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An Evaluation of the Relationship between Housing Condition, Residential Satisfaction and Neighbourhood Revitalisation in Somolu, Area of Lagos, Nigeria

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Abstract:

The study observes that Nigerian urban centres are currently experiencing a disconnection between urban infrastructure provision and the well-being of populace. It argues that the ever increasing population of Lagos State has brought about high level of housing inadequacies which has manifested in both housing shortage and poor housing condition, thereby lowering the resident's housing satisfaction level. The study operationalized the concepts of housing habitability and resident's satisfaction with a view to examining the psychosocial effects of housing and neighbourhoods on the resident's satisfaction level of Somolu area in Lagos. Elements of the effects of housing condition on the resident's satisfaction level that were examined include overcrowding, pollution and inadequacy of infrastructural facilities amongst others. The study relied largely on field data that was sourced via stratified randomly administered questionnaires on a total of 300 houses of selected three different wards within the Somolu Local government Area. Results were analysed using both descriptive and qualitative statistical techniques. In order to ensure a healthy housing condition which eventually promotes the health status of dwellers, the study recommends the implication of the potentials of urban revitalisation strategy.

Keywords: *Habitability, housing, Neighbourhoods, residential satisfaction and urban revitalisation*

1. Introduction

Contemporary literature on definition, role and significance of housing is interestingly growing. This expectedly is not out of place as nature itself ranks shelter after food and clothing in the order of human comfort. Moreover, in the cities of developing nations, millions of urban dwellers live in adequate accommodation, and some even in luxury. Unfortunately, Gilbert cited in Desai and Potter (2008) remarked that the majority do not live in decent housing. Most of the urban poor tend to live in houses without services and security. Housing in its simplest definition may be regarded as the residential neighbourhood, distinct micro-district or physical structure that mankind uses for shelter. The significance of housing towards man's survival presupposes that the environs of the dwelling unit that include all necessary services, facilities and the devices needed for the physical health, and social well-being of the family and individual are in good condition to bring relief, comfort and satisfaction to the people as well as adding value to their life (Agbola and Ominrin, 2008; Jansen, 2012). This definition was amplified by Bailie and Wayte (2006) when they observe the importance of living conditions and specifically housing and its structural, locational and neighbourhood attributes as a fundamental requirement for health. As a physical setting, the residential environment is critical for human well-being, and housing is seen as the central hub of everyday living where one spends most of his working time, leisure time and raises a family. These interactions between housing and people's lives provide a multitude of ways that connote the fact that housing is an important indicator of well-being and assessment quality of life of people (Lee, 2008 cited in Alnsour and Hyasat, 2016). The importance of housing from the physical, emotional and symbolic viewpoints suggested that the nature of the benefits and risks of housing to residential satisfaction and health is diverse and may be related to availability of housing, the specifics of housing design and construction, the condition of the house and neighbourhoods. The evidence makes clear the essence of living in specific housing condition as a fundamental requirement for well-being and a fundamental necessity of life. Bratt, et al., (2006) agree that living in sub-standard housing in a 'bad' neighbourhood with poor quality housing, few resource and unsafe condition may deprive residents of decent public services and community facilities which are fundamental to human well-being. Conversely, decent and affordable housing often becomes a platform for dignity, self-respect, a base for hope and improvement. In most instances, better housing can lead to better outcomes for individuals and communities urban development.

Housing can contribute very substantially to national economic growth, wealth and ultimately, may be regarded as a sine-qua-non for sustainable urban development (Omolabi, et al., 2012). This paper therefore looks at the association between aspects of housing condition, residential satisfaction and health of urban dwellers to determine how urban revitalisation process can result into increased residential satisfaction level and quality of life of people.

2. Study Objectives, Scope, Justification and Methodology

Unmanaged urbanisation in most developing countries does not only lead to growth of cities with limited capacity to cater for such growth but it results in slum proliferation due to disconnection factor between physical infrastructure and urban populace. Urban residential physical infrastructures are an important prerequisite to good housing and living conditions and to well-being. Gilbert (1999) cited in Desai and Potter, (2008) remarked further that where one lives particularly if one is poor plays a critical role in denial of access to facilities and services that can impact on their individual chances, and their full social integration and invariably quality of life.

2.1. Study Objectives

The aim of this paper is to investigate the relationship between the house conditions, residential satisfaction and urban dweller's health so as to improve the quality of life of people in the study area. Specifically, the paper attempts to improve the quality of the existing infrastructures, establishes the health problems associated with deteriorated housing condition, and mitigates the impact of poor housing condition through revitalisation process and thereby improving the quality of life of the residents.

2.2. Scope

Conceptual issues on environmental housing condition and residential satisfaction are broad and wide, can thereby be examined from different perspectives based on the purpose of study. This research work is limited to the exploration of the impact of poor housing condition on the well-being of people and ameliorates the effects of poor housing conditions through urban revitalisation strategy. The study examines the socio-economic characteristics of the dwellers, as well as their rating of the housing conditions within the neighbourhood context and the significance of revitalisation process in enhancing the satisfaction level. The study is limited to three wards within the Shomolu Local Government Area of Lagos State.

2.3. Justification

Most approaches on contemporary housing researches tend to concentrate on the single dwelling units physical attributes and often tend to neglect that dwelling units rarely stand alone in a given physical space. The fact that neighbourhood as an element of housing environment has strong impact on residential satisfaction, and influence the assessment of how the physical and social conditions of neighbourhoods shape their residential life justifies the need to study the relationship between housing condition, residential satisfaction and revitalisation process towards enhancing the quality of life of individuals and communities.

