Challenges of Students' Off-campus Housing in Nigerian Universities: The University of Ilorin Experience

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Abstract

Housing, as one of the basic necessities of life, has been widely acknowledged to be grossly inadequate both in quality and quantity. This is unarguably largely due to the population explosion experienced the world over. The phenomenon has particularly drawn much attention of research focus on students' housing across Nigerian tertiary institutions, owning to the upsurge of admission seekers into these higher institutions of learning. Due to the inability of management of institutions to provide enough on-campus accommodation for students, a larger proportion of them are made to seek solace in off-campus housing for their accommodation need. This study is, therefore, an attempt on the challenges of off-campus housing in Nigerian Universities with reference to the University of Ilorin. Data for the study were collected at 3 different areas of student residency not far from the University gate. The purposive sampling method was used to select students' hostel and random sampling method was thereafter used to administer questionnaires on them. In all, 300 questionnaires were administered in ratio 3:2:1 in (closest: closer: close respectively) in term of proximity to the school gate. Data were analysed using descriptive and inferential statistics, while descriptive statistics such as frequency, percentage, pie chart and chi square were used to present result. One Way Analysis of Variance (ANOVA) was used to establish the variation among the condition of housing in the three selected areas. Results showed that students were faced with a number of challenges such as epileptic power supply, high cost of rent, delay in getting to and fro school and insecurity among others. ANOVA results indicate significant variation in conditions of houses in the residential areas with p values of 0.000, 0.000, 0.034, 0.023, 0.000 and 0.000 for condition of roof, availability of kitchen, laundry and bathroom and condition of floor and wall respectively. It, conversely, shows that room size does not vary significantly at p = 0.079 at 0.005 confidence level. The study concludes by recommending Public Private Partnership strategy by the University in providing more on-campus housing, procurement of more mass transit means of transport and partnership with landlords in students' residential areas on the provision of security among other solutions to engender environmental sustainability.

Keywords: Challenges, Housing, Insecurity, Off-campus, Sustainability

Introduction

The importance of housing covers the entire aspects of human life. Primarily, it involves physical protection from hazards which ordinarily may be regarded as shelter but also provide the setting from many of the basic biological and social processes necessary to sustain life, and thus, permits the healthy growth and development of the mind (Aluko, 2011). According to Aluko (2009) Housing as a unit of the environment of man has a profound influence on the health, social behaviour, satisfaction and general welfare of the community. It reflects the cultural, social and economic values of a society as it is the best physical and historical evidence of civilization in a country.

However, housing problem is one of the major issues normally discussed in world fora today. This is due to the dire shortage of accommodation as the demand for it far surpasses the number available for human living. This deficit in housing requirements is a product of many factors amongst which include: increase population; rural urban migration; industrialization; emergence of commercial and mega cities; climatic change; natural disasters such as earthquakes, war, famine, drought and others. This housing deficiency is not restricted to urban centres across the world alone. It now extends to other various institutions where residential needs of staff, students and personnel have to be taken care of. This include institutions of learning, military and para military institutions and industrial sites among others. On the part of institutions of higher learning such as Universities, Polytechnics and Colleges of education, gross inadequacy of housing accommodations has been a recurring issue of concern to management and government at all levels. This is due to increasing number of admission seekers on yearly basis. According to figures from the National Universities Commission (NUC), the provision of students' housing is less than 30% of demand (NUC, 2000). The available accommodations on campuses are short in supply while the few stocks are over stretched leading to many students seeking for their accommodation need off campus. However, due to other problems such as cost of transportation and time taken to journey to campus associated with distance, majority of students give preference to housing accommodations that are closer to the school environment. This, in turn, has generated some quantum of challenges which, without doubt, can adversely affect students' optimum performance.

This study, therefore, aims to examine the challenges of students' off-campus housing with a view to recommending policy guidelines for environmental sustainability and the achievement of sustainable development goals.

Literature Review

Generally speaking, housing is a problem in most countries of the world. The problem, according to World Bank (1999) arises from the rapid increase in populations in many countries particularly in the developing ones, coupled with availability of resources, rising cost of building and competition with existing and emerging needs in areas such as health, education, the environment, the economy and security among others. Handler (2001) also observes that every society is faced with the problem of producing human habitation in sufficient quantity, and obtaining the kind of quality desired, at prices that individuals and families can afford.

In relation to urban and rural housing issue, studies have shown that housing problem in urban centres is that of both quality and quantity while that of rural areas is predominantly the problem of quality. In any case, population, policy direction of government and cost of building, related requirements such as land, approval procedures and building materials, among others, have been identified as major problems militating against adequate provision of housing in urban centres across the world.

▪ Housing Concept

Housing, literally, is defined as buildings or other shelters in which people live, a place to live, a dwelling etc which to Nations, is a critical component in social and economic fabric. Housing represents one of the most basic human needs. As a unit of the environment, it has a profound influence on the health, efficiency, social behaviour, satisfaction and general welfare of the community (Onibokun 1998). To most groups, housing means shelter but to others it means more as it serves as one of the best indicators of a person's standard of living and his or her place in the society (Nubi, 2008). A house provides physical framework in which human social, economic and cultural resources are realized, enriched and integrated. In both African and modern setting, housing is in fact one of the greatly cherished properties. It is seen as a protection to the family values, taking care of the aged through extended family system and protecting the ancestral values among others. Also, housing is considered as an area of production or economic resources capable of generating resources to keep its maintenance as well as growth (Egunjobi, 2006; Agbola, 2005; Chamberlain, 2005)

Appraising the concept of housing, it is agreed that man's basic need in life is physiological, which includes food, clothing and shelter. Apart from food and clothing, shelter is the next thing to which everybody desires. Recognizing this fact, Maslow's (1943) popular theory of human motivation considered shelter or housing as one of the basic or physiological human needs, in addition to the need for clothing and food. He observes that housing need is very important because every human being would desire to satisfy this need before considering other higher order needs such as safety needs, the love or affection needs, the esteem needs, and self-actualization needs.

