

FACTORS INFLUENCING THE GROWTH OF SLUMS IN LAGOS METROPOLIS, NIGERIA

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Abstract

In the last few decades, urban development in Lagos Metropolis had posed great challenges resulting from increasing population growth, decay and degradation of inner city, urban sprawl including slums. Data on factors that influence the growth of slums were sourced through variables such as % no of respondents who were non-indigenes, % no of buildings whose age were above 10 years, % no of respondents whose birth were outside Lagos State, % no of respondents whose income were above US\$352.94, % no of buildings that were constructed with bricks among others. A total of one thousand and eighty (1,080) respondents were selected through systematic-random technique with 120 per slum area. The data collected were analyzed through descriptive and inferential statistics including tables, percentages, correlation and factor analysis. The results revealed that 7.7% of the respondents earned above US\$352.94, 13.8% were graduates and 67% were non-indigenes of Lagos state. Also, 5.6% of the buildings were constructed with wooden materials while 91.5% were 10 years and above. The results of the factor analysis yielded three factors labeled: Socio-economic (32.21%), Migration (20.57%) and Housing Standard (16.53%) which together accounted for 69.3% of variance in the explanation of major predictors of the growth of slums in Lagos Metropolis.

Key Words: *Slums, Growth, Factors, Lagos, Metropolis, Nigeria*

Introduction

The growth of slums could be traced to two processes: urbanization and economic development. The spontaneous growth of urban population through high rural exodus without adequate provision for housing to accommodate the rising population accounts for the proliferation of substandard housing and squalor collectively referred to as slums (Okeke, 1984; UN-HABITAT, 2003; Ganesh, 2005; Bolay, 2006). Lagos State has a population density of about 1,308 persons per square kilometer which is over fifteen (15) times higher than the nation at 85 persons per square kilometer. The phenomenal

population growth of Lagos metropolis has been in excess of nine percent in recent years, thus resulting in an additional 300,000 person per annum or 25,000 persons per month or 833 person per day or 34 person per hour (Ministry of Economic Planning and Land Matters, 1991).

The Lagos State government based on UNDP study of 1984 had classified 42 settlements as slums using indicators which reflect access to infrastructural facilities. Lagos, with a population projection of 24.4 million by 2015 and the status of third largest city in the world faces a lot of problems relating to crime, decay and degradation of inner city, urban sprawl

resulting into slums, crime and insecurity of life and property.

Currently, the eradication of slums is a global agenda (Sliuzas *et al.*, 2004). This is because the environment is characterized by social vices such as poverty, unemployment, drug addiction, crime, poor sanitation and urban decay. These vices made some scholars to study the concept of environmental determinism linking the behavioural attitude of the slum dwellers to the environment in which they live regarded as generators of social deviation (Odongo, 1979)

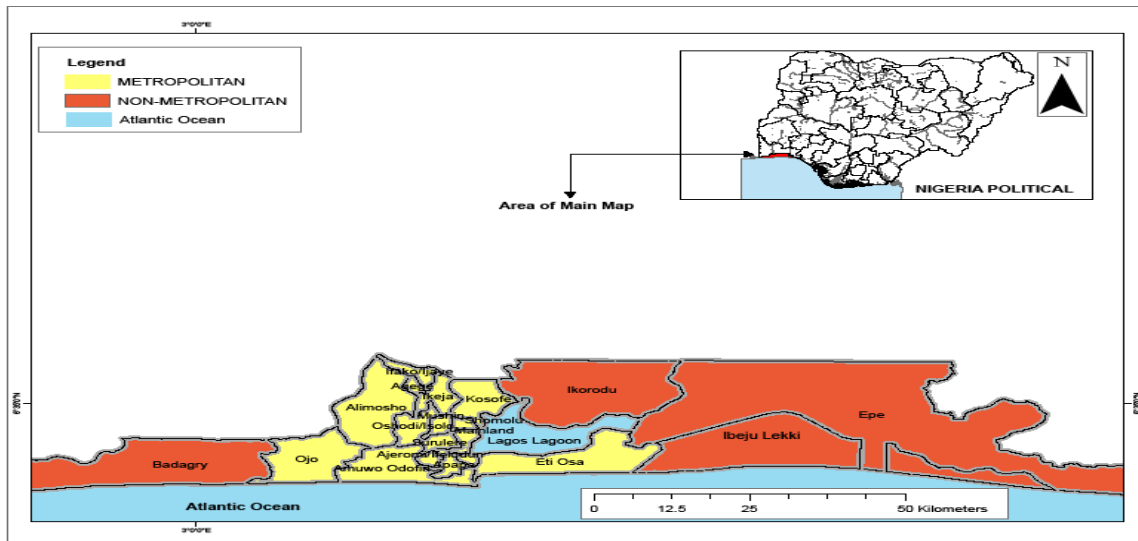
The policy and strategy of the Lagos state government towards discouraging the growth of slums had been slum demolition or slum upgrading. Despite this effort, the growth of slums has continued to increase, put presently at over fifty slum areas (UN-HABITAT, 2003). The 1990 demolition of Maroko slum did not discourage the growth of slums in the city. Therefore, the

objective of this study is to identify and examine the salient determinants of the growth of slums in Lagos Metropolis.