2.4. Research Methodology

In order to meet the set objectives, the study relied on primary and secondary data. The primary data was obtained from site. This particular study used a random sampling method. This was done to select three out of the twelve wards that constitute the Shomolu Local Government Area. The questionnaires were administered in Bajulaiye, Igbobi/Fadeyi and Ilaje/Bariga. In each of the wards, ten streets were randomly selected. The survey was carried out purposely to determine the level of residential satisfaction of residents in relation to the health condition of 300 households with the help of questionnaire. Ten questionnaires were administered in each street, choosing five on each side in a random manner. The information gathered from the questionnaire included socio-economic characteristics of the household head, environmental parameters of their dwelling units including housing condition, sanitation, overcrowding, housing facilities and their interplay in determining the state of health of 300 dwellers in the residential area of Shomolu.

3. Conceptual Framework and Literature Review

The 1984 Universal Declaration of Human Right averred that everyone has the right to a standard of living that is adequate for the wealth and well-being of mankind irrespective of age, sex, race, religion or any other means into which people worldwide could be differentiated. Housing is not just a roof over one's head; it is the conjunction of the dwelling, the home, the immediate environment and the community (WHO, 2004). Reinforcing the importance of adequacy of housing to well-being of occupants, Astrolabe (2002) posits that adequate housing satisfy a trinity of needs in an occupant that includes physical, emotional and intellectual. This notion seemingly implies that holistic health achievement ought to transcend mere biomedical consideration, in addition to concern for other factors including housing (Matte and Jacob 2000; Shaw, 2004).

The recognition of people's basic right to adequate housing in order to satisfy their needs is an important key component of sustainable development (Stone and Hartman, 2006), and this leads researchers in housing studies to expect government to facilitate the provision of decent, affordable and adequate housing as a primary social responsibility to its citizen. Adequacy of housing includes quality of basic services, materials, facilities and infrastructure, habitability, affordability, accessibility, legal security of tenure, location and cultural adequacy (Shaw, 2004; Ilesanmi, 2012). Thus, by implication, adequate housing therefore remains critical to human health, comfort and general well-being (Habib et al., 2008).

In Nigeria, like in any other developing nation regardless of the various national housing policies and programmes, one adverse consequences of rapid urbanisation is the glaring inadequacies of housing situation. It is a common phenomenon to see households live in overcrowded tenements, lacking in adequate services, and in most cases they live in houses that do not match their hopes and needs. These dwelling units exist in form of non-standard, poor-quality housing units which the UN calls 'Urban Slums'. According to UN-Habitat (2010) Africa's slum dwellers population is estimated at 199.5 million people (61.5%) of its urban population. The situation in Nigeria is more frightening as the scale of urbanisation increases so also is the task to provide appropriate and affordable housing for the urban poor. This need has persisted as one of the most intractable problems that the country faces. Available statistics suggests that Nigeria with a housing stock of 10.7 million units has a housing short fall of between 12 and 16 million units. This inadequacy is a source of concern to the government that within the housing context of national vision 20:2020, the federal government proposed to build one million new houses every year for the next 12 years (FGN, 2009). In the same vein, Awofeso 2010 cited in Jaiyeoba (2012) noted that 90% of the citizens of Nigeria in low income bracket cannot afford decent accommodation even if they save 100% of their income for the next 10 years. Evidently, poverty seems to be one of the major factors that exacerbate the housing problem for the urban poor (Omolabi, 2010). The spatial product of this problem is the proliferation of slums, and squatter settlements of various typologies even in Lagos which epitomises the problem of urban growth in Nigeria where there are as many as 100 different slums areas as against 43 that was identified in 1991 by the World Bank. Some of the extensive slums in Lagos are Ajegunle, Mushin, and Somolu (Gbadegesin and Aluko, 2010; Ngomba, 2012, Olokesusi, 2011; Hoelez, 2016). The statistical evidence depicted in figure one probably accounts for the reason why Oshodi cited in Hoelez, (2016) describes Lagos landscape manifesting proliferation of informal settlements and slums.

