



SOCIO-ECONOMIC AND HEALTH IMPLICATIONS OF URBAN RENEWAL ON INTERNALLY DISPLACED PERSONS IN OGUN STATE, SOUTHWESTERN NIGERIA

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Abstract

Urban renewal has always been undertaken to clean up and beautify a city in accordance with a prescribed new layout plan. Many unintended consequences, especially forceful evictions and internal displacement of persons however, usually accompany such exercises. This paper aims to examine the socio-economic and health implications of urban renewal for residents of Ogun State, Southwestern Nigeria. In the last five years, massive urban renewal programs have been implemented in five local government areas (LGAs) in the State: Abeokuta North, Ado/Odo Ota, Sagamu, Yewa South and Ijebu Ode from which two (Abeokuta North and Ado-Odo/Ota) were purposively selected for this study. Primary data was obtained through administration of questionnaires to 380 randomly selected affected adults with demolished houses or shops, and analysed using logistic regression. The results indicated that urban renewal had a significant negative impact on the occupation (odds ratio = 3.0; $p < 0.01$) and income ($p < 0.01$) of affected persons. Urban renewal had also significantly affected the health status of respondents because those whose houses or shops were demolished were 12 times more likely to suffer depression from loss of sleep (odds ratio= 12.08; $p < 0.01$), loss of appetite ($p < 0.01$) and feelings of hopelessness ($p < 0.01$). It is therefore recommended that urban renewal in Nigeria should be more holistic (cater for the needs of people who are likely to be affected and get them involved from start to finish before demolition) to avoid these associated side effects.

Key Words: Urban renewal, consequences, forceful evictions, questionnaire, Nigeria

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Socio-economic and Health Implications of Urban Renewal on Internally Displaced Persons in Ogun State, southwestern Nigeria

Paul Oluwatomiye Adekola, Abimbola A. Allen & Femi R. Tinuola

Introduction

Background

The world's urban population is increasing by about 70 million annually, equivalent to seven new megacities (Jimoh, *et al.*, 2013) whose inhabitants need to be housed, fed and employed. This presents a number of logistical challenges for urban planning, especially in developing countries. African countries have higher rates of urbanization but are the least urbanized compared to countries in the developed world. Nigeria is no exception, with the high rate of influx of people from rural to urban areas without the requisite industrial and economic expansion to match the influx. Currently, 50% of Nigerians live in urban areas, and this is expected to increase to over 65% in 2050 (UN-HABITAT, 2010; PRB, 2015). People migrate from rural areas to urban areas because of push factors like acute poverty, low income, unattractive rural lifestyle, and poor educational opportunities, and pull factors like higher income, better educational opportunities, social amenities and the glamour of urban life.