However, the United Nations (2003) has a different opinion on the concept of housing as a mere shelter. Rather, it posits that housing goes far beyond having a roof over ones head to include a number of ancillary services and utilities which links individual and his family to the community and the community to the region in which it grows and progresses. In other words, for structures to be termed housing, there must be available facilities that can bring comfort to the individuals living in them as well as the community in which they are located. Going by this assertion, majority of what we proudly referred to as housing are mere shelter for protection against harsh weather and insecurity. Houses without good facilities such as toilets, bathrooms, kitchens and good wall condition are nothing but shelter.

▪ Students' Housing

Accommodation of students in hostels in tertiary institutions in Nigeria became a topical issue following the decision of the Federal Government in 2003 to increase hostel fees from the rate of ninety Naira per session to ten thousand Naira. This was followed by demonstrations from students who perceived the change as burden on their parents. Although the Federal Government reversed the situation, many of the institutions have revised their rates upwards, anchoring

such developments on the increasing cost of hostel maintenance.

Unfortunately, the institutions have, over the years, not been able to keep the hostels even in minimum residential conditions because of paucity of funds (Bassey, 2007). Summarising the wide gap between students' population and the available hostel accommodation, Akpan (1998) posits that the students' population is rapidly increasing, while the infrastructural amenities are declining in supply and their stock depreciating, as hostels facilities are in deplorable state and are overcrowded. He, therefore, concludes that rather than institutions running hostels at that ridiculous fee, the economic rates should be charged for them to be able to carry out the routine maintenance of the hostels or better still go for government privatization.

While assessing the condition of students' housing, Aluko, (2011) also observes that students' housing has always been one of the major challenges facing Nigerian institutions due to the fact that students admitted tend to exceed the available facilities provided by the institutions' authorities. He identifies the notable problems as overcrowding of students, increase pressure on infrastructures and social amenities and rapidly deteriorating environment. He cited example of

a situation where as many as ten (10) students share a space allocated to four (4) leading to unsanitary environment and outbreak of diseases and social disorder.

Methodology

Data for this study were primary in nature, oral interview; reconnaissance survey and administration of questionnaires were used to obtain information from the respondents. Data for the study were collected in Tanke, Ilorin. The area was divided into three different zones- Oke Odo, Sanrab and Tipper Garage which are predominantly students' areas very close to the university. The purposive sampling method was used to select students' hostel and random sampling method was, thereafter, used to administer questionnaires on them. In all, 300 questionnaires were administered in ratio 3:2:1 (150,100 and 50 for Oke Odo, Sanrab and Tipper Garage respectively) in closest: closer: and close in term of proximity to the school gate. Data were analysed using descriptive and inferential statistics, while descriptive statistics such as chi square, frequency, percentage and bar chart were used to present results. One Way Analysis of Variance (ANOVA) was used to establish the variation among the condition of housing in the three selected areas.

RESULTS AND DISCUSSION

1. Socio-economic characteristics of the respondents

Table 1: Socio-economic characteristics of respondents

Sex of respondents	Frequency	Percentage (%)
Male	201	67
Female	99	33
Total	300	100
Age	Frequency	Percentage (%)
Less than 18	39	13
19-22	198	66
23-26	50	16.7
27-29	13	4.3
Total	300	100.0
Marital status	Frequency	Percentage (%)
Single	294	98
Married	6	2
Total	300	100
Ethnicity	Frequency	Percentage (%)
Yoruba	266	88.7
Igbo	28	9.3
Hausa	6	2
Total	300	100.0

Sponsorship	Frequency	Percentage (%)
Parent	271	90.3
Self	29	9.7
Government	0	0
Total	300	100
Nativity	Frequency	Percentage (%)
Indigene	78	26
Non-indigene	222	74
Total	300	100
Level of course	Frequency	Percentage (%)
Year one	60	20
Year two	134	44.7
Year three	58	19.3
Year four	29	9.7
Year five	12	4.0
Postgraduate	7	2.3
Total	300	100.0

Source: Authors' Fieldwork, 2015

Table 1 shows the socio-economic characteristics of the respondents in the study area. The sex reveals that 67% of the respondents are male while the remaining 33% are female, an indication that male students dominate the use of off-campus housing system. The age structures indicate that majority of the students 66% fall between ages 19-22, followed by 23-26 range with 16.7%, and less than 18years with 13% while the 27-29 years of age has the least with 4.3%. The marital status indicates that majority of the students with 98% are single while only 2% are married. This is not unexpected as the school runs a full time programme which may not be easy for the married folks.

On the ethnicity of the respondents, 88.7% of the students are Yoruba, 28% Igbo and 6% claimed to be of Hausa origin. Along the similar variable, majority of the students are non-indigenes with 75% while the indigenes are 26%. Deduction from this analysis is that many of the students staying off-campus particularly in the study area are non- indigenes who come from other towns and states of the federation. It may also be inferred that perhaps those who are indigenes stay with their parents who are likely in their permanent

residences far away from the university. Table 1 also shows the mode of sponsorship of the students and it has sponsorship by parents to dominate with 90.3%, self-sponsorship 9.7% and government sponsorship 0%. It can be inferred from this result that majority of the students are sponsored by parents. The level of course of the students, as indicated by the table, indicates that year two has the majority with 44.7%. This is followed in descending order by year one students 20%, year three 19.3%, year four 9.7% and year five 4.0% while the postgraduate students have the least with 2.3%. It can be deduced from this presentation that the increase in number of year two and three in outside campus accommodation may not be unconnected to the fact that University management favours the new intakes (assumed to be new) and the final year students (presumed to be busy with their final year projects) in the allocation of accommodation whereas majority of the middle years students seek off campus accommodation. Also, the postgraduate students are fewer in number compared to the undergraduates as stipulated by the National University Commission.

