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Issues and Challenges of Urban Renewal in Jos, Plateau State, Nigeria

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Abstract: *Urban renewal brings improvement to the physical and housing conditions and makes a city a suitable place for living. The commitment of the Plateau State government to giving a face lift to the aesthetic beauty of the capital city of Jos, through urban renewal, has been reiterated on several occasions. The city witnessed series of crises almost throughout the last decade with the high density residential areas mostly affected. The implementation of the proposed urban renewal programmes in the capital city, therefore, call for caution and concern. This study, having investigated through questionnaires, interview and field observation, the various socio-economic characteristics of three high density residential areas, namely, Ungwan Rogo, Gangare and Dadinkowa, respectively sampled from the Northern, Central and Southern strata of the metropolis, established that the areas are slums. Results of investigations revealed that over 75% of the total landuse is residential and about 64% of the buildings possess no legal documents. The study further revealed that away from lack of knowledge of the benefits of urban renewal programmes, fear of loss of property and lack of trust in government for fear of poor compensation, are factors of non-acceptability of renewal programmes. 65.8 % of the citizens are of the opinion that poorly managed urban renewal progammes can regenerate crisis in the metropolis and as such streamlining the process of acquiring C of O, adequate compensation, incessant pubic enlightenment and public participation, are recommended as key to successful implementation of urban renewal activities in Jos.*

Keywords: *Issues, Challenges, Urban Renewal*

I. Introduction

The unprecedented rate of urbanization in the 20th century down to the first tenth of the 21st century, compared to most part of human history, is widely noted by not only professionals in the built environment and social sciences but also, sociologists and host of others Demographers predict that 90% of the human population growth in this century will occur in developing countries and that almost all of that growth will occur in cities (Cunningham and Cunningham, 2007).

The Nigeria's urban population was put at 49.6% in 2011 (CIA World Fact book, 2013) and according to the same source, the estimated annual rate of urbanization change from 2010-2015, is 3.5%. The geometric progression tract of growth in urban population in Nigeria like many other developing countries, has continuously put pressure on housing and infrastructural facilities which on the other hand have continued to grow arithmetically; as housing policies, programmes and interventions are still yielding low results. The result of which has always been slum developments in both the centre and fringe areas of the cities. Studies have shown the deplorable conditions of urban housing in Nigeria (Onokerhoraye, 1976, Wahab et al 1990) as cited by Olotuah, (2007). The studies affirm that 75% of the dwelling units in urban centres in Nigeria are substandard and the dwellings are sited in slums. The inadequacy of the quality of most of urban housing stems mainly from the poor physical state of the buildings. Most slums lack reliable sanitation services, supply of clean water, reliable electricity, timely law enforcement and other basic services.

Concern for quality urban environment and deliberate attempt to improve and protect health of urban dwellers through urban renewal programmes, which has been in the centre line of urban policy and city governance in the developed world for several decades, is equally becoming a ground gaining phenomenon in Nigeria and many Third World countries where instances of both policy and pragmatic efforts abound in recent times. Nevertheless, it is crystally glaring, even to the most casual observer, that these efforts have not yielded much desired results aimed at providing that type of urban environment that is conducive and capable of optimum realization of the benefits of urban living and as well suitable to enhance functional efficiency of urban inhabitants at home, work and play.

Researches have shown that many Nigerian cities are still characterized by filth and squalor, decrepit structures, poor sanitary conditions and poor accessibility, among others. These generalized conditions also apply to the tin mining settlement of Jos, even though it is a relatively new settlement in the annals of Nigerian history. Strategies tried to reduce and transform slums in different countries, with varying degrees of success, include a combination of slum removal, slum relocation, slum upgrading, urban planning with city wide infrastructure development, and public housing projects. Studies have shown that challenges of the

implementation cannot be over emphasized, despite the overwhelming aesthetic value, environmental health, economic and social benefits that are expected to be derived from the program, its implementation in African countries has not always been without challenges especially, faced with opposition from inhabitants' disagreement and misunderstanding and even violence between the renewal agencies and the inhabitants in extreme cases.

The Jos master plan developed by Doxiadis in 1973, concluded that there was no effective administrative control over urban development of the city. This and other factors, particularly urbanization process, has hitherto led to the development of slums in many parts of the metropolis. The government of the state at different times had made attempt to forestall the plan. The current government for instance, had on several occasions, reiterated her intention to embark on full implementation of the Greater Jos master plan, particularly as has to do with the renewal of slum areas within the metropolis. 'Plateau State government yesterday said the implementation of the Greater Jos Master Plan which aims at giving the state capital and its environs a face lift is still on course' (National Mirror, September 11, 2013).

