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COOPERATIVE SOCIETIES: A PANACEA TO HOUSING RELIEVE IN THE TERTIARY INSTITUTIONS IN NIGERIA. A CASE STUDY OF THE FEDERAL POLYTECHNIC BIDA, NIGER STATE. NIGERIA.

ABSTRACT

The paper examined on how cooperative societies operating as a panacea to housing relieve in the tertiary institution in Nigeria. The Federal Polytechnic Bida, Niger State. There are five cooperative societies in the polytechnic. These are: CT&CS society, MASS cooperative society, SENSTAFF cooperative society, G16 cooperative

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Introduction

Housing represents a critical component in the social and economic structures and constitutes one of the basic human needs of all nations (Kabir and Bustani, 2008). Its provision has always been of great necessity to man. As a unit of the environment, housing has profound influence on the health, efficiency, social behaviour, satisfaction and general welfare of the community. It is a reflection of the cultural, social and economic values of a society and one of the best historical evidences of the civilization of a country (Adedeji and Olotuah, 2005).

A generally accepted principle, enshrined in international conventions and resolutions is that all citizens, particularly the marginalized have a right to access adequate housing at an affordable cost. Specifically, Article 25 of the 1948 Universal Declaration of Human Rights, points out that housing is a necessary social service

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society and Halal cooperative society. Random Sampling technique was adopted in selection of 355 members of cooperative societies. Data collected were analyzed using descriptive analysis, cross tabulation, charts and Pearson's moment correlation. The study reveals that majority of the respondents have benefited from the housing loan which amount to 91.27% while only 8.73% said they do not benefit from the housing loan. This implies that the cooperative societies have major role on housing relieve in the study area. It was found out amongst others that G-16 cooperative society records highest amount of housing loan disbursement between years 2015 and 2019 with N234,301,186, N196,021,000, N211,410,111, and N331,018,131. It also reveals that the Pearson's for the correlation between the total annual housing loan disbursements and total annual number of housing loan beneficiaries variables is -0.483 which means that changes in total annual housing loan disbursements have weak negative correlation with changes in total annual number of housing loan beneficiaries of the cooperative societies in the Polytechnic. It therefore recommended amongst others that management interference with cooperative fund recovery should be totally discouraged henceforth, so that enough capital can be made available at the disposal of the cooperative societies for the cooperative members housing loan disbursement. Also there is the need for the cooperative societies in the Polytechnic to look inward to their fund raising portfolio through linkage with other financial institutions. It is also recommended that cooperatives societies should setup a committee of experts who should be proactive in resolving all contending cooperative issues of loan applications by cooperative members in terms of complaints that are generated from time to time.

Keywords: cooperative society, panacea. Relieve housing and tertiary.

for every citizen. In 1976, the International Convention on Economic, Social and Cultural Rights (ICESCR), endorsed by 140 countries, considers housing part of a larger right to an adequate standard of living

(Edgar, Doherty



and Meert, 2002).

The Global Strategy for Shelter to the Year 2000, which was adopted by the United Nations General Assembly in 1988, lays considerable emphasis on "enabling" strategies to meet shelter needs. The Strategy recognizes that governments are unable to provide shelter for the majority of their populations, but play an important role in providing a framework which enables the private and community sectors to provide housing (UN-Habitat, 2006).

In Nigeria, several housing schemes have evolved over the years; embarked upon by government and private corporations at various levels, in an attempt to provide shelter for its citizens; yet housing problems have become persistent especially for public servants in the country. Housing problem stems from quantitative to qualitative, the effect of which reflects on the social, economic as well as cultural statues of users and leads to pressures for cost reduction rather than value maximization for the construction industry (Kabir and Bustani, 2008).

Statement of Problem

The provision of decent, affordable and qualitative housing for the teeming population had been a cardinal objective of various governments across the world (UN-Habitat, 2010; Nguluma, 2016, Olayinka, Abiodun, Adebayo, Akunnaya and Ayodeji, 2017). Despite this, housing problem in its quantitative and qualitative dimensions remains almost intractable particularly in developing countries, most especially in Africa, Central Asia and Latin America.

Nigeria's diverse housing problems revolve around overcrowding and slum housing. Many Nigerians cannot afford decent homes. They live in contraptions that can only be called 'Shelter' and not 'Housing'. Government over time has intervened in the housing sector by increasing housing stock through the construction of housing estates and through its mortgage institutions which facilitated the disbursement of housing loans. These measures have done little to address the situation. On the other hand, houses provided by the private sector operators are out of the economic reach of even the medium income earner. An effective and



realistic strategy for providing decent houses in decent environments at decent prices is therefore crucial (Oyewole, 2010).