2. Time and Distance involved in commuting daily

Table 2a: Waiting time at Bus sto**p**

	Waiting time at Campus Bus stop				Total
	Less than 5min	5-30min	30-60min	More than hour	
Oke Odo Row %	8.7	80.0	11.3	0.0	100
Sanrab Row %	22	35	43	0.0	100
Tipper Garage Row %	4.0	24	68	4	100
Total	**12.3**	**55.7**	**31.3**	**0.7**	**100**
Waiting time at Bus stop to Campus					
Oke Odo Row %	70.7	29.3	0.0	0.0	100
Sanrab Row %	36	64	0.0	0.0	100
Tipper Garage Row %	6.0	78	12	4	100
Total	**48.3**	**49**	**2**	**0.7**	**100**

Source: Authors' Fieldwork, 2015

Table 2a shows the waiting time at both residential area and campus bus stop as reported by the respondents. It indicates that 12.3% of the respondents spent less than five minutes at bus stop on campus, 55.7% spent five to thirty minutes while 31.3% spent thirty to sixty minutes and 0.7% used more than an hour at Bus stop. It can be inferred from this result that virtually all the students spend between five and thirty minutes at Bus stop while going home. While at peak period it can be more than that. On waiting time at Bus stop while going to school, 48.3% students spent less than five minutes, 49% spent five to thirty minutes, 2% spent between thirty minutes and an hour while 0.7% spent more than an hour. The analysis reveals that the highest percentages of the students spent an average of thirty minutes at Bus stop waiting for cabs. The categories who spent more than an hour reside in Tipper Garage, the farthest of the residential areas under study. This may not be unconnected to the fact that most of the cabs tend to avoid traffic in the morning by plying shorter distances.

Table 2b: Journey time to Campus

Residential areas	Journey time to campus			Total
	10-20min	20-30min	More than 30 min	
Oke Odo Row %	61.3	30.7	8.0	**100**
Sanrab Row %	82	18	0	**100**
Tipper Garage Row %	72	28	0	**100**
Total	70	26	4	**100**

According to table 2b, the time taken to journey to campus shows that 70% of the students spent ten to twenty minutes. 26% spent twenty to thirty minutes while 4% spent more than thirty minutes to get to campus. From this presentation, it can be concluded that majority of the students spent close to half an hour to move to school and return on a daily basis.

Source: Authors' Fieldwork, 2015

Table 2c: Distance to bus stop from residence

Residential areas	Distance to Bus stop from residence			Total
	Less than 1km	1-2km	More than 2km	
Oke Odo Row %	64.7	26.7	8.7	100
Sanrab Row %	30	69	1	100
Tipper Garage Row %	68	22	10	100
Total	**53.7**	**40**	**6.3**	**100**

Table 2c indicates the distance that respondents have to cover to get to bus stop while going to campus. 53.7% of them cover less than 1km, 40% cover 1-2km, while 6.3% of the respondents cover more than 2km to get to bus stop. This implies that while the highest percentage of them cover less than 1km, a little below half others cover between 1 and more than 2km to reach bus stop on a daily basis. This, apart from covering additional distance, implies spending extra expenses boarding motorcycles to the main bus stop where they can have access to campus shuttles.

Source: Authors' Fieldwork, 2015

Table 2d: Distance to campus

Residential areas	Distance to campus			Total
	6km	7km	9km	
Oke Odo Row %	100	0	0	100
Sanrab Row %	0	100	0	100
Tipper Garage Row %	0	0	100	100
Total	50	33.3	16.7	100

As indicated in the table, 50% of the respondents and all residents at Oke Odo shuttle 6km to campus. 33.3% who are residents of Sanrab cover 7km distance while the remaining 16.7% and residents of Tipper Garage cover an average of 9km to campus; an indication that majority of the students residing in off campus housing under the study area cover an average of 6km.

$X^2 = 86.109$, df = 6, P = 0.000

Source: Authors' Fieldwork, 2015.

3. Housing characteristics

Table 3: Hostel types by residential areas

Residential areas		Types of hostels				Total
		Brazilian	Flat	Group self-contained	Detached self-contained	
Oke Odo	Number	45	6	61	38	150
	Row %	30.0	4.0	40.7	25.3	100
	Column %	36.3	25.0	54.0	97.4	250
Sanrab	Number	47	5	48	0	100
	Row %	47.0	5.0	48.0	0.0	100
	Column %	37.9	20.8	42.5	0.0	33
Tipper Garage	Number	32	13	4	1	50
	Row %	64.0	26.0	8.0	2.0	100
	Column %	25.8	54.2	3.5	2.6	16.7
Total	Number	124	24	113	39	300
	Row %	41.3	8.0	37.7	13.0	100
	Column %	100	100	100	100	100

$X^2 = 86.109$, df = 6, P = 0.000
Source: Authors' Fieldwork, 2015.