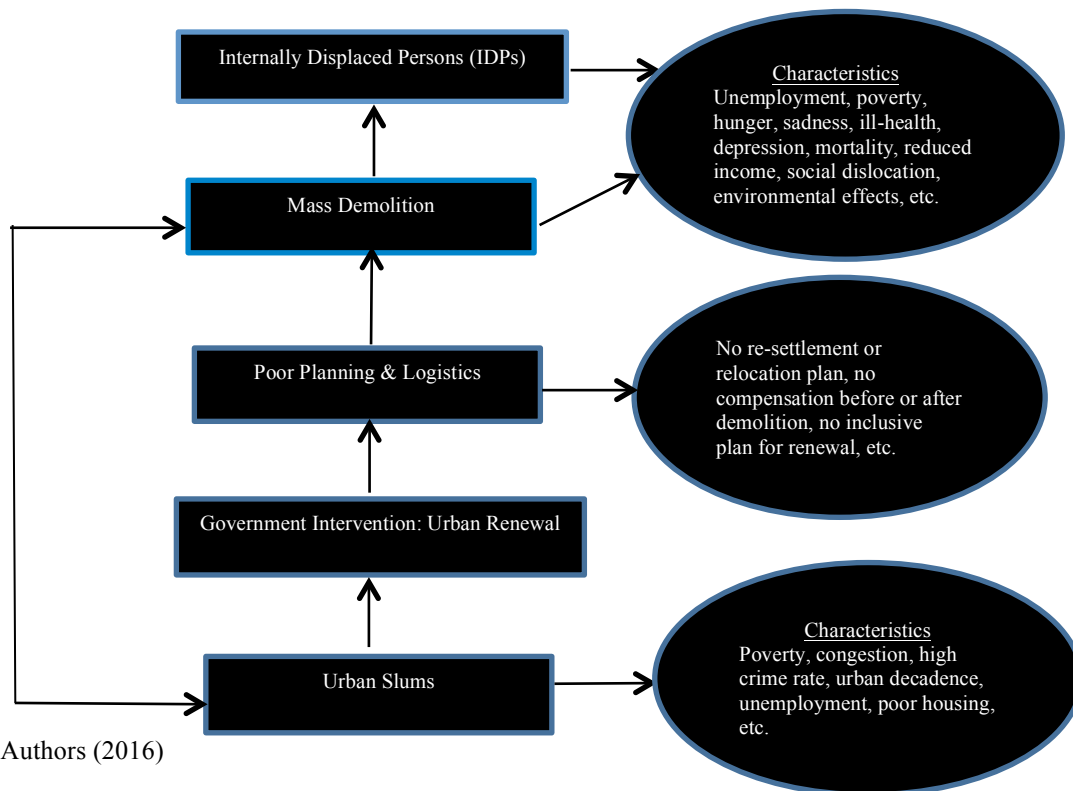
The challenge of uncontrolled urban population increase has necessitated the introduction of urban renewal programs in many highly populated urban centres. The global urban population grows by five million annually, with more than 100,000 people moving to slums in developing countries daily, or one person every second (Norwegian Refugee Council-NRC, 2015). Slums, shanties and squatter settlements and their attendant poverty and unemployment result from cities expanding without planning or control measures by relevant authorities. Due to factors beyond their control, the urban poor are forced to engage in menial and informal jobs. This frequently exerts undue pressure on limited resources, causing degradation and disease outbreaks in such cities (Adekola *et al.*, 2014). One prominent challenge facing big cities in developing countries is the increasing demand daily for land for commercial and residential purposes, resulting in environmental degradation. This is because of the growth of structures, which violate space standards and permissible development (Aluko, 2011). About 43% of urban populations in developing regions of the world lives in slums compared to only 6% in developed regions. Sub-Saharan Africa is known to have the largest proportion of urban slum dwellers (71.9%), and it is estimated that between 20% and 80% of urban growth in developing countries is due to influx of low income people (Aluko and Amidu, 2006).

Before Nigeria's Land Use Act was enacted on 29th March, 1978, land could not be individually owned because of the traditional system of land tenure where land is owned by indigenous people in communities with the community head as the 'manager' or 'trustee', holding the land in trust for the whole community. After promulgation of the Land Use Act, all land in the territory of a state was vested in the Governor whose consent was required before a certificate of occupancy (C-of-O) is given for transfer of land to any private individual. Being a market-driven economy, Nigeria has no properly regularized land ownership or allocation system and the urban poor particularly have to cater for their own accommodation. This has resulted in the multiplication of slums and informal housing as the urban poor could only afford causing sub-standard houses and engage in unregulated informal employment. According to Jimoh *et al.*, (2013), three key factors account for the reckless growth of slums in urban centres in most

developing countries: (i) lack of planning for future urban growth and management, (ii) poverty and (iii) inequality.

