CHAPTER ONE

1.0 INTRODUCTION

1.1 BACKGROUND OF THE STUDY

The most visible and obvious consequences of urbanisation in developing countries, such as Nigeria, is often rapid deterioration of urban housing and living conditions (Lewin, 2002). This is traceable to the fact that urbanisation leads to explosive population growth, which is occasioned by a phenomenal leap in the quantitative housing needs of the populace (Diogu, 2002). The housing needs are not matched by effective demand since the large majority of the populace does not have the wherewithal for adequate housing. In Nigeria, the rate of provision of new housing stock has lagged severely behind the rate of population growth resulting in staggering housing deficit (Adejumo, 2008) requiring an annual production of more than 70,000 housing units to cope with the population trend (Okedele, Adebayo, Iweka and Uduma-Olugu, 2009). The rapid increase in the population of urban centres has resulted in an increase in the cost of living because of higher demand on urban commodities. There is a dearth and high cost of urban land, and high cost of housing, which is often in short supply and out of the economic reach of the majority of the urban households (Oladapo and Olotuah, 2007). The urban centres are populated by a large mass of people on low wage and who face irregular employment. This segment of the urban population is indeed poor, and is constrained to limited, insufficient,
crowded, cold and dirty shelter and a generally degraded environment (Galbraith, 2008; Mabogunje, 2000). These are the urban poor who are subjected to a life characterized by precarious conditions of nutrition and health, little or poor material possessions (Sada, 2005; Mabogunje, 2005).

Filani (2007) has succinctly shown that most urban centres in Nigeria are characterized by high densities of buildings, the crowding of large numbers of people into those buildings, lack of space for open air living between houses, poor health, substandard housing, and acute environmental and sanitary problems. The shortage of affordable and decent accommodation for the urban poor is thus a major housing problem in Nigeria. Studies have shown the deplorable conditions of urban housing in Nigeria (Olotuah, 2007). The studies affirm that 75% of the dwelling units in urban centres in Nigeria are substandard and the dwellings are often unsafe and insecure and do not provide adequate shelter from the elements of weather.

Sustainable urbanization seeks to pursue development in harmony with the protection of environmental quality. Providing an effective housing policy framework constitutes one of the major instruments required for Sustainable urbanization. In recent decades, it has been observed that the phenomenal rise in population, spontaneous increases in size of cities have led to acute shortage of habitable dwelling units in Nigeria. This scenario has resulted to diverse urban problems like overcrowding, deplorable environment, poor living conditions, inadequate and poor infrastructure,
homelessness, increased rate of poverty and social vices among several others. The need to stimulate progressive urbanization through adequate housing delivery thus constitutes a critical challenge to development. Thus, this paper examines the need for urban renewal as a tool for housing redevelopment in Nigeria.

1.2 STATEMENT OF THE PROBLEM

It has been established that urban growth in any particular society, especially in the developing world is not just due to the natural increase in population but also due to the immigration from the rural environment to the urban centers. Due to unequal distribution of facilities, job opportunities and glowing glamour cities there is constant influx of people from rural areas to the urban centers. However, due to the present economic problems the rate at which properties and the necessary infrastructural facilities are being left unmaintained are on a steady increase, rent passing on majority of property especially the residential stock are not true representation of their networth and capital value. Also, the necessary infrastructural facilities such as road, electricity, water, sewage system and drainages are left unmaintained and they will get diminished in quality in no time.

1.3 JUSTIFICATION OF THE STUDY.

The physical ugly look of Mokola area in Ibadan North Local government prompted this research work. The area has been growing for
long in all direction. Residential property are being built with inadequate infrastructural and street service, and even the condition of people living in the area is nothing to write home about.

Despite the fact that the ugly physical development of the core area in Ibadan city. In recent past the State Government in collaboration with World Bank rehabilitated major roads within the case study area instead of carrying out total renewal of the whole area.