Oduun and Ibem (2011) noted that fewer studies have been carried out on the processes undertaken by group buyers in the alternative land and housing delivery systems in Nigeria. The study opined further that; group buyers such as cooperative societies can be considered most appropriate organizations that can assist government in meeting the targets set under the 1991 National Housing Policy aimed at ensuring that the disadvantaged people gain access to decent housing. According to Babade (2007), to adequately house the urban population in Nigeria, a conservative figure of 409,227 housing units should have been constructed in 1990. Due to neglect, the figure rose to 783,042 units in 1995; 1,333,176 units in the year 2000; 1,543,318 units in 2003 and 2,171,603 units in 2010.

Based on the above, Oyewole (2010) and Yakub, Salawu and Gimba (2012), proposed the involvement of cooperative societies in housing development as an urgent step needed to be backed by governments, to bring about the much needed transformation in the Nigerian housing sector. Hence, these necessitate this study to critically look into the housing provision through cooperative societies in the Nigeria Tertiary Institution, Federal Polytechnic Bida, Niger State, Nigeria.

Aim and Objectives

The aim of this paper is to assess the impact of cooperative societies on housing relieve among the staffs of Federal Polytechnic, Bida.

Objectives of this study is to

Examine the existing cooperative societies and their financial strength

Identify the type of housing loans facilities provided by the cooperative societies.

Assess the terms/conditions of granting housing loans by the cooperatives.

Recommend sustainable effective strategies for solving problems of accessibility to cooperative loans.