Study Area

Lagos State is located in the South-western part of Nigeria. It lies approximately between longitudes 2°42'E and 3°42'E and latitudes 6°22'N and 6°52'N. The total land area is 3,577 square kilometers representing 0.4 percent of the entire area of Nigeria. Lagos State comprises of 20 Local Government Areas (LGAs) with the metropolitan covering 16 LGAs (Figure 1). The total land area is 3,577 square kilometers representing 0.4 percent of the entire area of Nigeria of which 17 percent are of lagoons and waterways.

The heterogeneity of Lagos State is reflected by the influx of people from all parts of the country. However, the original inhabitants of the State include the Ijebus, the Aworis and the Eguns.



Source: Cartography section, Geography and Planning Department, Lagos State University, 2013.

Figure 1: Lagos State showing the 20 Local Government Area

Methodology

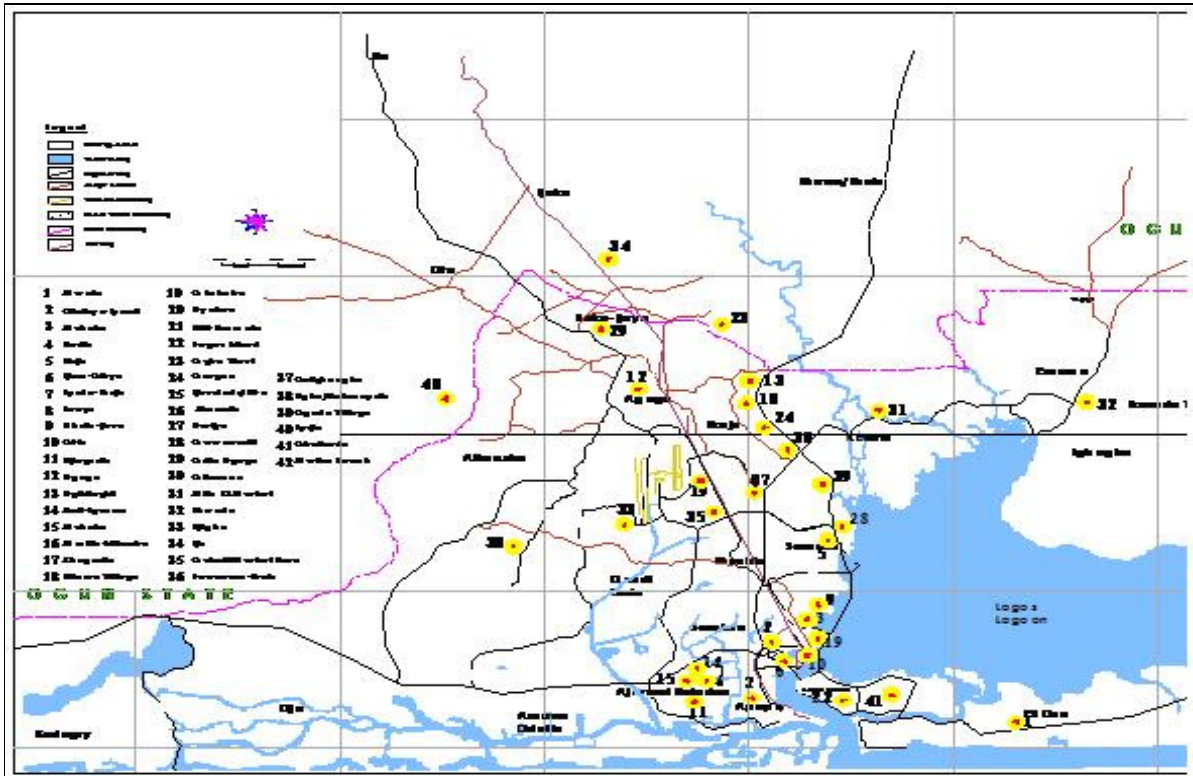
Sampling Design

The Lagos State Government had designated forty-two (42) settlements in

Lagos metropolis as slum areas based on 1984 study conducted by UNDP. The forty-two slums were classified as slums based on thirty-six (36) indicators

employed which reflected access to basic infrastructural facilities. However, nine (9) slums out of forty-two (42) representing 21.5% were selected for this study. These

are: Agege, Ajegunle, Amukoko, Badia, Bariga, Ilaje, Itire/Ijeshatedo, Iwaya and Makoko (Figure 2).