Therefore, this study will focus on how urban renewal could be implemented in such a way that it will be effective in all the nooks and crane of Mokola in Ibadan North LGA. This is also determined to review methods and procedures at which urban renewal can be carried out that make it more effective especially total renewal.

It is hoped that this study will make a contribution to scholarly interest in the subject and will stimulate further research on the topic.

1.4 AIM AND OBJECTIVES

The aim of this study is to investigate on how urban renewal serves as a tool for housing redevelopment in Nigeria. Specific objectives are to:

- To identify various tools of urban renewal necessary for the redevelopment of decaying cities.
- To examine urban renewal programme in decaying neighbourhood of a city.
- To identify the problems associated with carrying out a comprehensive urban renewal in decaying neighbourhood of a city.
- To make probable recommendations to solve the identified problems.
1.5 **SCOPE OF THE STUDY**

The scope of this study is limited to the urban renewal as a tool for housing redevelopment in Oyo state with reference to Mokola area in Ibadan North Local government.

The peculiar features of Mokola area with respect to its buildings or structures that have reached obsolescence favored its choice as the case study area. This is with the fact that the area has residential, commercial and recreational activities. The study area covers the socio cultural, economic, physical and environmental problems.

1.6 **LIMITATION OF THE STUDY**

1.7 **STUDY AREA**

This area consists of residential and commercial development that has been in existence for a very long time in which most of buildings are ancient. The case study has a high density population which has affected the sewage, drainage and refuse disposal systems due to congestion of people in the area. Mokola layout is said to have covered a total of about 0.74km\(^2\) source (data base of Ibadan North Local Government Areas). It is located on hill within Mokola area that is one of the highest hills in Ibadan metropolis. In accordance with 2006 census the population of male in this area was given
to be 15,964 while female population 16,012 and the total population of the area was given to be 31,976.

The indigenous settlers of the case study area are mostly Yorubas. Specifically the Egbas, Ijebus, Ondos and Ekitis. The metropolitan nature of Ibadan makes it a haven for all and sundry. All other tribes in Nigeria are found in this area examples are: Igbos, Deltas, Edos and Benues etc.

1.9 DEFINITION OF TERMS

**Urban Renewal:** Urban renewal is defined as a system of preventing the premature obsolescence of urban neighbourhood and facilities for the reformation of the declining area as well as the re-circulation of worn-out areas.

**Slum:** Slum can be defined as area with an advance condition or stage of blight where dwellings predominant which by reason of dilapidation, overcrowding, facility arrangement of design, lack of ventilation or any combination of these factors are determinant to safety, healthy or morals.

**Urbanisation:** This is a process of concentration of population in large number in large population controls. It is the process of agglomeration of population in urban centers since urban areas are made up of buildings.

**Obsolescence:** This is the stage when Old buildings and layout have little value as they stand. In other words it is the decrease in value of real estate property as result of old age.

**Redevelopment:** This is the process whereby an existing properties being converted into a more suitable form just to increase its values.
CHAPTER TWO

2.0 LITERATURE REVIEW

2.1 THE CONCEPT OF URBAN RENEWAL

According to Balchin and Chieve (2007) Urban renewal is to ‘regenerate, make new again, restore, and recover’. Renewal focuses on the restoration of vigour, strength and activity within a Community and encompasses the dual potential of redevelopment. It has a scope for the demolishing of and the rebuilding of communities and/or the physical environment. Harvey (2000) defines urban renewal as ‘the physical change, or change in the use or intensity of use of land and buildings, that is the inevitable outcome of the action of economic and social forces upon urban areas’.

Urban renewal is a comprehensive scheme aimed to redress a complex of problems. Including, unsanitary, society and disease; housing; inadequate transportation, sanitation, and other services and facilities; haphazard land use; traffic congestion; and the sociological correlates of urban decay, such as crime (Igbokwe, 2006). Early efforts usually focused on housing reform and sanitary and public-health measures, followed by growing emphasis on slum clearance and the relocation of population and industry from congested areas to less-crowded cities, as in the garden-city and new-towns movements in Great Britain. Late 20th-century criticisms of urban sprawl prompted new interest in the efficiencies of urban centralization (Onibokun, 2005).