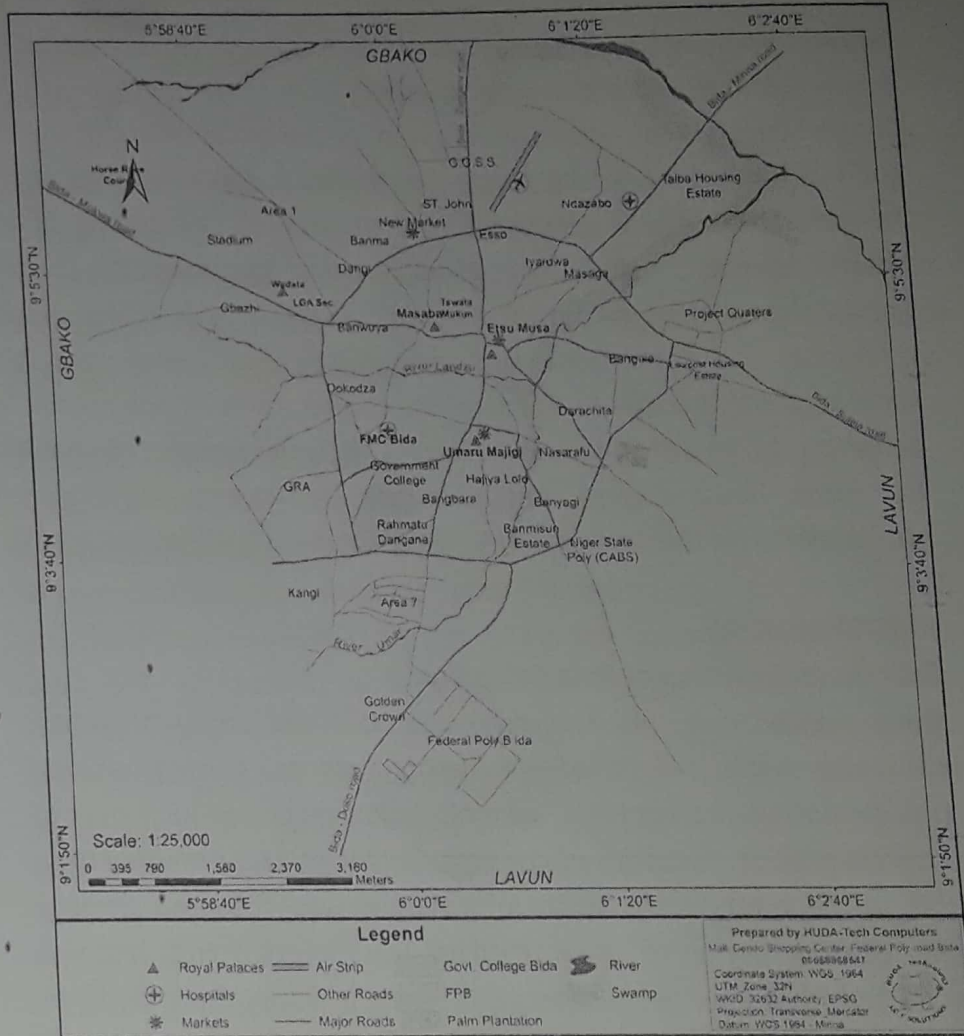


Figure 1.3: The Study Area Bida Township Map
Source: Niger State Ministry of Lands and Housing, 2019

Literature Review

The global perspective for housing cooperatives has been set out by the memorandum of understanding (MoU) signed by International Cooperative Alliance (ICA) with UN-Habitat in February 2001. The MoU has outlined a series of activities that may be undertaken by ICA and its member cooperatives in housing sector to implement habitat agenda and global plan of action to promote sustainable human development. In nutshell it has been recognised at global level that habitat agenda gives a global perspective to find practical solutions to the problems of housing





and in materialising this perspective and cooperatives to play a very significant role. In this context, therefore, it would be important to

- understand habitat agenda (Dawod, 2012).

Cooperatives are considered as one way for the achievement of the two goals of Habitat II Agenda, “adequate shelter for all” and “sustainable human settlement development”. A number of paragraphs of the Habitat Agenda describe the role of cooperatives concerning the two goals. A total of 20 paragraphs in the Habitat Agenda make specific reference to a cooperative approach in housing development (UN-Habitat, 2002). Paragraph 82 identifies cooperatives as one means for achieving the goal of adequate shelter for all. It encourages communities to form housing and multi-purpose community development cooperatives for the provision of low-cost housing (UN-Habitat, 1996).

METHODOLOGY

Sources and Method of Data Collection

Data needed for this research was collected through primary sources; these are based on reconnaissance survey, physical observations, questionnaire administration and conduct of oral interviews with members of cooperative societies. Secondary data, this is the method by which information was collected through the existing literature and materials. The materials and data was collected through these sources includes written documents by experts and authors.

Sampling Technique

Random Sampling method was adopted in selection of member of the cooperative societies across the entire sample frame in the application of questionnaire. In administered the questionnaires to the co-operative members, these cooperative members have registered as cooperative members of one of the cooperatives in the study area. The total of 355 questionnaires was administered resulting from sum up of number of the cooperatives

Sampling Size

Total population of members of cooperatives societies in the Federal



Polytechnic Bida are 4755 (population of the study). The required size from this sample frame will be derived by means of demographic formula usually adopted for determination of sample size Otte (2006)

Data Analysis Techniques and Presentation

The data was coded and cross - tabulated to enable the responses to be statistically analysed. Simple descriptive statistics was adopted for the analysis of the data and information collected. Also, the Statistical Package for Social Sciences (SPSS)

RESULTS AND DISCUSSION

Socio-economic Characteristics of Respondents

Gender by Marital Status of Respondents

Respondent's gender by marital status distributions is shown in Table 4.1. The study reveals that 281 (79.15%) of the respondents were males while only 74 (20.85%) were females. For the male respondents, 213 (60.00%) were married while those that were single and separated were 53 (14.93%) and 15 (4.23%) respectively. The study also shows that 54 (15.21%) of the female respondents were married, while 14 (3.94%) and 6 (1.69%) were single and separated respectively. It can be inferred that the majority of the respondents were married males.

Table 4.1: Gender by Marital Status of Respondents

Marital Status	Single		Married		Separated		Total	
	No	%	No	%	No	%	No	%
Male	53	14.93	213	60.00	15	4.23	281	79.15
Female	14	3.94	54	15.21	06	1.69	74	20.81
Total	67	18.67	267	75.21	21	5.92	355	100

Source: Author's fieldwork, 2019

Educational Level by Age of Respondents

The educational level by age of the sample cooperative members is shown in Table 4.2.

