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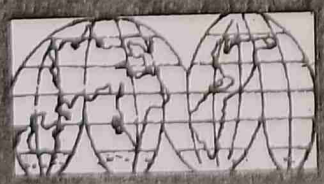

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IMPACT OF RENEWAL STRATEGIES IN IBADAN METROPOLIS, NIGERIA

By

Malik, N.A.* and Azeez, A.D.

Department of Geography and Environmental Management, University of Ilorin, Ilorin.
*Corresponding Author's Email: today_2009@yahoo.com

ABSTRACT

Urban renewals in most urban centres in Nigeria focused on the provision of infrastructural facilities to improve the living standards of the people. The aim of this study is to examine the impact of renewal strategies in Ibadan metropolis. Data sources used in the study were both primary and secondary. Five (5) LGAs representing 45.45% were purposively selected because of the high concentration of renewal programmes in these LGAs. The 2006 Population and Housing Census (Priority Tables for LGA) was used to determine the number of households in the selected LGAs. A total of 0.75% of household heads was selected in each of the five LGAs giving a total of 250. The distribution of questionnaire started by pure random selection of the first house (respondent) to determine the starting point from which the administration proceeded systematically at an interval of three (3) houses. The GPS locations of infrastructural facilities collected was processed using Arc-GIS tool to depict the pattern of the renewal programmes in the study area. The result of the analysis showed that 47.2%, 36.4% and 9.6% of the respondents claimed that the renewal programmes had positive impact, both (negative and positive) and negative impacts on them respectively. Furthermore, 51.9%, 50.2%, 46.4% and 47.2% of the respondents claimed that there were improved access to safe water, improved accessibility (due to road construction), and improved environmental cleanliness as well as access to recreational facilities respectively. The study therefore recommends that these programmes should be sustained and incorporated as policy documents of state government in the study area and beyond. This will help in improving the living conditions of the people.

Keywords: Renewal, Programmes, Impact, Residents, Nigeria

INTRODUCTION

Urban renewal is a comprehensive community redevelopment programme through which a particular city seeks to re-fashion and rebuild the physical structures of a particular segment of the city in order to enable it cope more successfully with the problems confronting it (Agbola, 1987). Weaver (1970) defined urban renewal as an aggregate of public and private activities which retard or terminate urban obsolescence, prevent decay, clear areas which are bad and upgrade buildings, facilities and environment that still have some useful life. Wood (1967) summarized it as a system of preventing the premature obsolescence of urban neighbourhood, facilities for the restoration of declining areas and the recreation of worn-out areas.

Olawepo (2010) viewed urban renewal as a process of upgrading the status and structure of a particular section of a settlement, with a view of making them 'a new' through modernization. The major sections of a renewal programme include- city expansion and redevelopment, comprehensive road development and redesigning, beautification and settlement layout, upgrading of facilities, construction of drainage system within an urban center as well as enforcing slum upgrading and city development. Randolph and Wood (2004) identified the difference between two main forms of intervention. These are: urban renewal and community renewal. To them, community renewal is aimed at targeted programmes such as crime prevention, employment, youth and family support programmes. Urban renewal on the other hand involves physical renewal or redevelopment, which focused on improvements in housing design, infrastructure upgrading and improvement to public domain as exemplified by the programmes carried out in the study area of this research work.

Urban renewal has become a major strategy employed by professionals of built environment in developing countries. This concern emerged from the rapid population growth and urban sprawl experienced in most developing countries including Nigeria, India, Philippines, China, Brazil, Hong Kong and Bangladesh. Therefore, it is regareded as a basic tool for solving the problems of urban sprawl, squatter settlements and slums (Aluko and Amidu, 2010). This supports the findings of Adedayo and Malik (2014) that revealed that improved method of refuse disposal, provision of pipe borne water, construction of roads and drainages among others had direct and positive impacts on the slum residents. According to United Nations (2003), by the year 2030 the world's population will increase by some 2 billion, with about 1.9 billion people absorbed in major cities of developing countries in Africa, Asia and Latin America. Nigeria with a population of about 100million (Census, 2006) is currently overwhelmed by rapid urbanization, poor infrastructure and increasing number of urban slums across the country. The urban infrastructural decay such as poor road network, lack of portable water, bad drainage and canals, poor housing, poor waste management system among others have increased the environmental threat within urban populace (Gbadegesin *et al*, 2010). Presently, Nigeria is witnessing unprecedented growth of cities. This is obvious from the estimated rate of urbanization, currently put at 3.6% per annum with higher figure of over 6% recorded in cities such as Lagos, Ibadan, Kaduna, Warri, Portharcourt among others (Falade, 1998). The aim of the paper is to examine the impact of renewal strategies in Ibadan metropolis. The specific objectives set out to achieve the aim of this study are to identify the spatial distribution of renewal programmes in the study area and assess the impact of renewal programmes on the residents.

