

The Use of Housing Problems Structure as a Strategy for Upgrading Ugbene Slum Neighborhood in Enugu City, Nigeria

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Abstract: - *The aim of this study is to identify the dimensions of housing and associated problems suffered by the dwellers of slum neighborhoods in Enugu city, Nigeria, and secondly to structure the problems in order of severity. The study is survey in design and was carried out at Ugbene, one of the slum neighborhoods in Enugu City, Southern Nigeria. A total of 135 systematically selected residential houses were used for the study. At least 3 households purposively selected from each of the houses were administered with structured questionnaire. Out of 405 copies of questionnaire distributed, 351 were well completed and returned and these were used for this study. The questionnaire consists of 40 problem variables organized into 8 housing dimensions. Respondents, made up of 133 Landlords, 166 tenants and 52 squatters were requested to score the problem variables in accordance with Likert weighting scale as follows, 5, for very much severe, 4, for very severe, 3, for fairly severe, 2, for severe, and, 1, for not severe. The Likert weighting technique was used to process the raw data for the calculation of the total weight value (TWV) of each of the variables. The deviation and variance of each of the TWV was calculated which resulted to 16 variables with positive variances. The Factor Analysis technique was used to structure the positive variables into 3 housing dimensions and to produce their percentage contributions to the housing problems. The variable loadings were used to rank order the variables and hence structure their severity. Findings indicate that adverse living conditions such as sharing of few amenities, high rent, high indoor temperatures etc account for 31.2%, economic problems such as low income, unemployment and lack of job opportunities account for 51.6% of the entire problems while neighbourhood problem typified by bad roads, lack of waste dump sites, littered and dirty environment etc account for 68.3% of the problems. It is then recommended that the housing problems structure can be used as a framework for the application of piece meal elimination approach to upgrade the slum neighborhoods in Nigeria.*

Key words: Housing problems, run-down neighbourhood, slum, urban renewal.

I. INTRODUCTION

Technically defined housing means more than shelter. It is not a single commodity but a bundle of services. In this view of housing as a package of services, shelter becomes a relatively minor aspect of housing needs. Existence of shelter does not provide adequate housing because there are other several services which housing provides which shelter cannot provide. Shelter is just one function provided by housing. Beyond shelter, there are other services provided by housing. In view of this,

housing is defined to include the total neighbourhood environment, the dwelling unit and its characteristics, the internal and environmental facilities, a vector of attributes relating to location, accessibility and social relations, price, quality, tenure and housing management [1]. Housing represents a bundle of goods and services which facilitate and enhance good living and is a key to neighbourhood quality and preservation Eldredge as quoted by [2]. [3] is of the view that housing is a combination of characteristics which provide a unique home within any neighborhood; it is an array of economic, social and psychological phenomena. In other words, housing could be seen as a multidimensional package of goods and services extending beyond shelter itself. According to Hervey as quoted by [4], environmental amenities such as waste disposal, water supply, neighborhood roads and locational services implied by special links between necessary economic and social infrastructure (such as education, health, recreation etc) are all parts of the package of services designated as housing. When housing is viewed as a product, studies concentrate on either quantitative or qualitative aspects. Quantitatively, studies indicate that most Nigerian cities are deficient because it has not been possible to provide enough houses to those that required accommodation. On the other hand, much concern relates to the qualitative dimension of housing. This is because much importance is placed on the quality of housing provided for urban dwellers. Qualitative aspect of housing is very crucial because of its relationship with human comfort and health. Housing quality embraces many factors which include the physical condition of the building and other facilities and services that make living in a particular area conducive [2]. The quality of housing within any neighborhood should be such that satisfies minimum health standards and good living standard but should also be affordable to all categories of households [5]. With regard to housing quality, [6] stipulates what he called five basic criteria of standard residential development which include that housing must be in compliance with tolerable standard, free from serious disrepair, energy efficient, provided with modern facilities and services and must be healthy, safe and secure. These indicators consists of variables such as access to basic housing and community facilities, the quality of infrastructural amenities, spatial adequacy and quality of design, fixtures and fitting, building layout and landscaping, noise and pollution control as well as security. Housing standard

