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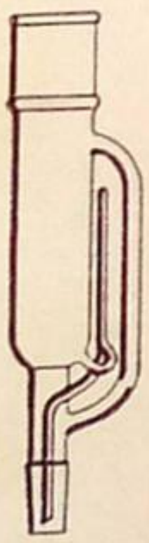

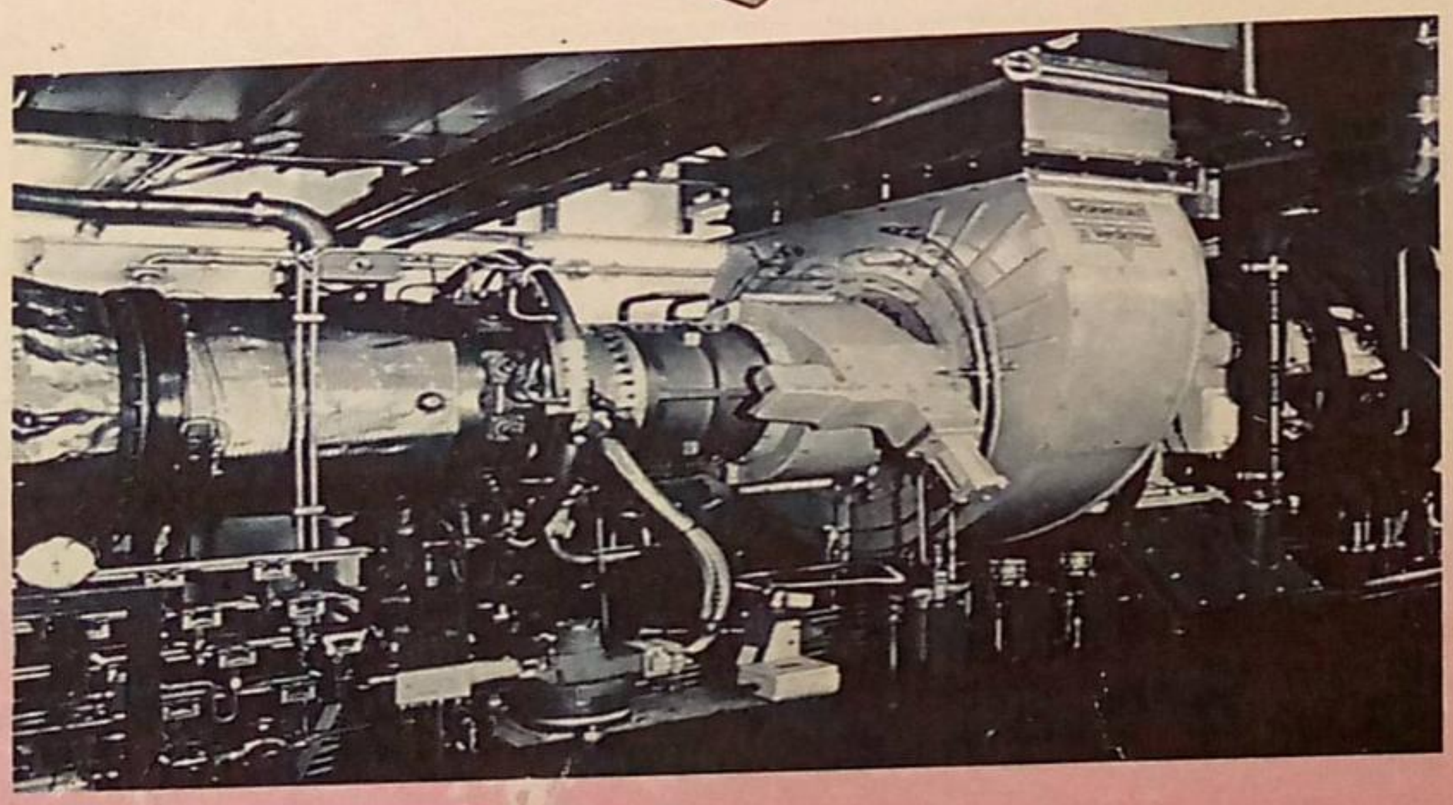

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Development Journal of Science and Technology Research (DJOSTER) is a multi-disciplinary journal of the Faculty of Applied Sciences and Technology, Ibrahim Badamasi Babangida University, Lapai, Nigeria; devoted to publications of innovative research works and contributions to knowledge in all the areas of science and technology, encompassing natural sciences, applied sciences, engineering sciences, agricultural sciences and science education . Although it is a publication of the Faculty of Applied Sciences and Technology and domiciled in that faculty, the editorial and advisory management board members are drawn from all other related faculties within and outside the Ibrahim Badamasi Babangida University.