Table 3 indicates the types of hostel in the study area and as shown, Brazilian type dominates with 41.3%, while group self-contain, detached self-contain and flat type of hostel record 37.7%, 13% and 8% respectively. This, however, varies with residential area as shown by the chi square result with p = 0.000 indicating significant variation in types of hostel across the areas. It can be deduced from the result, therefore, that majority of the off-campus accommodation are Brazilian "face me I face you" type where most of the facilities such as kitchen, toilet and bathroom among others are shared by all the tenants because of inadequacy. This development may lead to inconvenience such as delay in bathing, cooking and even the use of toilets. In the overall analysis, delay may hinder students' meeting up with lectures.

Table 4: Residential area by nature of occupancy

Residential areas		Nature of occupancy		Total
		Students only	Students and non-students	
Oke Odo	Number	125	25	150
	Row %	83.3	16.7	100
	Column %	54.1	41.0	50
Sanrab	Number	65	27	100
	Row %	65.0	27.0	100
	Column %	28.1	44.3	33.3
Tipper Garage	Number	41	9	50
	Row %	82.0	18.0	100
	Column %	17.7	14.8	16.7
Total	Number	231	61	300
	Row %	77.0	20.3	100
	Column %	100	100	100

$X^2 = 22.125$, df = 4, P = 0.00
Source: Authors' Fieldwork, 2015.

As shown in table 4, the nature of occupancy by students only has 77% while that of students and non-students is 20.3%. While the occupancy by students only dominates in the off campus housing in the study area, there are also significant number of cases where students have to share houses with non-students alike. The implications of this are enormous- there could be disturbance in varying degree such as noise making and competition for housing facilities thereby hindering prompt preparation of students for classes.

Table 5: Residential areas by number of legal occupants

Residential areas		Number of legal occupants				Total
		One	Two	Three	More than three	
Oke Odo	Number	52	80	6	12	150
	Row %	34.7	53.3	4.0	8.0	100
	Column %	62.7	44.0	26.1	100	50
Sanrab	Number	22	71	7	0	100
	Row %	22.0	71.0	7.0	0.0	100
	Column %	26.5	39.0	30.4	0.0	33.3
Tipper Garage	Number	9	31	10	0	50
	Row %	18.0	62.0	20.0	0.0	100
	Column %	10.8	17.0	43.5	0.0	16.7
Total	Number	83	182	23	12	300
	Row %	27.7	60.7	7.7	4.0	100
	Column %	100	100	100	100	100

$X^2 = 33.219$, df = 6, P = 0.00
Source: Authors' Fieldwork, 2015.

Table 5 shows the number of legal occupants of hostels by residential areas. It indicates that two legal occupants per room or self-contain and/or flat has the majority with 60.7%, one legal occupant 27.7%, three legal occupants 7.7% while more than three has 4%. It can be deduced from this result that in rooms meant for just one person, respondents resort to what can be referred to as communal living in order to ease the dearth and perhaps cope with the high cost of accommodation in the study area. This could lead to over stretching of facilities and shortening of their life time.

Table 6: Residential areas by number of squatter

Residential areas		Number of squatter			
		1-2	More than two	None	Total
Oke Odo	Number	113	6	25	144
	Row %	78.5	4.2	17.4	100
	Column %	52.1	42.9	40.3	49
Sanrab	Number	100	0	0	100
	Row %	100	0.0	0.0	100
	Column %	46.1	0.0	0.0	34
Tipper Garage	Number	4	8	37	50
	Row %	8.0	16.0	74.0	100
	Column %	1.8	57.1	59.7	17
Total	Number	217	14	62	294
	Row %	73.8	4.8	21.1	100
	Column %	100	100	100	100

X^2 = 150.481, df = 6, P= 0.00
Source: Authors' Fieldwork, 2015.

Table 6 shows the number of squatters in hostels in the study areas. As shown, 1-2 squatters have the highest percentage with 73.8%, while more than two squatters have 4.8% and hostels with no squatter records 21.1%. Across the three areas under study Oke odo has the highest percentage of 1-2 squatters while Tipper Garage records the highest in the non-squatter category with 59.7% and 74% in both within Tipper Garage and the entire study area respectively. What could be inferred from this analysis is that the further away from the University, the lower the number of squatters in the hostels, an indication that students want to live close to the school environment perhaps in order to reduce cost of transportation and/or manage their time. This, among other things, may explain the high concentration of students in the Oke Odo area of Tanke. The chi square statistical result also confirms this variation with p = 0.000 indicating a significant variation in the number of squatters across the areas.

Table 7: Residential areas by size of room

Residential areas		Size of room			Total
		10 by 10	12 by 12	Others	
Oke Odo	Number	101	43	6	150
	Row %	67.3	28.7	4.0	100
	Column %	49.0	51.2	60.0	50
Sanrab	Number	69	31	0	100
	Row %	69.0	31.0	0.0	100
	Column %	33.5	36.9	0.0	33.3
Tipper Garage	Number	36	10	4	50
	Row %	72.0	20.0	8.0	100
	Column %	17.5	11.9	40.0	16.7
Total	Number	206	84	10	300
	Row %	68.7	28.0	3.3	100
	Column %	100	100	100	100

X^2 = 8.409, df = 4, P= 0.078
Source: Authors' Fieldwork, 2015.

As can be seen from table 7, the size of room in the study areas reveals that "10 by 10" dimension rooms have more frequency with 68.7%. This is followed by "12 by 12" room size and others with 28% and 3.3% respectively. It implies that most of the hostels where students are accommodated outside the campus are short of planning standards. This is obviously an attempt by developer cum house owners who are only interested in the number of rooms per building not minding the convenience of the occupants, to make maximum space utilization. The chi square result of p = 0.078 shows that there is no significant difference in the size of rooms in all the three residential areas under study i.e they are the same everywhere.