The study revealed that a majority 125 (35.21%) of the respondents were in the age group of 41 -50 years, and this was followed by 71 (20.2%)



who fall in to age group of 21 – 30 years. The age group of 31 – 40 years had 87 (24.51%) of respondents and followed by 71 (20.00%) who fall in to age group of 51 – 60 years. The number of respondents that were in the age group of less than 20 years, 20 – 30 years and above 60 years were 1 (0.28%), 41 (11.55%) and 30 (8.45%) respectively. The study revealed that majority of respondents 171 (48.17%) has 1st Degree/HND as their highest level of education, followed by 109 (30.70%) who has M.Sc./M.Tech and above. The respondents that have ND/NCE as their highest level of education are 57 (16.06%), followed by 12 (3.38%) who has O'Level. However, only few 6 (1.69%) of the respondents has primary certificate as their highest level of education. It can be inferred from this that majority of cooperatives members are adults. However, there is high level of education in the study area, as it is an academic environment.

Table 4.2: Educational Level by Age of Respondents

Education Level	Primary		O'Level		ND/NCE		1 st Degree/HND		M.Sc/M.tec h & Above		Total	
	No	%	No	%	No	%	No	%	No	%	No	%
< 20 years	0	0.00	1	0.28	0	0.00	0	0.00	0	0.00	1	0.28
20 – 30 years	0	0.00	4	1.13	15	4.23	19	5.35	3	0.85	41	11.55
31 – 40 years	3	0.85	4	1.13	21	5.92	41	11.55	18	5.07	87	24.51
41 – 50 years	2	0.56	1	0.28	9	2.54	62	17.46	51	14.37	125	35.21
51 – 60 years	1	0.28	1	0.28	8	2.25	32	9.01	29	8.17	71	20.00
> 60 years	0	0.00	1	0.28	4	1.13	17	4.79	8	2.25	30	8.45
Total	6	1.69	12	3.38	57	16.06	171	48.17	109	30.70	355	100

Staff Category of Respondents

The Polytechnic staff members are of four categories;





management staff, senior staff, junior staff and contract staff. The study reveals in Figure 4.1 that majority of the respondents are junior staff with 147 respondents, followed by 118 respondents who are senior staff. For those that are management staff and contract staff are 76 and 14 respondents respectively.

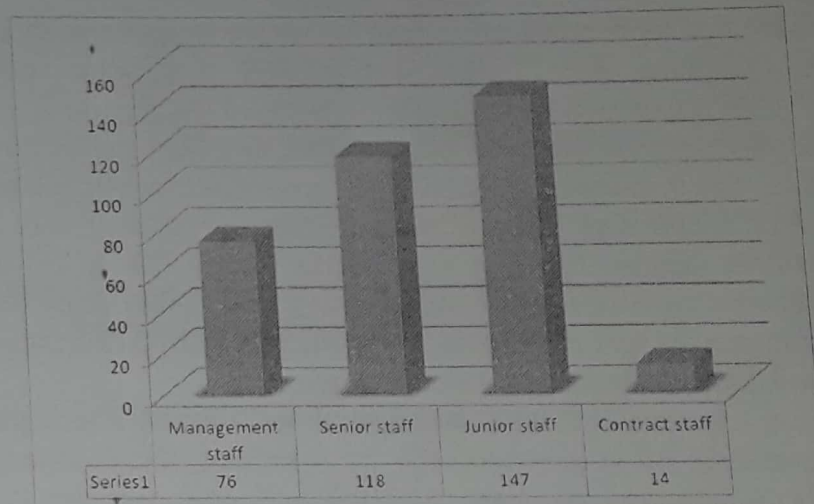


Figure 4.1: Staff Category of Respondents

Sources : Author Field work 2019

Working Experience of Respondents

The study reveals in Table 4.3 that a majority 189 (53.24%) of respondents worked in the Polytechnic as staff members for the year range of 6 – 10 years. This is followed by those who worked for year range of 11 – 15 years with 91 (25.63%) of responses. For those that worked for 16 – 20 years, 21 – 25 years, 26 – 30 years, 0 – 5 years and 31 – 35 years were 35 (9.86%), 16 (4.51%), 12 (3.38%), 8 (2.25%) and 4 (1.13%) respectively.