also takes such criteria as level of services provision, spatial arrangement of houses, functional internal facilities and aesthetics into consideration. Despite the general low standard of housing in Nigerian cities, the rundown and slum areas attract more attention and pity than other sections of the city. This is so because such areas exhibit conditions of advanced blight and as such contain sub-standard housing and deteriorated structures. Unfortunately such areas appear over populated because usually new migrants from the rural areas into the city settle there probably because of relatively low rent compared to other planned areas in the city. Such slum areas appear to be one of the major challenges to the municipal council, local and state governments and urban administrators. The challenges relate more to how to address the numerous deficiencies of such run-down areas. The choice of appropriate strategy to be adopted which will be adequate and cost-effective in dealing with the problems of the slum areas of the city has been a herculean task. It is believed that the starting point should be to understand the structure of the problems of the slum areas of the city. The dimensions and structure of the housing problems of slum or rundown areas must be provided by the residents since it is disastrous to imagine what their problems are by outsiders. Any action based on the whims of outsiders is likely to miss the target. Determination of what is acceptable is a product of mental or moral attribute of a thing which can be used when describing the nature, condition or property of that particular thing [2]. Also the determination of the structure and severity of problems is a product of subjective judgment which arises from the overall perception which the individual holds towards what is seen as the significant elements of a particular point in time [7]. In view of the foregoing, the aim of this study is to first identify the dimensions of the housing problems of the slum areas using Ugbene in Enugu City as a case study. Second, to structure the identified housing problem dimensions hierarchically in order of severity. In other words, the housing problems will be categorized hierarchically in order of severity as perceived by the residents. Interpretation of housing and associated problems in any given area is a function of personal perception and subjective evaluation of the problems by the residents [8]. The severity of each of the housing problems will differ remarkably from each other depending on the subjective assessment of the sufferers. The purpose of this structuring is to create opportunity for piece meal elimination of the slum problems since the state government has consistently complained of inadequate fund for a comprehensive eradication of housing problems of the run-down area. Thus, government can adopt sequential approach by starting with the most severe problems and progressively downwards till all the slum problems are addressed. The failure of the government to finance slum eradication holistically requires a rethink on alternative ways of

addressing socio-economic, technological and political problems of inhabitants [9]. Understanding the structure of the existing housing and associated problems in run-down areas will facilitate the search and adoption of effective and efficient strategies for addressing the problems. Ugbene, the study Area, consists of Ugbene I and II. Both of them belong to Nike Kingdom. Ugbene I was the first to be occupied by migrant farmers from Nike, Ezeagu, Udi and Izia Local government Areas of Enugu and Ebonyi States. Because of the fertile agricultural land, Ugbene I was a major supplier of food and vegetable items to Enugu City. Its popularity as the food basket of the area provided enough impetus for the attraction of population particularly those who could not get accommodation in Enugu City. As a result of population pressure particularly immediately after Nigerian civil war (1960-1969), there was demand for more residential land which led to the development of Ugbene II. Following the unprecedented spatial growth of Enugu City in the 80s, Ugbene I and II were invaded and totally engulfed by Enugu City. Infrastructural improvements in Enugu City led to the extension of roads and electricity to them which made them to become one of the layouts in Enugu City. As population was rising at Ugbene, structures were hurriedly erected to provide accommodation without regard to physical plans and physical development control. Thus Ugbene (I and II) is currently regarded as one of the slum areas in Enugu City. It occupies about 38.6 hectares and contains an estimated population of about 68,121 currently. The area exhibits all the features of slum neighborhood by all standards.

II. LITERATURE REVIEW

Urban housing problems have become a major concern in most developing countries. In fact, it is known that the key problem is the need to ensure an adequate supply (quantitatively and qualitatively), of houses to match an ever growing demand. This can help in achieving rents which are reasonable to meet the resources of various income groups and also ensure good returns to investors in the housing sector [10]. Studies indicate that housing problems in Nigeria are characterized by inadequacy for which a combination of social, economic, demographic and technological factors are responsible [11]-[16], [2]. In almost all the Nigerian cities, statistics show quite clearly that urban dwellings are, in general, overcrowded and lacking in most elementary amenities and surrounded by a deplorable urban landscape situation. Housing studies in Osogbo shows that about 38% of the population of the town lives in substandard houses while 46% of the houses are not accessible by motor able roads [17]. In similar studies in [18] reports that less than 5% of the buildings in Erekesan-Erekefa, Idiagba-Ijemikin and Obanla are in sound conditions. He concluded by saying that most buildings require one form of repairs or the other to make them physically sound. According to