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CONTENT: VOLUME ONE, NUMBER 1, 2012

local authorities to meet the problem. Efforts at providing low-cost rural housing have been minimal, despite the creation of the Federal Mortgage Bank of Nigeria in 1977, and shantytowns and slums are common in urban areas. Overcrowding in urban housing is a serious problem. It has been estimated that about 85% of the urban population live in single rooms, often with eight to twelve persons per room. Living conditions are poor. In 1996, only about 27% of urba dwellers had access to piped water. Less than 10% of urban dwellers had an indoor toilet (Kenny, 2008).

Housing the urban poor is one of the major challenges facing mankind in the twenty-first century. Although studies have shown that the problem of housing is universal, it is however more critical in less developed countries (LDCs), including Nigeria. The challenge of housing the poor is particularly acute in the urban areas of LDCs where an explosive expansion of the urban population due to a high population growth rate and massive rural-urban drift has compounded the housing situation. In most instances, the urban poor live in over-crowded housing, often in self-made temporary structures in slums and squatter settlements where they exert unprecedented pressure on deteriorating urban infrastructure and social services (Diogu, 2002). Nigeria has one of the highest urban growth rates in the world. The proportion of the Nigerian population living in urban centres has increased phenomenally over the years. While only 7% of Nigerians lived in urban centres in the 1930s, and 10% in 1950, by 1970, 1980 and 1990, 20%, 27% and 35% lived in the cities respectively (Okupe, 2002). Over 40% of Nigerians now live in urban centres of varying sizes. The incidence of this population in urban centres has created severe housing problems, resulting in overcrowding in inadequate dwellings, and in a situation in which 60% of Nigerians can be said to be "houseless persons" (Federal Government of Nigeria, 2004; Olotuah and Ajenifujah, 2009). Furthermore, almost 75% of Nigeria's urban dwellers live in slums (Olotuah, 2005), The housing constitutes a health risk to its occupants.

The quality of the environment in most urban centres in Nigeria is not so much dependent on the material characteristics of buildings (Mabogunje, 1980) but on their organization as spatial units. Buildings are poorly laid out with inadequate roads between them and inadequate drainage and provision for refuse evacuation. There is a high incidence of pollution (water, solid waste, air and noise) and inadequacy of open spaces for other land uses. All these constitute urban poverty consequential of the rapid urbanisation in the country. Urban poverty finds expression in an environment characterized by high densities of buildings, the crowding of large numbers of

ASSESSMENT OF ACCESSIBILITY TO HOUSING IN BIDA TOWN, NIGER STATE, NIGERIA

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Abstract

Rapid growth in urbanization is a characteristic of the developing countries and has particularly been so since the 1950.This urbanization resulted in shortage in housing. Inadequacy in housing resulting from rapid population growth and migration of rural workers to urban exerts pressure on housing demand. This study examines the extent of the shortage in housing in Bida town. Bida town has been stratified in to 9 areas. Within each of the stratum, systematic sampling method of every fifth dwelling unit has been chosen. The first nine of the dwelling unit was chosen randomly upon which subsequently every fifth dwelling unit had chosen. The result of the data analysis revealed that most part of the town have average of three persons living per room ratio. The ratio is grossly greater than the world Health Organization average standard of one and half persons per room. These have a spillover effects from evidence of population pressure on few housing supply. It is recommended that public participation, government instituted site, and social service schemes from banks assistance is needed to intensify efforts in housing supply to meet the increasing demands of the populace.

