SLUM DEVELOPMENT AND HOUSING NEEDS: A CASE STUDY OF IWAYA SLUM IN LAGOS STATE

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It has been upheld that, slum development in urban cities is as a result of urban poverty and intra-city inequality. Although, it has been asserted that most people who live in slums are poor; conversely, not all slum dwellers are poor. This study seeks to investigate the factors influencing housing needs of people residing in slums, using Iwaya in Lagos state, Nigeria, as a case study. In order to achieve the study's objective, survey was adopted. Using semi-structured interviews, the factors influencing housing needs of slum dwellers was investigated towards unearthing these current and festering issues. The findings reveal that finance and social status are not the only factors influencing people's choice to live in slums. Therefore, it is recommended that stakeholders need to develop an all-inclusive framework in order to eradicate slums or upgrade the living conditions of slum dwellers. However, full details of generalizable factors are yet to emerge and needs to be further explored, especially as the threat of slums remains unresolved.

Keywords: Housing needs, Lagos, Slums, urban development

INTRODUCTION

Slums are ignored parts of the cities where housing and living conditions are appallingly poor; aspects of poor housing, overcrowding, lack of services and insecure tenure (UN-Habitat, 2003 & Cities Alliance, 1999). Slum development is a recurring problem in most urban cities especially in the developing countries. This problem is associated with urban poverty, intra-city inequality, insecure land tenure, and globalization amongst other factors that nurture the menace. UN-Habitat (2007) and Arimah (2012) have identified other factors as including: natural population growth; corruption; geographical location; political and economic issues; government policies and processes. These factors influence the development of slums and are peculiar and unique to each slum. Residing in slums affects the quality of life and general wellbeing of the slum dwellers and the neighbouring communities due to little or no infrastructure within such communities.

Traditionally, government provides infrastructure within urban cities which are frequently lacking in slums. Hence, slum dwellers are subjected to several physical and environmental conditions. These condition include inadequate water supply, neglected environmental sanitation, non-existence or breakdown of waste disposal (open sewers, solid waste dumps and drains), indoor air pollution, overcrowded and dilapidated housing facility, insecurity of tenure, lower educational levels and exposure to serious health risks (Ngowi, 2002; Moosavi, 2011;Arimah, 2012). Based on these conditions highlighted, it can be inferred that the quality of life and sanitary conditions within slums are poor. It is worthy of note, that the population living in slums keeps increasing especially in developing countries. Agbola and Agunbiade, 2009 study has noted that two thirds of the population in Nigerian cities are living in slums and an alarming magnitude and scale of housing deficit in Nigeria.

Population growth within slums in urban areas is as a result of rural-urban migration (individuals searching for white collar jobs, displaced persons or foreign workers). Housing shortages in

developing countries will be a recurring problem due to projected population increase in the next 25 years with 60% of the population living in slums (UN-Habitat, 2003 and Temileyin, 2008) and non-availability of housing finance schemes. Thus, there is a need for governments to develop and implement policies aimed at averting this urban menace.

Nigeria, like other developing countries in the world, has over the years failed to eradicate slums within urban cities. Methods such as forced eviction, demolition, resettlement/relocation, slum upgrading programme and total neglect have been used (UN-Habitat, 2007; Sori, 2012). In addition, the Inadequate understanding of housing needs of slum dwellers has led to continued growth of these slums. It can be argued that these methods have failed to achieve their intended outcomes, because these slums still exist. Hence, there is a need to develop solutions that are context specific.

