



Implications of Mass Off-Campus Student Housing at The University of Ilorin, Nigeria

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Abstract

There has been steady growth in the student population in higher education institutions (HEIs) in Nigeria. Efforts to accommodate most of students in various HEIs within the campuses have been very challenging. In this regard, this study examined the attendant implications of mass off-campus students housing at the University of Ilorin, Ilorin, Nigeria. The study adopted a survey and archival research approaches and used descriptive statistics to analyse the data collected. The study revealed that the total available bed spaces in the hostel on campus was about 5,000 with the private hostels contributing about 2,150 bed spaces to accommodate the undergraduate students whose population currently stood at 38,950 (excluding students of the College of Health Sciences-Basic Medical Sciences and Clinical Sciences) as at 2016/2017 academic session. Over 75% of these students lived off-campus. This situation has given rise to the mass off-campus student housing phenomenon. Identified implications of this mass off-campus student living included the ever-increasing house rents in the proximate neighbourhoods, inadequate security of students' life and properties, lateness to lectures due to poor transportation network, compounding academic stress, and lack of basic infrastructure in the host communities compared to the university's campus. In conclusion, student housing at the University of Ilorin was grossly inadequate and there were associated consequences which required immediate attention.

Keywords: Higher Education Institutions (HEIs), Implications, Off-campus, On-campus, Student housing.

Introduction

The importance of housing to human survival cannot be overemphasized. Housing embraces every aspect of human life. It protects man from harsh weather and all forms of life-threatening hazards and by extension, provides the setting for many of the basic biological and social processes to sustain life thereby permitting the healthy growth and development of the mind (Aluko, 2011). Globally, enrolment of students in tertiary education is growing fast and as a result, student housing has become one of the major problems faced by higher

institutions especially in developing country (Simon and Francis, 2013). In a study conducted by Shu'ara, (2010), Nigeria has an estimated population of about 170 Million people with over 360 approved higher education institutions made up of Universities, Mono/Polytechnics, Colleges of Education and Innovative Enterprise Institutions. Shu'ara, (2010) further revealed that Higher Education Institutions (HEIs) in Nigeria has a total student enrolment of about 1.7 Million in 2009 with an annual enrolment growth of 3%. Infrastructure in these institutions especially the government-owned

ones are inadequate and the available ones are in deplorable conditions due to poor funding. In the 2017 fiscal year, only ₦448.01 billion was allocated to education sector, representing about 6 percent of the ₦7.30 trillion National Budget. This allocation is far below the UNESCO's 26% minimum national budgetary allocation to education recommendation. This under-funding is responsible for the inability of these institutions to provide adequate hostel accommodations for the increasing number of students. Efforts to accommodate greater percentage of the students in various HEIs within the campuses have been very challenging. Some public universities in Nigeria have involved private hostel providers to participate in building hostels and halls of residence for students in order to meet the demand for more student housings. As a result, most residential property investors are increasingly concerned about student housing development in the neighbouring communities.

This development has led to the emergence of niche markets for student hostel accommodations in the proximity of these institutions. Adequate housing accommodation, no doubt, has a strong impact on academic performance and wellbeing of the students. They need comfortable accommodation not only for protection and safety but to be in the right frame of mind to focus on their academic activities at any given time. In Ilorin metropolis, the major HEIs that have been attracting students into the city are University of Ilorin, Kwara State Polytechnics and Kwara State College of Education and other lesser institutions. However, the geographical scope of this study is limited to University of Ilorin and the neighbouring communities.

There has been steady growth in the student population in HEIs in Nigeria leading to corresponding rise in student housing demand in these institutions. Inadequate housing provision to cope with the ever-increasing housing demand by the students has been a major problem confronting Nigeria for over many decades now. Available on-campus hostel accommodations can no longer cope with student housing demand. The establishment of private hostels off-campus as an alternative measure to increase the stock of student accommodation has not only failed to meet this requirement adequately but comes with its unique implications. University of Ilorin remained the most preferred university in Nigeria for candidates

seeking admission into the universities in the past three years. It has therefore become a challenge and serious burden on the university management in its attempts to providing hostel accommodation that would house those who eventually gained admission into the university. University of Ilorin has been expanding its teaching, administrative and research infrastructures without adequate provision for housing accommodation for students and staff within the campus. The study however focuses on the challenges of undergraduate student housing at the university.