1.0 Introduction

Housing is one of the three basic needs of mankind and it is the most important for the physical survival of man after the provision of food (Olayiola et al., 2005).The Phenomenal rise in population, number and size of our cities over the past few years have manifested in the acute shortage of our cities over the past few years have manifested in the cute shortage of dwelling units which resulted in overcrowding, high rents, poor urban rents, poor urban living conditions, and low infrastructure services and indeed high crime rates. Housing generally has not ranked high on the scale of priorities for social spending and state governments have tended to rely upon

local authorities to meet the problem. Efforts at providing low-cost rural housing have been minimal, despite the creation of the Federal Mortgage Bank of Nigeria in 1977, and shantytowns and slums are common in urban areas. Overcrowding in urban housing is a serious problem. It has been estimated that about 85% of the urban population live in single rooms, often with eight to twelve persons per room. Living conditions are poor. In 1996, only about 27% of urba dwellers had access to piped water. Less than 10% of urban dwellers had an indoor toilet (Kenny, 2008).

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people into those buildings, lack of space for open air living between houses, poor he
substandard housing, and acute environmental and sanitary problems (Olotuah, 2009). This is
environment in which the Nigerian urban poor live.

In view of the fundamental role of housing in the overall well-being and productivity
man, this paper asserts that the plight of the urban poor, who are the least able to afford dec
housing, deserves special attention if they are to contribute meaningfully to the economies
Nigerian cities in particular and the national economy in general.

In Bida, it is common phenomenon to find average of four persons living in a room. I
some part of Bida, particularly mixed land uses comprising, Residential and commercial; there
are averages of eight persons per room. Whereas the World Health Organization standard offers
one and a half persons per room (Ratcliff, 1193) in order to live a healthy life, more than the
number is commonly found per room. The overcrowded condition of the housing with a density
of more than 1.5 persons per room by virtue of population pressure there indicates that there are
serious congestions which have tangible and intangible consequences on the people and land that
makes up the town.

The housing shortage is indeed a reflection of sub-standard housing condition. Attempt to
validate the extent of the housing shortages with a view to examine the tangible and intangible
implications in the study area prompted this study.