Studies have shown that every slum is unique with peculiar characteristics; hence, the solution (for example policies) and pattern towards slum upgrading cannot be generalized for all slums. Similarly, it is important to note that understanding the factors influencing slum formation and development is a key factor in solving this problem (Arimah, 2012). In addition, lack of empirical studies focused on slum development is a gap this study aims to address. Hence, the study will identify factors influencing housing needs in slums in Lagos, Nigeria. Lagos is striving towards becoming a mega city and the treats of crime and perpetration of vicious circle of poverty is associated with slums. Furthermore, Alagbe 2009 is of the opinion that Lagos does not have structure for urban infrastructure which has led to acute shortage of dwellings. Iwaya slum has proximity to university of Lagos and shares boundary with Makoko slum.it is one of the larger slums in Lagos mainland area

LAGOS A MEGA CITY

Lagos is known for industries and commercial activities to the extent that frequent migration from rural to urban as well as from neighbouring West African countries like Togo, Republic of Benin and Ghana are continuous. Lagos state is situated in the southern part of Nigeria and shares boundaries with Republic of Benin, Oyo state, Ogun state, and some part of the Atlantic Ocean.

From independence till 1991, Lagos has been the capital of Nigeria and since then has grown into the most populous city in Nigeria. This is due to the various and intense commercial activities which distinguishes life in Lagos from the other state in Nigeria.

Lagos is the smallest state in Nigeria with an area of 356,861 hectares of which 75,755 hectares are wetlands (Agbola and Agunbiade, 2009 and Lagos bureau of statistics, 2005). In 2006, Lagos population was 17.5 million but today, the population has grown to about 21 million at a rate, ten times faster than cities like New York and Los Angeles (Alagbe, 2006 and Lagos bureau of statistics, 2005). The UN estimates that at this rate Lagos would be the third largest mega city in the world by the year 2015 after Tokyo and Bombay.

Fig. 1: Map of Lagos State Source: Bohr (2006)

As a result, Lagos state government has been working with the Nigerian federal government and the World Bank to improve the living standards in some of the major slum areas in Lagos. They include: Agege/Orile, Ajegunle, Amukoko, Badia, Iwaya, Makoko, Ilaje, Bariga and Ijeshatedo/Itire. According to the Lagos bureau of statistics, these slums cover an area of about 760 hectares and a population of 1.1 million people. Consequently, Lagos state government is to provide electricity, water boreholes, public sanitation facilities, rehabilitation and construction of schools and upgrading of markets in these slums.

IWAYA

Iwaya is one of the nine slums in Lagos state to be improved by the state government. Iwaya is situated in Yaba local council development area. This council was carved out of Lagos Mainland local government area. Iwaya is bounded by the Lagos Lagoon, Makoko (a slum) and the University of Lagos. It was a settlement for the Ijaws and Lajes who were known as the natives. They are known for fishing and, as a result, live on water.

In the eighties, the first bridge was constructed to provide access to settlers. This prompted the influx of people in search of housing. Lands were reclaimed from the sea and the new settlers built houses without infrastructures in place and the population kept increasing. Acording to the Lagos state urban renewal authority, Iwaya population is about 50,000 people. It has schools, roads, drainages, electricity and potable water but still not adequate. This is in line with the operational definition of the UN-Habitat 2003 describing slum areas to combine these characteristics. There are dilapidated houses, improper waste disposal systems and inadequate water supply.

RESEARCH METHOD

In order to carry out an in-depth study into the problem, a survey was adopted using semi-structured interviews. This is to provide a detailed investigation, up-to-date, relevant and a flexible spectrum to capture the details due to the research problem to understand the choice of living in slum. Since the experiences of the respondents (are vital, flexibility of the method allows respondents to ask questions and raise issues (Egbu, 1994; Berg, 2001; Kothari, 2004). The lack of empirical studies on the development and housing needs of slum dwellers in Nigeria also justifies the use of the research method.

The samples for this study are individuals who reside in Iwaya Slum in Lagos Nigeria. Using purposive sampling technique, semi-structured interviews were conducted with selected respondents.

Thirty-two (32) respondents out of the population of about 50 thousand people living in Iwaya were interviewed to understand the factors that influenced their choice to prefer living in Iwaya. The interviews were recorded and transcribed word for word. Interview transcripts were analysed using content analysis. Content analysis is used to identify the common "themes" that emerge from qualitative data (Green & Thorogood 2004). MAXQDA 11 (qualitative data analysis software) was used to aid the process of analysis. Studies like Bland (2010) and Verderber, Jiang, Hughes and Xiao (2013) have used this method to analyse content in interviews.

