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Osmaniye Korkut Ata University
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Dr. Ahmet KARDAŞLAR

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ASSESSING THE IMPACT OF URBAN RENEWAL ON THE BUILT ENVIRONMENT IN NIGERIA.

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Abstracts

Due to increase in population growth, the capital city of many nations across the globe becomes congested, which makes the available social amenities to be overused beyond their intended designs, resulting in urban problem that could lead to urban renewal (UR). The UR has significant impacts on individual and a group of activities within the built environment. Therefore, this study aims to investigate the negatives and positives impacts of UR on the built environment in Nigerian. To achieve the aim of the research, the study adopted a qualitative research method. In the qualitative study, the necessary data was collected through physical observations and interviews. The physical observation exercise was carried out in Abuja the capital city of Nigeria. While the interview was conducted with eighteen construction professionals in the study context. The findings of the study reveals that UR has a positive and negative implications on the capital city of Nigeria. Some of the positive impacts are environmental upgrade, economic stability, increase in value for land and infrastructures. Whereas, the negative implications are displacement, loss of property, excessive price of land and infrastructures, economic hardship. Strategies such as community engagement, adequate compensation, government policy and implementation were developed to mitigate the negative influence of UR on the built environment.

Keywords: Built Environment, Development, Infrastructure, Impact, Urban Renewal

1.0 INTRODUCTION

The increase in population growth in many nations across the globe often leads to environmental congested, accompanied with overused of the available social amenities beyond their intended designs, resulting in urban problem that could lead to urban renewal (UR). UR is the process of revitalizing a failing area in a built environment so as to restore economic vitality and improve the safety of the area (Agunbiade, 2007). UR is flexible and can be used for both development and re-development. UR, which is generally called urban regeneration or regeneration in the United Kingdom, is a program of land redevelopment in areas of moderate to high density urban land use (Agbola, 2007). This takes place when the physical social economic characteristics of a rundown urban area have been rebuilt as part of a strategic plan to improve an area. Housing, industrial locations and dock side developments are typical regeneration projects in many countries (Jonlang, 2001). According to Kabiru, (2011), urban regeneration typically goes beyond the development of the physical area of a location; it also involves social and economic activities.

This emerged from the rapid population growth and urban sprawl experienced in most developing countries such as Nigeria, India, Philippines, South Africa, Brazil, Hong Kong and Bangladesh. In addition, it is noted that most urban centres in Nigeria were planned before the establishment of regional town planning and urban development (Oyesiku, 2011). Indeed, according to the United Nations (UN, 2007), Nigeria's urban population will account for more than 60% of the country's total. The proportion of urban residents to the total population has risen from 42.5 percent in 2009 to 51.16 percent in 2019. (Statista, 2021).The urbanization dilemma in emerging countries is marked by a high rate of overpopulation, traffic, pollution, insufficient housing/shelter, filth underdevelopment, and rising poverty and crime rates, among other things (Jiboye and Omoniyi, 2010).

The diversity of Nigerian cities in terms of size, structure, spatial shape, economy, wealth, and local resource availability is one of the core facts of the issues (Owoputi, 2016; Olokesusi, 2016). Although Africa has one of the lowest Human Development Index (HDI) in the world, it is estimated that within the next two decades, 87 percent of the population growth will take place in urban areas of the continent (Daramola and Ibem, 2010). Nigeria with



population of approximately 200 Million is currently overwhelmed by rapid urbanization, poor infrastructure and ever-increasing number of urban slums across the country, and this figure is expected to increase exponentially in the coming years. The urban infrastructural decay has increased the environmental threat within the urban populace (Gbadegesin and Aluko, 2010). Many of the cities and towns lack physical development plans and poor implementation. Unauthorized residential, commercial and industrial developments are found within and at the detriment of Nigerian cities (Gbadegesin and Aluko, 2010).