Table 4.3: Working Experience of Respondents

Years in Range	Responses	Percentage
0 - 5 Years	8	2.25
6 - 10 Years	189	53.24
11 - 15 Years	91	25.63
16 - 20 Years	35	9.86
21 - 25 Years	16	4.51





26 - 30 Years	12	3.38
31 - 35 Years	4	1.13
Total	355	100

Source: Author's fieldwork, 2019

Existing Cooperative Societies in the Polytechnic

There are five cooperative societies in the polytechnic as presented in Table 4.4. These are: CT&CS society, MASS cooperative society, SENSTAFF cooperative society, G16 cooperative society and Halal cooperative society. The oldest cooperative society in the institution is CT&CS, this is followed by SENSTAFF cooperative society, followed by MASS cooperative society, Halal cooperative society and G16 cooperative society. The first cooperative society (CT & CS) was established in the Polytechnic in the year 1995. This is followed by MASS cooperative in the year 2000, SENSTAFF in the year 2002, G-16 in the year 2009 and lastly Halal cooperative in the year 2014.

Table 4.4 also revealed that MASS cooperative society has highest number of cooperative members with 1251 members. This is followed by CT & CS with 1209 members, SENSTAFF with 998 members, Halal with 862 members and least is G-16 with 435 members. This implies that Halal cooperative is the fastest growing cooperative in the Polytechnic in terms of membership registration.

Table 4.4: Year of Establishment and Staff Members of Existing Cooperative Societies

Cooperative Societies	Year of Establishment	Members
CT & CS	195	1209
MASS	2000	1251
SENSTAFF	2002	998
G-16	2009	435
Halal	2016	862
Halal	2014	862
TOTAL		4755

Source: Field survey, 2019

Cooperative Membership of Respondents

Figure 4.2 reveals that majority of respondents are members of MASS cooperative society with 131 responses, this is followed by SENSTAFF



cooperative society with 102 responses. For CT&CS society, Halal cooperative society and G16 cooperative society are 62, 51 and 9 respectively.

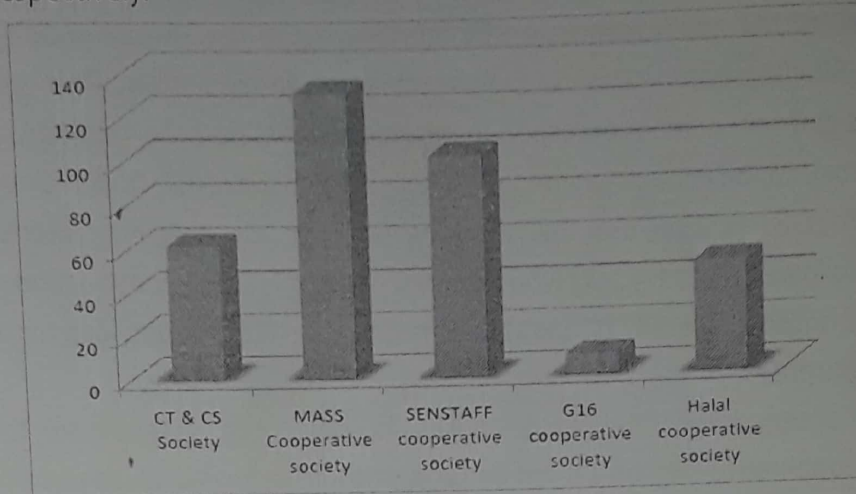


Figure 4.2: Cooperative Membership of Respondents

Source: Author's field work, 2019

Number of Beneficiaries from Housing Loan

The study reveals in Figure 4.3 that majority of the respondents have benefited from the housing loan which amount to 91.27% while only 8.73% said they do not benefit from the housing loan. This implies that the cooperative societies have major impact on staff housing development in the study area.