STUDY AREA

Ibadan is located on Latitudes 7°23' and 7°55' North of the equator and Longitudes 3°53' to 4°36' East of Greenwich Meridian. It is located near the forest grassland. It is bounded in the west by Abeokuta, in the east by Ile-Ife and in the north by Ilorin. The city currently covers an area of 500sq.km. Ibadan is the home of the Yoruba tribe who occupy the indigenous core area. Other tribes include the Hausas, Igbos, Ijaws etc, occupying the new residential area. The city grew as a result of the expansion of trade, transport and communication between the city and the rest of Nigeria.

Ibadan city is the largest indigenous city in sub-Saharan Africa. Ibadan consists of eleven (11) Local Government Areas (LGAs), five (5) within the metropolis and six (6) at the periphery of the metropolis (Fig.1). The 2006 census puts the population of Ibadan metropolis at 2,550,593 with the density of about 586 persons per km^2.

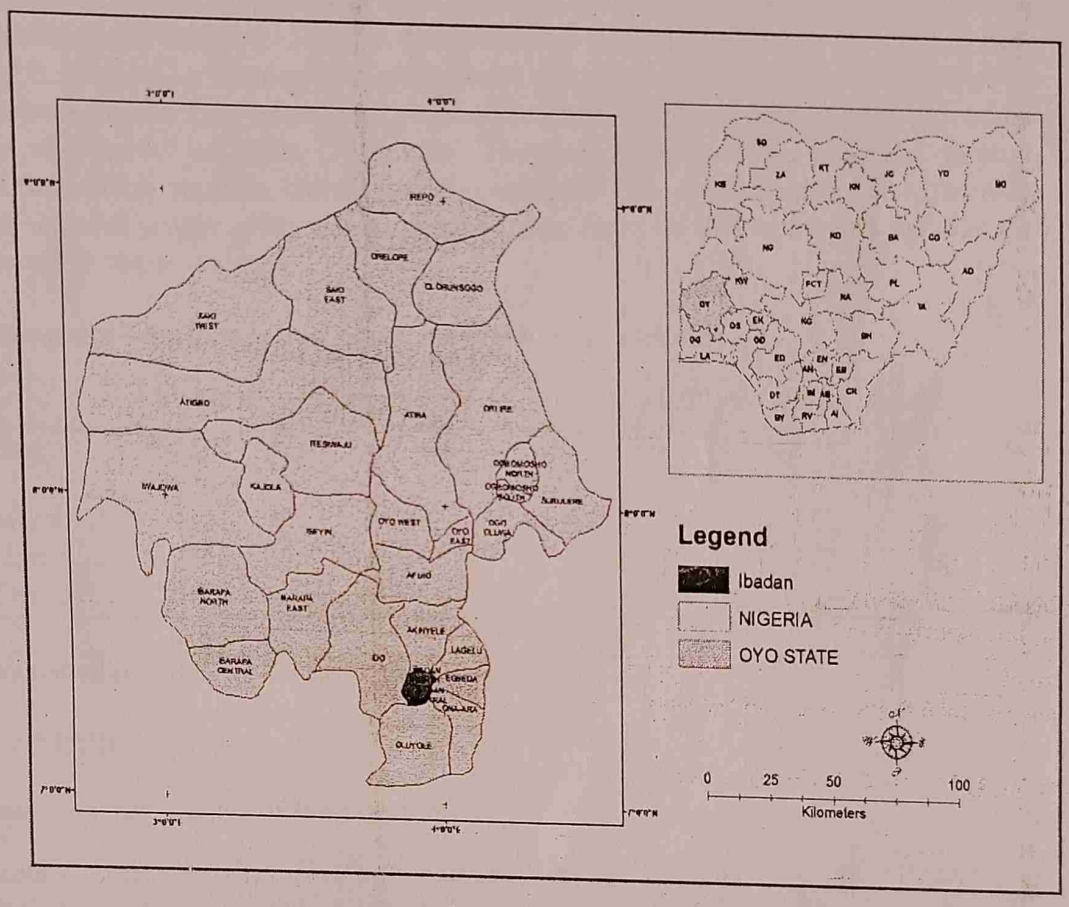

Fig. 1: Oyo State showing Ibadan Metropolitan Area
Source: Adapted from Ministry of Lands, Oyo State.