In furtherance of previous studies on the subject of urban renewal, this study seeks to examine issues surrounding the perception of inhabitants of slum areas regarding urban renewal, and on this basis suggesting and providing a framework for the implementation of urban renewal programmes in Jos, a major component in the implementation of the city's master plan, particularly in the face of the relatively stable and peaceful atmosphere currently enjoyed in the city following the recurring urban violence that engulfed the city from 2001-2009. Along this axis, the study examines the socio-economic characteristics, physical and environmental characteristics and the perception of inhabitants regarding urban renewal, of three high density residential areas.

II. Materials And Methods

The research is based on empirical study carried out. This involved the collection of both secondary and primary data on the perception of the inhabitants of the study areas on the proposed urban renewal programmes of the Plateau state government.

The metropolitan city of Jos was divided along three strata- Northern, Central and Southern areas. A combination of Field Survey Assessment (FSA) and Rough Screening Method were used to identify and rank the high density residential areas in each stratum in order of level of decay, degeneration, and landuse mixtures. The district area with the lowest score in the rank, was selected in each of the strata making Gangare, Ungwan Rogo and Dadinkowa to emerge as sampled districts for studies.

Secondary sources of data including internet, textbooks, journals, conference proceedings and newspapers, were explored to review some underlying theoretical issues from previous researches. The study population is 15,778 projected at 2.5% growth rate from previous work.(See Dung-Gwom and Oladosu, 2004). Open and close-ended structured interview questions were administered on 5%, summed up to 778 of household heads randomly selected in each of the three high density residential areas to obtain relevant information on socio-economic data, physical state of buildings and their infrastructural accessories, as well as knowledge and perception of the inhabitants on urban renewal. Data collected were analyzed using descriptive statistical tools particularly tables. A summation of the respondents' opinion in the three sampled areas is used to determine the percentages due to the homogenous nature of the inhabitants of these areas.

III. Results And Discussion Of Findings

Table 1: Socio-Economic Characteristics

Length of years stayed in the Area					
	Areas				
Years	Gangare	Ungwan Rogo	Dadinkowa	Total	%
0-10	13	23	20	56	7.2
11-20	20	31	32	83	10.7
21-30	27	32	37	96	12.3
31-40	55	59	65	175	22.5
41-50	69	71	73	213	27.4
> 50	42	48	65	155	19.9
Total	226	264	288	778	100.0
Level of education					
	Areas				
Level	Gangare	Ungn Rogo	Dadinkowa	Total	%
Primary	51	40	58	149	19.1
Secondary	53	57	78	188	24.2
Grade II	47	25	65	137	17.6
Tertiary	15	20	38	73	9.4
Others	60	122	49	231	29.7
Total	226	264	288	778	100.0
Occupation Status					

Occupation	Areas			Total	%
	Gangare	Ungn Rogo	Dadinkowa		
Farmers	10	33	35	78	10.0
Traders	54	63	50	167	21.5
Civil servant	18	15	43	76	9.8
Self employed	27	62	32	121	15.6
Artisans	50	56	51	157	20.1
Others	67	35	77	179	23.0
Total	226	264	288	778	100.0
Average monthly income					
Income (N)	Areas			Total	%
	Gangare	Ungwan Rogo	Dadinkowa		
< 10000	29	10	53	92	11.8
10001-20000	56	91	80	227	29.2
20001-30000	73	79	64	216	27.8
30001-40000	27	15	32	74	9.5
> 40000	41	69	59	169	21.7
Total	226	264	288	778	100.0
Household size					
Persons/Household	Areas			Total	%
	Gangare	Ungwan Rogo	Dadinkowa		
1-3	11	24	46	81	10.4
4-6	38	53	30	121	15.6
7-9	84	71	53	208	26.7
10 and above	93	116	159	368	47.3
Total	226	264	288	778	100.0

Source: Authors' Field work, 2014.

Analysis of the data collected on socio-economic characteristics of inhabitants of the study areas is contained in Table 1 above. The analysis indicated that 70% of the inhabitants have lived in the areas for 30 years and above thereby making them to stand a good position in providing useful information regarding the developmental process of the areas. Respondents indicated that only 9.7% acquired higher education, 24.2% and 17.6% obtained secondary and Grade II certificates respectively while 19.1% only possess primary school certificate. 29.7% did not however acquire any formal education but only informal like adult and Islamic education. This reflects in the occupational structure of the area with only about 10% in active civil service and the remaining 90% working as petty traders (who sell provisions in corner shops, firewood for fuel, roasted corn on roadside etc), artisans, farmers or self-employed in other occupations such as labourers etc. The level of income as contained in the table revealed that 41% earn below ₦20000.00 monthly. This, no doubt, has contributed to the deteriorating nature of the environment and houses in the areas. It is also astonishing that 74% of the areas studied has a household sizes of 7 and above. All these contribute to the poor housing and environmental conditions of these areas.