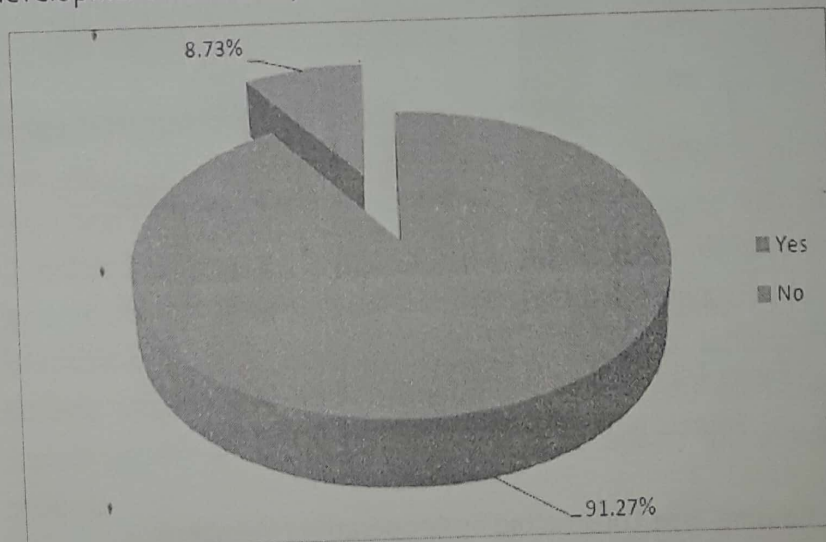


Figure 4.3: Number of Beneficiaries from Housing Loan

Source: Author's field work, 2019



How Housing Loan was spent

Cooperative members spent the housing loan granted on various aspects of housing projects, such as acquiring land, buying building materials and construction of houses. Figure 4.4 reveals that 236 (66.48%) respondents use their housing loan to acquire land. This has a significant number of respondents which implies that the housing loan may not be enough to complete a house. From the result, it also reveals that 61 (17.18%) use their housing loan to buy building materials followed by 47 (13.24%) who use their housing loan for construction of a house, while only 11 (3.10%) respondents use their housing loan for all purposes.

Consequently, this result implies housing loan granted to the cooperative members is not enough for them to build a house and this force some of them to start by acquiring a land so that subsequently when they benefit from another round of housing loan or sourced money from other sources their houses could be constructed and possibly reach completion stage.

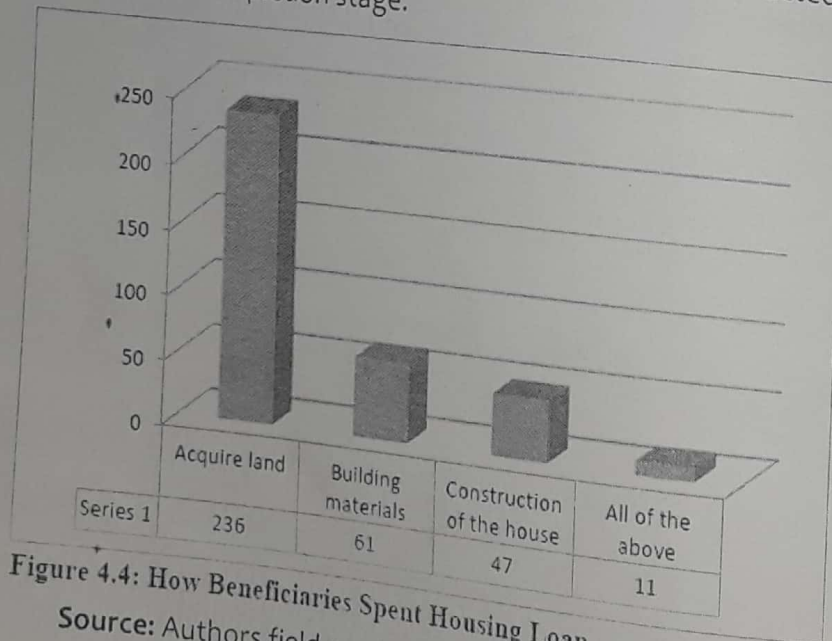


Figure 4.4: How Beneficiaries Spent Housing Loan
Source: Authors field work, 2019

Housing Type Constructed by Cooperatives Members

The study reveals in Figure 4.5 that majority of respondents 138 (48.59%) use housing loan to build two bedrooms, this is followed by 69



(24.30%) who build three bedrooms, 46 (16.20%) build four bedrooms while 31 (10.92%) build other types of buildings. This implies that majority of the cooperative members construct small types of building which is an indication of low fund provided by the cooperatives due to poor state and strength of the cooperatives societies and above all due to individual cooperative shared capital.