With the proliferation of slums, governments sometimes are compelled to carry out urban renewal to clean them up. Lee (2008) defined urban renewal as “a process that includes clearance of slum or blight areas, urban development, urban revitalization, building rehabilitation, preservation and conservation to improve urban fabric and meet some economic and social objectives”. Planning and Land Bureau (PLB, 2000) of Hong Kong and Lee (2008) are of the opinion that urban renewal is not a “slash and burn” process but a “comprehensive and holistic approach” to revitalize the aging urban fabric by redevelopment, rehabilitation and heritage preservation. This premise is the subject of this paper, because in Africa generally and in Nigeria in particular, urban renewal appears to cause more harm than good, especially within the first few months after its execution. ‘Slash and burn’ in agriculture refers to a system in which vegetation is cleared and thoroughly burnt before plowing and planting. Agricultural experts have faulted this method over the years for the fact that it causes more harm than good as it burns most of the microorganisms that enhance the quick growth and productivity of the crops to be planted, thereby reducing soil fertility. Similarly, unintended consequences of urban renewal in Nigeria such as forced migration, social dislocation, internal displacements, etc., resulting from poor planning is similar to a prototype of the agricultural ‘slash and burn’ approach as the people the government intends to help are often the ones who are socio-economically harmed instead as demonstrated in Figure 1 below.

Figure 1.0 Problem Tree of Urban Renewal Culminating in Grave Challenges in Developing Countries



Source: Authors (2016)

Urban renewal is a more thorough process in Europe, North America and some parts of Asia than in most other developing countries, particularly in Nigeria. In the developed countries, affected urban dwellers are well informed and properly relocated before the actual exercises

begin, making it more holistic than in developing countries where people are forcefully evicted because of ill-preparation towards the exercise (Figure 1).

Urban renewal is beneficial to both developers and residents as it increases social status and capital wealth of the people (Nwanna, 2012). It also reduces crime rate in an area, beautifies the environment, slows suburban sprawl and reduces decadence of the land. These merits notwithstanding, the exercise usually has grave implications for the local residents of the area being renewed, especially in Africa by further impoverishing the urban poor, dragging down their quality of life. Urban renewal in Africa often brings more harm than good to local residents in the first few months after its execution as shown in Figure 1.

Nigeria operates a federal system of government with federal government administering 36 States. This article focuses on Ogun State in South Western Nigeria, which witnessed massive urban renewal between 2013 and 2016 and borders Lagos, the fastest-growing and most industrialized city in West Africa to the west. Lagos is just about 45 minutes' drive by road to the Ogun State capital, Abeokuta. This proximity to Lagos and the conduciveness of the State to accommodate investment opportunities has resulted in population pressure on Ogun State. The population of the State increased by 24.9% in the last 10 years, skyrocketing land value in the main cities such as Abeokuta and Ota and has resulted in a lot of illegal structures springing up in unapproved places creating environmental ugliness. To curb this trend, the present State administration has focused on providing affordable housing through urban renewal. Phase 1 of this initiative involves massive regeneration projects in five of the 20 local government areas within the state, namely Abeokuta North, Ado-Odo Ota, Ijebu Ode, Sagamu and Yewa South. These projects have caused population displacements and all manner of hardships to those affected at various scales (Orunbon, 2014).

Objectives

This study seeks to answer the basic question: What are the socioeconomic and health effects of massive urban renewal on the indigenes of Ogun State? The general objective of this study is therefore to examine the socioeconomic and health effects of urban renewal on the indigenes of Ogun State, Southwestern Nigeria. The specific objectives are to examine the effects of urban renewal on the income, occupation and health of IDPs in Ogun State. The null hypothesis to be tested is that there are no significant effects of massive urban renewal on the socioeconomic status and health status of residents of Ogun State.

Literature Review

Proposing a theoretical concept of urban renewal is an uphill task, as no one single theory of urban development perfectly suits all cities where this has occurred. Urban renewal has received wide attention in social science disciplines especially Geography, Urban and Regional Planning, Sociology and Demography. This study will be based on a sociological approach to urban development theories.