MATERIALS AND METHODS

Data used for this study were collected from both primary and secondary sources. The primary data involved a survey undertaken in the study area in order to identify the spatial distribution of renewal programmes through the use of Global positioning Satellite (GPS) to take the coordinates. The impact of renewal strategies on the residents were source through close-ended questions administered to respondents. The questions border on socio-economic characteristics of respondents, respondents access to renewal programmes and respondents assessment of the impact of renewal programmes.

This study adopted a multi-stage sampling technique. The first step involved a list of the eleven LGAs that make up Ibadan metropolis. These are: Akinyele, Egbeda, Ido, Lagelu, Ona-Ara, Oluyole, Ibadan North, Ibadan North East, Ibadan North West, Ibadan South East and Ibadan South West. Five (5) LGAs representing 45.45% were purposively selected because of the high

concentration of renewal programmes in these LGAs. This became necessary in order to derive firsthand assessment of impact of renewal programmes by respondents as it affects their livelihoods. The selected LGAs include: Ibadan North, Ibadan North East, Ibadan North West, Ibadan South East and Ibadan South West.

The 2006 Population and Housing Census (Priority Tables for LGA) was used to determine the number of households in the selected LGAs. A total of 0.75% of households was selected in each of the five LGAs (see table 1). Copies of questionnaire administered to respondents started by pure random selection of the first house and respondent from which administration proceeded systematically at an interval of three (3) houses. The data collected was analyzed through descriptive statistics which include tables and percentages. The coordinates of the facilities provided through renewal programmes was processed using Arc-GIS tool to depict the pattern of renewal programmes in the study area.

Table 1: Questionnaire administration based on selected households

LGAs	Total no of Households (Building)	0.075% of Households
Ibadan North-East	81661	61
Ibadan North	76740	57
Ibadan North-West	39336	29
Ibadan South-East	69235	52
Ibadan South-West	73052	54
Total	**340,024**	**253**

Source: 2006 Population and Housing Census (Priority Tables, LGA)

RESULTS AND DISCUSSION

Socio-economic Characteristics of Respondents

The socio-economic characteristics of respondents revealed that 32.4% of the respondents earned a monthly income of above N40000 while 8.8% earned between N25, 001- N40, 000. The educational level respondents show that 64.8% had tertiary education. In addition, 29.6%, 20.0%, 7.2% of the respondents were civil servants, traders and artisan respectively. Also, 34.4% of the respondents engaged in other occupation including farming and general contractors among others (see Table 2).

Pattern of Renewal Strategies in the Study Area

The renewal strategies of Oyo State Government on the provision and upgrading of infrastructures include: provision of improved water through borehole, construction of new roads and rehabilitation of old ones, landscaping for beautification as well as construction of new schools and rehabilitation of old ones. In Ibadan Northwest Local Government Area (LGA), where Sango and Mokola were sampled, infrastructures like boreholes, landscaping, schools and roads were provided. Ibadan Southwest LGA comprising of Dugbe and Jericho roads, landscaping and boreholes were also provided for the residents (Fig. 2). In addition, Ibadan North LGA (Secretariat and Bodija), Ibadan South-east LGA (Challenge and Molete) and Ibadan North-east LGA (Iwo road, Oje and Agugu) various renewal programmes including landscaping, boreholes and schools were provided.