According to Adelekan (2009) lack of urban planning in Lagos state, will develop future potential hazards for new development mainly in areas with high environmental risk. Moreover, the urban poor are noted to live in the high risk zones due to inadequate government control of such areas and lack of urban land for development. Instead of having optimum development therefore, the Nigeria cities are faced with complex urban problems in the form of competition for land, poor transportation system, and acute housing shortage, rapid growth of slums and the accompanying health hazards, and high incidence of crime of all types (Onibokun 1973).

Abuja is one of the state that has been currently undergoing constant UR over the past decades in Nigeria, been the capital of the nation which demands it to be properly urbanized. However, the impacts of this frequent renewal on the environment has not been adequately investigated by previous studies. Therefore, this study assessed the impacts of urban renewal in Abuja with the view to propose for strategies towards mitigating the negative influence so as to proliferate the positive aspect on the society and the built environment at large.

2.0 LITERATURE REVIEW

One of the most remarkable developments in the world especially since the 1980s is rapid urbanization. Today, according to United Nations Department of Economic and Social Affairs, UNDESA (2015), “fifty-four percent (54%) of the world’s population lives in urban areas, a proportion that is expected to increase to 66% by 2050”. Projections show that urbanization combined with the overall growth of the world’s population could add another 2.5 billion people to urban populations by 2050, with close to 90% of the increase concentrated in Asia and Africa (UNDESA, 2015). Towns and cities in developing countries have been expanding rapidly, and the total number of urban dwellers in the region is now roughly doubling every decades Otoo, 1982).

Almost all of this growth will be in lower income regions of Africa and Asia where urban population is likely to triple and in Asia will more than double. Of all the regions of the world, Asia and Africa are urbanizing faster and are projected to become 56% and 64% urban, respectively by 2050 (UNDESA, 2015). Three countries; Nigeria, India, and China combined are expected to account for 37% of the projected growth of the world population between 2014 and 2050. Over the years in Nigeria, all level of government have made concerted efforts to improve the quality of life (QOL) of the residents of city and metropolitan centres through urban renewal programmes. Research on Humanities and Social Sciences coupled with the heightening of the awareness of self-actualization outfits, have pre-eminently positive implications in bolstering and bettering the quality of life of urban dwellers (Eni, 2012).

The most recent is the order from the Minister of Federal Capital Territory (FCT) to demolish some structures which was claimed to have violated Abuja master plan because they were built on sewer lines, green areas and other unauthorized areas. According to Adoga (2016), the FCT Minister was also reported to have said that FCT is the only city in Nigeria created by law and that necessary guidance according to law would be followed in handling the demolition of all illegal structures while all legitimate claims and other legitimate investors will be given adequate attention.

Internal displacements, acute poverty, helplessness, dislocation of family ties, critical unemployment, depression, economic downturn, incomplete schooling and social isolation were some of the effects of urban renewal identified in the literature for Africa as a whole and Nigeria in particular (Jimoh et al. 2013). Some of these challenges are also noted in the problem tree of urban renewal in developing countries as well as the slum situation and urban renewal. In the study of urban renewal at Maroko, a former slum in Lagos, Nwanna (2012), discovers that only about 2000 out of over 10,000 former Maroko house-owners were resettled, and up till today, the remaining 8000 were neither assisted to find alternative accommodation nor offered compensation. They were rendered homeless. The rest could not financially afford to live in the edifice that the then government had erected in the place. Part of



this same place is occupied by biggest multinational organizations and one of the most beautiful residential estates in Nigeria today. It was redeveloped after forcefully evicting the local residents and sold to big companies. So, the motive of the government from the outset is questionable. Implications such as stress, emotional breakdown, anxiety, depression, psychological trauma and the likes were recorded for those not relocated or compensated (Nwanna 2012).