In this regard, the study examines the implications of the increasing off-campus student accommodations at the University of Ilorin. The results of this study will offer the institution's management, private student housing investors, students and the general public in-depth knowledge of the situation of student housing in, not only at the University of Ilorin, but in Nigerian tertiary institutions especially the government-owned institutions.

Study Area

The University of Ilorin (also known as Unilorin) began as a University College affiliated to the oldest university in Nigeria in 1975. The first set of 200 students, selected following an entrance examination, were admitted into residence on 23rd October 1976, while academic work started on 25th October after the Principal's address. The University College started with three academic faculties of Arts, Science and Education.

The University started off on a portion of the temporary campus of the Kwara State Polytechnic known as the mini campus. This was the site of academic programmes in the Faculties of Arts, Science, Education, Engineering & Technology, Business and Social Sciences, and basic clinical sciences of the Health Sciences Faculty. It was the only campus of the university until January 1982 when more than 1000 students studying science were moved following completion of new Faculty blocks and residences for Natural Sciences and Engineering on the permanent campus site. From 1983, the law programme was started as a department in the Faculty of Business and Social Sciences. Following a 6-year hiatus, it was re-established in 1993 as a full-fledged Faculty. The university now has fifteen faculties: Arts, Agriculture, Environmental Sciences, Life Sciences,

Management Sciences, Physical Sciences, Social Sciences, Communication and Information Sciences, Education, Engineering and Technology, Pharmaceutical Science, Veterinary Medicine, and Law; a College of Health Sciences (with two Faculties-Basic Medical and Clinical Sciences); two institutes (Institute of Education and Unilorin Sugar Research Institute); and the Postgraduate School. These faculties have over 60 academic departments. Undergraduate degree programmes are run for 3-5, or 6 years, depending on entry qualifications and discipline. The staff and student populations are now about 3,500 and 40,000 respectively.

The University of Ilorin is located in the ancient city of Ilorin, about 500 kilometres from Abuja, the Federal capital. Ilorin, the Capital of Kwara State, is strategically located at the geographical and cultural confluence of the North and South with a land mass of 5,000 (approximate) hectare.

Conceptual Framework and Literature Review

Concept of Housing

Abraham Maslow; in his hierarchy of needs, identified biological and physiological needs of man to include air, food, drink, shelter, warmth, sex, sleep. These needs are fundamental to man's survival. Shelter has been defined as a structure built to give protection, especially from the weather or from attack. Shelter has gained wide acceptance as the second most important essential human need after food. Housing, a form of shelter, is defined as a shelter comprising all the social services and utilities towards a livable environment. Housing goes far beyond just having a roof over ones head. This is why housing has been acknowledged as more than mere shelter. It comprises a number of ancillary services and utilities which link the individual and his family to the community and the community to the region in which it grows and progresses (Aluko, 2011). On-campus hostel accommodation in tertiary institutions, according to Igbinedion (2014), is a school facility which is as important as classroom facilities and other school buildings. She also asserts housing is a fundamental human right of every citizen and that parents are to provide their children with accommodation as the right of these children. The government stands in the place of the parents to provide accommodation when they undertake to build schools for the citizens.

Student Housing Situation in Nigerian Tertiary Institutions

The population of youths aspiring to acquire higher education the world over is fast rising and culminating in increased student accommodation need. Studies have established that student enrolment in higher institutions has been increasing in recent times, and it is estimated that there has been over 160% increases in tertiary education globally (Simon *et al*, 2013). However, in many countries of the world, the provision of accommodation facilitates for students of HEIs continues to remain a challenge for the owners and administrators. Students are expected to be in a sound state of mind to excel in their academic endeavour which, according to Aluko (2011), can be achieved by a good student housing system. He concluded that since student housing provides not only physical protection but also a healthy social and behavioural stability, the productivity of a set of students may not be totally unconnected with their student housing condition.