Source: SNC- Lavalin Report (1995)

Figure 2: Lagos Metropolis Showing Slum Areas

Samples Collection

The selected variables of measuring factors that influenced growth of slums generated from questionnaire administered include: % no of respondents who were non-indigenes, % no of buildings whose age were above 10 years, % no of respondents whose birth were outside Lagos State, % no of respondents whose income were above US\$352.94, % no of buildings that were constructed with bricks among others. A total of one thousand and eighty (1,080) respondents were selected through systematic-random technique with 120 per slum area.

Data Analysis

Descriptive and inferential statistical techniques were employed to analyze the data generated. Tables and percentages were used to analyze the characteristics of respondents and slums. Correlation and factor analysis were the inferential statistical method employed. Correlation analysis was used to establish the relationship that existed between the variables while factor analysis was used to examine the factors that influence the growth of slums in the study area.

Results and Discussion

Socio-economic Characteristics of Respondents and Slums

The monthly income earned by respondents indicated that 354 (32.8%) earned (US\$0-117.64) while 352 (32.6%) earned (US\$123.53-US\$235.30). However, 83 of the respondents representing 7.7% earned above US\$352.94. Table 1 further revealed that 723 (66.9%) of the respondents obtained secondary/technical education, 149 (13.8%) were graduates while 63 (5.8%) had no formal education.

The occupation background also indicated that 661 (61.2%) of the respondents were traders/artisans while 102 (9.4%) were civil servants. The origin status revealed that 723 of the respondents representing 67% were non-indigenes.

The age of building revealed that 988 (91.5%) were above 10 years while 92 (8.5%) fall within the age bracket of 1-9 years. Table 1 further revealed that 91.9% and 5.6% of slum buildings were constructed with bricks and wood respectively.

Table 1: Socio-economic characteristics of Respondents and Slum Areas

Characteristics	Frequency	Percentage
Income (US\$)		
0- 117.64	354	32.8
123.53- 235.30	352	32.6
241.20- 352.94	291	26.9
>352.94	83	7.7
Education		
No formal education	63	5.8
Primary	145	13.4
Secondary/Tertiary	723	66.9
Graduate/M.Sc/Ph.D	149	13.8
Occupation		
Self-employed professional	299	27.7
Civil servant	102	9.4
Traders/artisan	661	61.2
Unemployed	18	1.7
State of origin		
Lagos/Yoruba	357	33.1
Other states/Yoruba	463	42.9
Other tribes/Nigeria	260	24.1
Materials for Building construction		
Bricks	993	91.9
Mud	26	2.4
Wood	61	5.6
Plastering status of Building		
Plastered	950	88.0
Not plastered	130	12.0
Age of Building		
1-9Yrs	92	8.5
10-19Yrs	342	31.7
20-29Yrs	425	39.4
30Yrs& Above	221	20.5

Initial Correlation Matrices

In order to examine the relationship that existed between the selected variables, the correlation matrix was computed. These

variables formed the basis of expression of interaction among the indices examining the factors which influence the growth of slums in the study area.

Table 2: Correlation Matrix of Indices Measuring Factors Influencing Slum's Growth

Variables	Age of building (X1)	Materials for building (X2)	Plastering status of building (X3)	Place of birth (X4)	State of origin (X5)	Monthly income (X6)	Education background (X7)	Occupation background (X8)
Age of building (X1)	1	-.231**	.268**	-.041	.021	.161**	-.096**	-.161**
Materials for building (X2)		1	-.616**	.153**	.144**	-.242**	-.229**	.138**
Plastering status of building (X3)			1	-.145**	-.157**	.271**	.208**	-.181**
Place of birth (X4)				1	.805**	-.126**	-.162**	.090**
State of origin (X5)					1	-.070*	-.187**	.016
Monthly income (X6)						1	.462**	-.537**
Education background (X7)							1	-.355**
Occupation of respondent (X8)								1

** . Correlation is significant at the 0.01 level (2-tailed). * . Correlation is significant at the 0.05 level (2-tailed).

As presented in Table 2, the highest correlation observed was that of $r = 0.805$ between variable 4 (place of birth) and variable 3 (state of origin). This correlation is attributable to the role played by migration in increasing the population of an area. The strong correlation might also be linked to the people's search for better opportunities of life like job opportunities and better standard of living in the urban setting. Majority of the respondents claimed that they were neither an indigene of Lagos state nor their place of birth. Therefore, this signifies that majority of the respondents (slum residents) had migrated from different parts of Nigeria to settle down in Lagos metropolis, especially the slum areas.