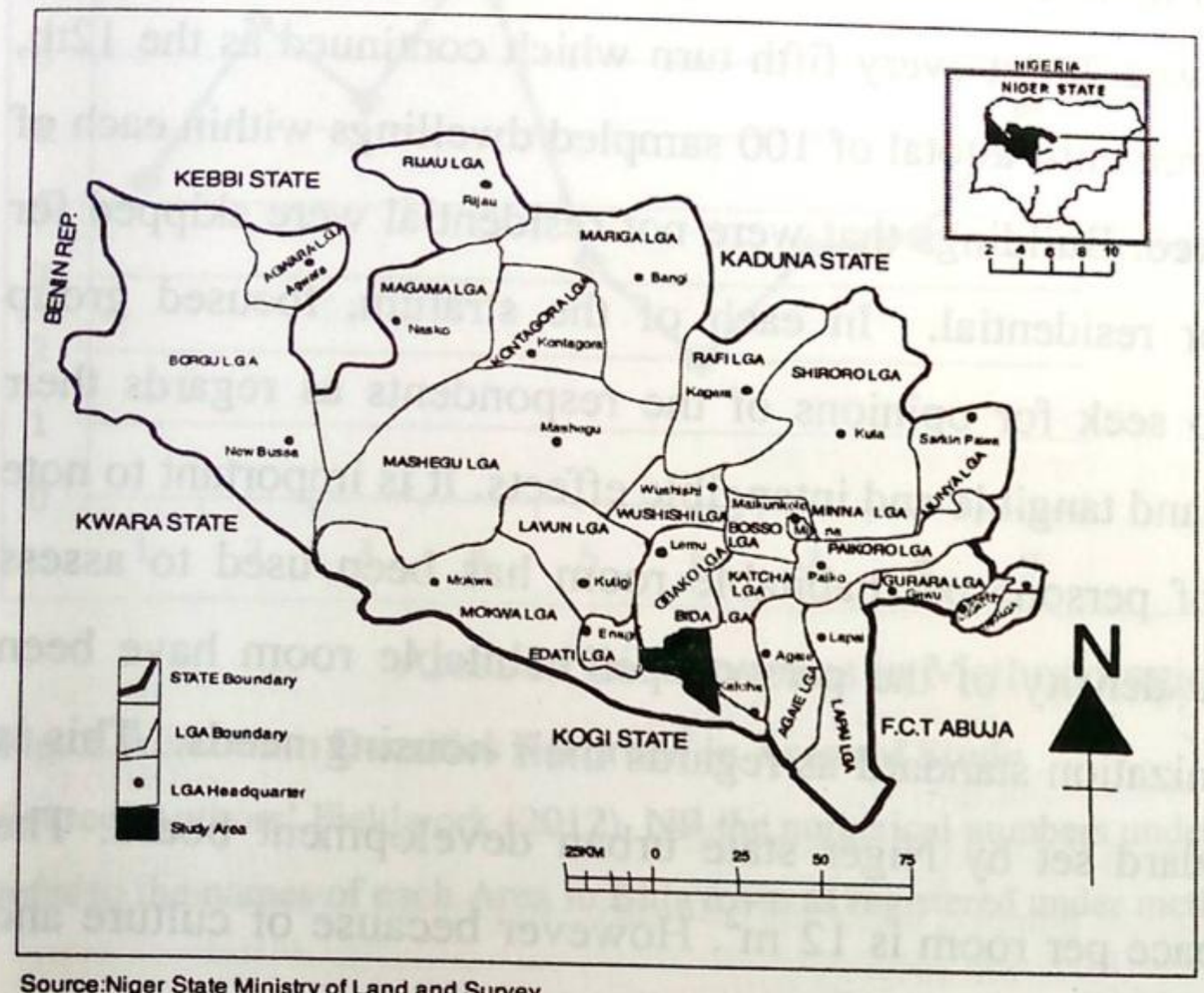
2.0 Study Area

Bida Local Government Area of Niger State located between latitude 80 and 110North and
between longitude' and 40.30' and 70.00 East and a population of 188,181 persons at the 2006
census (2006 census Gazets). It is also located on the Nupe sandstone formation, which consist
of plains with ironstone capped hills or mesas. The senery is fairly uniform since lithology and
dock structure are not greatly variable. An important feature of the scenery is the existence of
arge areas of fadama. The northern edge of the town consists of a broken – off Plateau. The
own is drained by Chiken and Musa rivers, with Landzun which flows right across the heart of
ne town. The importance of these rivers is that they provide good irrigation opportunities for the
habitants. Thus they are of both economic and social importance (Abubakar, 2003).

Being an ancient town one could still see the remnant of its former glory (City wall) here
d there embracing the wide expanse of Bida.This ancient city wall estimated to measure more
n 19 kilometers in circumference. Before it was demolished this wall had ten gates.Bida a

traditional once walled city, is situated on a gentle slope of the river landzun which runs through its heart in a given swath of fadama (Abubakar, 2003).

Bida has a mean annual rainfall of 1227mm with the highest mean monthly rainfall in September with 248mm. The rainy season starts on average between the 5th and 15th April and last just over 200 days. The mean monthly temperature is highest in March at 31 and lowest in August (Abubakar. 2003).



Source:Niger State Ministry of Land and Survey

Fig. 1. Map of Niger State showing the study area (Bida Local Government Area).

3.0 Methodology

Bida has been purposively chosen for this study on the urban housing. This is in view of been one of the largest town in the state and also the area where the researcher resides. The town has been categorized in to 9 strata/ areas as follows.

Table 1. Sampled Areas and Sizes

S/ No.	Names	Sample Size
1	Bangbara Area	15
2	Small Market Area	12
3	Lonchita Area	10
4	Esso Area	9
5	Nasarafu Area	12
6	GRA Area	11
7	Darachita Area	10

8	Banyagi Area	8
9	Masaba Area	13
Total		100

In each of the Areas, systematic sampling survey method was adopted. This is done sampling respondents from every fifth building. The first sample within the first five however, randomly chosen by the use of table of random numbers wherein two was first pic Hence, the sample being 2nd, the next was 7th at every fifth turn which continued as the 17th and so on from each of the strata/area until a total of 100 sampled dwellings within eac which the house hold sizes were collected. Buildings that were not residential were skipped the immediate subsequent building for residential. In each of the stratum, focused gr discussions were organized in order to seek for opinions of the respondents as regards t desirable standard for a habitable from, and tangible and intangible effects. It is important to n that in this paper that quantification of persons per habitable room has been used to ass overcrowding. Thus, the results of the density of the persons per habitable room have be compared with the World Health Organization standard as regards their housing needs. This without prejudice to the housing standard set by Niger state urban development board. T Urban Development Board effective space per room is 12 m^2. However because of culture a norms of inaccessibility to respondents' rooms, the 12 m^2 is assumed for all of them.