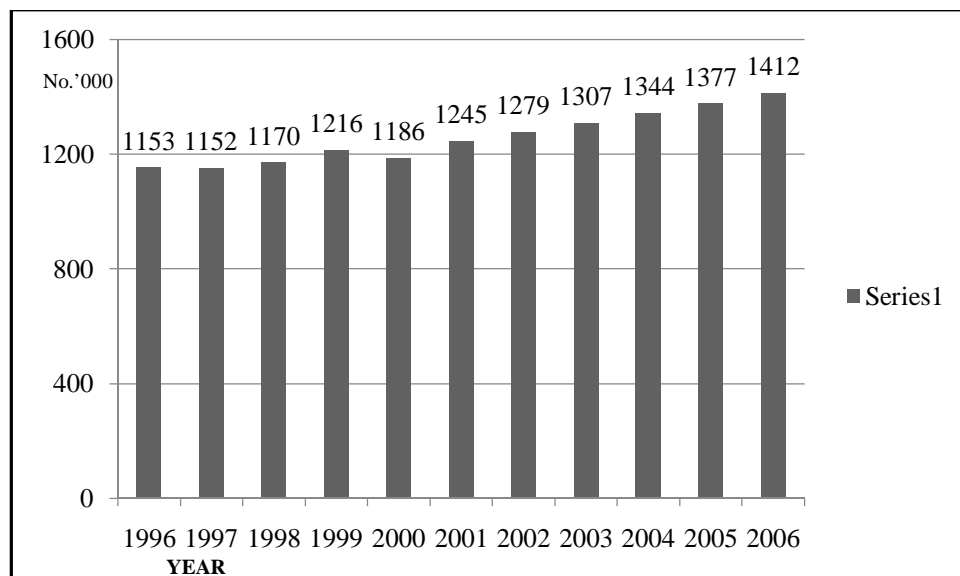


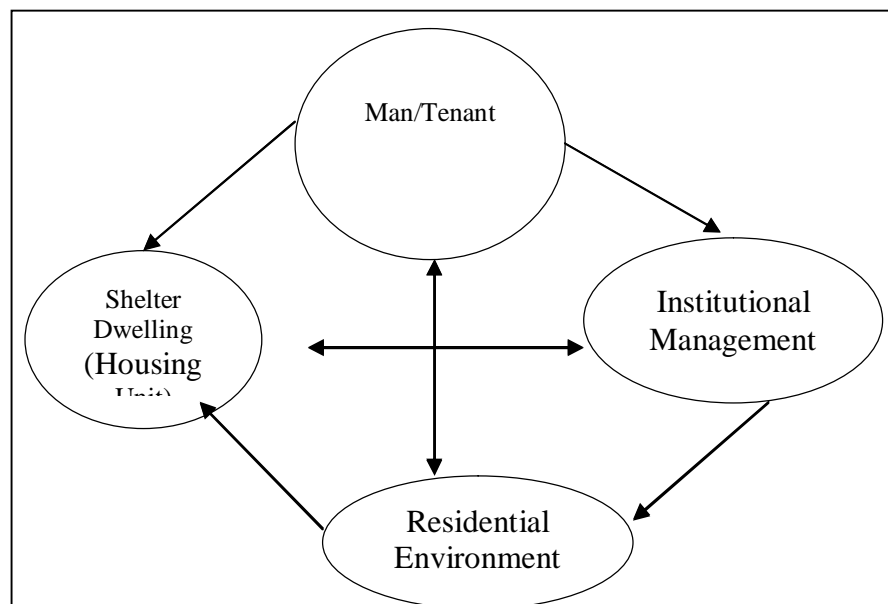
Figure 1: Shows the temporal change in Lagos slum population
Source: Olokesusi, 2011

The spatial products within the context of slum theory is a manifestation of inequality in the society, and have a tendency to compromise the health and impose threat on the quality of life of people. Health in this regard is not merely the absence of disease and infirmity but a state of optimal physical, mental and social well-being (WHO, 2015). The government of Nigeria recognises shelter as a basic human need, and housing sector an important component of the economy. With the current rate of population at 167 million (NPC, 2016) interestingly, Bashorun and Fadairo (2012) had remarked that despite all the efforts of government towards effective delivery, the provision of new housing stock to meet the ever increasing demand has lacked behind the rate of demand as a result of huge population. This has led to the formulation of policies and programmes to ensure that all Nigerians have access to adequate shelter and related activities. Attempts to achieve this goal involve the public and the private sector participation. While the private sector concentrates on a variety of construction and financing methods to build houses of different typologies, with interest on medium and high cost housing programmes, this channel often exerts no effect on market outcomes as many of the stocks are owner-occupiers. Nigerians especially the low income earners have remained homeless. The government through policy formulation conceived mass housing as an option in solving the housing problems particularly of the low income group (Ibem and Amole, 2010; Ibimilua and Ibitoye, 2015). As far back as three decades ago, the measures as part of effort to increase qualitative housing for the masses of Nigeria included a plan for the construction of 2000 housing units in each state annually, within the frame work of the fourth national development plan 1981-1985. During this period, the government embarked on an ambitious programme and in the first phase, planned the construction of 160,000 housing units nationwide and construction of 2,000 houses for each of the then 19 States and Abuja annually, out of which 80% was earmarked for the low-income earners. Unfortunately, it was hardly successful and by 1983, only about 20% of the set target was achieved (Kabir and Bustanni, 2011). This is in conjunction with the proposed construction of 143,000 low cost housing units meant to be built across the country, complemented by sites and service schemes of the federal government. At the end of the plan, only 20% success was recorded (Ademiluyi, 2010). It is worthy to note that regardless of

these efforts, the cost of provision of the units is high, and this mechanism hampers the rate of delivery. The inability of government to cope with the housing needs of the low income group in terms of provision results in the group effort to search for alternative option. To this end, the housing conditions inhabited by the low income earners, calls for attention as this group constitutes the economically weak member of the society. Thus, the study touches on conceptual issues of habitability, affordability and satisfaction. These concepts become germane to offer deductive explanations about the relationship between housing, neighbourhood and residents well-being.

Housing, a basic necessity of life is one of the most important indicators for measuring people's well-being, and investigation of housing, neighbourhood and well-being relationship appear often in literature. These concepts appear in studies investigating neighbourhood, and housing satisfaction (Ukoha and Beamish, 1997; Basolo and Strong, 2002; Vigdor, 2010; Coast & Aikins, 2011; Dokoushkani et al., 2014; Alansour and Hayat, 2016). These studies provide indication of housing condition and neighbourhood quality that are strongly related to residential satisfaction. It is important to note that housing satisfaction provides an indication of several features that compose the general housing habitability conceptual issues. In most cases, resident's satisfaction with the neighbourhood is often associated with dwelling satisfaction. It is linked with distance travelled to neighbourhood facilities and services as well as the quality of the physical environment. Habitability concept denotes conformance of a residence to the connotation that describes it. In a more succinct manner, Mercado and Gonzalex (1991) cited in Landazuri et al., (2013) defines habitability as the sustainability of the built environment for its residents, focused on residential environment. The evidence suggests that housing habitability is an important aspect of social sustainability as it affects quality of life, social climate and health. Seemingly, this definition includes technical aspect of housing defined from the view point of laid-out standards. It relates to the physical, structural, internal and external conditions of the dwelling units. The concept explains the level of satisfaction derived by residents from his dwelling unit influenced by variables such as dwelling unit characteristics, availability of space, neighbourhood quality, housing norms including building structure quality, housing condition, adequacy, tenure, availability of basic household amenities, environmental, and locational factors (Omole, 2001; Statistics New Zealand 2003, Baeissa and Hassan, 2011; Landazuri, et al., 2013). Contextually, the application of this concept in the research, involves system approach that examines the reaction of the four sub-systems that constitute habitability including man, dwelling, the environment and managerial arrangement see figure 2.