The first attempt at urban renewal in Nigeria occurred in Lagos in 1955, as a result of cholera and bubonic plague outbreaks in 1929 (Mabogunje, 1974; Kutela and Adesola 1994; Eni and Abua 2014). The Nigerian Town and Country Planning Ordinance of 1946 made extensive provisions on urban renewal through the use of planning schemes. However, the country's huge urbanization during the oil boom resulted in a slew of planning issues, including urban deterioration, slums, sprawl, waste management, and bad infrastructure, among others, all of which necessitate substantial rehabilitation. In the 1960s and 1970s, the problem had worsened to the point where many towns had become uninhabitable, necessitating numerous revitalization programs in collaboration with numerous bilateral and international development agencies. Furthermore, under the World Bank Community Based Urban Development Programmes, a number of slum up-grading programs/schemes were being implemented in several Nigerian states (Eni and Abua 2014).

There had been several renewal programs in Ondo state, Nigeria, aiming at enhancing the habitability of the cities. The Capital Urban Development Authority (CUDA) was founded with World Bank backing to launch urban renewal programs to improve Akure city (Fatusin, 2018).. In 2005, the United Nations Millennium Village Upgrade in the Ikaram and Ibaram settlements was presented. The state government initiated a substantial renewal initiative in 2010 to address urban infrastructures with little housing component. While these rejuvenation programs have been praised, there has been little evaluation of their benefits due to the lack of benchmarks to gauge such effects on inhabitants (Fatusin, 2018).. In their study of housing quality in Akure, Ikare, and Okitipupa, the major urban centres in Ondo state. Fatusin and Aribi Gbola (2013) conducted a survey that revealed that 35 percent of houses in these cities can be classified as poor using benchmark such as structural defects, materials used in construction, roofing, privacy, availability of courtyards/court gar dens, and so on, while over 11 percent are in dilapidated forms. In these circumstances, it became clear that, in order for Nigerian cities to be habitable, they needed to be regenerated. The components of urban renewal, according to Olawepo (2010), may include city expansion and redevelopment, extensive route development and redesigning, beautification, and settlement layout. Upgrades to facilities and public goods and services, maintenance, building, and silting of drainage systems within an urban centre, and enforcing slum upgrading and city development are just a few examples.

A similar incidence was also recorded in Goma Region, Congo DR, where massive urban renewal took place. According to Norwegian Refugee Council (2015), one third of the displaced children do not attend primary school, compared to approximately 10 per cent among residents and host families, mainly due to inability to pay school fees or meet associated expenses because most of their means of livelihood such as stores and business concerns from where they pay children school fees have been demolished.

2.1 Urban Renewal Strategies

There are three basic strategies of urban renewal Miller (1959), which vary according to the scale and intensity of the operations carried out. These strategies include the following.

2.1.1 Redevelopment: This involves complete clearing of blighted areas of a town and the development of new structures. It involves large-scale demolition of poor buildings, which are considered as substandard, and that are beyond redemption. Wholesome clearance and complete redevelopment are often applied to areas where the existing structures are economically unviable (Mirbod, 1984).

2.1.2 Rehabilitation: according to (Zhu, 1989) Rehabilitation can be referred to as preservation or conservation, it is oriented towards restoring natural or artificial environments of neighbourhood that are already in existence. It is more suitable in areas where the building are majorly sound structurally but have deteriorated surfaces due to poor maintenance.



2.1.3 Integration: this method hinges on both redevelopment and rehabilitation by using the strength of both strategies. It comprises of rehabilitation of what can be realistically be useful, and combined with reconstruction of new facilities in place of those beyond redemption (Yu, 1988).

3.0 METHODOLOGY

3.1 Research Design

This study adopts a qualitative research method. The researcher in a qualitative research plays a significant role in his ability to engage participants using “complex reasoning that is multi-faceted, iterative and simultaneous” in the system of enquiry (Creswell, 2003).

This type of data is collected through methods of observations, one-to-one interviews, conducting focus groups, and similar methods (Miles, 2014). It allows the researchers to form parameters through which larger data sets can be observed (Miles, 2014).

