will occur in low- and middle-income countries. Global population growth is overwhelmingly concentrated in marginal urban and surrounding periphery contexts, especially those with slums (Franklin, 2011).

Lack of adequate housing is undoubtedly one of the world's great development challenges of urban centers; with now over 1 billion people worldwide and over 70% of Sub-Saharan Africa's urban population living in slums (UN Habitat, 2015). Living in informal settlement or slums, more specifically, lacking adequate housing is directly linked to many of the daily deprivations faced by the poor. These include lack of clean running water, electricity, personal safety, security of tenure and access to economic opportunities. Slums are not just symptoms of poverty, they contribute to the problem.

In regions such as sub-Saharan Africa, Latin America and the Caribbean, and also in North America and across South and Central Asia, certain cities and their neighborhoods are

convulsed by, and in some cases exporting endemic violence (Agyarko-Oduro, 2009; Butala, VanRooyen and Patel, 2010; Widineh Zedebe, 2011; Wondwossen Teshome, 2009). The slum situation is even worse in countries of sub-Saharan Africa, especially in Nigeria (Olotuah, 2010).

One of the most visible and disturbing characteristics of urban areas in Nigeria is the decline of infrastructure base. Aribigbola (2008) elucidates this point further by saying that “as urban populations grow, and as available resources decline, public infrastructure is being degraded to the point where cities are seriously losing their capacity to operate as productive entities”. A joint study by Lagos State Government and the Africa United Nations group in 1999 revealed that about 42 settlements in Lagos State Nigeria can be classified as slums and in dire need of upgrading or regeneration (Atere, 2001).

Nigeria is one of the few countries in Africa which had many large cities before the colonial period. The largest concentrations of such cities are in the south-western zone, which is by far the most urbanized area in sub-Saharan Africa (UN-Habitat, 2007). One of the major factors which explain the development of pre-colonial urbanization in this area was the continuous inter-tribal wars among the Yorubas. This forced peasants to flee minor settlement and found 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, drainage, among others), and its attendant problem of slum creation at the core of most towns and cities (Areola, 1994; Arayela, 2002; Agbola, 2006).

Slum creation is the product of inadequate housing, deferred maintenance of infrastructure and structures, disappointment with housing needs and expectation (Olayiwola,

2005). 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 (Elias, 2008; Eden, 2010; UN-Habitat, 2009). The emergence of slums, blighted or 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 programmes) (Olayiwola, 2012).

According to Grebler (1965) and Olaore (1987), urban renewal is a deliberate effort to change the urban environment through planned, large-scale adjustment of existing areas to present and meet future requirements for urban living and working. Egunjobi (1987) sees it as an inescapable response to the decaying nature of ageing cities. Similarly, 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, p.142). In the view of Agbola (2007),

“Urban renewal is “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”.

Urban renewal projects have faced great challenges in most cities of Nigeria. This has been attributed to inadequate urban renewal policies as well as poor action plans on

For more information, please contact ir-help@oauife.edu.ng