4.0 Results and Discussion

4.1 Maximum and Minimum Density by area in Bida Town

Fig. 2 and 3 present the densities of maximum and minimum number of persons per habitab room in different parts of Bida town. It is evident that GRA, Darachita and Bangbara are present the least number of persons per habitable room. It implies that the facilities will be lea degraded; the habitats will have less health hazard amongst others. Other hand the maximu lensity area, for example Lonchita area has the highest number of persons per room. This llowed by Esso, Masaba area and Small market that have tendency for high crime rat onically, Nasarafu and Banyagi area with the third highest within the maximum range is als ne of the areas with the least density under the minimum density category.

Investigation on the field shows that because it is a bit remote from the city center, som the dwellings are occupied by bachelors and mostly staff and students of Niger Stat

Polytechnic (CABS). The least range of 1.95 is recorded in GRA. The other closer range is between 2.6 to 3.4 people per room (See Fig. 2).

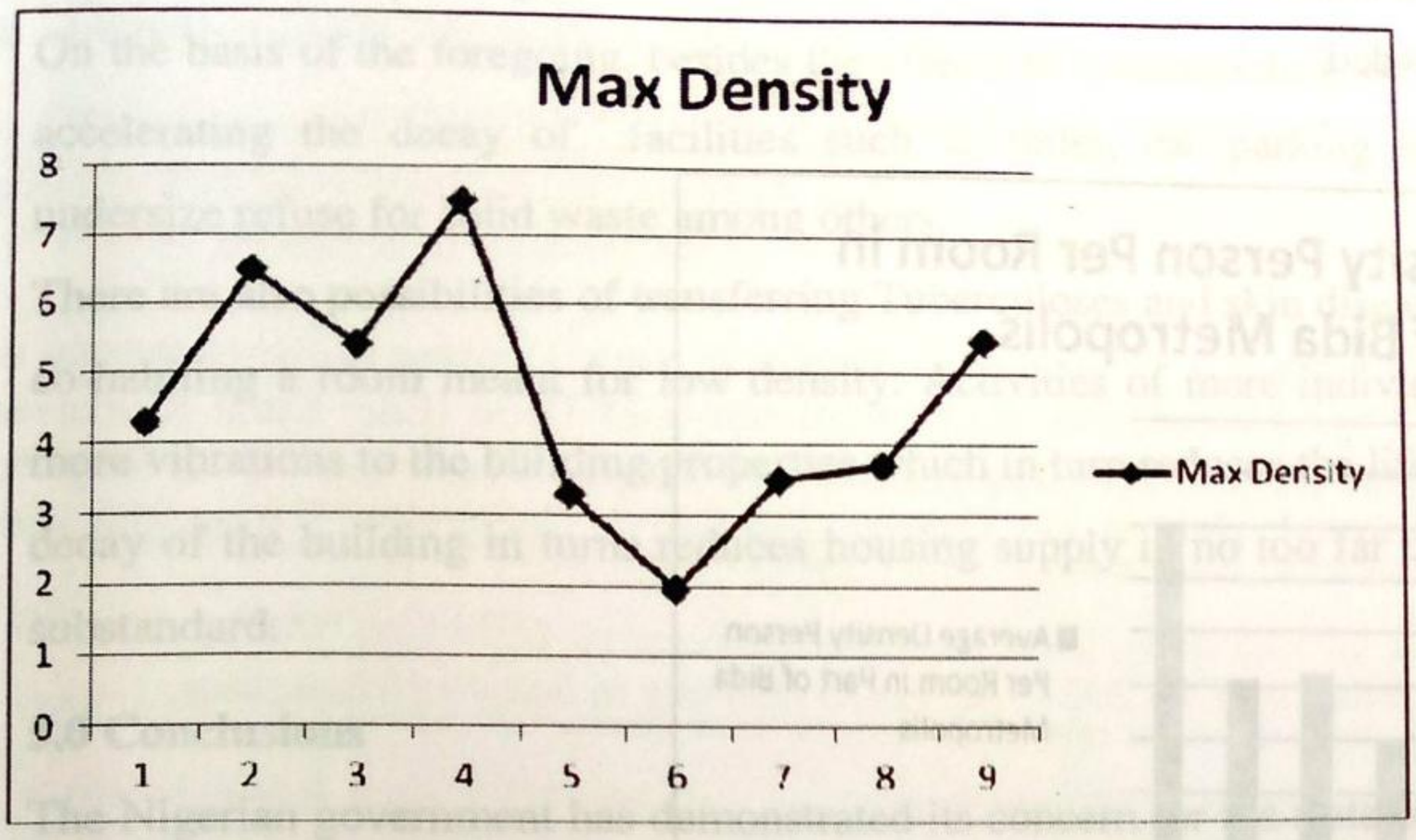


Fig. 2. Maximum Densities Recorded in Areas of Study

Source: Authors' Fieldwork (2012). NB the numerical numbers under the column of settlements refer to the names of each Area in Bida town as registered under methodology section.

