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IMPACT OF TENEMENT HOUSING QUALITY ON SOCIAL RELATIONSHIP OF OCCUPANTS IN MINNA, NIGER STATE NIGERIA

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ABSTRACT

Tenement housing in most parts of the country has been both a crime and violence breeding ground in Nigeria leading to the increase in violence which has contributed to the already alarming rate of insecurity in Nigeria. Conflicts are a natural part of human interaction and it is common amongst occupiers of land and buildings which create concern to many individuals. They occur amongst the occupiers of tenement houses in Minna. This study examines the quality and social relationship impact among tenants of tenement houses in Minna, Niger State with the view to suggesting ways of attaining peaceable enjoyment and improving co-tenant relationship. The study used a cross-sectional survey, questionnaire was administered to selected tenements houses in Minna. The response from the questionnaire was subjected to descriptive statistics; frequency distribution table with percentages and Likert scale was used. The findings show that the overall Tenants' Satisfaction Index (TSI) with the building characteristics is 3.56 (fairly satisfied), Tenant's overall satisfaction index for the building quality was 3.45 (fairly satisfied) and overall Tenants' Satisfaction Index (TSI) with the neighborhood characteristics indicated that tenants in the study area were fairly satisfied (3.21). It also discovered that most common causes of conflicts amongst residents of the face-me-I-face-you type of tenements residential houses in Minna is inadequate infrastructure. It therefore recommends that adequate policy formulation to guide and bring about sustainable rental housing provision as an alternative to home ownership in the study area and in Nigeria at large.

Key words: Tenement, Housing Quality and Social Relationship

1.1 INTRODUCTION

Housing is a composite commodity that fulfils several human needs. The major need is dwelling (Bajari *et al.*, 2015) but it can also argue that having a social space to interact and socialize with family and friends, or to be able to reach a desired social status, might be some reasons for which individuals demand some housing services. Thus, from a social point of view, housing is more than a dwelling unit and its objective characteristics, since it also provides security, privacy, neighbourhood and social relations, status, community facilities and services, access to jobs and control over the environment. The complexity of the concept entails that being "ill-housed", could mean deprivation along any of these dimensions. It is also often an expression of personal identity



and social status. Housing is therefore an important aspect of individual well-being and quality of life.

Social relations are a fundamental aspect of human life (Ajrouch *et al.*, 2017). This has been advocated early in the history of social science by luminaries and continues to be of significance today as scholars document this point both theoretically and empirically (Ajrouch *et al.*, 2017). The quality of a social relationship represents the history of past social interactions between two individuals, from which the nature and outcome of future interactions can be predicted. Impact of social relations are significant in adolescence, because comparisons and processes of identity formation are intense during this period. Moreover, children's living conditions are to a large extent dependent on and determined by relationships to other people and by others' actions and resources (Jonsson, 2010). The focus on social relations enables a view of children as actors who form relations, use social support, and make social comparisons. The active role of children and the focus on their social relations are in line with the research paradigm called *the new sociology of childhood*. Studies of children and their lives have changed during the last decades. The traditional views of children in sociology as a target of socialization, and childhood in psychology as a mere developmental stage, have been criticized (Corsaro, 2015).

The menace of poor housing in Nigeria as a result of population explosion which has resulted to the erection of tenement buildings has a major problem and has regrettably led to various social vices and more regrettably to domestic conflict. Tenement housing in most parts of the country has been both a crime and violence breeding ground in Nigeria leading to the increase in violence which has contributed to the already alarming rate of insecurity in Nigeria. Conflicts are a natural part of human interaction and it is common amongst occupiers of land and buildings which create concern to many individuals. They occur amongst the occupiers of tenement houses in Minna. The city represents the melting-point of various races, and of economic activities, commercial entities, high grade residential precincts. This makes demand for residential properties increase on daily basis as migration of all classes of people into the State increases. There are challenges posed by this factor as it affects the relationship between the tenants for various reasons ranging from non-communication to unsatisfied attitude. Most tenants especially ignore their obligation to pay utility bills and other bills binding on them by virtue of occupying the property. All these have played a huge role in affecting the relationship between them. This paper examines the housing quality and social relationship impact among tenants of tenement houses in Minna, Niger State



with the view to suggesting ways of attaining peaceful co-habitation and improving co-tenant relationship.