[18], the housing layout in Akure is amorphous and disorganized. The dominant house type is the tenement houses on one or two floors and most of the houses lack bathrooms while the existing toilets are located completely outside, often at the back of the house. The buildings are characterized by overcrowding, with high proportions of the people living in single rooms while the occupancy ratio is 4.42 as against the prescribed 2 in Nigeria or 2.20 by United Nations standard or between 1.8 to 3.1 as stipulated by World Health Organization (Okoko as cited by [2]). In Ibadan, the number of persons per dwelling has been on the increase. In most of the neighborhoods, as high as 35.6% of the residents live 20 or more in a single unit of accommodation that may have just about 5 to 6 rooms. The study indicates that 30% of the households live in two rooms and 40% in a single room, each of these rooms housed an average of 4 persons [10]. At Warri, 40% of the houses are built entirely of traditional materials and only 61.5% of the housing stock is provided with electricity and pipe borne water. In Kano, 69.1% of the households live in one room particularly at the Sabon Gari area and the average number of persons per room is 3.8. In Ilorin, about 30.7% of the population in the town is served by tap water while only 10.3% have water closet toilet system. The situation is worse in Benin where only 24.9% are served by tap water while the rest get their water from other unwholesome sources and only 4% use water system toilets [19]. The deteriorated urban economy in Nigeria is quite manifest in the run-down neighborhoods where the economy is characterized by low and marginal productivity and high rate of both unemployment and under-employment. Consequently urban poverty is wide spread in the run down neighborhoods. The scourge of unemployment forced most inhabitants of the run down neighborhoods to resort to the informal sector which is dominated by small scale production that largely employ indigenous technology [20]. Though the vibrancy of the informal sector is sustaining the slum dwellers but it is feared that the negative aspects of the sector is perhaps one of the factors which constrain the achievement of high standard of living in the run-down neighborhoods. While studying the living conditions in Nigerian stable slums, [20] reports that the environmental and socio-economic characteristics of Inland Town in Onitsha, Diobu Miles 1, 2, and 3 in Port Harcourt, Ikenegbu in Owerri, Omuma in Aba and Ogui Urban in Enugu are similar in every detail. In terms of physical development, mud construction was the original form used by first generation dwellers but more recent structures are constructed with cement with the result that both mud (now cement plastered) and cement constructions now co-exist at the proportion of 1:2 respectively. Most of the modern houses emerged in the area as a result of individual reconstruction initiatives involving the demolition of mud structures but unfortunately the new structures which are usually bigger in size than the

demolished mud structure are constructed without adherence to physical planning codes thus creating living problems. Not all the buildings are in the same state of structural fitness. Some of them, for reasons of old age or poor construction coupled with inadequate maintenance have deteriorated considerably. In all the studied areas, unfit structures are between 50.77% to 66.48%. In those slum areas there are numerous temporary structures and kiosks which provide precarious shelter for commercial activities and most of them are located at any available space particularly in-between buildings. Land use analysis of the areas also indicates lopsided development in favour of residential activities and less than optimal provision for other services especially infrastructural facilities. In the studied areas, residential uses claimed between 80% to 83.16% as against 50% - 60.5% applicable in Nigeria. In terms of sanitation, [20] reports that all the slum areas lack adequate supply of pipe borne water while power supply is highly irregular. Waste generation is also high while disposal system is poor with the result that indiscriminate disposal thrives leaving the neighborhoods littered with decomposing refuse which emit stench into the atmosphere. The few drains that are available are blocked with refuse and do not serve any useful purpose. As a result, liquid wastes create their own tracks and drain awkwardly along the surface until either stranded or emptied into any available depression. Similar situations have been reported for most Nigerian cities. Housing studies by Nigerian Institute for Social and Environmental Research [21] states that housing problems and therefore housing needs are manifested in overcrowding, in poor and inadequate social amenities, in unsatisfactory and unwholesome environmental conditions and urban squalor, in absence of open spaces, in over development of buildings, inaccessibility within residential areas and in the scarcity and high cost of building materials and rents. Deductions from the foregoing is that housing and associated problems can be organized into dimensions which include economics, social, environmental, aesthetics and amenities, housing characteristics, neighborhood characteristics and demographic dimensions. It must be pointed out that what constitutes housing problems depends on the perception of the dwellers. Therefore the magnitude and severity of housing and associated problems are better measured from the perception of the residents and since perception differs from individual to individual, perceived housing problems will be differently reported by different individuals as well as different groups [8]. This study will use the perception of the dwellers to categorize the severity of housing and associated problems of the run down neighborhoods in Enugu city. [22] Stressed the relevance of structural categorization as an effective approach for solving socio-economic and political problems of a group. This is in realization that human problems are not monolithic but pluralistic and often categorization of human problems creates