In the model, the consideration of man's needs that must be met as the occupants of the house for his residential satisfaction to be guaranteed requires that some of his social, economic and cultural characteristics are examined. When the dwelling is habitable, the resident is satisfied living in the house. In considering the shelter aspect of the housing habitability model, Ilesanmi (2012) and Ogundahunsi and Adejuwon, (2014) identify features of the housing unit that are required to be evaluated for satisfaction analysis to include the adequacy or otherwise of the physical design and the functionality of the house in terms of available services and privacy of individual and the family. Additionally, in considering the environmental sub-system of the model, focus is on the provision, availability, adequacy and functionality of the environmental facilities which (Waziri et al., 2013 ; Ogundahunsi and Adejuwon, 2014) claim to include open space, parking space, recreation facilities, good roads, drainage among others.



Housing Satisfaction/Quality of life level

Figure 2: System Approach to Habitability Model
Source: Adapted from Thontteh (2014) and Jiboye (2010)

The institutional management system refers to the planning rules and regulations that guide the administration of the community components. It is composed of regulatory mechanisms such as development control, planning laws, the building code, by-laws, zoning regulations and the extent to which they are enforced to manage and maintain residential neighbourhoods (NITP, 2014). The term

housing affordability is defined as the rent paid on housing after which enough income is left to live on without falling below some poverty standard (Beiri, 2012).

Its relevance to this study finds expression in (Balestra and Sultan, 2013, p.12) affirmation that 'beyond its physical attributes, housing affects people's well-being on account of its costs and affordability'. When put in a contextual way (Boamah, 2010) elucidates that affordable housing encompasses not only the static structure called a house but the entire spectrum of environmental factors that make living acceptable and comfortable.

Housing affordability specifically involves relationship between household's income and housing prices and rents. The universally accepted ratio of affordability index is 30% of annual income (Balstera and Sultan, 2013). Housing affordability can influence satisfaction in the sense that a household that is able to afford housing of minimum standard that his income can support is likely to be satisfied with the quality of life determined by the dwelling unit. Essentially, the present study seeks to contribute to the housing health debate by examining the effect of housing conditions on the well-being of residents in a residential neighbourhood.

4. The Study Area

The study area is Shomolu in Lagos State, Nigeria located on the coast in the south-western part of the county approximately between longitude $20^{\circ} 42'$ and $3^{\circ} 56'$ east of the Green which and latitude $10^{\circ} 22'$ and $6^{\circ} 45'$ north of the Equator (see figure 1). Shomolu a metropolitan area of Lagos located in the north of Lagos city, and came into existence in 1905 and the local government was created in 1976. Shomolu covers an area of 12 km^2 with a high density of 33, 630.8 persons per km^2 . The population according to 2006 census was 403,569. Most of the inhabitants are Yorubas and the enormous population has attracted huge commercial and industrial activities well as local activities that include work in leather, handicrafts and printing.

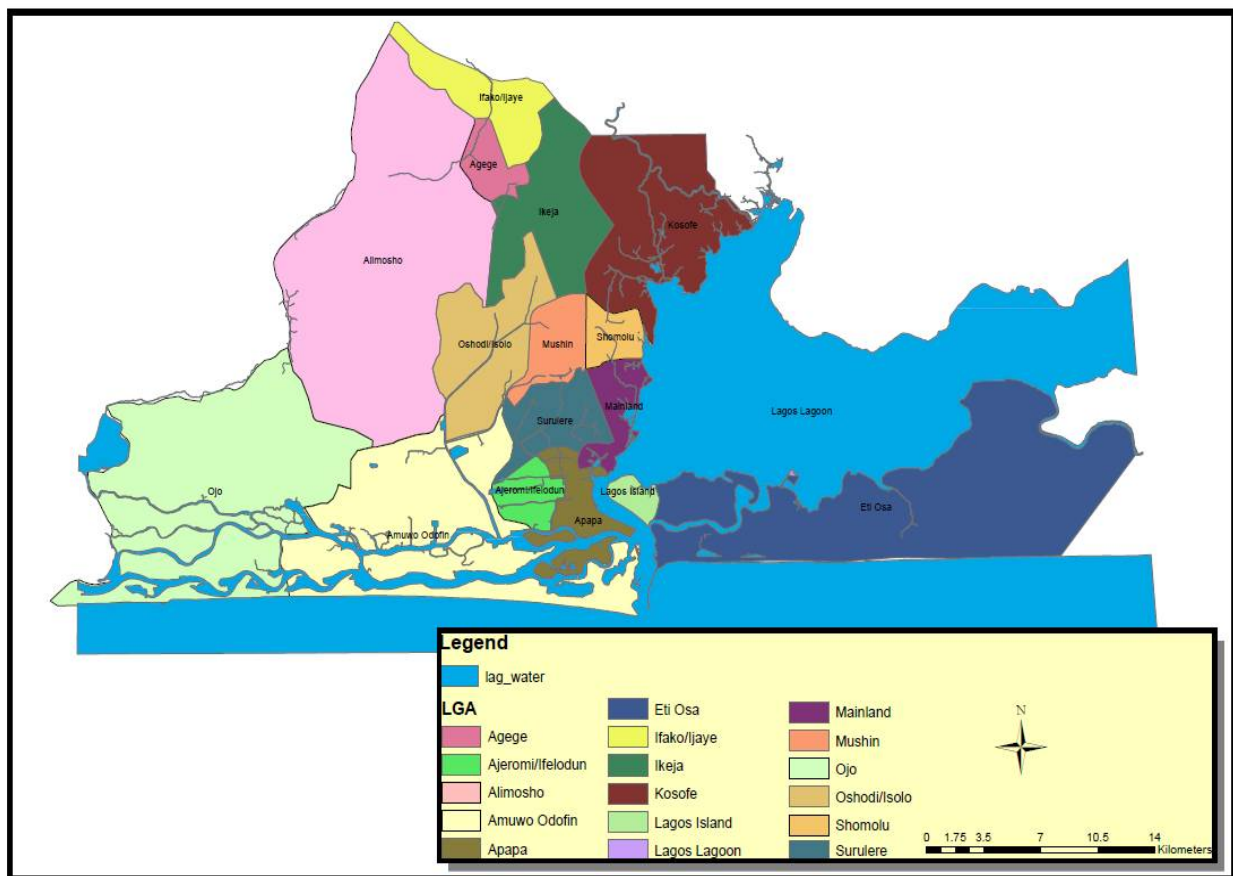


Figure 3: Lagos Metropolis
Source Lagos State Physical Planning, 2012

The residential area is plagued by problems of overcrowding, poor housing and sanitation. It has a very active community, with 37 Community Development Association willing to improve general living condition (UN-Habitat, 2013).