1.2 Study Area

Minna, the capital of Niger State lies between Latitude $9^{\circ} 33'$ and $9^{\circ} 40'$ North, and Longitude $6^{\circ} 20'$ and $6^{\circ} 35'$ East. At the North-east corridor of the town lies continuous steep outcrop of granite, which form a limitation towards physical development in that axis. In the present political zoning system, the town is within the North Central Zone, and occupies an area of about 884 hectares. It is about 145 kilometers by road from Abuja, the Federal Capital of Nigeria. Since 1999, the city has experienced change in both pace of growth and types of space occupied for development. It has a total area of 74,344 km². (Sanusi 2011). Minna has estimated projected population of 304,458 (NPC, 2016 Project to 2019) as one of the 25 Local Government Areas in Niger State, see figure 1.1.



Figure 1: Minna in Niger State, Nigeria
Source: Niger State Ministry of Land and Housing, (2020)



LITERATURE REVIEW

2.1 Tenement Houses

The Oxford English Dictionary's primary definition of tenement is "a room or a set of rooms forming a separate residence within a house or block of apartments." It's a fairly all-inclusive definition that speaks to the historic definitions of tenement as well as its modern and colloquial connotations, which the dictionary also addresses with this: "a house divided into and rented out as separate residences, especially one that is run-down and overcrowded (Mauch, 2018). Tenement housing today constitutes a significant proportion of the housing stock in many countries, including some of the world's most developed societies. About half of the urban population in developing countries is made up of tenants (UN-HABITAT 2013). Despite that considerable progress has been achieved in developing countries in the past two decades where there has been a shift in public sector's role from direct provision of rental housing to focusing on utilization of potential and capacity of informal sector, there continue to exist a wide gap between policy formulation and its implementation particularly on rental accommodation.

2.2 Social Relationship

Social relationship is any relationship between two or more individuals. Social relations derived from individual agency form the basis of social structure and the basic object for analysis by social scientists. Fundamental inquiries into the nature of social relations feature in the work of sociologists such as Max Weber in his theory of social action. Social relationships are a special case of social relations that can exist without any communication taking place between the actors involved. Social relationships refer to the connections that exist between people who have recurring interactions that are perceived by the participants to have personal meaning. This definition includes relationships between family members, friends, neighbors, co-workers, and other associates but excludes social contacts and interactions that are fleeting, incidental, or perceived to have limited significance.

2.3 Quality of tenants' relationships

Tenants' relationships can recall both quantitative and qualitative dimensions. For instance, asking about having or not having tenants' ties is often related to the count of the number of tenants; similarly, evaluating the degree of mutual concern and interest calls for a quantitative



measure, such as the duration of tenants' or the frequency of interaction. Distinguishing between tenants' "really true" or "not true" friends (Boman *et al.*, 2012) is qualitative measures of tenants' relationships. The qualitative aspects are determined by the fact that friendship relations might be close, intense, and supportive at different levels. In general, the closer the friendship, the more evident the various qualitative attributes of friendship (Demir and Özdemir 2010).

2.3.1 Tenement Housing satisfaction and social interactions

Tenement housing satisfaction is a complex cognitive construct, and several attempts have been made to conceptualize it from disciplines other than Economics (Sociology, Psychology, Planning, or Geography). Overall, it is worth noting that theories of housing satisfaction all centre around the notion that housing satisfaction measures the difference between households' actual and desired (or aspired-to) housing and neighbourhood situations (Galster 1987; Galster and Hesser 1981; Lu 1999). Therefore, individuals make judgements about residential conditions based on their needs and aspirations. Satisfaction with one's residential situation indicates the absence of complaints and a high degree of agreement between actual and desired situations. On the other hand, incongruence between their actual housing and needed conditions may lead to dissatisfaction.

2.4 Theories of Tenement Satisfaction

Ross (1955) introduced the notion of housing needs to conceptualize residential satisfaction / dissatisfaction. In his theory, Ross posited that changing housing needs and aspirations as households progress through different life cycle stages often place households out of conformity with their housing and neighbourhood situations. The lack of fit between their current and desired housing needs creates stress or dissatisfaction with their current residence. Households respond to such stress or dissatisfaction through migration, which brings a family's housing into adjustment with its housing needs. Life cycle changes may generate different space requirements, which are considered the most important aspect of the needs. Thus, households are likely to feel dissatisfied if their housing and neighbourhood do not meet their residential needs and aspirations.