In many countries, especially in developing countries, the governments have been the main provider of student accommodation for public higher institutions. The federal government has not been interested in committing funding to accommodation. While access to accommodation facilities within the campus is a preferred option for most undergraduate students, the number of such hostels available often falls short of the total requirement. Many times, facilities offered in on-campus hostels are not enough to offer a comfortable stay for students coming from different walks of life. Those who are unable to find hostel accommodation within the campus are compelled to look for options outside the university/s campus. Typically, such options are not only relatively expensive but also lack the desired layout and necessary amenities that a student would wish for. Student housing inadequacy is more pronounced in the public HEIs than the privately-owned ones because the public tertiary institutions have the greater number of student enrolments in the country. The reason is not farfetched; public HEIs are cheaper than the private ones. There are several benefits of on-campus living over the off-campus.

Most tertiary institutions worldwide provide some kind of student housing or hostels in the forms of residential halls, apartments, dormitories, and so on

for their students. It is expected of every tertiary institution, to house not only the academic activities but the students seeking knowledge in various fields of endeavour; hence student's accommodation becomes essential (Ezra, Charles and Nkechinyere, 2013). The provision of accommodation to the students' population in tertiary institutions, worldwide, takes different forms. This includes; non-residential, where students source for their own accommodation. Residential, where the university houses all its students and dual-residential, where the university houses its student population for a period of time only, probably the first and final year, while the students during the remaining period source for their own accommodations.

Simon, *et al* (2013) further noted that top management formulates the overall students' accommodation policies which may differ from one institution to the other for both private and public institutions. Top education managements also have established structures that are responsible for managing students' accommodation conditions in the various institutions. The phenomena of commercial off-campus students housing across Nigeria public University has been stimulated by student explosion and prevailing fall in on-campus student housing development. Ndung'u (2015) observes that in respect to federal institutions there is an open awareness of the federal withdrawal of its financial support to hostel services, University of Nigeria realises that any institution that does not care about where students live may produce students of questionable character. Ndung'u confirmed that Kenyan public universities de-linking accommodation services with academic programmes led to the phenomena of commercial off-campus students housing like in Nigeria.

Owolabi (2015) notes that the federal and state governments in Nigeria do not recognise students' on-campus accommodation as housing need, rather as an educational need. Each university was, however, mandated to cover a wide catchment area. Hostel facilities in public tertiary institutions in many tertiary institutions throughout the federation are in dire need of attention. In a recent survey by the Nigerian Universities Commission (NUC) cited by Igbiniedion (2014), it was revealed that hostel accommodation is given to 30% of students' population in Nigerian universities. The lack of enough students housing supply on our campuses has led to the unmet demand for student housing in

Nigeria tertiary institutions and as a result has been the major factor responsible for the high influx of student-tenants into the institutions' proximate communities. Simon and Francis (2013) observe that government in developing countries are unable to adequately meet the accommodation demand for all public higher institutions due to limited government resources. In Nigeria, the managements of few public tertiary institutions are beginning to partner with private hostel providers to participate in building hostels and halls of residence for students in order to meet the increasing demand for more hostel accommodation facilities on campuses.

University of Ilorin for example, now has policy that encourages private participation in the provision of student accommodation in order to support the inadequate residential infrastructure provided by the institution on campus. Few years back, several HEIs in Nigeria adopted the dual-residential models have abandoned it as the student housing problem became overwhelming. This gave way for the balloting system of securing hostel accommodation on campus regardless of the students' level. The experiences of students in tertiary institutions in sourcing and securing for their own accommodation off campus are likely to be interesting and significant (Yusuff, 2011). Most universities, especially the government-owned ones, across the country lack robust student housing policies capable of addressing student accommodation problems in these institutions.

University of Ilorin has continued to experience a tremendous rise in student enrolments recently. However, this rise in student enrolment has not been matched by a corresponding increase in student accommodation there by forcing majority of the students to source for hostel accommodation off-campus. Unfortunately, private hostel owners are profit-oriented and have taken advantage of this shortage of hostel accommodation on campus and increasing the rentals every session.

Methodology

Target Population

The study populations are the undergraduate students of the University of Ilorin and the residents of the proximate communities. The target students are the undergraduate full-time students at the main campus of the institution. This excludes students of the institution's College of Health Sciences located

at Oke-Oyi, some kilometres away from the main campus with separate hostel accommodations for the students of the college.