Table 8: Residential areas by electricity supply and alternatives

Residential areas	Power supply			Alternative power supply			
	Regular	Not regular	Not available	Generator	Inverter	Solar	None
Oke odo Number	43	93	14	114	0	0	36
Row %	28.7	62.0	9.3	76.0	0.0	0.0	24.0
Column %	82.7	39.7	100	56.4	0.0	0.0	43.9
Sanrab Number	5	95	0	61	2	1	36
Row %	5.0	95.0	0.0	61.0	2.0	1.0	36.0
Column %	9.6	40.6	0.0	30.2	28.6	11.1	43.9
Tipper Garage Number	4	46	0	27	5	8	10
Row %	8.0	92.0	0.0	54.0	10.0	16.0	20.0
Column %	7.7	19.7	0.0	13.4	71.4	88.9	12.2
Total Number	52	234	14	202	7	9	82
Row %	17.3	78.0	4.7	67.3	2.3	3.0	27.3
Column %	100	100	100	100	100	100	100

X^2 = 46.288, df = 4, P= 0.000
X^2 = 58.073, df = 6, P= 0.000
Source: Authors' Fieldwork, 2015.

In table 8, the rating of electricity supply and the type of alternative power supply are presented. It is indicated that irregular power supply is dominant with 78% while the respondents who claimed it is supplied regularly are 17.3% and the remaining 4.7% said electricity is not available at all. Of the alternative power supply available to the respondents, generator has the highest percentage with 67.3%, inverter 2.3%, solar source 3% and those who have no alternative power supply make 27.3%. The inference from this analysis can thus be made that electricity supply to off-campus accommodation is erratic where it is supplied at all, while some areas are in total black out. The implication of this in students environment is wide ranging. It affects the study schedule of students and also adds to their burden as the power that could have been used to augment kerosene and gas for cooking food is mostly unavailable. Lack or irregular supply of electricity could also hamper security of the neighborhood.

Moreover, the use of individual generators as against central power station to power light and other appliances may also add to the budget of the students thereby increasing their cost of living. Besides, the noise and fume generated by these generators are sources of noise and air pollution and could ending the lives of the users and their neighbours.

Table 9: ANOVA of Housing conditions in the residential areas

ANOVA

		Sum of Squares	df	Mean Square	F	Sig.
size of room	Between Groups	.203	2	.102	.344	.709
	Within Groups	87.743	297	.295		
	Total	87.947	299			
condition of roof	Between Groups	14.083	2	7.042	44.249	.000
	Within Groups	47.263	297	.159		
	Total	61.347	299			
availability of kitchen	Between Groups	3.883	2	1.942	9.690	.000
	Within Groups	59.513	297	.200		
	Total	63.397	299			

availability of laundry	Between Groups	.867	2	.433	3.430	.034
	Within Groups	37.520	297	.126		
	Total	38.387	299			
availability of bathroom	Between Groups	.387	2	.193	3.838	.023
	Within Groups	14.960	297	.050		
	Total	15.347	299			
condition of floor	Between Groups	5.430	2	2.715	12.661	.000
	Within Groups	63.690	297	.214		
	Total	69.120	299			
condition of wall	Between Groups	8.603	2	4.302	19.918	.000
	Within Groups	64.143	297	.216		
	Total	72.747	299			

Source: Authors' fieldwork, 2015

The ANOVA table 9 compares the conditions of houses in the three residential areas under investigation and it shows the variation in their conditions. It reveals that apart from room size with p = 0.079 which shows no significant variation, all the other characteristics of house (condition of roof, availability of kitchen, laundry and bathroom and condition of floor and wall) show significant variations with p values of 0.000, 0.000, 0.034, 0.023, 0.000 and 0.000 respectively. This implies that only room size remains the same across the residential areas while others indicate difference. While some of the facilities are good, some are fair while in some other areas, the housing facilities are in bad conditions. These negative situations could result in psychological disturbances on students thereby leading to poor academic performance.

4. Neighbourhood attributes
Figure 1: Residential areas by presence of nuisance
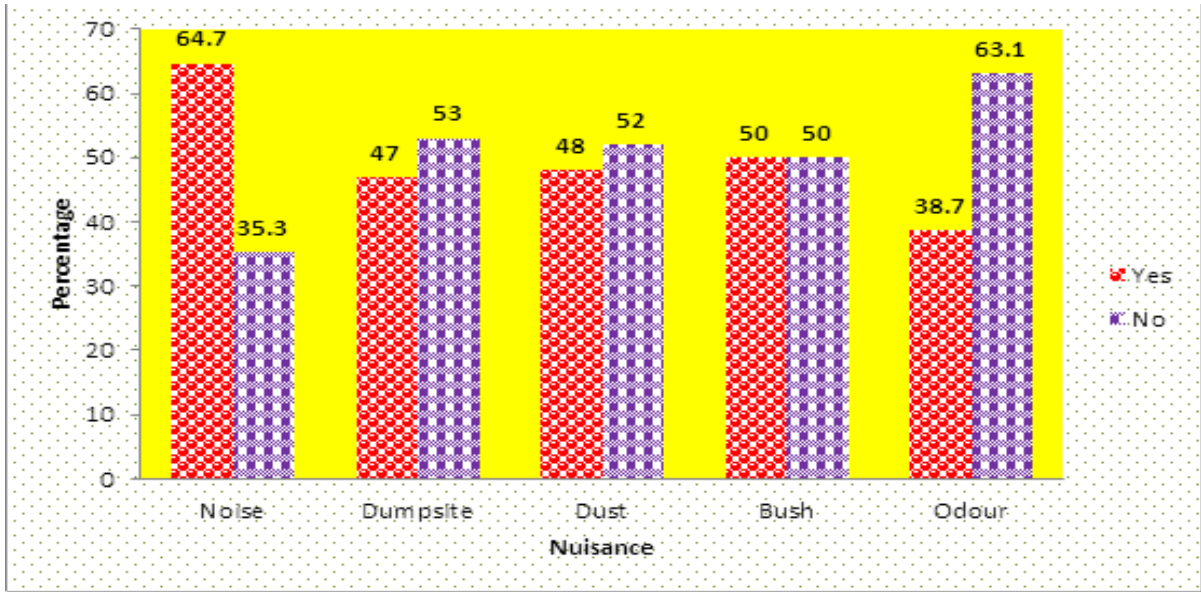
Source: Authors' fieldwork, 2015