RESULTS AND DISCUSSION

Environmental conditions of Iwaya

The study identified that residents in iwaya use scrap materials, clay and sandcrete blocks to build their houses. Inadequate sanitation is evident in the area and the pressures on the existing amenities have made these facilities to collapse therefore creating problems in drainage, waste disposal and roads. Figures 1-4 shows the environmental conditions slum dwellers in Iwaya are exposed to.

Fig.1, 2: Substandard buildings and dilapidated road network

Fig.3, 4: Poor and undefined drainage channel

Analyses of semi-structured interview are tabulated in tables 1-6 below.
Table 1 shows the characteristics of respondent's family sizes, it can be seen that 53.13% of the respondent who were interviewed had family size of between 1-5 members, 43.75% had family size of between 6-10 members and 3.12% had family size of 11-15 members.

Table 1: *Frequency of family size*

Family Size	**Frequency**	**Percentage (%)**
1-5	*17*	*53.13*
6-10	*14*	*43.75*
11-15	*1*	*3.12*
More than 15	*0*	*0*
TOTAL	*32*	*100*

A question was posed to find out the type of apartment the respondents stay in. In Table 2, it can be seen that 19 out of 32 respondent (representing 59.38%) stay in single rooms, 5 stay in self-contain apartment (representing 15.63%) and 8 stay in flats (representing 24.99%). It is observed that most respondents live in single room apartment possibly due to types of housing available in the rental markets or income. A study carried out by Amoako and Cobbinah (2011) revealed that 73% of the respondents (slum dwellers) lived in single apartments in Ghana and this is as a result of their low income levels having a direct bearing with housing quality.

Table 2*: Frequency of size of apartment*

Size of Apartment	**Frequency**	**Percentage %**
Single room	*19*	*59.38*
Self-Contain (Room and sitting room)	*5*	*15.63*
Flat	*8*	*24.99*
TOTAL	***32***	***100***

The availability of jobs means respondent have means of income and sustenance. The respondents were asked questions relating to the type of employment they are engaged in. As shown in the Table below, 21 respondents (65.63%) stated they are self-employed, 7 representing 21.88% are employed in the formal sector, 3 (9.38%) are unemployed, and 1 (3.11%)is retired (See Table 3).Most of the respondents own their business and may be informal activities without formal recognition, low income and productivity (UN-Habitat, 2003).

Table 3: *Type of employment*

Employment	**Frequency**	**Percentage %**
Self employed	*21*	*65.63*
Employed	*7*	*21.88*
Unemployed	*3*	*9.38*
Retired	*1*	*3.11*
TOTAL	***32***	***100***

Availability of ancillary facilities available within residential building affects the quality of life of individuals. The respondents were questioned if they have ancillary facilities available. Table 4 shows that 84.38% have water closet toilet systems and 15.63% have pit toilet systems. In addition, 43.75% of the respondents have access to pipe borne water, 37.50% use borehole/well and 18.75% patronise commercial water sellers.100% of the respondent are connected to the national grid lines for electricity supply.

Table 4: *Facilities available within homes*

Toilet System	**Frequency**	**Percentage %**
Water closet	*27*	*84.38%*
Pit	*5*	*15.63%*
Not available	*0*	*0.00%*
Source of Water		
Pipe borne	*14*	*43.75%*
Borehole/Well	*12*	*37.50%*
Commercial water seller	*6*	*18.75%*
Electricity		
Connected to national grid	*32*	*100.00%*
No connection	*0*	*0.00%*

Questions were asked to find out the respondents income and rent paid per month. From Table 5, it can be seen that 15.63% earn 1,000-5,000; 6.25% earn 6,000-10,000 and 65.63% earn more than 10,000 Naira. The income of slum dwellers is low as compared to the national minimum wage of 18,000.00 Naira per month. This is approximately 107 US dollars (exchange rate 168 naira to a Dollar) in a month. Therefore, it can be said that a significant portion of respondents earn more than 10,000 Naira. Similarly, 3.13% of the respondents pay less than 1,000 Naira per month.46.88% pay between 1,000 -5,000, 15.63% pay more than 10,000 and 6.30% are owner- occupiers (Landlords).Due to the low income of slum dwellers, they prefer to live in room apartments. Also, rents are paid monthly which makes it affordable for them as against yearly payments in urban areas.