Sampling Technique

Due to the population distribution and the nature of this study, a non-probability sampling techniques was adopted. Respondents were conveniently selected by means of volunteering. This involved the researchers approaching students across all the faculties in the main campus to administer questionnaires to those who are willing to respond to questions. The same approach was used for the residents of the proximate communities.

Instrument of Data Collection

The study adopted both archival and survey types of research. The University of Ilorin Student Affairs Unit was approached to obtain the updated list of on-campus student hostels as well as their respective bed spaces and the student enrolment profile for four consecutive academic sessions. Two sets of questionnaires titled “Students’ Perceptions Questionnaire (SPQ)” and “Residents’ Perceptions Questionnaire (RPQ)” were designed to elicit information from the students and residents of the neighbouring communities respectively. The questions contained in the questionnaires are both close-ended and open-ended types. The latter allows respondents to freely express their views about the consequences or otherwise of increasing off-campus student living. To administer the SPQ, the study sample was conveniently drawn across the faculties and departments while convenient sampling technique was equally adopted to draw samples for the RPQ. The SPQ and RPQ contain two sections (A and B) each. In the case of SPQ, section A is designed to find out why there is a rising off-campus student living and section B is on the perceptions of the respondents on the implications of this development. For RPQ, section A is on the implications of high concentration of students off-campus while section B is on the measures that should be taken to address the problems associated with off-campus living. A total number of 150 questionnaires were correctly completed by students through self-assessment and 90 questionnaires were administered to the residents of the host communities where the student-tenants dominate. As regards the respondents’ perceptions on the various issue raised, the likert scale technique was

adopted; on a scale of 1 to 5 where strongly disagree was assigned 1, Disagree “2”, Indifference “3”, Agree “4” and Strongly agree “5”. The reversed was the case for questions in the negative form.

Data Analysis

Tables, charts and percentages were used to present the results while reliability tests on respondents’ perceptions on the issues were carried out using appropriate using the Cronbach’s Alpha Test. Cronbach’s Alpha help to test the internal consistent of responses

Results and Discussion

Determining the Gap between Student Population and the Number of Student Accommodations on Campus

Tables 1 and 2 showed the lists of student enrolments from 2013/2014 to 2016/2017 academic session and the current student hostel accommodations at the permanent site of the University of Ilorin. From the table, the university currently has a total number of 40,674 full-time undergraduate students in 15 faculties. The total available bed spaces in the hostel on the campus is about 5,000 with the private hostels contributing about 2,150 bed spaces to accommodate the undergraduate students whose population currently stands at 38,950 (excluding students of the College of Health Sciences-Basic Medical Sciences and Clinical Sciences) as at 2016/2017 academic session. Officially, the number of students per room varies between 4 and 6 in the public hostels while that of private hostels is between 2 and 4. Further investigation revealed that squatters are common in these public hostels thereby increasing the unofficial number of students per room to as high as 10.

An estimated of 30,000 accommodations shortage in terms of bed spaces, representing about 77% of the current student population is revealed by the tables. Consequently, accommodations shortage is the major reason for the mass off-campus student housing phenomenon. Students housing problem in this institution was discovered not be affordability but the non-availability of enough housing units to cope with the ever-increasing student population

Table 1: Student Enrolment Profile from 2013/2014 to 2016/2017 Academic Sessions

S/No.	Faculty	2013/2014	2014/2015	2015/2016	2016/2017
1.	Agriculture Sciences	1,386	2,123	3,193	4,277
2.	Arts	3,486	4,298	4,628	4,830
3.	Basic Medical Sciences	599	651	710	861
4.	Clinical Sciences	263	936	909	863
5.	Communication and Information Sciences	981	1,214	1,333	1,626
6.	Education	5,026	5,999	6,964	8,005
7.	Engineering	2,121	2,770	2,940	3,382
8.	Environmental Sciences	65	274	559	923
9.	Law	706	785	822	860
10.	Life Sciences	3,030	3,457	3,554	3,577
11.	Management Sciences	1,381	2,207	2,739	3,412
12.	Pharmacy	62	118	162	192
13.	Physical Sciences	3,783	4,219	3,905	3,672
14.	Social Sciences	2,502	3,306	3,720	4,013
15.	Veterinary Medicine	42	111	157	181
	Total	25,433	32,468	36,295	40,674