Physical and Environmental Conditions

Data was collected on landuse pattern and various indicators of the physical and environmental conditions of the areas sampled for studies in this work as provided in Table 2 and 3 below. Analysis of the landuse pattern showed that residential landuse take up to 75.3%. This deviates significantly from the recommended planning standard of 50-60% in a high density areas. (See Obateru, 1986). Commercial and industrial landuses take 6.4% and 3.3% respectively. Only 3.4% is available for recreation activities while the circulation accounts for only 4.6%. Many of the buildings are physically poor as respondents indicated that 44.2% of these buildings have been erected over 40 years ago with another 19.5% older than 30 years. The physical condition of the buildings and the environment is also poor with 53% and 26.1% of the buildings rated as poor and fair respectively. Only 20.9% are said to be good. Investigation regarding the methods of waste disposal reveals that 88.1% of residents dispose their refuse either by way of burning or open dump. 2.9% patronize refuse vendor while only 9.0% dispose their refuse at collection points. Findings of this study further showed that only about 20% of inhabitants of these areas have access to tap water while 15.3% obtain water from boreholes (hand pump). Most, about 64.3% depend on shallow wells, streams or water vendors. This situation is unhealthy for living as residents are liable to outbreak of water borne diseases. On the sources of light as indicated in the table, 45.4% of the population get light through the national grid, even though it was discovered that a good number of these people tap the light through illegal connection. Other sources are bush lamp (17.5%), generators (16.9%) and other sources including electric lamp etc. which account for 20.2%.

Table 2: Landuse pattern

Landuse pattern					
	District				
Landuse	Gangare	Ungwan Rogo	Dadinkowa	Total	%
Residential	174	189	223	586	75.3
Commercial	15	24	11	50	6.4
Industrial	9	8	9	26	3.3
Public	11	10	9	30	3.9
Recreation	6	5	15	26	3.4
Agriculture	4	9	11	24	3.1
Circulation	7	19	10	36	4.6
Total	226	264	288	778	100.0

Source: Authors' Field Work, 2014.

Table 3: Physical and Environmental Conditions

Age of buildings					
	Areas				
Age	Gangare	Ungwan Rogo	Dadinkowa	Total	%
< 10 years	11	23	54	88	11.3
11-20 years	29	15	43	87	11.2
21-30 years	30	43	34	107	13.8
31-40	55	38	59	152	19.5
41 & above	101	145	98	344	44.2
Total	226	264	288	778	100.0
Physical condition of the buildings					
	Areas				
Condition	Gangare	Ungwan Rogo	Dadinkowa	Total	%
Good	45	46	72	163	20.9
Fair	64	71	68	203	26.1
Poor	117	147	148	412	53.0
Total	226	264	288	778	100.0
Waste disposal					
Method	Gangare	Ungwan Rogo	Dadinkowa	Total	%
Open dump	104	117	143	364	46.8
Burning	85	123	113	321	41.3
Refuse vendor	10	4	9	23	2.9
Collection point	27	20	23	70	9.0
Total	226	264	288	778	100.0
Source of water supply					
Source	Gangare	Ungwan Rogo	Dadinkowa	Total	%
Tap	45	53	61	159	20.4
Borehole	33	42	44	119	15.3
Well	62	68	78	208	26.7
Water Vendor	43	51	52	146	18.8
Stream	20	28	28	76	9.8
Others	23	22	25	70	9.0
Total	226	264	288	778	100.0
Sources of light					
	Gangare	Ungn Rogo	Dadinkowa	Total	%
PHCN	109	118	126	353	45.4
Bush lamp	34	53	49	136	17.5
Electric lamp	41	49	42	132	16.9
Others	42	44	71	157	20.2
Total	226	264	288	778	100.0

Source: Authors Field Work, 2014.

The results of the study as contained in Table 1, 2 and 3 above clearly show that government's proposal of renewal programmes for high density residential areas in Jos is justified. The contention of this study however, is the acceptance of the programme by the residents of the slum areas considering their level of education and most importantly the recurring crises that engulfed the city for almost a decade viz-a-viz the relative peace currently being enjoyed by the residents. However, it was discovered that slum inhabitants will accept the renewal programmes if they will be adequately compensated by a way of determining the market value of the buildings. (See Table 4 below).