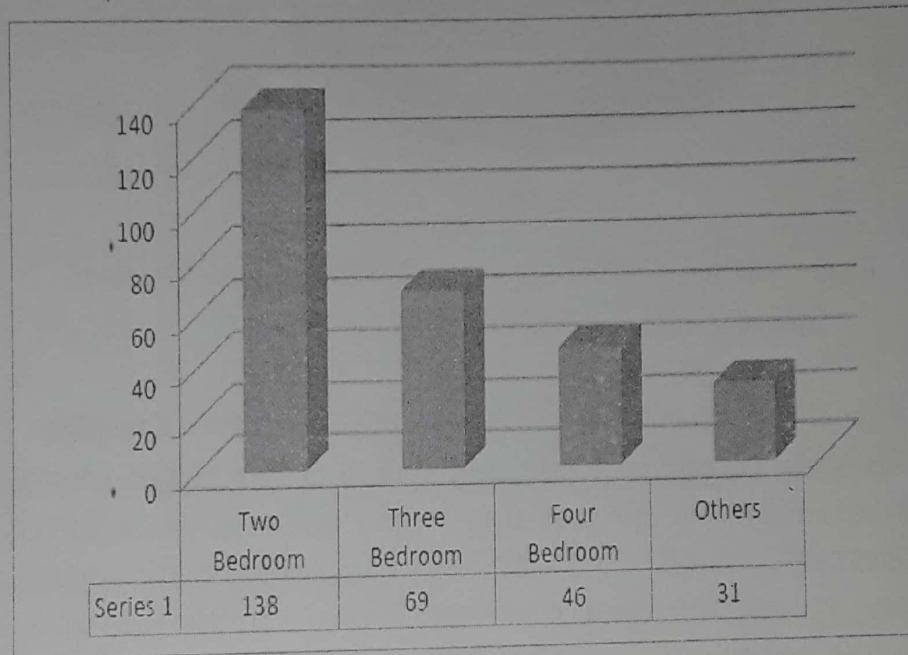


Figure 4.5: Types of Housing Constructed by Cooperatives Members

Source: Authors field work, 2019

Stage of Housing Projects of Cooperative Members

The study reveals in Figure 4.6 that majority (49.86%) of the respondents are yet to complete their houses. For those that have completed their houses are 21.41%, while about 28.73% still have bare land. Therefore, comparing this with the result in Figure 4.4, it can be infer that cooperative members have other sources of funding their housing projects, because majority of the respondents use housing loan to acquire land while few still have bare land as their housing project.

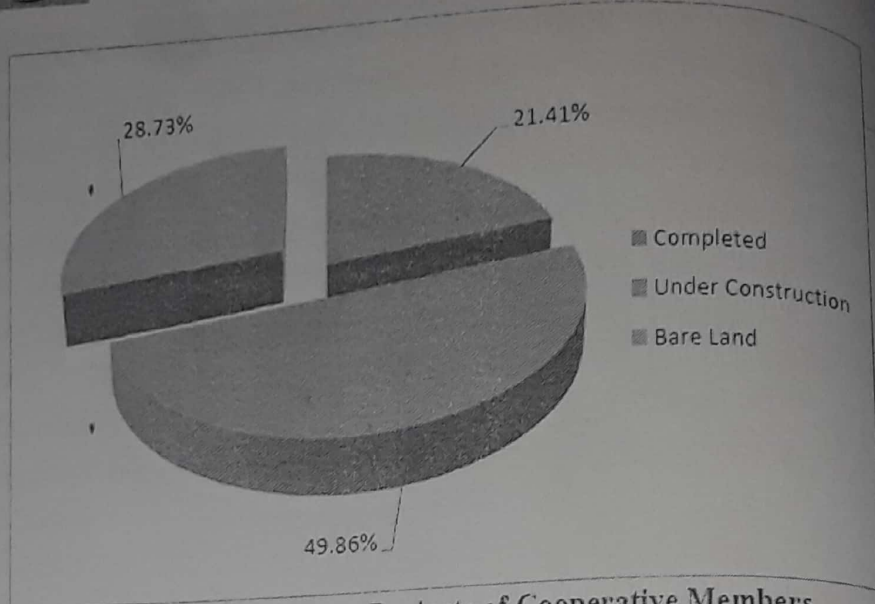


Figure 4.6: Stage of Housing Projects of Cooperative Members

Source: Authors field work, 2019

Annual Total Loan Disbursements by the Cooperative Societies

The study reveals in Figure 4.10 that G-16 has higher annual loan disbursement for the year 2015 with ₦343,411,209 followed by SENSTAFF, MASS and CT & CS cooperative societies with ₦193,951,502, ₦82,379,922 and ₦59,103,112. For the year 2016, G-16 record ₦396,131,011 as the highest amount of annual total loan disbursement for the year among the cooperative societies, followed by SENSTAFF, MASS and CT & CS with ₦181,260,010, ₦123,306,941 and ₦100,000,000 respectively. As at 2017, G-16 record ₦273,621,213 as the total annual loan disbursement, followed by MASS with ₦203,884,000, SENSTAFF with ₦127,208,935, CT & CS with ₦92,000,000 while Halal cooperative society record lowest with ₦4,211,191. G-16 also record highest total annual loan disbursement for the year 2018 with ₦398,364,201. This is followed by MASS, SENSTAFF, CT & CS and Halal cooperatives with ₦322,381,096, ₦203,259,111, ₦99,101,011 and ₦10,291,000 respectively.