Source: Unilorin Student Affairs Division, 2017

Table 2: Undergraduate Student Hostels on Campus as at the 2016/2017 Academic Session

S/No.	Hostel Name	Gender	Type of Hostel	Number of Bed Space
1.	Academic MCS Hostel	Male	Private	80
2.	Al-Banic Hostel	Female	Private	202
3.	ASUU Hostel	Female	Private	20
4.	Awah Hostel	Female	Private	322
5.	Edge Hostel	Female	Private	87
6.	El-Mubarak Hostel	Female	Private	272
7.	Gulf Pearl Hostel	Female	Private	332
8.	Kam Abioye Hostel	Female	Private	20
9.	Michael Hostel Hostel	Female	Private	274
10.	Probitas Cooperative Hostel	Female	Private	100
11.	Robiat Ajike Hostel	Female	Private	207
12.	Sasakawa (Agric Cooperative)	Female	Private	44
13.	Scientific Cooperative Hostel	Female	Private	88
14.	Union Hostel	Male	Private	102
15.	Village I (Lagos Hostel)	Male	Public	880
16.	Village II (Lagos Hostel)	Female	Public	880
17.	Village III (Abuja Hostel)	Female	Public	119
18.	Village IV (Zamfara Hostel)	Female	Public	598
19.	Village V (Trunil Hostel)	Female	Public	234
20.	Village VI (NEEDS Assessment)	Female	Public	N/A*

Source: Unilorin Student Affairs Division, 2017

*NEEDS Assessment female hostel is an extension of Abuja female hostel and in the same compound. It is smaller in size compare to the Abuja female hostel.

Plate 1 shows the current image of one of the institution-owned student hostels (Lagos Male Hostel). There are two of its kinds on the campus: one is occupied by male students and the other by female students. They have a total of 880 bed spaces each and students pay about ₦27,000 per bed space. Plate 2 also shows an image of one of the private hostels on the university's main campus (Al-Banic Hostel). It is a female hostel, like most of the other private hostels on the campus, with a total bed space of 202. Rent per bed space per session in this hostel is around ₦130,000. Generally, rents per bed space

per session in the private hostels on the campus was found to be between the range of ₦80,000 and ₦130,000. The study discovered that in spite of the high rent, some students would afford it but due to the insufficient bed spaces, they could not secure. Plate 3 is one of the private hostels (Davs Hostel) located at Tanke Sanrab, one of the University's proximate communities. It is a ten number one-room self-contained bungalow. Rent per apartment per annum here is ₦150,000.



Plate 1: One of the twin-Lagos Hostels on campus (Lagos Male Hostel)



Plate 2: One of the private hostel on campus Under the PPP arrangement (Al-Banic Female Hostel)



Plate 3: One of the private hostel off the university's campus (Davs Hostel, Sanrab Tanke)

Perceived Implications of Mass Off-campus Student Housing among Unilorin Students

With regard to the perceptions of the university's undergraduate students and its implications of increasing off-campus student living, three categories of implications are identified- Socioeconomic, academic related and facilities related implications.

Socio-economic Related Implications

Seven variables were identified as constituting socio-economic implication. These are higher house rent, inadequate finance to cater for other academic need having paid rent, lack of adequate security, high transportation cost, exposure to sexual harassment, slow adaptation to the new environment and interpersonal relationship with hosting community and exposure to crimes. The students' responses are presented in the Table 3.

Table 3 shows the responses on the students' perception of the identified socio-economic implications of mass off-campus student living. The analysis shows that majority of the students in the institution agree that the identified implications, except for high transportation fare to and fro the campus, are associated with off-campus student living. This means that transportation fare is affordable to the students living off-campus. Students do not also regard adaptation to the off-campus environment as a major challenge because most students in this institution, apart from the first year students, have lived in off-campus accommodations at one time or the other during their stay. Analysed further, a Cronbach's Alpha of 0.8301 was obtained for this factor. This is an acceptable level of reliability and therefore concluded that majority of the students in the institutions agreed with the identified implications of mass off-campus student housing.

Table 3: Socio-economic Implications of Mass Off-campus Student Housing.