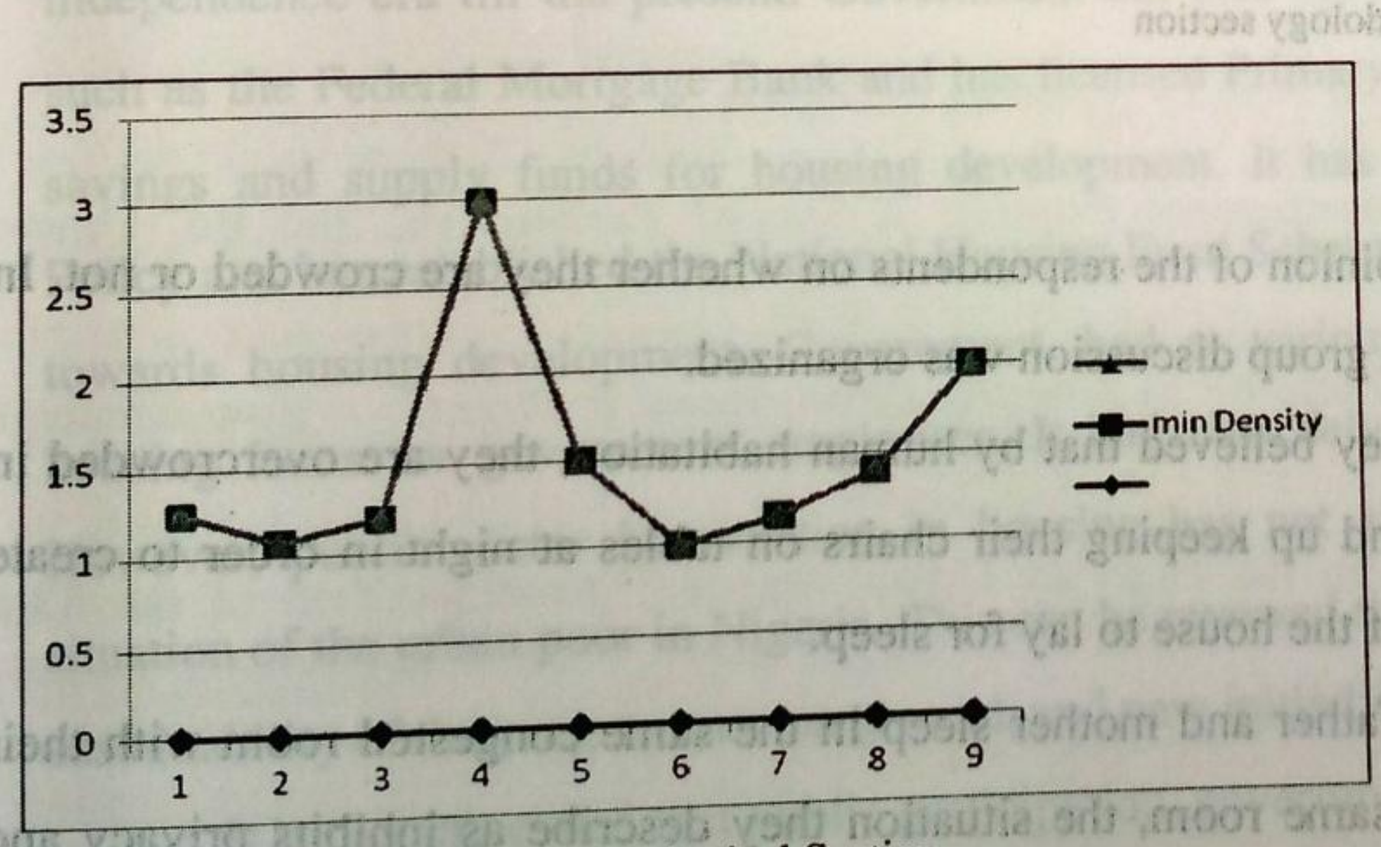


Fig. 3. Minimum Density Recorded in Areas of Study

Source: Authors Fieldwork (2012) NB the numerical numbers under the column of settlement refers to the names of each area as registered under the methodology section

The dwelling houses are moderately crowded with minimum extreme in density. Alm
areas that recorded minimum person per habitable room have record more than 1.5
standard except GRA and Small Market area. This result could be deceptive to imply
areas in Bida are not crowded.