Morris and Winter (1978) introduced the notion of housing deficit to conceptualize residential satisfaction / dissatisfaction. In their housing adjustment model of residential mobility, they theorize that individuals judge their housing conditions according to normatively defined norms, including both cultural norms, which are dictated by societal standards or rules for life conditions.



and family/personal norms, which amount to households' own standards for housing. Thus, an incongruity between the actual housing situation and the cultural and /or familial housing norms results in a housing deficit, which in turn gives rise to residential dissatisfaction. Households with a housing deficit who are hence dissatisfied are likely to consider some form of housing adjustment. They may attempt to make in situ adjustments to reduce dissatisfaction by revising their needs and aspirations to reconcile the incongruity or by improving their housing conditions through remodelling. They may also move to another place and bring their housing into conformity with their needs.

3.0 RESEARCH METHOD

There are two types of data used for this study, primary data and secondary data. Primary data for this study were obtained by administering prepared questionnaires. Information aimed at retorting the aim and objectives of the study were raised. Secondary data were collected from journal and previous researches related to the study and were duly acknowledge. Sources of secondary data used in this study include journals, textbooks, publications, government publications of related literature to the study. To give meaning to data, it has to be analyzed and interpreted statistically. The study employs the use of descriptive and inferential statistics. For the descriptive statistics; frequency distribution table with percentages, Likert scaling was used. The inferential statistics used is multi regression analysis to examine the housing quality and its impacts on social relationship among the occupants in Minna. The evaluation of relationship between dependent and independent variables was carried out using the multiple regression models. The first step consists of defining the variables of interest. This determines the relationship between the combined explanatory variables.

4.1 Results

4.2 Environmental and physical condition

Environmental and physical condition of the houses was examine based on provision of services available within the houses, services examined are Road to the houses, Drainage conditions around the houses, Pedestrian Lane, Water supply, Sewer system, solid waste management and natural environment and vegetation. Table 4.2 shows the mean and standard deviation of the scores of the respondents regarding environmental and physical condition of the estates.



Table 4.1 Environmental and physical condition of the tenement's houses

Services	Mean	Std. Deviation
Road	2.0240	.74557
Drainage	1.8640	.71102
Pedestrian lane	1.7760	.83148
Water supply	1.9200	.88530
Sewer system	2.1280	.78263
Solid waste management	2.4640	1.00438
Natural environment and vegetation	2.0800	1.04419

Source: Author (2021)

The analysis shows the response of the condition of available services around the selected houses either very good, good, bad and very bad. It was discovered that drainage and pedestrian lane has a close mean score of 1.8640 (.71102) and 1.7760 (.83148) which signifies that provision of drainage and pedestrian lane around the selected houses were very good. It was also revealing that water supply has a mean score of 1.9200 (.88530) which signifies that water supply in the selected houses is good. Road, sewer system, solid waste management and natural environment and vegetation scores above 2.0240 means signifies that they are were in bad condition.

4.3 Condition of available services in the tenement's houses

Condition of the services provided such as structure, finishing, aesthetics, accessibility, open space and materials used were examine either in they are very good; good, bad and very bad. Table 4.3 revealed that accessibility has a mean score of 1.9440 and standard deviation of .75480, finishing has a mean score of 1.9120 and standard deviation of .79326 and structure has a mean score of 1.9920 and standard deviation of 2.8834 which signifies that accessibility, finishing and structure were in good condition. Aesthetics has a mean score of 2.2240 and standard deviation of 1.10017, open space has a mean score of 2.0160 and standard deviation of .75480 and materials used in building also has a mean score of 2.0240 and standard deviation of .93726, which signifies that Aesthetic, Open space and Materials used were in bad condition.



Table 4.2 Condition and States of the services

Variables	Mean	Std. Deviation
Structure	1.9920	2.88348
Finishing	1.9120	.70328
Aesthetics	2.2240	1.10617
Accessibility	1.0440	.75460
Open space	2.0160	.72938
Material used	2.0240	.93720

4.4 Adequacy of services in the houses tenements houses

Adequacy of building sizes, room sizes, wall types, floor types, toilet, kitchen, bathroom, water supply and electricity supply were also analysis based on very adequate, adequate, inadequate and very inadequate. Table 4.3 revealed that Bathroom has a mean score of 1.8880 and standard deviation of .70957, Water supply has a mean score of 1.9360 and standard deviation of .72672 and Electricity also has a mean score of 1.8240 and standard deviation of .70784 which signifies that Bathroom, water supply and electricity within the selected housing estate were adequate. Room size has a mean score of 2.0080 with standard deviation of .72397, wall type has a mean score of 2.1840 and standard deviation of 1.95260, floor type also has a mean score of 2.01600 and standard deviation of .76183, which signifies that room sizes, wall type, floor type toilets and kitchen were not adequate.