5. Data analysis and Findings

The research sought to know the relationship between housing, neighbourhood conditions and dwellers well-being. It presupposes that the interplay of human and physical factors to a great extent determines the urban dwellers well-being and the analysis starts by examining the socio-economic characteristics of the respondents.

5.1. Age Distribution

Age Bracket	Number	Percentage
Less than 20	-	-
20-29	33	11
30-39	87	29
40-49	102	34
50-59	30	10
60 and above	48	16
Total	300	100

Table 1: Age Distribution
Source: Field survey, 2015

From the data displayed in table 1, it can be seen that the area is highly populated by the active age group who are within the working bracket. The implication of this age distribution is that the population of the area will be high because this age bracket includes people who are married and have families of their own and also, they may have other people especially the aged leaving with them as they fall between the independent group whom other groups will depend on.

5.2. Household Income

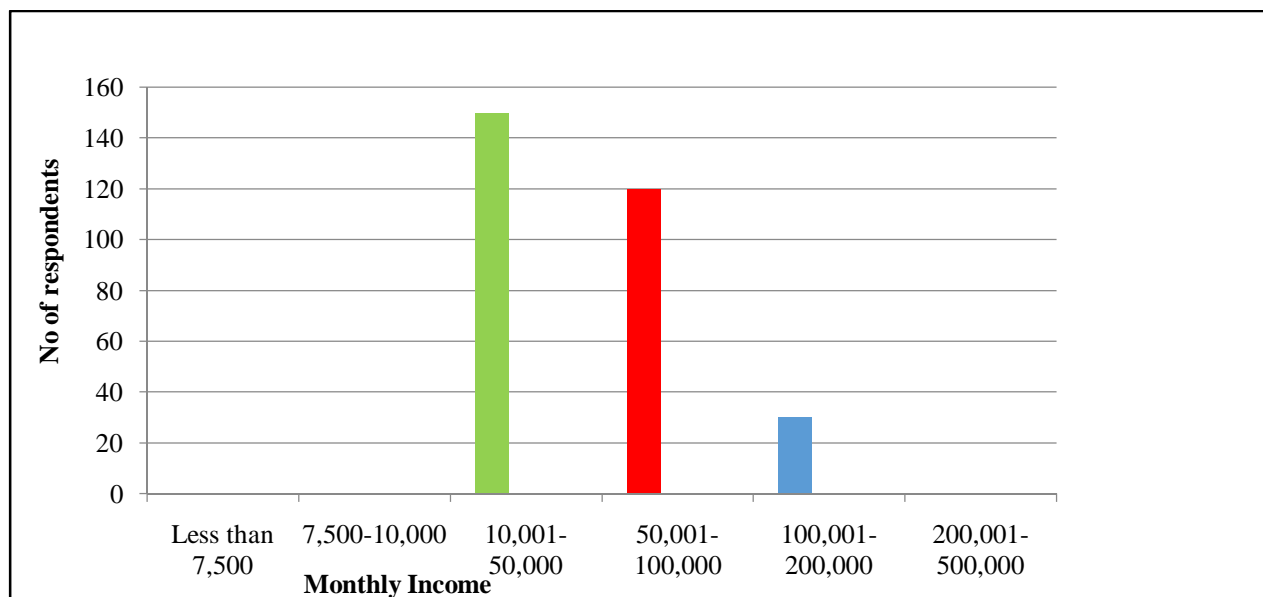


Figure 4: Average Monthly Income
Source: Field survey, 2015

Figure 4 above indicates the monthly income of the respondents. Data shown in figure 2 reveals that the people living in the study area are medium income earners but live in a high density area in the state. This is either due to the relative cheap cost of rent in the area or the proximity of the area to their places of work.

5.3. Marital Status

Marital Status	Number	Percentage
Single	30	10
Married	246	82
Widowed	3	1
Divorced	9	3
Separated	12	4
Total	300	100

Table 2: Marital Status
Source: Field survey, 2015

Table 2 indicated the marital status of the respondents. More than 80% are married with high household size depicted in figure 3 which further translates to high density in the area in general as pointed out in table 1 earlier. It should also be noted that those that are single will get married in future which will further increase the population of the area. This is further stressed by the information in figure 3 of the household size/population of the area. This also explains the level of pressure on the existing infrastructures in the area.

5.4. House Hold Size

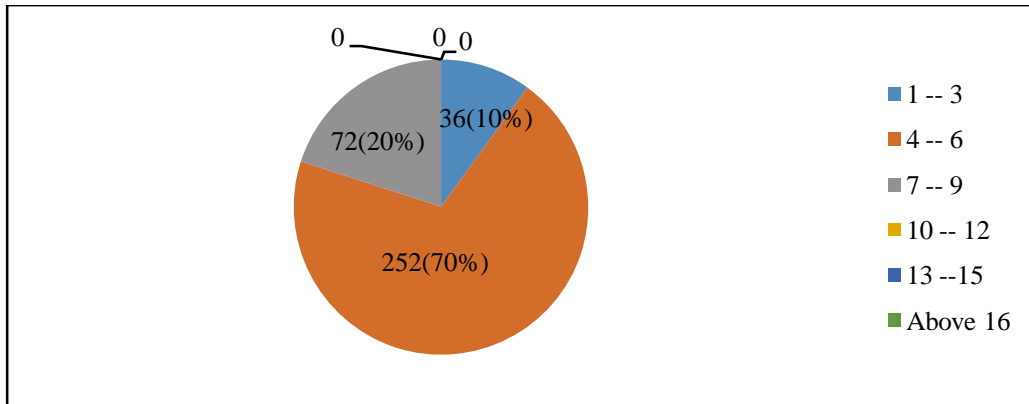


Figure 5: Household size/population
Source: Author's field work, 2015

Figure 5 show that the area is dominated by household size of between 7 and 9, which accounted for 70% of the respondents. While household sizes 4- 6 and 1-3 were accounted for by 20% and 10% respectively.