Theories of Urban Development

Many studies have shown the reasons for urban renewal to be diverse, depending on the needs of the inhabitants and the developers. There are three major groups of paradigms to explain this phenomenon: urban-ecological, neo-Marxist and hybrids integrated approaches. The first proponent and dominant user of the urban ecological construct was Glass (1964), who introduced the concept of urban regeneration into the sociological and geographic lexicons. She asserted that

urban regeneration is a process in the housing market that occurs when original poor residents are displaced from neighbourhoods by rising costs and other forces directly related to an influx of new wealthier residents. The housing market is therefore an excellent indication of the change in an area, based on the contention that poor people can no longer afford to live in such areas with rising rents and house prices. She further stressed that once this process of gentrification starts in a district, it goes on rapidly until most of the original poor occupiers are displaced and the whole character of the district is changed (Glass, 1964). This is true of the Maroko displacement in Lagos Island where the government evicted the original poor occupiers, regenerated the place and sold to wealthy individuals. At completion, only very few of the former occupiers were again economically able to afford the edifices that emerged.

Urban-ecology theories were considered deficient by neo-Marxists such as Smith (1979) who contended that urban ecological scholars tended to overvalue the cultural analysis of the gentrifiers, at the expense of a theoretical understanding of the role of capital investment into the cities. He argued that urban renewal was a result of uneven development of many major Western industrial cities (i.e., the overvaluing of the suburbs over the inner city). He therefore applied rent-gap theory to explain the (i) depreciation of inner city property values due primarily to suburbanization and de-industrialization, and (ii) occurrence of urban regeneration. He averred that capital flows where the rate of return is the highest, and the movement of capital to the suburbs, along with a continual depreciation of inner city capital eventually produces the rent gap (Smith 1979). This rent gap ultimately creates the economic opportunity for developers, landlords, private investors and other people with vested interests in the development of land to profit from the surplus value left by the disparity between the exchange value and the use value of the property.

In their own contributions to the explanations of urban regeneration, Hybrid theorists like Damarius (1984), Hamnett (1984) and Cough (1990) faulted the over-compartmentalization of urban regeneration studies by both urban-ecologists and neo-Marxists and called for an integrated approach to the study. For instance, Hamnett (1984), after comparing various theories on urban regeneration, highlighting Smith's (1979) in particular, with residential location theory, posited that there are five main explanatory factors of urban regeneration. These blended the previously-argued theoretical positions and his own assertions, and are in order of importance: (i) the impact of increasing city size coupled with changes in the trade-off between preference for size and accessibility, (ii) changes in the demographic and household structure of the population, (iii) lifestyle and preference shifts, (iv) changes in the relative house price inflation and investment, and (v) changes in the employment base and occupational structure of certain cities. Hamnett, (1984) insisted that all sociologists, geographers and other social scientists involved in urban development should be examining the phenomenon by answering the question "Why, when and where has urban regeneration occurred?" This will help solve the problem of urban displacements confronting residents wherever this has taken place rather than concentrating on trivial issues that benefit neither the government carrying out the exercise nor the affected residents.

This study is premised on Hamnett's (1984) integrated approach because of its focus on the (i) changes in the demographic and household structure of the population, (ii) lifestyle and preference shifts, (iii) changes in the relative house price inflation and investment, and (iv) changes in the employment base and occupational structure of the residents of a place where urban renewal is to take place rather than concentrating on other issues that do not touch base with the persons concerned in the affected area

Selected Urban Renewal Projects in sub-Saharan Africa

It is important to critically examine some selected urban renewal projects in sub-Saharan Africa undertaken prior to the ones on which this study is based, and their effects on local residents. Internal displacements, acute poverty, helplessness, dislocation of family ties, serious unemployment, economic downturn, incomplete schooling and social isolation were some of the effects of urban renewal identified in previous studies (Kehinde, 2003; Aluko & Amidu 2006; Nwanna 2012; Jimoh *et al.* 2013; Uwadiogwu, 2015; Adoga, 2016). In her study of urban renewal at Maroko, a former Lagos slum, Nwanna (2012) discovered that out of the 41,776 landlords displaced, only 2,933 were considered for relocation. The rest were unable to afford the high costs of edifices that replaced their former abodes, leading to disorders like stress, emotional breakdown, anxiety, depression, psychological trauma, etc., being recorded. A similar situation occurred in Goma Region of Congo DR where a massive urban renewal took place a year previously (Norwegian Refugee Council- NRC, 2015). A third of the displaced children could not attend primary school, mainly due to inability of their parents to pay school fees or meet associated expenses because most of their means of livelihood from where they pay children school fees have been demolished (NRC, 2015; Internal Displacement Monitoring Control, IDMC, 2015). This figure compared to approximately 10% of residents and host families.