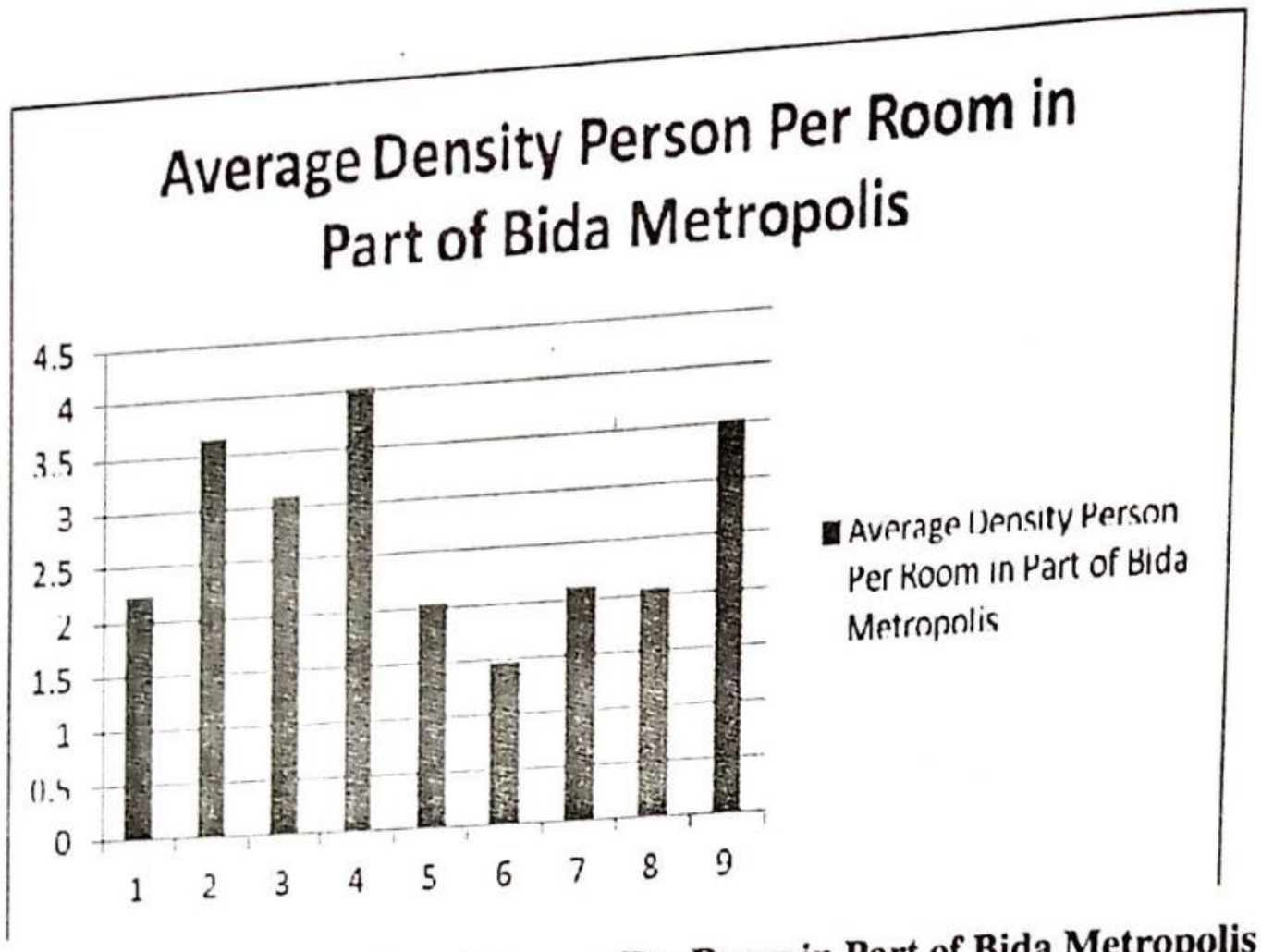


Fig. 4. Average Densities of Persons Per Room in Part of Bida Metropolis

Source: Authors Fieldwork (2012) NB the numerical numbers under the column of settlement refers to the na
each area as registered under the methodology section

4.2 Respondents Opinion

Attempt was made to seek the opinion of the respondents on whether they are crowded or nc
order to achieve this aim focused group discussion was organized.

(i) During the discussion, they believed that by human habitation, they are overcrowde
their rooms. That they end up keeping their chairs on tables at night in order to cr
space for the members of the house to lay for sleep.

(ii) Some observed that the father and mother sleep in the same congested room with th
multiple children in the same room, the situation they describe as inhibits privacy a
exacerbates immorality.

(iii) In some cases during the day, the children have no space to stay in the room, hence th
end up roaming about, the children turns the motorable roads to playing ground.

(iv) They toilet facilities and refuse dumps are over stretched.

(v) Another implication of the overcrowding is spread of epidemic diseases, which easily spread within the family, it also lead to fight for space amongst the children where to spread their mats when to sleep at night.

On the basis of the foregoing, besides the effects of overcrowding, on the existing properties by accelerating the decay of facilities such as toilet, car parking space, drainage, blockage undersize refuse for solid waste among others,

There are also possibilities of transferring Tuberculoses and skin diseases amongst those who are co-habiting a room meant for low density. Activities of more individuals in room bring about more vibrations to the building properties which in turn reduces the life span of the building. Fast decay of the building in turns reduces housing supply in no too far distance time by becoming substandard.

5.0 Conclusions