5.5. Household Type

Figure 6 shows the building type in Shomolu. The area is highly dominated by buildings that have single room apartment and room and parlours which have the characteristics of accommodating more households within a building than the flats, duplex and other housing types.

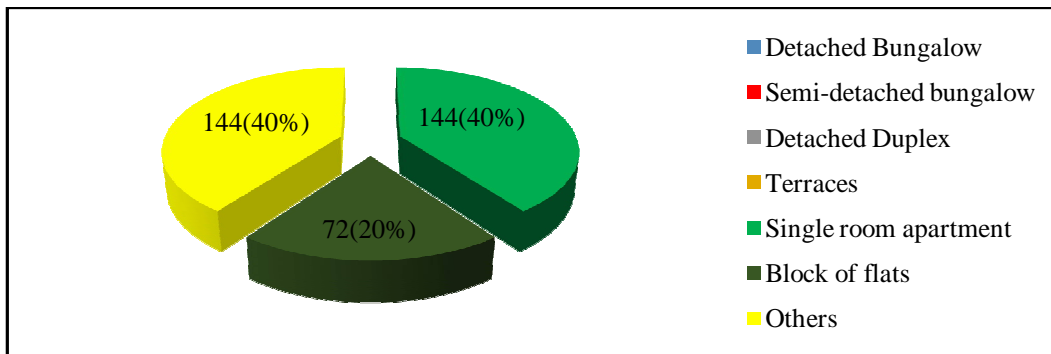


Figure 6: House Type
Source: Author's fieldwork, 2015

According to figure 6, 'others' refers to those living in room and parlour apartment as well as those who live in room and parlour that are self-contained. The implication of this is very high density in the study area. Also a reason majority of the respondents are of the opinion that privacy in the area is a mere fantasy.

5.6. Satisfaction with Physical Elements of the House

A general view at the physical elements shows that the residents are not satisfied with the condition of the houses they currently live.

		Ratings and Percentages											
S/No.	Elements	1	%	2	%	3	%	4	%	5	%	Σ (Rating)	Σ (%)
1	Size of Compound	6	2	147	49	144	38	3	10	3	1	300	100
2	Car Parks	96	32	108	36	72	24	18	6	6	2	300	100
3	Electricity Connection	30	10	114	38	57	19	93	31	6	2	300	100
4	Size of Bedrooms	6	2	84	28	123	41	87	29	-	0	300	100
5	Size of Living Rooms	3	1	57	19	174	58	63	21	3	1	300	100
6	Size and Number of Toilet	33	11	177	59	36	12	54	18	-	0	300	100
7	Size of Kitchen	27	9	171	57	30	10	60	20	12	4	300	100
8	Size of Housing Plot	6	2	156	52	111	37	24	8	3	1	300	100
9	Burglar Proof Design and Construction	3	1	57	19	93	31	141	47	6	2	300	100
10	Fencing / Wall	11 4	38	87	29	12	4	78	26	9	3	300	100
11	Room Arrangement	6	2	54	18	183	61	51	17	6	2	300	100
12	Colour of Painting	36	12	54	18	123	41	75	25	12	4	300	100
13	Quality of building Materials Used	0	0	27	9	216	72	48	16	9	3	300	100

Scale: 1 - Very Unsatisfactory, 2 - Unsatisfactory, 3 - Indifferent, 4 - Satisfactory, 5 - Very Satisfactory
Source: Field Survey, 2012

Table 3: Showing Physical Elements of Respondents' House
Source: Field survey, 2015

Although the majority of the respondents feel indifferent (neither yes nor no) as shown in table 3 the next high figures are those who rate where they live in low. This ironic decision of living in places they rate low is due to a number of factors including the proximity to place of work, relatively cheap cost of rents, and difficulty in getting accommodation generally in the city. These physical elements also show that there is poor security and low level of privacy as the rating of fencing are very poor.

5.7. Satisfaction with Housing Environmental Element

		Ratings and Percentages											
S/No.	Elements	1	%	2	%	3	%	4	%	5	%	Σ (Rating)	Σ (%)
1	Brightness in the house of respondent	27	9	69	23	36	12	141	47	27	9	300	100
2	Level of Ventilation	36	12	141	47	72	24	33	11	18	6	300	100
3	Indoor Air Quality	27	9	150	50	93	31	24	8	6	2	300	100
4	Space for Landscaping	168	56	111	37	21	7	-	0	-	0	300	100
5	House Waste Collection	6	2	60	20	108	36	120	40	6	2	300	100
6	House Water Supply	6	20	18	40	6	20	60	20	-	0	300	100

Scale: 1 - Very Unsatisfactory, 2 - Unsatisfactory, 3 - Indifferent, 4 - Satisfactory, 5 - Very Satisfactory

Table 4: Showing Satisfaction with Housing Environment
Source: Field survey, 2015

Like the physical elements, there is also high level of dissatisfaction in the environmental elements. In this regard, the state of these elements is very sensitive as it may be the cause and spread of some ailments reported by the respondents. For instance, poor supply of water may cause ailment like typhoid; poor ventilation may increase the chance of blocked nose. This information is clear and visible in table 4 where a very large ratio of respondents is unsatisfied.