3.2 Research Population

The research population is divided into two category. The first is some of the affected victims of urban renewal around the resettlement location and secondly, the professionals in the built environment in Abuja.

3.3 Sampling Technique

Random sampling technique was adopted in selecting locations that has undergone urban renewal within Abuja metropolis. The selection was determined on the basis of ease of accessibility to the urban renewal areas, and to observe the impact on individuals within the affected areas as well as interviewing the victims around the affected areas and also the professionals in the built environment.

3.4. Instrument for Data Collection

A structured interview was conducted to solicit information from the respondent. The respondent were personally approached by the researcher to get the required information needed for the study.

3.5 Data Analysis

Similar to other fields, content analysis has been used in as a quantitative research method until recent decade. Content analysis provides valuable historical and cultural insights over time (CAME, 2022).

4.0 RESULT AND DISCUSSION

4.1 Respondents demographical information.

Table 4.1 shows the characteristics of the professional respondents in FCDA and ministry of works, Abuja. The years of experience of the respondent ranges from 8-21 years which shows that all the respondent have sufficient work experience to participate in the interview study. Also, the academic qualification of the respondents ranging from bachelor to doctorate degree, and are all chartered in their respective professional body. Table 4.2 shows the profile of the respondent that based in Abuja. The respondents have been living in Abuja for more than five years. They have also lived in different locations in Abuja over the course of their stay.

Table 1 shows the characteristics of the professional respondents.

Respondent	Years of Living in Abuja	Residential location Stayed Over the Years	Current Residential Location
1	38	Lugbe, Lokogoma & Wuse	Wuse
2	29	Jabi, Life camp & Wuse	Wuse
3	32	Kabusa, Galadima, Gwarimpa & Lugbe	Lugbe
4	19	Dutse, Bwari & Lugbe	Lugbe
5	34	Utako, Kwali & Kubwa	Kubwa
6	18	Kubwa, Kabusa, Apo	Kubwa

Table 2 shows the profile of the respondent that based in Abuja.



4.2 Areas Undergone Urban Renewal in Abuja

Respondent	Years of Experience	Qualification	Profession
1	18	Ph.D.	Planners
2	21	Bachelor Degree	Builders
3	14	Bachelor Degree	Planners
4	8	Master's Degree	Planners
5	11	Bachelor Degree	Architects
6	16	Master's degree	Planners

Table 3 shows areas that have undergone urban renewal in Abuja over the past decades. Maitama and Wuse were mentioned by nine respondents each

which represent the highest mentioned location, followed by Karmo by seven respondent, garki and utako which was mentioned five times each, Idu and Apo four times each, Gwagwa, Jiwa, Kubwa, Lugbe, Wuye, mentioned three times each, Gwarimpa, Mahbushi, Jabi, and Dutse two times each. In general all the areas total eighteen which have undergone urban renewal in Abuja.

Table 3 shows areas that have undergone urban renewal in Abuja over the past decades.

No of Participant	Urban renewal areas
1	Utako, Maitama, Gwagwa, Gwarimpa, Jiwa, Wuse, Karmo.
2	Wuse, Maitama, Gwagwa, Kubwa, Utako, Karmo, Gwarimpa.
3	Gwarimpa, Maitama, Gariki, Lugbe , Nyanya,&Karmo.
4	Idu, Karmo, Gwarimpa, Lugbe, Gariki, Wuse, & Asokoro
5	Maitama, Wuse, Wuye, Asokoro, Gariki
6	Wuse, Mahbushi, Maitama, Gariki, Idu, Apo, Kubwa
7	Asokoro, Maitama, Utako, Jabi, Gariki, Gwarimpa
8	Utako, Maitama, Mahbushi, Wuse, Jabi, Wuye, Jiwa, Asokoro, Apo
9	Kubwa, Gwarimpa, Dutse, Wuse, Asokoro, Apo, Garki
10	Dutse, Maitama, Wuye, Utako, Idu, Lugbe, Karmo
11	Karmo, Gwagwa, Wuse, Jiwa, Asokoro
12	Maitama, Wuse, Asokoro, Apo, Idu, Karmo, Garikli

Table 4 shows the types of urban renewal that took place in the areas mentioned.