Another positive correlation ($r = 0.462$) is observed between variable 6 (monthly income) and variable 7 (education background). This correlation coefficient is attributed to the role played by level of educational attainment in determining the income earned by individuals. However, majority of the respondents claimed to have

obtained secondary/technical education and their level of income was below N41, 000:00.

The positive correlation ($r = 0.268$) between variable 1 (age of building) and variable 3 (plastering status of building) is also very important. The explanation that is adduced for this is that age of building may affect the plastering of building if not properly maintained. For instance, over 70 percent of buildings in each of the slum areas were above 10 years of age.

Negative correlations are also observed between some variables signifying indirect or insignificant relationships of these variables. Negative correlation exists between variable 6 (monthly income) and variable 8 (occupation of respondent). The correlation ($r = -0.537$) may reflect the fact that type of occupation of respondents may not necessarily determine the level of income earned. These variables accounted for 69.31% of the total variance in the original eight (8) variables. The total variance explained is presented in Table 3.

Table 3: Total Variance Explained by Factors with Eigen Values Greater than 1.0

Factors	Eigen values	% Variance	Cumulative % of variance
1	2.577	32.21	32.21
2	1.646	20.57	52.78
3	1.322	16.53	69.31

Although, the contributions of the variables differ, the three (3) factors cover all the variables that explain the growth of slums in the study area. The rotated factor loadings of the original data set are shown in Table 4.

Factor 1 which accounts for about 32.21% of the total variance has positive

loadings on variables 6 and 7 (monthly income and educational background). This factor demonstrates the socio-economic background of the respondents that influence their residence in the slum areas. Therefore, this factor can be termed socio-economic factor influencing the growth of slum in Lagos metropolis.

Table 4: Rotated Factor Loadings

Variables		Factor 1	Factor 2	Factor 3
Age of Building	X1	-.029	.112	<u>.651</u>
Materials for Building	X2	-.167	.150	-.790
Plastering Status of Building	X3	.189	-.139	<u>.810</u>
Place of Birth	X4	-.082	<u>.926</u>	-.068
State of Origin	X5	-.038	<u>.947</u>	-.043
Monthly Income	X6	<u>.819</u>	-.016	.201
Education Background	X7	<u>.756</u>	-.203	-.008
Occupation of Respondent	X8	-.784	-.056	-.107

The second factor explains 20.57% of the total variance and exhibits high positive loadings on variables 4 and 5 (place of birth and state of origin). These variables explain the role played by migration in population increase. Lagos metropolis has experienced spontaneous population growth with problems of housing shortages. Therefore, population increase without adequate housing may results into substandard dwellings which generate slums. Hence, this factor can be described as migration factor influencing the growth of slums in Lagos metropolis.

Factor 3 has a high positive loading on variables 1 and 3 (age of building and plastering status of building). This factor explains the fact that age of building may contribute to its devaluation especially in the slum areas where most buildings do not

conform to approved standard. In view of the loadings, this can be termed housing standard factor influencing the growth of slums.

The socio-economic status of individuals or group of people influences greatly the type of housing they built or live. The status of the respondents reflects that majority were below average in income and educational attainment. This confirms UN-HABITAT (2003) definition of slum as areas inhabited by the poor and socially disadvantaged. Therefore, this status had influence on the respondents to live in areas where cheap accommodation can be easily assessed especially substandard and unapproved buildings. This was the expression of Okeke (1984) who viewed the slum as an agglomeration of people that are uninformed about housing alternative

and self conscious about their differences from the rest of the community, thus resolve to live very close to people of their own status.

Lagos metropolis over the past six decades had experienced rapid population growth. The findings of Mabogunje (1968) and Odumosu (1992) put the migrant population at 63% and 82.3% respectively. This study also revealed that 69.9% of the respondents were migrants from different parts of Nigeria. This high rural exodus into Lagos metropolis without adequate provision for housing contributes to the development of substandard and unapproved buildings resulting into slums.

The non-conformity of building to approved standard, lack of adequate maintenance and age also influence. This study also revealed that 91.5% of the buildings occupied by respondents were above 10years. This was the view of slum by Drakakis-smith (1981) reported by Onokerhoraye (1988) as dwellings that have degenerated to substandard condition through age and neglect.

Conclusion and Recommendations

This study had revealed the search for improved standard of living generated by great influx of people into Lagos metropolis leading to the development of substandard housing resulting into slums. Therefore, it is recommended that the policy of Lagos state government should be geared towards improving living standards of its populace, controlling migration and unapproved buildings.

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