5.8. Satisfaction with Building Set Back

Ideally the setback that should be observed in Lagos is 3 metres all sides of the building except the front that is should be 6 metres. Set back is important to promote privacy and air circulation. Based on observation and response from the residents, there is gross inadequacy in the compliance level to building codes in the study area generally as shown in figure 4 above. The implication of this is that there is high level of vulnerability to risk of hazards in event of some disasters like fire incident which will spread easily due to the closeness of houses. This also implies a reduced level of privacy as neighbours can either see or hear whatever is happening in other people’s home.

5.9 Satisfaction with Social Cultural Relation

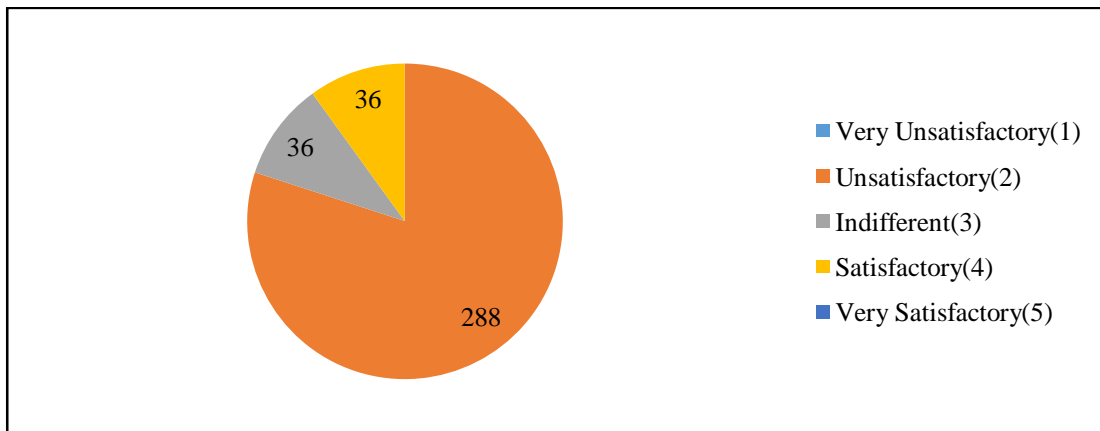


Figure 7: Building set back
Source: Field survey, 2015

S/No.	Elements	Ratings and Percentages										Σ(Rating)	Σ (%)
		1	%	2	%	3	%	4	%	5	%		
1	Level of Privacy	60	20	123	41	45	15	63	21	9	3	300	100
2	Individual Space for each Member of Household	102	34	138	46	45	15	12	4	3	1	300	100
3	Security System	21	7	171	57	72	24	27	9	9	3	300	100
4	Emergency / Escape Route	9	3	201	67	72	24	12	4	6	2	300	100
5	Aesthetical Appearance	30	10	162	54	84	28	18	6	6	2	300	100
6	Nearness to Neighbour	-	0	21	7	33	11	168	56	-	26	300	100

Scale: 1 - Very Unsatisfactory, 2 - Unsatisfactory, 3 - Indifferent, 4 - Satisfactory, 5 - Very Satisfactory

Table 5: Indicating Socio-culture Satisfaction of Residents
Source: Field survey, 2015

As earlier stressed, the level of privacy in the area is low, so also is the level of security, and space available to individuals. However, there is high level of socialization between people of different tribes as the area is inhabited by people with different tribes and culture. Table 5 generally indicates satisfaction in the area. This implies that the inhabitants of the area are contented with the behavioral pattern of the area which suites their lifestyle. This perhaps is another reason why these people still decide to maintain their residence in the area and it provides the basis for their willingness to participate in any effort to upgrade their neighbourhood.

5.10. Satisfaction with Cost on Rent

Table 6 shows that majority of the residents are satisfied with the cost of rent in the area which is probably one of the reasons why majority of the dwellers still live in the area despite the high level of dissatisfaction they have expressed early.

		Ratings and Percentages											
S/No.	Elements	1	%	2	%	3	%	4	%	5	%	$\Sigma(\text{Rating})$	$\Sigma(\%)$
1	Cost and effort of House Maintenance	15	5	96	32	12	43	57	19	3	1	300	100
2	Cost of Rent	39	13	93	31	45	15	123	41	-	0	300	100

Scale: 1 - Very Unsatisfactory, 2 - Unsatisfactory, 3 - Indifferent, 4 - Satisfactory, 5 - Very Satisfactory

Table 6: Showing Satisfaction on Cost of Rent
Source: Field survey, 2015

5.11. Satisfaction with Mobility

		Ratings and Percentages											
S/No.	Elements	1	%	2	%	3	%	4	%	5	%	$\Sigma(\text{Rating})$	$\Sigma(\%)$
1	Width of Road	33	11	135	45	96	32	30	10	6	2	300	100
2	Adequacy of Off-Street Parking	87	29	129	43	60	20	15	5	9	3	300	100
3	Adequacy of On-Street Parking	123	41	96	32	78	26	3	1	-	0	300	100
4	Availability of Tarred Roads	6	2	12	4	69	23	213	71	-	0	300	100
5	Availability of Buss Stop	6	2	54	18	153	51	84	28	3	1	300	100
6	Availability of Public Transport	-	0	3	1	9	3	255	85	33	11	300	100
7	Frequency of Public Transport	-	0	-	0	12	4	231	77	57	19	300	100
8	Duration of stay at Bus Stop	-	0	-	0	15		228	76	57	19	300	100

Scale: 1 - Very Unsatisfactory, 2 - Unsatisfactory, 3 - Indifferent, 4 - Satisfactory, 5 - Very Satisfactory

Table 7: Showing Satisfaction with Mobility
Source: Field survey, 2015

Table 7 shows that mobility within the area is satisfactory though the infrastructure like the width of road, adequacy of off-street/on-street parking are insufficient in the area. On the other hand there is efficient transport system in the area as majority of the people rated frequency of public transportation very high. This is probably another reason why majority of the inhabitants still live there for mobility purposes.