Table 4.3. Adequacy of the services

Sizes of building	Mean	Std Deviation
Sizes of room	2.0080	.72397
Type of wall	2.1840	1.95260
Type of floor	2.0160	.76183
Toilet	2.1600	1.10278
Kitchen	2.4160	.97703
Bathroom	1.8880	.70957
Water supply	1.9360	.72672
Electricity	1.8240	.70784



4.4 Tenants' Satisfaction with Building Quality

The elements or variables which make up or determine the quality of a building also influence tenants' satisfaction with the building. The response given for the variables/elements which determine the quality of buildings as shown in Table 4.0 indicated that tenants were satisfied with the external construction quality (3.55), ventilation within building (3.55), internal construction quality (3.54) overall building quality (3.52) and wall quality (3.50). Meanwhile, the respondents were fairly satisfied with the floor quality with (3.45), wiring quality (3.42), general lighting (3.37) and plumbing quality (3.14). However, tenant's overall satisfaction index for the building quality was 3.45 (fairly satisfied).

Table 4.4: Tenants' Satisfaction with Building Quality

Building Characteristics	Respondents opinions					N	GVV	MWV(x) = GVV/n
	(5) very satisfied	(4) Satisfied	(3) Fairly satisfied	(2) Dissatisfied	(1) very dissatisfied			
External construction quality	33	121	120	6	2	282	1023	3.62
Internal construction quality	29	111	131	6	3	282	1001	3.54
Wall quality	25	130	112	10	5	282	1006	3.56
Floor quality	29	121	120	10	2	282	991	3.51
Wiring quality	23	121	120	14	4	282	991	3.51
General lighting	20	129	115	14	4	282	993	3.52
Plumbing quality	19	107	131	20	5	282	961	3.40
Ventilation within Building	20	131	120	10	1	282	1005	3.56
Overall building Quality	22	127	114	15	4	282	994	3.52

$$TBI = \sum MWV/N = 31.74/9 = 3.52$$



4.5 Discussion

An assessment of the conflict's resolution amongst residents of tenement houses in Minna township was carried out. The most common causes of conflicts amongst residents of the face-me-I-face-you type of tenements residential houses in Minna is inadequate infrastructure, followed by non-settlement of electricity and neighbourhood levies, the costs of which the occupier share equally. It was discovered that inadequate infrastructure contributes greatly as a source of conflicts. Many tenants scuffle for kitchen, bathroom, central passage, balconies, electricity and water supply, and other facilities that are available for common use. Planning regulation may be adopted to give advantage to approval of buildings with adequate infrastructure over those with few and inadequate facilities. It was found that co-tenants have important role to play in resolving conflicts amongst residents of low-income housing. This is an indication that involvement of co-tenants in conflict resolution will go a long way at peace-making and prevent conflicts with using the Police except when life is threatened or there is potential breach of public peace and tranquility.

Seven types of conflicts occur amongst the residents of low-income housing in Lagos metropolis. The prevalent type of conflicts involves multi-parties (two families - parents and their children). Conflicts probably arise from little disagreement between two members of the families extending to other members of the conflicting parties. Multi-party conflicts involving two or more families are complex situations, and require careful intervention by neighbours and estate surveyors. In this case, one should expect settlement to take a bit longer time than if the conflict involves only two, and greater precautionary measures must be in place to forestall individual conflict that may degenerate into crisis and breach of peace in the entire area.

5.1 Conclusion and Recommendation

The evaluation of tenants' satisfaction with tenements housing in Minna, has indicated that tenants were fairly satisfied with the tenement housing in the area. It could be observed that the environmental quality of most of the rental housing in the study area were in deplorable conditions. Therefore, the respondents could only claim to be satisfied with such areas as a matter of choice, since the respondents belong to different income groups, educational levels and occupation. It is always better not to manage any property at all than to manage crisis-infected ones! Time is valuable to the estate surveyor and time spent in resolving conflicts could better be diverted to rewarding ventures. Involving reliable residents in conflict resolution will prevent estate surveyor



from expending time and energy on what is not worthy and enable them spend quality time on more rewarding aspects of the professional practice. The estate surveyor also has important role to play by ensuring that facilities provided by their clients are adequate before taking up the letting and management of a property while planning approving authorities must ensure that facilities provided in low-income tenement houses are adequate in relation to the number of tenants before approval is granted. The study recommends adequate policy formulation to guide and bring about sustainable rental housing provision as an alternative to home ownership in the study area and in Nigeria at large. The provision of qualitative housing, conducive, serene, aesthetically pleasing environment and neighborhood; good and acceptable management services by all stakeholders are pertinent to ensure adequate, effective and satisfactory housing in the study area.

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