Figure 1 shows the presentation of nuisance as reported by respondents across the residential areas. Noise has the highest occurrence with 64.7%, bushy environment, dust, dumpsite and odour are claimed to constitute nuisance with 50%, 48%, 47% and 38.7% respectively. It can be inferred from this result that students environment where studying is the primary assignment cannot be said to be normal with excessive and uncontrollable noise from the neighbourhood. Noise from blaring of horns, movement of vehicles and commercial activities can hinder concentration on studies. Besides, bushy surroundings dotted with dumpsites oozing out unpleasant odour can lead to outbreak of diseases and epidemic

Table 10: Residential areas by availability of open space and neighbourhood lighting

Residential areas		Availability of open space		Total	Neighbourhood lighting		Total
		Yes	No		Well lit	No	
Oke Odo	Number	58	92	150	84	66	150
	Row %	38.7	61.3	100	56.0	44.0	100
	Column %	43.0	55.8	50	55.3	44.6	50
Sanrab	Number	55	45	100	42	58	100
	Row %	55.0	45.0	100	42.0	58.0	100
	Column %	40.7	27.3	33.3	27.6	39.2	33.3
Tipper Garage	Number	22	28	50	26	24	50
	Row %	44.0	56.0	100	52.0	48.0	100
	Column %	16.3	17.0	16.7	17.1	16.2	16.7
Total	Number	135	165	300	152	148	300
	Row %	45.0	55.0	100	50.7	49.3	100
	Column %	100	100	100	100	100	100

Open space: X^2= 6.492, df = 2, P= 0.039
Neighbourhood lighting: X^2= 4.748, df = 2, P= 0.093
Source: Authors' Fieldwork, 2015

Table 10 shows that more than half (55%) of the hostels lack open space where students can relax and possibly play to relieve themselves of stress; this is further compounded with the revelation that most of the rooms are small. This, by implication, restricts students to the small apartments they have rented. It is also indicated in the table that while 50.7% of the respondents claimed their neighbourhood is well lit at night, 49.3% said they experience darkness. This is not too good particularly for security reasons. A dark environment at night attracts bandits who may be lured into robbery, rape and other vices.

Table 11: Crime occurrence in the residential areas

Residential areas		Crime occurrence							
		Robbery		Insult		Physical attack		House break	
		Once	> Once	Once	> Once	Once	> Once	Once	> Once
Oke Odo	Number	29	26	12	48	63	7	24	34
	Row %	52.7	47.3	20.0	80.0	90.0	10.0	41.4	58.6
	Column %	72.5	27.1	17.6	84.2	91.3	9.6	82.8	28.6
Sanrab	Number	4	54	46	1	0	54	1	77
	Row %	6.9	93.1	97.9	2.1	0.0	100	1.3	98.7
	Column %	10	56.2	67.6	1.8	0.0	74.0	3.4	64.7
Tipper Garage	Number	7	16	10	8	6	12	4	8
	Row %	30.4	69.6	55.6	44.4	33.3	66.7	33.3	66.7
	Column %	17.5	16.7	14.7	14.0	8.7	16.4	13.8	6.7
Total	Number	40	96	68	57	69	73	29	119
	Row %	29.4	70.6	54.4	45.6	48.6	51.4	19.6	80.4
	Column %	100	100	100	100	100	100	100	100

Robbery: X^2= 28.575, df = 2, P= 0.000
Insult: X^2= 64.438, df = 2, P= 0.000
Physical attack: X^2= 100.767, df = 2, P= 0.000
House break: X^2= 35.511, df = 2, P= 0.000
Source: Authors' Fieldwork, 2015.