5.12. Satisfaction with Proximity Good and Services

Table 8 shows the analysis on the accessibility of the area to some basic facilities and amenities. The rating is high as shown in the table.

S/No.	Elements	Ratings and Percentages										Σ(Rating)	Σ (%)
		1	%	2	%	3	%	4	%	5	%		
1	Nearness to Neighbourhords of Different Ethnicity	-	0	-	0	30	10	168	56	102	34	300	100
2	Nearness to Neighbourhords of Different Region	-	0	-	0	15	5	204	68	81	27	300	100
3	Open space, Parks and Reserves	201	67	99	33	-	0	-	0	-	0	300	100
4	Security System of area	21	7	171	57	72	24	27	9	9	3	300	100
5	Availability and Nearness to Police station	-	0	-	0	12	4	162	54	126	42	300	100
6	Availability and Nearness to Hospital / Clinic	-	0	-	0	21	7	171	57	108	36	300	100
7	Availability and Nearness to Fire Station	129	43	159	53	12	4	-	0	-	0	300	100
8	Availability and Nearness to Recreation Facility	201	67	99	33	-	0	-	0	-	0	300	100
9	Availability and Nearness to Religious Location	-	0	-	0	-	0	72	24	228	76	300	100
10	Availability and Nearness to Children's School	-	0	-	0	-	0	219	73	81	27	300	100
11	Aesthtical Appearance	30	10	162	54	84	28	18	6	6	2	300	100

Scale: 1 - Very Unsatisfactory, 2 - Unsatisfactory, 3 - Indifferent, 4 - Satisfactory, 5 - Very Satisfactory

Table 8: Showing Level of Satisfaction on Proximity to Work Place and Commercial Areas

Source: Field survey, 2015

The study area enjoys access to major health care centres like the orthopedic hospital in the state is located in the area. Also access to places of worship, schools and police station are high. The only facilities that have little access include fire station and recreational centres. Overall, access to facilities is high in the study area as shown in the table.

5.13. Reported Cases of Ailment Types

It has been established in literature that poor housing quality can impact health (Breysse et al., 2004, Cohn et al., 2006, Chenoweth, 2007 cited in Okalanwon, 2013). This is because housing importance to health had been found to be driven by the prolonged exposure of average of 16 hours daily people have to the home environment (Baker, 2007). To this end, when the respondents were asked to report the prevalent type of ailments in the neighbourhood, the highest value reported was malaria (47.3%); followed by typhoid (28.5 %); stress (12.3%); cough (19.5%) and breathing difficulty(3.4%) . The result agrees with (Marsh 1999; Baker2004; cited in Udoh and Uyanga, 2013) findings on the common ailments that are associated with housing related conditions.

6. Findings and Discussion

Housing conditions in this study was evaluated through direct observation and by asking respondents to indicate the state of their housing based on a number of indicators. Evaluation is based on simple relatively higher descriptive analysis rating value. The result revealed that the housing conditions in Shomolu is not different from many other residential neighbourhoods in Lagos that are characterised by unsightly environments and poor physical conditions as depicted in tables 3 and 4. Table 3 in terms of environmental features depicts that respondents were dissatisfied with level of ventilation, (59%), indoor air quality (59%) space of landscaping (93%) and house water supply (60%). Similarly results in table 4 revealed that some of the physical elements of housing that contribute to healthy condition are unsatisfactory to the respondents. These include size of compound (51%) that influence space adequacy, car parks (68%) resulting in on street parking, toilet facilities (70%); wall condition(67%) and kitchen facilities (66%). Table 5 revealed respondents satisfaction with level of social relations with neighbours (82%). However, they are dissatisfied with aesthetic value of the neighbourhood (64%). Table 6 revealed complete satisfaction with cost of house rent (56%) and cost of house maintenance (62%). Table 7 revealed the respondents assessment of factor of mobility within the neighbourhood. The people are satisfied with availability of tarred road (71%), availability of public transport (96%), frequency of public transport (77%) and duration at the bus stop (76%). They are dissatisfied with adequacy of on street (73%) and off street parking (72%). Table 8 indicated that respondents were satisfied with the locational efficiency of their house in the city; they claimed satisfaction with proximity to goods and services. They claimed dissatisfaction with proximity to open spaces (67%), fire station (86%) and recreational facilities (100%).

7. Recommendation and Conclusion

The study revealed that housing conditions play a significant role in the well-being and residential satisfaction of occupants. Among the notable findings of the study is the fact that a relationship exists between housing condition and the health of the residents. The

study has indicated that the residential area is showing signs of deterioration and infrastructure decay which has resulted in undue pressure on the available facilities. Thus to further avert decay, there is need for urban revitalisation process which is community participation driven that will focus on slum eradication, removal of blight and spread prevented. Since citizen on their own together with public institutions cannot save them, government must step in and help the citizens based on the fact that a significant relationship exists between housing, neighbourhood and health and reified by the existence of a vibrant community development association in the study area. The revitalisation process should be complemented with the enforcement of building codes using the eminent power of development control. Indication from the study carried out suggests that individuals do place a value on neighbourhood quality. Thus, property owners should be granted soft loan for the maintenance of their property. Such loans should be monitored properly to prevent abuse and misuse and the property should be used as collateral for the loan associated with foreclosure power in case of default in the loan repayment. In addition, for the right to adequate housing to become a sustainable reality for the low-income group in Lagos in particular and Nigeria in general a lot needs to be put in place. This has policy implications for urban revitalisation and low income housing provision. Government should formulate and enforce implementation of policy on urban revitalisation process at the local level. The process is a deliberate effort to change urban environment through large scale adjustment of existing city areas to present and future requirements for urban living and working. In a way, it is a form of urban renewal which serves the same purpose of providing safe and sanitary housing towards improving the quality of life of the people. The sustainable attainment of this strategy begets the integration of the traditional attributes of communal living into modern efforts at programme implementation.

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