Another social effect of urban renewal is overcrowding of neighbouring settlements resulting from forceful evictions from nearby communities. Kehinde (2003) observed that the levels of congestion at Victoria Island (VI) and Ikoyi increased as employers and senior citizens gave their boys quarters to some of their evicted employees either for free or on rental bases after the demolition of Maroko. Such employees could not afford to return to Oniru Private Housing Estate that later emerged from this area because of higher costs. Nearly 83% of Maroko evictees now occupy one or two rooms with an average of eight persons per household compared to 69% when they were living in Maroko. The level of overcrowding was particularly noticeable at the Ilasan and Ikota estates. Ikota had cases of two households occupying one-bedroom apartments, while in Ilasan, there were between two and four households sharing a three-bedroom flat. Also in Ilasan, there was a case of nine persons occupying one room and 26 people living in one flat. Worse still, none of these places had pipe-borne water from the State Water Board. The people had to use hand-dug wells to supplement water supplied by privately owned tanker services (Nwanna, 2012). The new locations the inhabitants were moved therefore were no better than their former abodes, lending credence to allegations that sub-Saharan African governments sometimes embarked on urban renewal projects to decongest city centres only when they had vested interests. Such city centres were later sold to the urban elite with the financial capacity to displace the urban poor and establish companies and/or residences.

The most prominent fall-out of urban renewal in developing countries are forceful evictions and the attendant violation of economic, social and cultural (ESC) rights of local residents, which generally include the rights to work, social security, housing, food, education, health and a healthy environment (Social and Economic Rights Action Centre (SERAC, 2009). There are several instances of spontaneous demolitions in Nigeria to back this claim. Maroko, a sprawling Lagos settlement which was home to over 300,000 people was demolished in July 1990 on the orders of the then Military Administrator of the State, Colonel Raji Rasaki, following the expiration of a seven-day eviction notice. The slums were completely demolished within a few days by the relevant government agencies without due process, compensation and resettlement for the displaced. The forced evictions became even more frequent, widespread,

massive and brutal with the return to civilian rule, The most recent is the demolition of parts of the popular Oshodi Market in Lagos Metropolis in January 2016, destroying goods worth of millions of naira. According to Odinaka (2016), government felt that the increased crime rate at that axis of Oshodi Market was due to excessive congestion. The affected traders and shop owners were forcefully evicted and relocated to the newly-built Isopakodowo Market at Bolade area of Oshodi, while the demolished area was converted into an ultra-modern bus terminus befitting a megacity. This sounds very good but one would ask why the relocation was not done before the forceful evictions. In fact, reports indicated that police were deployed to apprehend reporters taking photographs of traders being prevented from retrieving their goods during the demolition (Odinaka, 2016). It must be noted that in the provision of new infrastructure and beautiful environment, the beneficiaries must be informed and involved to minimize the negative impacts of unintended consequences. Impromptu demolitions and forceful evictions often fuel emotional outbursts from even the enlightened victims because of unintended consequences as has happened especially in Lagos and Ogun State in recent times.

In July 2000, Rainbow Town in Port Harcourt, Southern Nigeria, home to about a million people, was demolished by the State Government without substantial provisions for resettlement, compensation or relocation of the evictees (Amnesty International, 2006). Another notable example was reported in 2010 when over 200,000 people lost their homes due to a government urban renewal exercise to demolish the slums in the City of Port-Harcourt (Amnesty International, 2010). The State Government neither made any concrete arrangement to resettle thousands of the displaced persons nor provided any alternative accommodation for them. Out of the estimated 13,000 people that were evicted from Njemanze, a waterfront settlement also in Port Harcourt which was demolished as part of the urban renewal plan in August 2009, many still had nowhere to live a year or more after. Also, execution of the so-called Abuja Master Plan by, the Federal Capital Territory (FCT) has contributed in no small measure to the increasing cases of violation of ESC rights (Adoga, 2016), with victims being vulnerable to tenure insecurity, gangs, police harassment and communicable diseases (NRC, 2015). Most displaced individuals do not hold secure jobs and are likely to resort to begging. Similar cases have also been reported in some sub-Saharan African countries like Ghana, Congo DR. and Kenya that are known to violate peoples' ESC rights all in the name of urban renewal (NRC, 2015; Immigration and Refugee Board of Canada (IRBC) 2011).