Lastly, as at 2019, G-16 records ₦431,119,600 total annual loan disbursement, this is followed by MASS with ₦381,431,117, SENSTAFF with ₦325,169,358, CT & CS with ₦119,213,115 and Halal with ₦11,539,000 respectively. The result shows that G-16 disburse highest amount



annual total loan for the years under review. This implies that G-16 is the strongest cooperative society in the Polytechnic in terms of financial disbursement. Details of trend for the total annual loan disbursement between year 2015 and 2019 is presented in Appendix III.

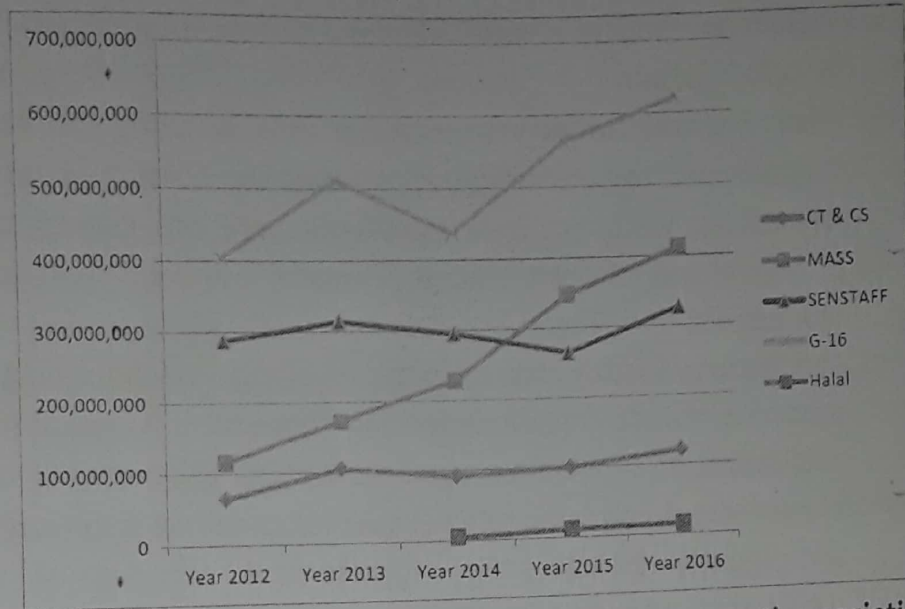


Figure 4.7: Annual total savings realized by the cooperative societies 2015 – 2019

Source: Author's field work, 2019

CONCLUSION AND RECOMMENDATION

Conclusion

Housing cooperative societies are faced by major problems and challenges which include shortage of fund, long bureaucracy, poor response when complaints are lodged, unfavorable terms and conditions and breach of agreement. Also, there are weak negative relationships between total amount of savings and housing loan provision by the cooperative societies in Polytechnic.

Recommendations

Based on the findings, the following recommendations are put forward as policy guidelines toward a sustainable means of housing delivery in the Polytechnic.

1. To overcome the challenges of shortage of fund faced by the cooperative societies in the Polytechnic, management interference



with cooperative fund recovery should be totally discouraged henceforth, so that enough capital can be made available at the disposal of the cooperative societies for the cooperative members housing loan disbursement.

2. There is the need for the cooperative societies in the Polytechnic to look inward to their fund raising portfolio through linkage with other financial institutions such as Federal Mortgage Bank, commercial banks, Federal Housing Authority, Building Societies, Real Estate Investment Trust, Housing Corporations, Central Bank of Nigeria and other international financial institutions with long moratorium.
3. Cooperatives should setup a committee of experts who should be proactive in resolving all contending cooperative issues of loan applications by cooperative members in terms of complaints that are generated from time to time, i.e. the committee is to monitor and regularly evaluate the progress and activities of the cooperative managements and cooperatives members from time to time.
4. Furthermore, strict and stringent measures and regulations be put in place by respective cooperatives to check incidences of default and non-compliance with cooperative terms of agreement by cooperative members and cooperative managements in the institution.

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