opportunities for piece meal elimination approach for the problems. Determination of the level of adequacy or inadequacy of housing stock is an enquiry into the conditions of homes since homes are the most important elements of housing. In this type of study on housing conditions, women are likely to give more reliable information than men. This is because women appear to be more critical of housing than their male counterparts. [23] Contends that women are more affected by inappropriate environment and are much more identified with the home. Similarly [24] has argued that women as home makers, stay at home and interact with the housing environment more than men.

III. METHODS

This study is primarily survey in design and was carried out between March 2012 and June 2013. The major instrument for data collection is the structured questionnaire. For the purpose of questionnaire administration, 135 houses were systematically selected at an interval of 4, which resulted to 25% coverage of the neighborhood. At least three households purposively chosen from each of the selected houses were each administered with questionnaires. Thus, a total of 405 copies of questionnaire were distributed out of which 351 were duly completed and returned giving a return rate of 87%. Distribution of the questionnaire was limited to those who have lived for not less than 15 years in the area. These groups of people are believed to be knowledgeable about the subject matter of the study. During the preliminary survey, the housing types were recorded. This is to ensure that residents of all the housing types were included in the sample. Questionnaire analysis shows that the distribution of the questionnaire among housing types is as shown in Table 1.

Table 1: Housing Types and Questionnaire Collection

Housing Type	Quantity	%	No of Questionnaire Returned
Single family bungalow	-	-	-
Multiple family bungalow	231	43.6	153
Multiple family upstairs	180	13.4	119
Blocks of flats	110	20.8	58
Duplexes	9	1.6	21
TOTAL	530	100	351

Source: Author's Fieldwork, 2013.

The questionnaire is divided into two sections. The first section is meant to collect the biodata of the respondents while the second section is meant to elicit data on the housing and associated problems as perceived by the respondents and hence the dwellers. In this section, there were 8 housing problem dimensions. Each dimension contains 5 variable problems which are related

to the dimension. This is shown in Table 2. Respondents, whose confidentiality were guaranteed, were requested to rate the listed housing problem variables within each of the housing dimensions in order of their perceived severity. The 5 problem variables within each dimension is to be rated in accordance with Likert 5-point weighting scale. The rating is expressed as follows; 5, for very much severe, 4, for very severe, 3, for fairly severe, 2, for severe and 1, for not severe. Data analysis was based on the Likert weighting scale analytical technique in which the Total Weight Value (TWV) is calculated by the addition of the product of the number of responses to each of the problem variables and the weight value attached to each rating [25]. Furthermore, the deviation and the variance of the distributions were calculated in order to measure the scatter around the mean, ie. how large the observations fluctuate above or below the mean. Some variance coefficients in Table 2 are positive while some are negative. Positive coefficients indicate significant housing problem variables because they scored higher than the mean of the observations. Those variables with scores above the mean are isolated and arranged in order of magnitude which by implication the order in which dwellers perceived the severity of the problems (Table 3).

Table 3. Rank Order of the Problems

Variables	Variance
Inadequate income	11.106
So many unemployed persons	5.106
Lack of job opportunities	3.181
Bad roads and streets	2.756
Many households share facilities	2.356
Lack of waste dump site	2.306
Rents are too high	2.206
Littered and dirty environment	2.131
High indoor temperatures	1.956
Lack of privacy	1.231
Flooding	1.006
Lack of bathrooms	0.781
Inpounded dirty water	0.706
Inadequate transport services	0.656
Inadequate toilet facilities	0.581
Over crowded houses	0.181

In order to structure the most severe problems as contained in Table 3, the technique of Factor Analysis was used to reduce the 16 variables to fewer dimensions of interrelated variables. The 16 variables were, therefore, resolved into 3 dimensions or factors as shown in Table 4.