Mabogunje (2005) stated that urban renewal is happening in countries across the World including the UK, USA, New Zealand, Belgium and Australia. There are a number of commonalities between urban renewal
programs in the USA, UK and Australia. According to Okupe (2002), recent urban renewal programmes in the UK are primarily (but not solely) intended to arrest the decline of inner city neighbourhoods in areas with a high density of people from low socioeconomic backgrounds and high unemployment rate, it is also the inevitable outcome of ‘political’ forces, as governments play an instrumental role in defining areas for development as well as funding and setting policy targets for renewal areas.

Olotuah and Bobadoye (2009) however, explains that each country approaches urban renewal according to its means and its political and administrative systems. One of the chief activities of urban renewal is redevelopment, which is achieved through the clearance and rebuilding of structures that are deteriorated or obsolete or are laid out in an unsatisfactory way. Other aspects of urban renewal imply the reuse of the land for new purposes, rehabilitation of structurally sound buildings that have deteriorated or lost their original functions, and conservation—a protective process designed to maintain the function and quality of an area, for instance, by requiring or assisting adequate maintenance while preventing inappropriate development or uncharacteristic changes in the use of land and building. The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old deteriorated buildings and bad streets and utilities or the areas can lack streets and utilities altogether. It involves the demolition of and destruction of business premises priceless historical structures and relocation of people.
Agbaje (2013) reveals that the urban renewal programme is a two faced projects. It has both negative and positive sides. On the positive side, stated that, urban renewal may have economic benefits and improve the global economic competitiveness of the city centre. It may also improve cultural and social amenity, opportunities for safety and surveillance. Likewise, it may increase tax revenue for the government which may lead to the creation or renovation of housing stocks, educational and cultural opportunities. However, despite the huge benefits that may accrue from urban renewal development programmes, the negative side also abound to some categories of people, especially, women, the poor and the disadvantaged in the society. On the negative side, was of the opinion that the urban renewal programme is a regressive mechanism for enriching the wealthy at the expenses of others and the poor. It carries a high cost to the existing communities and in many cases resulted in the destruction of vibrant neighbourhoods. Agbaje (2013) has also argued against urban development programme that though the urban renewal process through renovated of a neighbourhood generally increases its value, it rarely improves the living standard of its current, low income residents who are usually forced to move out. In addition, globally, during any development programmes, women’s interests are not usually taken into considerations

Aina (2009) argues that the urban renewal programme involves eviction mechanism and trends that must be analysed with reference to the global context and the persistent imbalance between demand and the supply of land for housing, the scarcity of prime urban land for development, Increases in the market value of urban land and increasing commodification of
informal land markets. Eviction usually takes place where there are dual or conflicting property rights on the land. Evictions of each country have its own specific characteristics. In Kenya for instance, in their studies found out that public authorities recover land that had been allocated to occupants under a temporary “Permit to occupy” regime in order to carry out a development project. Occupants of this land were exposed to forced evictions without compensation. Likewise in Zimbabwe, report that the largest scale and possibly the most violent eviction of street traders in the continent was carried in the year 2000. The UN Habitat mission to Zimbabwe estimated that about 700,000 people who were displaced across the country. These evicted people lost their homes and their source of livelihoods or both. Urban renewal usually tends human more to poverty than reducing it. Poverty reduction in developing countries is possible only by addressing the disproportionate burden of poverty and increases human access to strategic resources.

2.2 FACTORS THAT NECESSITATE URBAN RENEWAL

2.2.1 Slums

A rapid increase in urban population may result in the problem of straining or breaking down of sanitary facilities and other infrastructure in cities and towns. The local bodies are faced with the responsibility of providing amenities with limited or often scant resource. The net result of this incongruity between the resources and responsibility not only lead to formation of new slums but also gives new dimensions to the problem of slums (Balchin and Chieve, 2007).