Table 5: *Income generated and rent paid per month by respondent*

Income per Month in Naira	**Frequency**	**Percentage %**
Less than 1,000/ Month	*0*	*0*
1,000-5,000	*5*	*15.63*
6000-10,000	*2*	*6.25*
More than 10,000	*21*	*65.63*
Not available	*4*	*12.49*
Rent per month in Naira	**Frequency**	**Percentage %**
Less than 1,000/ Month	*1*	*3.13*
1,000-5,000	*15*	*46.88*
6000-10,000	*0*	*0*
More than 10,000	*5*	*15.63*
Owner-Occupier	*2*	*6.30*
Not available	*9*	*28.06*

Finally, identifying housing needs of people living in slums is a pre-requisite to address the problems of slum development. A question was posed to find out the reason why respondents reside in Iwaya. Table 6, shows all the responses of respondents who participated in the study. 53.13% of the respondents resides in Iwaya because their family members (extended) who have lived within this area for a long time, 25% of the responses is due to business, 12.5% due to social life within the area and 9.37% due to closeness to place of work. Therefore it can be said that family ties are important to

Iwaya slum dwellers this enables preservation of family bond and cultural values, most business (such as food vendors, hair dressing, tailors, factory workers, artisans and petty traders) are owned by the slum dwellers. Some of the employed residents work in the University and students also rent apartments in the area due to cheap rents and this affects the social life of Iwaya. . Alagbe 2009 is of the opinion that Lagos State continues to offer opportunities such as salaried jobs, varieties of informal sector business enterprises, and the excitement of life which supports the findings.

Table 6: *Frequency for reasons living in slum*

Reason for living in slums	**Frequency**	**Percentage %**
Family	*17*	*53.13*
Business	*8*	*25.00*
Social life	*4*	*12.50*
Work	*3*	*9.37*
TOTAL	***32***	***100***

Discussion of Findings

The exploratory findings presented in figure 1-4 and table 1-6 reveal the environmental and socio-economic situations in Iwaya, Lagos state. It can be seen that the environmental conditions are deplorable; this is in agreement with the findings of Agbola and Agunbiade (2009) and Amoako and Cobbinah (2011) which reveal the deplorable environmental conditions of slums in urban cities and the emphasis on the symptoms of slums rather to the conditions of the environment**.** In addition, it was found that people reside in slums due to family ties, business, social life, and work as shown in the Table above. This is supported by Arimah (2012) argument that there are other factors that nurture the proliferations of slums such as economic, social, historical and institutional which are seldom investigated empirically.

The study confirms that slums are unique and complex could act as threat to urban development in developing and developed countries. Thus, there is a need to properly understand the factors that aid slum development in order to proffer workable solutions.

CONCLUSION

Policies and strategies have been formulated and implemented to improve living conditions within slums, but such interventions have failed to achieve its objectives. The study is part of an on-going study aimed at developing a framework to solve this urban menace (slums). Preliminary findings presented here reveal family ties, business, social factors and work influence the choice of housing needs for Iwaya slum dwellers. Although, the exploratory nature of the study some of the factors identified still look–vague and need further to highlight the underlying issues. Nevertheless the information obtained reveals that stakeholders in urban development need to rethink the policies to address the issue of slums. Thus, it is recommended that there is a need for collaboration of all stakeholders in order to provide workable solutions to this urban menace before it grows out of control.

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