Table 4: Rotated Factor and Factor Loadings of Housing Problem Variables

Variables	Factors and Factor Loadings		
	1	2	3
Inadequate income	-0.022	(0.621)	0.198
So many unemployed persons	0.038	(0.611)	0.273
Lack of job opportunities	0.248	(0.633)	0.439
Bad roads and streets	0.089	-0.190	(0.760)

Many households share facilities	(0.811)	0.221	-0.012
Lack of waste dump site	0.321	0.014	(0.602)
Rents are too high	(0.770)	0.521	0.200
Littered and dirty environment	0.010	0.322	(0.682)
High indoor temperature	(0.680)	-0.111	0.153
Lack of privacy	(0.691)	0.201	0.022
Flooding	-0.024	0.121	(0.430)
Lack of bathrooms	(0.662)	0.251	(0.018)
Impounded dirty water	-0.301	0.003	(0.538)
Inadequate transport services	0.011	0.106	(0.702)
Inadequate toilet facilities	(0.751)	-0.271	0.016
Over crowded houses	(0.623)	0.019	0.411
% variance explained	31.2%	51.6%	68.3%

Bad roads and streets	0.760	7.6	23.4
Lack of toilet facilities	0.751	7.5	30.9
Inadequate transport services	0.702	7.0	37.9
Lack of privacy	0.691	6.9	44.8
Littered and dirty environment	0.682	6.8	51.6
High indoor temperature	0.680	6.8	58.4
Lack of bathrooms	0.662	6.6	65.2
Lack of job opportunities	0.638	6.4	71.6
Inadequate income	0.621	6.2	77.8
So many unemployed persons	0.611	6.0	83.8
Lack of waste dump sites	0.602	6.0	89.8
Impounded dirty water	0.538	5.4	95.0
Flooding	0.438	5.0	100

Each factor was given a descriptive name which best describes the variables that loaded on it. Where a variable loaded on more than a factor, it was grouped with the factor/dimension with which it shared the greatest commonality [26] and this invariably was where it has a higher loading [27]. This is shown in Table 5.

Table 5: Factor grouping and Variable Loadings

Factor s	Factor Description	Variable grouping	Loading
1	Living conditions	Many households share amenities	0.811
		Rents are too high	0.770
		High indoor temperatures	
		Lack of privacy	0.680
		Lack of bathrooms	0.691
		Lack of toilet facilities	0.662
		Overcrowding of houses	0.751
2	Economic problems	Inadequate income	0.621
		So many unemployed persons	0.611
		Lack of job opportunities	0.638
3	Neighbourhood problem	Bad roads and streets	0.760
		Lack of waste dump sites	0.602
		Littered and dirty environment	0.682
		Flooding	0.430
		Impounded dirty water	0.538
		Inadequate transport services	0.702

The factor loadings of the variables were used as classificatory indices for the structuring of the housing problems. This is shown in Table 6 where the problems are arranged in the order of the magnitude of their variable loadings.

Table 6: Structure of the Problems

Problem Variable	Loading	%	Cum %
Many households share amenities	0.811	8.1	8.1
Rents are too high	0.077	7.7	15.8

IV. FINDINGS AND DISCUSSION

Table 7 indicates that the population of the area is quite youthful in the sense that about 63.3% are between 18-35 years of age bracket. 79.8% of the respondents are females. This is because females are more critical about home environment than their male counterparts. The people are fairly educated because about 57.5% of them attained primary education level while 31.6% have post primary education, only 2.3% did not go to school. Most of them are into informal activities such as trading (37.8%), business (5.1%) and artisanian pursuits (28.0%). However, as large as 24.3% are unemployed. Their household sizes are quite large because about 46.2% of the households have about 5-7 persons and those that have 8 or more persons constitute about 11.9% of the households. There is strong evidence of poverty since about 72.7% of them earn below the national minimum wage. This can be attributed to their low level of education and type of economic pursuits which constrain them from being fully integrated into the wider national economy to enable them participate in higher income generating activities.