Materials and Methods

Study Area

Ogun State in the Southwestern Region of Nigeria with a population of approximately 4.7 million people and a population density of 280 persons/km² (361.3/sq. mi), is one of the fastest growing states in Nigeria. This is because of its proximity to Lagos, which is the commercial hub of the country and because of its conducive environment to accommodate investment opportunities.

Methods

Data Source and Sample Size

Data for this study was collected from primary source through the administration of structured questionnaires, which also served as the instrument of data gathering. The sample populations for the questionnaire survey and the number of questionnaires distributed were determined using

Taro Yamane’s (1967) formula and proportional sampling respectively, since the population sizes of the two selected LGAs differ. Taro Yamane’s (1967) formula is given thus:

$$n = N/1+N (e)^2 \dots\dots\dots 1$$

Where; n = Sample Size; N = Population; e = confidence level (0.05)². Since the proportion of houses affected by urban renewal to the total number of houses in the two local governments is not known, a 5% estimate error was used, as this value gives sample size guarantee of an accurate prediction at 95% confidence level. The formula provided a total of 400 questionnaires, which was further increased by 5% to 420 to account for contingencies like non-response, missing questionnaires and/or recording errors (Table 1).

Table 1.0 Study Area and Sample Size

| LGA | Population Size(2015) | % of sample size | Sample Size/ Number of Questionnaires |
|----------------|-----------------------|------------------|--|
| Abeokuta North | 248,265 | 27.4 | 115 |
| Ado-Odo/Ota | 658,453 | 72.6 | 305 |
| Total | 906,718 | 100 | 420 |

Sampling and Estimation Techniques

Random sampling was adopted in the affected communities of the LGAs to give the affected persons equal opportunities to air their views. Based on the study objectives and for the purpose of analyses, presentations and decision making; descriptive (percentage tables) and inferential statistical methods (logistic regression models) were used to analyze the data collected. All analyses were done using SPSS version 20.0

Modeling Techniques

Model 1

The binary logistic regression model was used to test the first objective, which aimed to examine the socioeconomic implications of massive urban renewal on the residents of Ogun State. The basic requirement for using this model is to dichotomise the dependent variable by assigning a value of 1 for a “yes” response and a value of 2 for a “no” response. The model allows for the prediction of the likelihood of loss of jobs and fall in income (independent variables) among affected residents. The general model of the logistic regression equation is;

$$\text{Log} \left(\frac{p}{1-p} \right) = \alpha + \beta_1 X_1 + \beta_2 X_2 + \dots + \beta_n X_n \dots\dots\dots 2$$

Where: p = likelihood of the occurrence of loss of jobs and fall in income of the affected residents in the aftermath of demolitions induced by urban renewal, 1-p = likelihood of the above not happening, X1+... Xk = set of independent variables (income and occupation), α = constant, β = regression coefficients. Explicitly, the binary logistics regression equation is given thus;

$$\text{Log} \left(\frac{p}{1-p} \right) = \alpha + \beta_1 \text{INC} + \beta_2 \text{OCC} + \dots + e \dots \dots \dots 3$$

Where: p = dependent variable representing residents' probability of a loss of job (yes or no), β_0 to β_2 = co-efficient parameters of the independent variables income and occupation, ε = error term