The Nigerian government has demonstrated its concern for the state of housing in the country in various ways, although, with a limited degree of success. There have been several instances of government's direct involvement in housing provision, which reflects in the provision of staff quarters and in the construction of many housing estates in the country since the pre-independence era till the present. Government has also set-up mortgage finance organizations such as the Federal Mortgage Bank and has licensed Primary Mortgage Institutions to mobilize savings and supply funds for housing development. It has formulated the National Housing Policy and has established the National Housing Fund Scheme for workers to contribute savings towards housing development. Government, had at various times, made provision for staff housing loans for government employees. It had also delved into sites-and-service schemes. However, public sector intervention in housing has not significantly improved the housing situation of the urban poor in Nigeria. This can be reversed through concerted efforts at ensuring sustainability of the programmes on ground, and new initiatives yet unexplored.

It is recommended that public participation, government instituted site, and social service schemes from banks assistance is needed to intensify efforts in housing supply to meet the increasing demands of the populace. Sustainability in housing provision can only be achieved if government policies are based on the real needs of the people and not informed by selfish political reasons. As such, housing programmes should be vehicles for improved living conditions of people, with serious implications on their health, welfare and productivity. Meeting

set targets should be a priority concern of government at every point in time irrespective o
political leaning of the initiator of the policy. The quantitative housing needs of the urban p
have to be realistically estimated, and their multi-dimensional nature taken into considera
This is an important component of strategies for policy formulation and decision-making
should forms the basis for setting targets for housing development programmes.

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