LIVING CONDITIONS

The most severe housing and associated problem as perceived by the dwellers relates to the problems emanating from hazzles of sharing limited units of amenities by many households. It has 0.811 factor loading. As Amao (2012) noted, part of the source of excruciating living conditions in the cities is the inability of social services and infrastructure to keep pace with the rate of population growth. Sharing of limited urban services and amenities results to struggle, scrambling, outright violence and hostility, thus making living in the run down areas a great challenge. Next in the rank is the problem that relates to high rent which scored 0.770 factor loading. Ugbene is inhabited by low income households as shown in Table 6 and have to pay more than 30% of their income as house rent. This is considered too high since payment of rent will constrain them from procuring other necessities, and hence make life uncomfortable. This is followed by incessant high indoor temperature which scored 0.680 factor loading.

This is so because almost all the houses were constructed under low technology with the result that most houses lack cross ventilation due to small window sizes. This is compounded by the fact that few available set backs for air circulations have been completely blocked by kiosks, stores and metal containers used as shops and stores. Under this condition, indoor temperatures are bound to be high and this makes indoor rest and sleep difficult with its attendant psychological destabilization. Next in the rank order is the problem of lack of privacy. Privacy problem is a product of juxtaposition and overcrowding of houses, poor house designs and high occupancy ratio. Most affected are the adults particularly the married couples who need privacy for the achievement of full marital relationship. Privacy problem is psychologically crushing because it impinges on moral rectitude among children. The problems caused by inadequate bathrooms come next with factor loading of 0.662. At the time of housing construction, concern was on provision of sleeping rooms with little or no attempt at the provision of housing amenities such as kitchens, bathrooms and toilets. The result is that dwellers cook along the corridors or in the living rooms thus intensifying the high temperature of the house. In the absence of toilets, any available space is used for defecation thus compromising the environmental quality of the area. Though, presently, the vigilante organization is controlling the habit of defecating carelessly by punishing anybody caught in the act. The last under living conditions is the problem caused by overcrowding of houses. Housing overcrowding which has a factor loading of 0.623 was brought about by two major factors, (i) excess plot ratio coverage and (ii) conversion of set-backs and open spaces into commercial and workshop uses. This situation has assaulted the cityscape quality of the area.

ECONOMIC PROBLEM

Three problem variables loaded in this factor. The first is inadequate income (0.621), followed by high number of unemployed persons (0.611) and lastly, lack of job opportunities (0.638). Inadequate income at Ugbene is a direct product of their type of economic pursuits (see Table 7). They are predominantly engaged in the informal sector which is fraught with uncertainties and has limited chances for household capital formation and investment. Under such circumstances, household income are likely to be small and inadequate. The idea of the existence of so many unemployed persons might be exaggerated in the sense that many Nigerians who are gainfully engaged in other endeavors still regard themselves as unemployed so long as they are not employees of government. The general impression is that one is unemployed until engaged in the public sector as a civil servant. This situation distorts the figure of the unemployed persons. However, there are serious signs of disguised unemployment at Ugbene since there are so many able bodied youths with unidentifiable means of

livelihood, who are always seen playing football in any available open spaces including along the streets and roads.

NEIGHBOURHOOD PROBLEM

Six variables loaded in this factor/dimension. They are bad roads and streets (0.760), lack of waste disposal sites (0.602), littered and dirty surroundings, (0.682), flooding (0.430), impounded dirty water (0.538) and inadequate transport services (0.702). Roads and streets at Ugbene are narrow, pot holed, dusty and untarred. They are generally not good for free flow of vehicular traffic. The area is served by one distributor; Ugbene Road, which traverses the neighborhood. In spite of the positive efforts by Enugu State Waste Management Authority (ESWAMA) to keep every nook and cranny of Enugu City clean, slum places like Ugbene are still dirty and unkept because of inadequate dumpsters coupled with sordid attitude of the dwellers. As such indiscriminate dumping of solid wastes within the neighborhood and inside natural drainages is the order of the day. This is why most natural drainages are blocked thus creating favorable condition for flooding problems. After each rainfall, stagnant pools of water are seen here and there which are favorable sites for mosquito breeding. All these create an atmosphere of squalor and blight at Ugbene.