Model 2

This model was also used for the second objective, which aims to identify any significant relationship between urban renewal and health condition of the affected persons on the aftermath of urban renewal in Ogun State. The independent variables in this case are mortality, psychological trauma and depression; the latter two being health symptoms common among displaced persons. Based on the definitions provided by the American Psychological Association (APA) (2015), psychological trauma was coded as intense fear, anger, mood swings and poor concentration while depression was coded as sadness, disturbed sleep, loss of appetite, feeling of tiredness, feeling of guilt and low self-worth. Explicitly, the model looks thus:

$$\text{Log} \left(\frac{p}{1-p} \right) = \alpha + \beta_1 \text{MOR} + \beta_2 \text{INF} + \beta_3 \text{ANG} + \beta_4 \text{MOS} + \beta_5 \text{POC} + \beta_6 \text{SDS} + \beta_7 \text{DIS} + \beta_8 \text{LOA} + \beta_9 \text{FET} + \beta_{10} \text{FEG} + \beta_{11} \text{LSW} + e$$

Where: p = dependent variable representing probability of ill-health of the affected residents β_1 to β_{11} = co-efficient parameters of the independent variables: mortality, intense fear, anger, mood swing, poor concentration, sadness, disturbed sleep, loss of appetite, feeling of tiredness, feeling of guilt and low self-worth and ε = error term

Results and Discussion

Demographic Characteristics of Respondents

Out of the 420 questionnaires administered, 380 (90.5%) were properly filled and returned. As shown in Table 2, 67.9% of the respondents were from Ado-Odo/Ota LGA and 30.3% from Abeokuta North LGA. There were 163 (42.9%) male respondents and 217 (57.1%) female respondents, while 359 (94.5%) were employed and 21 (5.5%) were unemployed. One hundred and ninety-two (50.5%) respondents earned less than #20,000 monthly, 84 (22.1%) earned between #20,000 and #40,000, 47 (12.4%) earned between #41,000 and #60,000 and 51 (14.5%) earned above #61,000. Reasons provided by the respondents why they decided to live in communities where urban renewal took place include family bonds (66.1%), closeness to workplace (24.5%), affordability of housing (7.6%), allocation from government (1.3%) and others (0.5%).

Logistic Regression Model for Incidence of Economic Hardship on IDPs induced by Urban Renewal

To examine the socioeconomic effects of urban renewal on residents of affected communities in Ogun State, the tested hypothesis stated that there were no significant effects of massive urban renewal on the socioeconomic status of residents. Income and occupation (independent variables) were the two socio-economic variables used to measure the socio-economic status of those affected. Binary logistics regression was used in the analysis, since the dependent variable

is categorical and dichotomous. The dependent variable here is whether the IDPs lost their jobs as a result of the renewal exercise, which was coded as 1 for “yes” and 2 for “no”.

Table 2 Socio-Demographic Characteristics of Respondents

| Variables | Frequency | Percent | Variables | Frequency | Percent |
|---------------------------|------------|------------|--|------------|------------|
| LGA | | | Gender | | |
| Abeokuta North | 115 | 30.3 | Male | 163 | 42.9 |
| Ado/Odo Ota | 265 | 69.7 | Female | 217 | 57.1 |
| Total | 380 | 100 | Total | 380 | 100 |
| Occupation | | | Longevity in Community (years) | | |
| Civil Servant | 61 | 16.1 | 1-10 | 156 | 41.1 |
| Trading/Business | 199 | 52.4 | 11-20 | 81 | 21.3 |
| Artisan | 52 | 13.7 | 21-30 | 47 | 12.4 |
| Self-employed/retired/nil | 68 | 17.7 | 31 & above | 96 | 25.3 |
| Total | 380 | 100 | Total | 380 | 100 |
| Employed? | | | Reasons for living in community | | |
| Yes | 359 | 94.5 | Family Bond | 251 | 66.1 |
| No | 21 | 5.5 | Closeness to Workplace | 93 | 24.5 |
| Total | 380 | 100 | | 29 | 7.6 |
| | | | Affordability | | |
| | | | Government | 5 | 1.3 |
| | | | Allocation | 2 | 0.5 |
| | | | Others | 380 | 100 |
| | | | Total | | |
| Income Level | | | Effect of exercise on daily/ monthly income? | | |
| <#20,000 | 193 | 50.8 | Yes | 309 | 81.3 |
| #20,000-#40,000 | 85 | 22.4 | No | 71 | 18.7 |
| #41,000-#60,000 | 47 | 12.4 | Total | 380 | 100 |
| >#61,000 | 55 | 14.5 | | | |
| Total | 380 | 100 | | | |