No.	Perceived Implication	Strongly Disagree (1)		Disagree (2)		Indifferent (3)		Agree (4)		Strongly Agree (5)	
		Freq	%	Freq	%	Freq	%	Freq	%	Freq	%
1.	Higher house rent is involved	2	1.3	7	4.7	11	7.3	107	71.3	23	15.3
2.	Inadequate finance to cater for other academic needs having paid rent	6	4	10	6.7	43	28.7	71	47.3	20	13.3
3.	Lack of adequate security of life and property compare to on-campus	5	3.3	4	2.7	2	1.3	93	62	46	30.7
4.	High transportation fares to and fro the campus	37	24.7	50	33.3	46	30.7	12	8	5	3.3
5.	Exposure to sexual harassment	14	9.3	15	10	38	25.3	55	36.7	28	18.7
6.	Lack of quick adaptation to the new environment and interpersonal relationship with residents of hosting community	21	14	23	15.3	45	30	60	40	1	0.7
7.	Exposure to crime and drug abuse	6	4	21	14	30	20	54	36	39	26

The academic related implications identified and the students' responses are presented in Table 4, using frequency and simple percentage. The students of the institution perceived all the identified academic related implication as connected to off-campus student living. Topping the list is the fact that off-campus student living compounds academic stress. Most of the students interviewed said this was not

unconnected to the distance travel daily and the poor transportation network linking the school with the neighbouring communities. Noise pollution was also considered as an important factor affecting the students living off-campus. Noise by neighbouring students through frequent verbal arguments and sound systems (such as DVD players and Televisions). Surprisingly, the study revealed that

off-campus living least affects academic performance of the students. Oral interview revealed also that many of the students living off-campus have good CGPA. This is shown in Table 4.

According to the table, only 38% of the students agreed that this affect their academic performance even though they could not maximise the use of school library.

Table 4: Academic Related Implications of Mass Off-campus Student Housing.

No.	Implication	Strongly Disagree (1)		Disagree (2)		Indifferent (3)		Agree (4)		Strongly Agree (5)	
		Freq	%	Freq	%	Freq	%	Freq	%	Freq	%
1.	Lateness to and sometimes missing lectures	3	2	2	1.3	12	8	67	44.7	66	44
2.	Negatively impacting academic performance	5	3.3	20	13.3	30	20	55	36.7	40	26.7
3.	Inability to maximise school library usage	7	4.7	10	6.7	3	2	71	47.3	59	39.3
4.	Missing tutorials	17	11.3	12	8	25	16.7	55	36.7	41	27.3
5.	Compounding academic stress	2	1.3	0	0	11	7.3	55	36.7	82	54.7
6.	Exposure to noise pollution.	8	5.3	13	8.7	7	4.7	62	41.3	60	40

Source: Authors' Field survey, 2017

Facilities related implications were also examined and the students' responses are presented in Table 5. Over 60% of the students agreed with all the implications examined except that majority of them disagreed on inadequate waste disposal and poor sanitary facilities. However, reasonable proportion of the students still believes that those facilities are inadequately provided in those residences off-campus. By implication, the epileptic power supply in those communities has negative impact on student academic activities. Students complained of not been able to engage in night reading and making

use of electronic lecture and other study materials stored in their personal computers and mobile devices. The study also complained that transport facilities are grossly inadequate. For the morning lectures (between the hours of 8 am and 10am) there are always long queues at the major bus stops at off the university's campus (see plate 4) and during closing hours (between 4pm and 7pm) the same scenario is often observed on the campus (see plate 5). This situation often leads to missing lectures, and stress thereby directly or indirectly impacting negatively on the students' academic performance.

Table 5: Examining facilitated implications of mass off-campus student housing

No.	Implication	Strongly Disagree (1)		Disagree (2)		Indifferent (3)		Agree (4)		Strongly Agree (5)	
		Freq	%	Freq	%	Freq	%	Freq	%	Freq	%
1.	Poor electricity.	3	2	7	4.7	2	1.3	87	58	51	34
2.	Inadequate water supply.	17	11.3	21	14	17	11.3	61	40.7	34	22.7
3.	Inadequate waste disposal facilities.	11	7.3	35	23.3	45	30	31	20.7	28	18.7
4.	Poor sanitary facilities.	21	14	40	26.7	46	30.7	23	15.3	20	13.3
5.	Poor road network linking the school.	16	10.7	23	15.3	13	8.7	57	38	41	27.3
6.	Inadequate transportation facilities.	6	4	4	2.7	9	6	77	51.3	54	36

Source: Field survey, 2017



Plate 4: Long queue at a popular Oke-Odo student bus stop as students living off-campus headed for school.