V. STRUCTURE OF THE PROBLEMS

Table 6 shows the structure of the problems as perceived by the dwellers as indicated by the score of the housing problem variables. The cumulative percentage of the problems indicates the cumulative magnitude of the problems as more and more of the problems are added up progressively. Table 4 as well shows the percentage variance explained by each factor. In other words, as shown in Table 4, adverse living conditions (Factor 1) explains 31.2% of the entire problems. Factor 2, which is the economic problems account for almost 52% of the entire problems of Ugbene while Factor 3, the neighborhood problems account for 68% of the entire Ugbene problems.

VI. POLICY AND PLANNING IMPLICATIONS

The findings of this study represent the dweller's assessment as well as the perception pattern about their housing problems. Such resident indicators are valuable because, as [27] pointed out, in aggregating individual perceptions; clusters of residents can be viewed, for planning purposes, as occupying a number of well defined satisfaction spaces. The findings highlight that the severity of problems can and do vary from one problem to the other because of their peculiar characteristics. It has also shown that government commitment to ensure decent and live able environment is far from being realized at least from the slum dweller's perspective. It is true that when the problems of a

community are considered holistically, the projected amount of money involved for the eradication of the problems appears huge and overwhelming. This, in many cases scares state and local governments because the cost of addressing the problems appears to be out of the reach of the governments. This may mean that perpetually, the community will remain with their problems. The essence of portraying the structure of the problems is to make the governments or even any other private organizations to see that problems are not monolithic but can be segregated into manageable chunks which can be addressed bit by bit and each bit eradicated adds fresh hopes to the dwellers. With this structure, the governments, community based organizations, corporations, philanthropic agencies, etc, are made to understand that piece meal approach rather than once and for all approach is feasible and can be adopted. This, perhaps, will make them become interested in handling the upgrading problems of the slum areas and thereby achieve laudable results. This idea is meant to encourage governments, donor agencies, philanthropic organizations and urban administrators to adopt this cost effective approach to the upgrading of slum areas.

support systems including the upgrading of the slum areas. When viewed holistically, the cost of embarking on slum upgrading is quite staggering and this discourages both the governments and other organizations from involvement. As the cost of running a modern urban system is becoming increasingly excessive, it is becoming increasingly clear that unless new methodologies and approaches which will be treasury friendly for urban management are devised, the already decayed neighborhoods may be allowed to deteriorate further to a point of no return. One of the new approaches is that strategy which allows piece meal disjointed approach made possible by arranging slum housing problems in order of scale of preferences. This scale can be used to address the problems sequentially as far as available found can permit. This situation necessitates a rethink on alternative approaches of addressing the upgrading problems of the slum areas of the cities. Structuring of the problems will create opportunity for addressing the problems in bits. Bit by bit approach will cost less and yet the cumulative effect of the several disjointed departures from status quo, over time, will give a new lease of life to the slum dwellers.

VII. CONCLUSION

Both the federal, state and local governments in Nigeria have consistently complained of inadequate resources to finance adequately the provision of urban life

Table 2: The TWV and Variance of Problem Variables

S/N	PROBLEMS	1	2	3	4	5	TWV	VARIANCE
1	SOCIAL PROBLEMS							
a.	Lack of security	122	80	1	52	96	975	-6.644
b.	Incessant youth delinquency	78	152	121	0	0	745	-12.394
c.	Lack of open spaces for recreation	104	93	14	97	43	935	-7.644
d.	Hostility and aggression	40	140	145	20	6	865	-9394
e.	Lack of privacy	10	43	100	96	102	<u>1290</u>	1.231
	Total						4810	
2	ECONOMIC PROBLEM							
a.	Inadequate income	27	30	80	112	182	1685	11.106
b.	Lack of job opportunity	24	35	42	102	148	1368	3.181
c.	Inability to pay rent	99	68	42	110	32	961	-6.994
d.	Inability to own a house	180	61	42	61	7	707	-13.344
e.	No opportunity for farm work	174	82	49	35	11	<u>680</u>	-14.019
	Total						5401	
3	ENVIRONMENTAL PROBLEM							
a.	Presence of ordour and smoke	12	105	98	20	16	776	-11.619
b.	Presence of noise	174	102	48	7	20	650	-14.769
c.	Flooding problem	34	36	64	102	115	1281	1.006
d.	Obstructed set backs	7	80	112	60	92	1203	-0.944
e.	Lack of cross ventilation	50	50	42	98	111	<u>1223</u>	-0.444
	Total						5133	
4	AESTHETIC PROBLEM							
a.	Lack of outdoor landscape	142	35	104	30	40	844	-9.919
b.	So many impounded dirty water	6	50	115	82	98	1269	0.706
c.	Lack of parking spaces	198	96	40	12	5	583	-16.444
d.	Lack of sewer and drainages	82	50	98	115	6	966	-6.869
e.	Littered and filthy surroundings	12	63	45	102	129	<u>1326</u>	2.131
	Total						4988	
5	AMENITIES PROBLEM							
a.	Inadequate toilet facilities	12	57	90	92	100	1264	0.581