Table 2: Socio-economic Characteristics of Respondents

Characteristics	Frequency	Percentage
Education		
No formal education	16	6.4
Primary	12	4.8
Secondary	47	18.8
Tertiary education	162	64.8
Quranic education	13	5.2
Total	**250**	**100**
Occupation		
Civil servant	75	30.0
Traders	50	20.0
Artisan	18	7.2
Unemployed	21	8.4
Others	86	34.4
Total	**250**	**100**
Monthly Income		
Less than N5000	45	18.0
N5000-N15000	62	24.8
N15001-N25,000	40	16.0
N25001-N40000	22	8.8
Above N40000	81	32.4
Total	**250**	**100**

Source: Field Survey, 2014

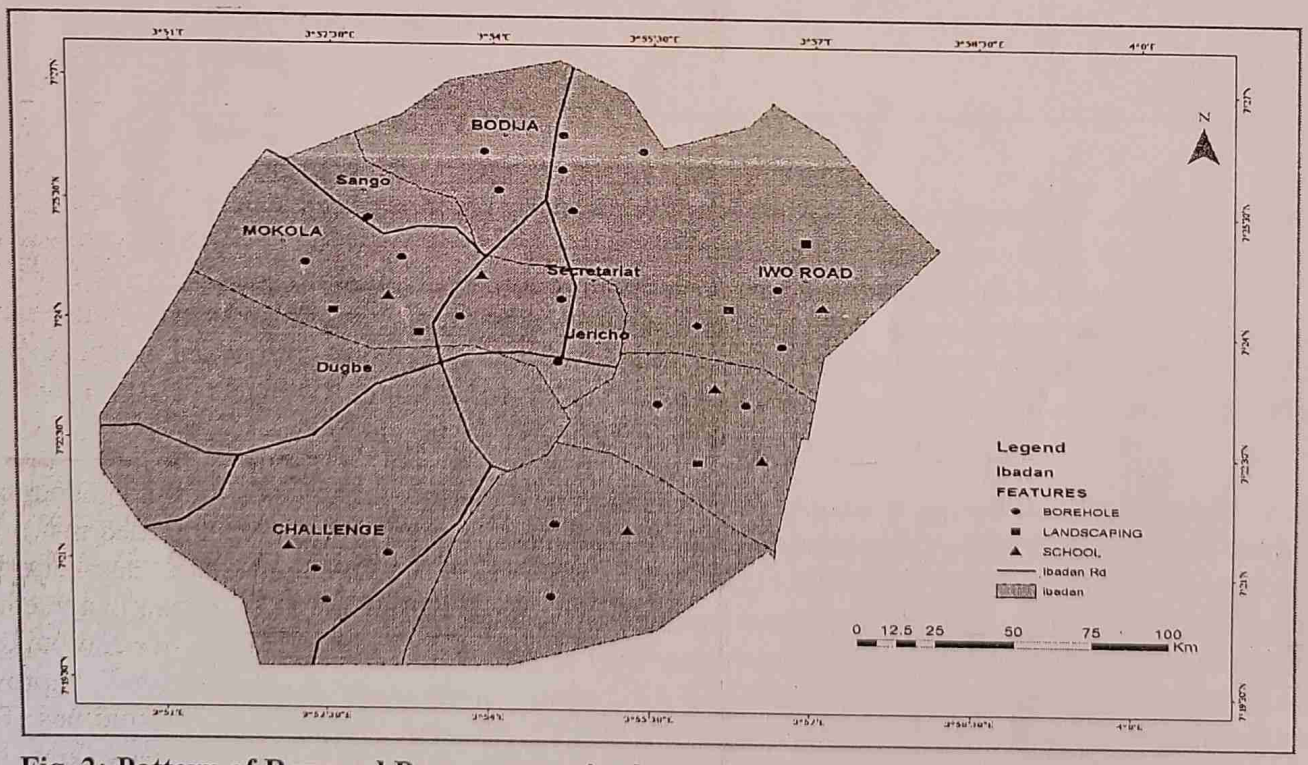

Fig. 2: Pattern of Renewal Programmes in the study area
Source: Field Survey, 2014

Impact of Renewal Programmes on the Respondent

The success of any renewal programme is greatly determined by access of people to the facilities provided. This is in line with Rogers and Slowinski (2004) assertion that the specification of goals for the social outcomes (impacts) of redevelopment is an essential step to ensuring that the evaluation becomes a standard point of redevelopment projects. This is necessary to derive residence perception of the redevelopment overtime. In all, 208 (83.2%) of the respondents claimed that they had access to social infrastructure provided such as improved water source through borehole and improved accessibility through construction of roads among others. However, 42 (16.8%) of the respondents claimed that they had no access to these infrastructures. The assessment of respondents on the impact of renewal programmes as revealed in Table 3 showed that 118 (47.2%) of the respondents agreed that the renewal strategies (road construction, landscaping, provision of borehole) in their neighbourhood had positive impacts while 24 (9.6%) of them responded that the renewal strategies had negative impact on them. In addition, 91 (36.4%) were of the view that the impacts were both positive and negative on them.