Plate 5: A long queue at the university's motor park as students living off-campus returning home after school.

Examining residents' views on the impact of high concentration of student-tenants in their communities

The study further examined the impact of high concentration of students in the institution's proximate neighbourhoods from the point of view of the residents and their responses analysed. The analysis revealed that majority of the residents agreed that the identified implications are associated with high concentrations of students

in the neighbourhoods. However, some residents said they were comfortable living with students in spite of these associated consequences. These responses were tested for internal consistency and a Cronbach's Alpha of 0.8017 was obtained. This means that the internal consistency is good hence, the responses are reliable and if the survey is repeated severally, there is 80% chance of obtaining the same responses.

Table 6: perception of residents on the implication of increasing student-tenants in their communities

No.	Implication (in percentage)	Strongly Disagree (1)	Disagree (2)	Indifferent (3)	Agree (4)	Strongly Agree (5)
1.	Local residents are not comfortable living with off-campus students	22.2	11.1	24.5	32.2	10
2.	Most students off campus lack sense of community and usually misunderstand the responsibilities of neighbourhood living	20	13.4	7.8	44.4	14.4
3.	Poor students' participation in community activities due to time constraint and are involved more in university activities	16.7	14.4	2.2	57.8	8.9
4.	Exposure to robbery and other criminal activities	13.4	16.7	3.3	50	16.6
5.	Increasing rental values of residential and business premises	3.3	10	3.3	55.6	27.8
6.	Traffic congestion in the host communities	6.7	11.1	6.7	58.9	16.6
7.	Noise pollution often cause by students through extra curricula activities such as birthday or graduation parties	2.2	5.6	8.8	70	13.4
8.	Cohabitation of male and female students is a common phenomenon off campus.	5.6	11.1	7.8	66.6	8.9

Source: Authors' field survey, 2017

Conclusion and Recommendations

Conclusion

Housing has been viewed as providing sustenance for life as well as the healthy growth and development of the mind of an individual. Addressing the current accommodation challenges facing the students of tertiary institutions in Nigeria, include the University of Ilorin, has become very important. The management of students' accommodation in many Nigerian universities, like in other African countries, is the responsibility of these HEIs. Unfortunately, due to inadequate financial resources available to these institutions especially the public ones, providing housing to accommodate most students on campuses has been a major challenge. Consequently, many students now assume the responsibility of sourcing for accommodation for themselves off the campus. This study examined the implications of this high concentration of University of Ilorin undergraduate students off campus. The study revealed that there are several socio-economic consequences associated with this mass off-campus student living. Prevalent among these consequences are the higher house rent, lack of adequate security of life and property compare to living on campus, negative impact on student academic performance, stress, cohabitation of male and female students off campus, and exposure to robbery and other criminal activities. The study further revealed that the accommodation status of undergraduate students in the university has significant correlation with academic

performance of the student. This study therefore recommended, inter alia, that the current public-private partnership arrangement between the university and private hostel investors should be sustained, the Federal Mortgage Bank of Nigeria should expand its services to incorporate tertiary institution student housing schemes, efficient transportation system be developed to ease commuting to and from the campus, and introduction of Neighbourhood Ambassadors policy to cater for the affairs of the students living off-campus.

Recommendations

The study discovered that the institution, like other public universities in Nigeria, lacks robust student housing policy in place and therefore makes the following recommendations. The current public-private partnership arrangement between the university administration and student hostel investors should be made efficient and sustained. The Federal Mortgage Bank of Nigeria (FMBN) should expand its services to incorporate tertiary institution student housing schemes. Furthermore, since it is almost impractical to accommodate all the students on campus, efficient transportation system should be adopted to ease commuting to and from the university's campus for those non-resident students. Finally, the university needs to be actively involved in off-campus student accommodation to ensure adequate welfare of the students living off-campus.

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