b.	Inadequate kitchen facilities	12	70	90	43	116	1214	-0.669
c.	Problems of lack of bathrooms	15	62	72	91	111	1280	0.981
d.	Inadequate water supply	12	60	139	40	100	1209	-0.794
e.	Lack of official dump sites	16	44	62	102	127	<u>1333</u>	2.306
	Total						6300	
6	HOUSING CHARACTERISTICS							
a.	Old unmaintained houses	38	102	152	51	8	942	-7.469
b.	Room sizes are too small	114	52	58	32	95	995	-6.144
c.	Rents are too high	30	35	45	111	130	1329	2.206
d.	High indoor temperature	20	16	105	98	112	1319	1.956
e.	Overcrowded houses	22	45	100	84	100	<u>1248</u>	0.181
	Total						5833	
7	DEMOGRAPHIC CHARACTERISTICS							
a.	Occupancy ratio too high	120	98	52	59	22	818	-10.569
b.	Many households share few amenities	20	60	20	120	131	1335	2.356
c.	Large household sizes	102	100	96	13	40	842	-9.969
d.	High rate of illiteracy	30	104	142	40	35	999	-6.044
e.	So many unemployed persons	5	40	32	106	168	<u>1445</u>	5.105
	Total						11699	
8	NEIGHBOURHOOD CHARACTERISTICS							
	Bad roads and streets							
a.	Too far to schools, market, hospitals etc	31	26	47	108	139	1351	2.756
b.	Inadequate transport services	151	58	48	52	42	829	-10.294
c.	Epileptic power supply	60	20	28	132	111	1267	0.656
d.	Existence of incompatible Landuses	40	112	67	31	101	1094	-3.669
e.	Total	111	45	104	42	49	<u>926</u>	-7.869
							5467	

Source: Author's Fieldwork, 2013.

Table 7: Socio-Economic Characteristics of Respondents

Respondents	No	Percentage	Respondents	No	Percentage
Age of Respondents			Marital Status		
Less than 18	6	1.7	Married	192	54.7
18 – 25	80	22.8	Single	126	35.9
25 – 35	42	40.5	Widows	28	8.0
35 – 60	98	28.0	Separated	5	1.4
60 and above	25	7.0			
Sex			Household size		
Male	71	20.2	1 person	15	4.3
Female	280	79.8	2-4 persons	132	37.6
			5-7 persons	162	46.2
			8 and above	42	11.9
Level of Education			Income per Month		
No formal education	8	2.3	Less than N5,000.00	2	0.6
Primary level	202	57.5	N5,000.00 – N10,000.00	10	2.8
Secondary level	111	31.6	N10,000.00 – N15,000.00	62	17.7
Post Secondary level	30	8.6	N15,000.00 – N20,000.00	181	51.6
			N20,000.00 – N50,000.00	91	25.9
			N50,000.00 and above	5	1.4
Occupation			Rent per Month		
Civil service	17	4.8	Less than N2,000.00	6	1.7
Trading	122	37.8	N2,000.00 – N5,000.00	162	46.2
Business	18	5.1	N5,000.00 – N10,000.00	122	37.8
Artisan	98	28.0	N10,000.00 – N15,000.00	40	11.4
Unemployed	96	24.3	N15,000.00 and above	21	2.9
Tenancy			Water Supply		

Landlord/Landlady	133	37.9	Pipe borne water	5	0.1
Tenant	166	47.3	Hand-dug well	172	49.0
Squarther	52	14.8	Water vendors	80	22.8
			Stream	94	28.1

Source: Author's Field Work 2013

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