Table 3: Respondents Access and Assessment of Renewal Impacts

Assessment by Respondents	Frequency	Percentage
Access to Infrastructure		
Yes	208	83.2
No	42	16.8
Impact of Renewal Programmes		
Positive	118	47.2
Negative	24	9.6
Both (Positive and Negative)	91	36.4
No response	17	6.8

Source: Field Survey, 2014

The assessment of respondents on the impact of renewal programmes as revealed in Table 3 showed that 118 (47.2%) of the respondents agreed that the renewal strategies (road construction, landscaping, provision of borehole) in their neighbourhood had positive impacts while 24 (9.6%) of them responded that the renewal strategies had negative impact on them. This is expected in renewal programmes as suggested by Onokerhoraye (1988) study that the worst part of the slums could be cleared to provide space for roads, schools among others. In addition, 91(36.4%) were of the view that the impacts were both positive and negative on them.

Table 4 reveals that 121 (51.9%) of the respondents agreed that the borehole in their neighbourhood had improved access to safe water for domestic uses, while 89 (38.2%) of them admitted that it has reduced water related diseases. Also, 23 (9.9%) of the respondents claimed that it has helped in saving costs in terms of purchase from water vendors. Again, 34 (14.6%) of them were in agreement that the road constructed in their neighbourhood had destroyed their business activities and building (through demolition) while 117 (50.2%) of the respondents admitted that it has improved accessibility. Also, 64 (27.5%) of the respondents claimed that it has reduced traffic hold-ups. This agreed with Malik (2013) findings that the evaluation of renewal programmes in Lagos slums had improved residents accessibility (through road construction), environmental cleanliness (through

provision of better refuse disposal methods) and electricity supply by 17.3%, 41.9% and 21.8% respectively. Hence, Onokerhoraye (1988) suggested that renewal programmes through provision of basic amenities is a better option than total clearance of urban slums.

Table 4: Impact of Renewal Programmes on the Respondents

Impact of Renewal Programme	Frequency	Percentage
1. **Borehole**		
improved access to safe water	121	51.9%
reduction in water related diseases	89	38.2%
safe cost in terms of purchase from vendor	23	9.9%
Total	**233**	**100**
2. **Road construction**		
improved accessibility	117	50.2%
reduction in traffic	64	27.5%
market opportunity	18	6.75%
destruction of business activities/building	34	14.6%
Total	**233**	**100**
3. **Waste management trucks**		
improve environmental cleanliness	116	46.4%
create employment opportunities	50	21.5%
reduced environmental pollution	27	11.5%
reduced health hazards related to dumpsites	40	16.0%
Total	**233**	**100**
4. **Landscaping**		
promotes recreation	110	47.2%
promotes beautification	123	52.8%
Total	**233**	**100**

Source: Field survey, 2014

Furthermore, the study shows that 50 (21.46%) of the respondents agreed that the provision of waste management trucks (through the relevant ministry) had provided job opportunities while 116 (46.4%) of the respondents were of the view that it has improved the level of environmental cleanliness. However, 27 (11.58%) of them have noted that the programme has reduced environmental pollution, generated through indiscriminate dumping of refuse in open spaces, with 40 (16%) of the respondents claiming that health hazard from waste had been greatly reduced. This reaffirms Uzun (2002) assertion that the structures and processes as well as the impacts of renewal programmes (evaluation of programmes by residents) on the social and spatial structure of neighbourhoods varies significantly. Apart from that, 110 (47.21%) of the respondents claimed that landscaping in their neighbourhood has promoted recreation, while 123 (52.79%) of the respondents admitted that it has beautify the area.

CONCLUSION

This study has revealed the impact renewal programmes, including road construction, provision of borehole, provision of waste management trucks among others have on the residents of Ibadan metropolis. The results have shown that these impacts varied among the respondents with responses indicating positive, negative as well as both (negative and positive). However, majority of the respondents had benefited positively from the provision of these infrastructures. Therefore, this study recommends that the policy of the government towards provision of programmes to improve the livelihood of the people should be sustained, encouraged and incorporated as policy documents of the state government in the study area and other parts of the state.

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