Table 4: Urban Renewal Issues

Perception on housing and environmental condition					
Perception	Areas				
	Gangare	Ungwan Rogo	Dadinkowa	Total	%
Satisfied	12	24	60	96	12.3
Fairly satisfied	76	86	94	256	32.9
Not satisfied	138	154	134	426	54.8
Total	226	264	288	778	100.0
Knowledge of urban renewal					
	Areas				
Response	Gangare	Ungwan Rogo	Dadinkowa	Total	%
Yes	154	192	199	545	70.1
No	51	39	72	162	20.8
Indifferent	21	33	17	71	9.1
Total	226	264	288	778	100.0
Dwellings with Certificate of Occupancy					
	Areas				
Response	Gangare	Ungwan Rogo	Dadinkowa	Total	%
Yes	54	79	100	233	29.9
No	151	176	174	501	64.4
No response	21	9	14	44	5.7
Total	226	264	288	778	100.0
Reasons for rejecting urban renewal					
	Areas				
Reasons	Gangare	Ungwan Rogo	Dadinkowa	Total	%
Loss of property	112	136	151	399	51.3
Loss of family tie	22	20	51	93	11.9
Lack of trust in government	86	105	86	277	35.6
Indifferent	6	3	-	9	1.2
Total	226	264	288	778	100.0
Views on compensation					
	Areas				
Response	Gangare	Ungwan Rogo	Dadinkowa	Total	%
Yes	198	185	241	624	80.2
No	23	77	40	140	18.0
Indifferent	5	2	7	14	1.8
Total	226	264	288	778	100.0
Urban renewal and re-occurrence of crisis					
	Areas				
Response	Gangare	Ungwan Rogo	Dadinkowa	Total	%
Yes	130	183	199	512	65.8
No	85	72	84	241	31.0
Indifferent	11	9	5	25	3.2
Total	226	264	288	778	100.0

Source: Authors' Field Work, 2014.

Table 3 above presents the perception and opinion of slum inhabitants in the study areas on issues that bother around urban renewal. The perception of inhabitants indicate that a significant population of residents (54.8%) are not satisfied with the housing and environmental conditions under which they are living while an additional 32.9% indicated that they are fairly satisfied with the conditions. Only 12.3% see nothing wrong with the conditions of the housing and environment in their areas.

Opinions on the residents' knowledge of urban renewal in the table showed that 70.1% have knowledge of the benefits of urban renewal, 20.8% do not while 9.1% did not indicate their opinion. This partly may be the reason while majority expressed their dissatisfaction with their housing and environmental conditions as shown in the appropriate section of the table.

According to residents, most, 64.4% of the houses do not have Certificate of Occupancy (C of O) while only 29.9% possess the document. 5.7% did not respond to the question. This reflects in their expression of reasons for rejecting urban renewal where 51.3% and 35.6% respectively indicated fear of loss of property, perhaps without compensation and lack of trust in government respectively as reasons for not wanting the implementation of urban renewal programmes in their areas despite the fact that they are not satisfied with their housing and environmental conditions and their understanding of the ultimate benefits of urban renewal. Loss of family ties form 11.9% while those that decline to the question make up to 1.2% of the residents.

There is a significant connection between the residents' reasons for rejecting urban renewal and supporting of the programmes on ground of adequate compensation. 80.2% are ready to support renewal if they

will be adequately compensated while 18.0% are not interested even with compensation. 1.2% failed to decide. On the challenge of recurring crisis in Jos, residents' opinion showed that 65.8% were still of the opinion that urban renewal involving demolition of peoples' houses can regenerate the crisis if poorly implemented. 31.0% did not believe this while 3.2% did not respond. This perhaps is linked to the fact that the intensity of the past Jos crisis was more in the high density areas of the metropolis where the renewals are proposed, as revealed by past studies. (See Dung-Gwom and Oladosu, 2004).

IV. Recommendations And Conclusion

The results obtained from the various indices used to assess the three residential areas sampled for this study shows that the areas are slums, mostly occupied by low income earners on the scale of the national minimum wage of ₦18000.00. The buildings are old and are structurally poor; and the environment is aesthetically displeasing with dump of refuse, pollution and poor accessibility. Residential landuse takes over 75% of the total landuse and the areas are generally poorly served with infrastructures.

The study reveals that lack of trust in government for fear of losing their property and poorly compensated is a strong factor that will prevent Jos inhabitants from accepting urban renewal programmes of the government even though over 70% expressed their understanding of the benefits of such programmes. On the other hand, residents are of the opinion that a poorly managed renewal programme can again spring up crisis in the mist of relative peace currently in force in the metropolis. Consequent upon this, concerted effort will be required of the government to ensure all houses to be affected in the renewal process are adequately compensated to avoid re-occurrence of crisis in the city. Grassroot public enlightenment is also required to further enlighten the public on the essence of urban renewal and people from the affected areas should equally be involved in the planning process. In view of a significant percentage of the houses not having legality as revealed by the study, it becomes paramount for the state government to streamline the process of acquiring Certificate of Occupancy.

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