Participant	Types of Urban Renewal
1	Road construction, & expansion of lanes, Installation of street light, Housing and improvement of land use, Construction of drainages.
2	Road construction, and lanes expansion, Construction of bridges and fly over, Construction of drainages, Housing and improvement of land use.
3	Road construction & expansion of lanes, Proper waste management, Housing and improvement of land use, Construction of drainages
4	Parks and recreational centres, Road construction & expansion of lanes, Proper waste management, Housing and improvement of land use.
5	Road construction & expansion of lanes, Construction of bridges and fly over, Installation of street light, Housing and improvement of land use
6	Construction of drainages, Proper waste management.
7	Construction of bridges and fly over, Construction of



8	drainages, Housing and improvement of land use.
9	Road construction & and expansion of lanes, Housing and improvement of land use, Construction of drainages
10	Construction of schools, market buildings, Construction of bridges and fly over.
11	Road construction & and expansion of lanes, Parks and recreational centres, Housing and improvement of land use.
12	Proper waste management, Construction of schools, and market buildings, Housing and improvement of land use, Construction of drainages.
	Road construction & and expansion of lanes, Parks and recreational centres, Housing and improvement of land use, Construction of drainages.

Road construction: Roads make a crucial contribution to economic development, growth and bring important social benefits. The volume of traffic in Abuja has risen dramatically in recent years, so that the expansion and new construction of the major road link between the capital city of Abuja and the international airport was considered essential for Abuja as the Nigeria capital. Julius Berger was thus commissioned to undertake the construction and extension of the existing motorway to the airport. The contract for a 26.5 km section starting at “city gate “and ending at “Bill Clinton Drive” included the extension of the existing connection to the airport from two to three lanes as well as construction of a new parallel two lane expressway in each direction. The connection of the new two lanes expressway to the extended of three lanes motorway is provided by connecting roads. In addition, river bridges, pedestrian bridges, flyovers and underpass bridges as well as bus stations and turning facilitates were planned and built.

- a. Flyover: This is a crucial road structure mostly built in intersections to carry away the uninterrupted traffic, mostly in urban areas. In order to curb the transportation problems in Abuja, sufficient flyovers at major intersections of the city were introduced. However, in most of the places a compressive and long term planning has not be adopted responsible to partial fulfilment of eradication of traffic related problem in the city.
- b. Construction of Drainages: A drainage system is accountable for getting rid of the surplus water either on the floor’s surface or the roof area of any property. It is also possible for surplus water to accumulate from the rain water or the usage of an excessive amount of irrigation water.
- c. Waste Management System: The city of Abuja provides an opportunity to avoid some of the environmental problems associated with other major cities in African. The current status of solid waste management system in Abuja has been reviewed and recommendations for improvements are made. The existing solid waste management system is affected by unfavourable economic, institutional, legislative technical and operational constraints. A reliable waste collection system has been adopted, part of it are provision of waste collection vehicles and provision of waste bin along road sides.
- d. Improvement of Land Use: Land use planning refers to practices where landowners, developers, municipalities, and other professionals collectively work to approve a land-based project, following principles that promote an appropriate social and environmental effect, while also employing resources efficiently. Historically, land use planning was motivated by a concern to promote the orderly development of the landscape, preserve some open spaces, and provide consistency among developments.
- e. Construction of Bridges: A bridge is a structure built to span a physical obstacle without blocking the way underneath. It is constructed for the purpose of providing passage over the obstacle, which is usually something that is otherwise difficult to cross.
- f. Housing: Also known as houses, place of residence, buildings accommodation, living quarters.