Table 11 shows the occurrence of crimes in the study area and as indicated, the occurrence of robbery once as claimed by the respondents is 29.4%, more than once 70.6%, cases of insult on the respondents once has 54.4%, experiencing same more than once is put at 45.6%. in the same vein, report of physical attack once is 48.6%, more than once 51.4% while house break records 19.6% once and more than once is 80.4%. From this analysis, it can be deduced that robbery and house break are incessant experiences with 80.4% and 70.6% and more than on one occasion. The least experienced is insult and what this implies is that since the perpetrators may not get any tangible materials from insulting compared to robbery and house break, they pay less attention to the former. In the process of robbery and breaking into houses, many valuable properties may have been carted away, resulting in both physical and psychological disturbance on the part of owners.
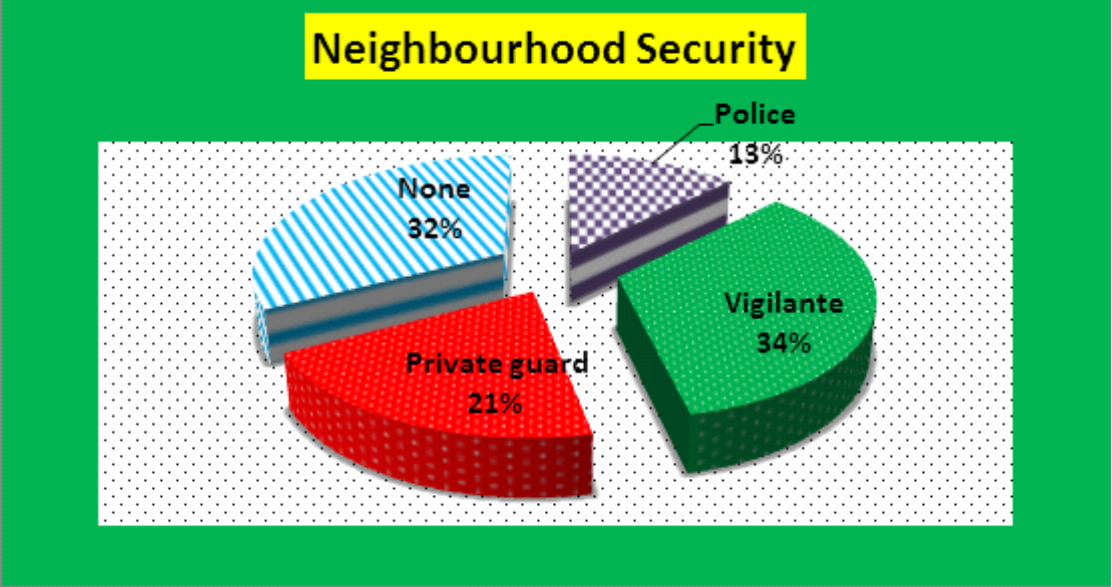

Figure 2: Types of neighbourhood security in the study area
Source: Authors' Fieldwork, 2015

Figure 2 depicts the various available forms of security in the neighbourhood. It shows that 34% constitutes vigilante, 21% private guard, 13% police and 32% has no security at all. In all, private security made up of vigilante and private guard has the highest percentage 55% while public security outfit (police) makes up only 13%. By implication, apart from the 32% without any security, majority of the respondents are left entirely in the hand of private security arrangement. This may allow for too insecure atmosphere as most of the private security personnel are not allowed to carry arms while their professional knowledge in security issue is also largely lacking. This development clearly brings to the fore the extent of the security of the neighbourhoods outside the campus and to a great extent explains the high and incessant rate of crime in the study area.

Table 12: ANOVA of Residential areas and annual rent

ANOVA						
		Sum of Squares	Df	Mean Square	F	Sig.
rent per room	Between Groups	3.126	2	1.563	1.764	.176
	Within Groups	108.074	122	.886		
	Total	111.200	124			
rent per self-contain	Between Groups	29.498	2	14.749	7.872	.001
	Within Groups	236.083	126	1.874		
	Total	265.581	128			
rent per flat	Between Groups	12.477	2	6.239	12.224	.000
	Within Groups	21.434	42	.510		
	Total	33.911	44			

Source: Authors' Fieldwork, 2015

In table 12, ANOVA establishes the variation in annual rents in the study area. While the table shows that there is significant variation in annual rents per self-contain and flat types of hostel across the study area (Oke Odo, Tanke and Tipper Garage) with p = 0.000 and 0.001 respectively, rent per room is otherwise, with p = 0.176 indicating no significant variation. It can thus be inferred from this analysis that rents for self-contain and flat hostels in the three selected areas vary while that of single room remains the same price across the areas. This may be as a result of other factors apart from location and distance.
X^2= 39.665, df = 2, P= 0.000

Table 13: Distance by preferred place of accommodation

Distance of residential areas		Preferred accommodation		Total
		Off campus	On campus	
Oke Odo 6km	Number	94	56	150
	Row %	62.7	37.3	100
	Column %	70.1	33.7	50.0
Sanrab 7km	Number	25	75	100
	Row %	25.0	75.0	100
	Column %	18.7	45.2	33.3
Tipper Garage 9km	Number	15	35	50
	Row %	30.0	70.0	100
	Column %	11.2	21.1	16.7
Total	Number	134	166	300
	Row %	44.7	55.3	100
	Column %	100.0	100.0	100.0

Source: Authors' Fieldwork, 2015

Table 13 shows the respondents' preferred location of accommodation by distance. In the overall, majority of the respondents 55.3% would have loved to be accommodated right on the campus, while 44.7% of them prefer off-campus accommodation. Based on their place of residence, however, 70.1% of those staying at Oke Odo claimed to prefer off-campus accommodation and 33.7% of them like on campus. Of all the respondents in Sanrab area, 25% and 75% prefer off-campus and on campus respectively. Also, 44.7% of those students at Tipper Garage prefer to stay off-campus while 55.3% like on campus accommodation. From this analysis, it can be deduced that distance among other things has a significant role to play in the choice of location of accommodation preferred by the students. Substantial percentage of those respondents who stay in areas close to campus prefer to remain off-campus while those far from the campus are longing to secure accommodation on campus. This may be not inter alia, unconnected to the cost, stress and the time taken to get to and fro school on daily basis. The chi square statistical result indicates a significant variation in the preferred location of accommodation by places of residence of the respondents.

1. **Summary of Findings**
This study reveals quite a number of findings the summary of which are itemised below:
❖ On the socio-economic characteristics of students leaving outside the campus, the study reveals that more male students seek for off-campus accommodation than their female counterparts. On the age of the students, the study shows that 19-22 years of age range dominate in outside campus housing, more single than married and the mode of sponsorship is mostly by parents. Also, the level of study of the respondents indicates more of the middle year students comprising years two and three.