Table 5. Shows factors responsible for Urban Renewal in Abuja.

No of Respondent	Factors Responsible for the Renewal
1	Damage roads , poor drainage system, poor waste management system, lack of enforcement of law
2	Poor land use, over population, traffic congestion
3	Health epidemics issues, unemployment, transportation issues
4	Poverty, illiteracy, health epidemics, shortage of housing
5	Bad land usage, unemployment, poor roads, bad management system
6	Poor law enforcement, poor road networks, lack of drainage system and waste management system.
7	Bad governance, poor land use, and lack of land act enforcement
8	Poor workmanship by the contractors, poor power supply, poor road networks, lack of enforcement agencies
9	Lack of proper law in place, poor road and drainage, insufficient housing
10	Bad use of land appropriation, high cost of accommodation, lack of functioning regulatory body.
11	Poor governance, illiteracy and lack of user orientation, poor workmanship
12	Increase in population, poor handling of facilities, and lack of routine maintenance.

Table 4.5 shows the factor responsible for urban renewal in Abuja. *Respondent one*: opined that damaged roads, poor drainage system, poor waste management system, lack of enforcement of law, followed by *respondent two*: poor land use, over population, traffic congestion, *respondent three*: health epidemics issues, unemployment, transportation issues, *respondent four*: poverty, illiteracy, health epidemics, shortage of housing, then *respondent ten*: bad use of land appropriation, high cost of accommodation, lack of functioning regulatory body, *respondent eleven*: poor governance, illiteracy and lack of user orientation, poor workmanship, *respondent twelve*: increase in population, poor handling of facilities, and lack of routine maintenance.

Table 6. Strategies towards mitigating negative effect of urban renewal.

No of Respondents	Strategies to Reduce Negative Effect of Urban Renewal
1	Enlightenment and Strategic Planning
2	Improve method of implementation
3	Community and end users Engagement
4	Adequate Compensation for the displaced
5	Proper regulation policies in place
6	Proper awareness for the end users
7	Government intervention
8	Good physical planning and control
9	Continuous improvement of facilities in place
10	Proper monitoring of urban development
11	Government policy
12	Community involvement in planning and implementation



Respondent one proposed: Enlightenment and Strategic Planning as an effective strategy for the mitigation of urban renewal negative effect, *respondent two:* states that Improving implementation method, *respondent three:* community and end users engagement, *respondent four:* adequate compensation for the displaced, *respondent ten:* proper monitoring of urban development, *respondent eleven:* government policy, *respondent twelve:* Community involvement in planning and implementation. Majority of the respondents noted improving and upgrading the planning method of urban renewal in Abuja as a major strategy the government can use in accordance to “Strategic Approaches to Sustainable Urban Renewal in Developing Countries” by (Zhi 2017).

5.0 CONCLUSION AND RECOMMENDATIONS

5.1 Conclusion

Based on the findings of this study, it can be concluded that UR in Abuja the capital city of Nigeria has both negatives and positives influences on the society and the built environment. One of the significant negative influence of UR is the reduction in social and economic status of the study context. While some of the positive influences are road construction, housing construction and drainage system development. It was found that the negative influence of UR in Abuja is being controlled by the federal government through the adoption of several strategies. Among these strategies are mass enlightenment/education on how the negative influences can be avoided or overcome, adequate compensation of the affected residence and proper regulation policies. The study was limited to the Abuja the capital city of Nigeria. Further studies should be conducted in other states such as Lagos or Kaduna where different infrastructural projects are also being executed frequently. Such further study is needed so as to be able to generalize the findings of the study.

5.2 Recommendations

Based on the study conducted, it is hereby recommended that:

- i. The process of UR should be carefully reprogrammed, scrutinized and enforced to improve urban renewal impact on the environment.
- ii. The government should ensure proper follow up of displaced victims.
- iii. Environmentalists need to advice their clients to build according to the city plan to prevent demolition.

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