❖ Regarding time and distance covered by off-campus students, most students spent between 5-30 minutes waiting for cabs at their various bus stops to board vehicles to school. Higher percentage of the students also spent about the same time at campus bus stop to go home but spent close to hour or more at peak periods when lectures have fully commenced. Journey to campus takes an average of 10-20 minutes, distance to bus stop is mostly less than 1km and the shortest distance covered to campus is 6km while the longest as far as the study area is concerned is 9km.

❖ On the characteristics of housing, the study reveals that Brazilian type of hostel has the highest percentage, students only residence

dominates as against the combined residence accommodation. Also, the two legal occupant type was revealed to predominate while most of the hostels have 1-2 students as squatters.

- Majority of the rooms are of "10 by 10" size while quite a number of houses have some of their facilities in bad and fair states. Another revealing finding is that the size of single room apartments shows no variation across the three selected areas.
- The electricity supply in almost all the off-campus houses are not regularly supplied and as an alternative power supply, majority of the students used generating plant while the use of inverter and solar power is minimal.
- On the nuisance as experienced by the respondents, noise was discovered to be extremely high. Other nuisances as reported include dumpsite, dust, bushy environment and odour. This calls to question the issue of environmental management and monitoring.
- It was also revealed that open space is inadequate as most of the developers and landlords are concerned about maximum use of their plot to increase the number of rooms rather than leave open space.
- Due to irregular supply of electricity, most of the neighbourhoods are left in darkness at night. This may be responsible for some of the crimes recorded.
- Concerning the occurrence of crime, the study reveals high level of crime such as robbery, insult, physical attack and house break in off-campus residential areas. It further shows that respondents have experienced such crimes more than once. This may not be unconnected to the high level of private security majority of who are without arms and professional knowledge in the work.
- Security in the study area is revealed to be dominated by private security arrangement such as vigilante and private guard put in place by the neighbourhood while public security in form of police protection is extremely low. This is found out to be totally ineffective considering the level of occurrence of crime and coupled with the fact that private security personnel are not allowed by law of the land to carry arms.
- On the preference for accommodation, perhaps

due to the cases of time consumed in shuttling to and fro campus, distance covered, extra cost on transport, high rent and the overall inconveniences found to have associated with off-campus accommodation, majority of the students favour to be accommodated on campus.

Recommendations
Owing to the various revelations brought out by this study, the following suggestions are hereby proffered to ameliorate the observed problems.

1. There is the need for Town Planning Authority to swing to action by ensuring adherence to planning standards in housing development. Because of students' concentration in the study areas, developers and house owners tend to give more preference to profits at the expense of standards and convenience by erecting substandard structures, giving no room for open space and reducing the sizes of rooms in order to earn maximum returns on investment. Adherence to planning standards in housing development will go a long way in helping to achieve Sustainable Development Goals particularly Goal 11 "to make cities inclusive, safe, resilient and sustainable"

2. Bracing up security in the neighbourhoods: The University authority needs to partner with the landlords and students resident in the area of security. This can be done by the inauguration of Students Resident Association which will, from time to time, meet with the representatives of state security, University authority and private security personnel to design and monitor security related issues in the neighbourhoods. Besides, deployment of more police protection to the area is required to ensure timely patrol of the nooks and crannies of the entire area. The presence of police alone is likely to reduce the occurrence of crime and enhance a peaceful atmosphere and by so doing, promotion of just, peaceful and inclusive societies is engendered (Goal 16).

3. Provision of more mass oriented transit buses: The multitude of students that come out to board vehicles to and fro school campus almost at the same time calls for more mass transit buses. This, apart from reducing waiting time at bus stops will minimise the stress undergone in the process where some students get wounded. The involvement of mass transit could also help in reducing air pollution and serves as an environmental sustainable measure thereby contributing to achieving the sustainable development goals.

4. In the interest of security and academic excellence, electricity supply to students' areas should be given utmost priority.
This is capable of solving the problem of security particularly when there is all round lighting of the neighbourhood; it will also help students to enjoy their studies as noise from generators will be completely reduced. In the same vein, less use of generator will reduce air pollution and consequently promote healthy living and sustainable environment.

5. Public-Private Partnership in the development of more on-campus housing:
Without doubt, provision of on campus accommodations to cater for all the students in a university that has consistently, for over a decade, earned itself the nickname "Most sought after University in Nigeria" due to her smooth academic programme cannot be realized. This is because of other more pressing projects. Hence, since the University has vast hectares of land, private developers and estate firms can be partnered with the Build Operate and Transfer (BOT) arrangement to increase students' accommodation. Since the developers may not have to buy land depending on the Memorandum of Understanding/Agreement, students' interests as regards prices of the accommodation can also be safe-guarded.

CONCLUSION
The upsurge in the population of admission seekers into the nations higher institutions has brought acute shortage of accommodation to cater for the multitude, leading to substantial number of students seeking succour in accommodation outside the campus. Most of these students' residential areas are not without challenges militating against the overall comfort of the residents. This research work has therefore, examined the challenges facing off-campus housing in three selected students' residential areas of Oke Odo, Tanke and Tipper Garage of Ilorin. It unravelled quite a number of problems and offered suggestions that if adequately given attention by the policy makers will have far reaching effects in solving the problems. More importantly, some of the suggestions will go a long way in contributing immensely to achieving the Sustainable Development Goals especially Goals 11 and 16 (**Goal 11:** makes cities inclusive, safe, resilient and sustainable and **Goal 16:** promotes just, peaceful and inclusive societies).

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