Source: Authors' Field Work (2016)

The odds ratio of respondents with incidence of loss of jobs or occupation as a result of the renewal exercise is presented in Table 3. This result as seen in the table below shows that the odds ratio of traders or businessmen to lose their jobs is three times more likely than other categories of employment especially civil servants (odds ratio=3.0; $p < 0.01$). This simply means that traders/businessmen are three times more likely to be affected by urban renewal than other categories of workers or employees. Civil servants and self-employed persons had the least chance of losing their jobs in the aftermath of urban renewal. This result is expected, as such people occupy government offices and their jobs are not affected even if the office buildings were affected during the exercise; such people are simply relocated. For traders or businessmen, the demolition of a shop can devastate a business if most customers are lost through the relocation of the business concern from the former strategic location.

Table 3.0 Odds Ratio from Binary Logistic Regression Model for Incidence of Job Lost on Selected Occupation Types.

| Type of Employment | Odds ratio/Exp(B) | p-value | Standard Error |
|--------------------|-------------------|---------|----------------|
| Civil servant | RC | | |
| Trading/Business | 3.0 | 0.00** | 0.4 |
| Artisan | 1.0 | 0.90 | 0.3 |
| Self Employed | 0.8 | 0.70 | 0.4 |

Legend: RC = Reference Category; Key: * significant at 5%; ** significant at 1%

Source: Authors (2016)

In the same vein, an analysis of the likelihood of severe effects of urban renewal was conducted for various levels of income among persons affected. The results showed that incomes of low-income earners (persons who earn less than ₦60,000 monthly) in the two local governments combined were 12 times more likely to be adversely affected in the aftermath of urban renewal than high-income earners ($p < 0.01$). High income earners (those earning above ₦61,000 monthly) were however less likely to be economically-affected after a renewal exercise in a locality (odds ratio 4.0; $p < 0.01$) (Table 4)

Table 4. Odds Ratio from Binary Logistic Regression Model for Incidence of Hard life through UR on Income Differentials

| Level of Income | Odds ratio/Exp(B) | p-value | Standard Error |
|-----------------|-------------------|---------|----------------|
| <₦20,000 | RC | | |
| ₦20,000-₦40,000 | 3.0 | 0.00*** | 0.3 |
| ₦41,000-₦60,000 | 9.0 | 0.00*** | 0.4 |
| >₦61,000 | 4.0 | 0.00*** | 0.4 |

Legend: RC = Reference Category; Key: * significant at 5%; *** significant at 1% Source: Authors (2016)

Finally, since an urban renewal exercise has significant effects on the income and certain occupations of affected persons, the null hypothesis is rejected and the alternative hypothesis that there is significant effect of urban renewal on income and occupation of the residents of affected communities in Ogun State is accepted.

Logistic Regression Model on Incidence of Ill-health Induced by Urban Renewal in Ogun State

The objective here is to identify any relationship between urban renewal and the health of the affected residents of Ogun State in the aftermath of the exercise. The null hypothesis tested stated that there were no significant health consequences of urban renewal on IDPs in Ogun State. Again, logistics regression analysis aimed to establish the likelihood of the occurrence of ill-health among affected persons in the aftermath of urban renewal in Ogun State. Again, the dependent variable was whether or not there was ill-health among the affected communities in the aftermath of urban renewal and the independent variables were mortality, psychological trauma and depression. Once again psychological trauma was coded as intense fear, anger, mood swings and poor concentration, and as sadness, disturbed sleep, loss of appetite, feeling of tiredness, feeling of guilt and low self-worth.

The results in Table 5 show that the odds ratio, likelihood of occurrence of mortality among affected residents was significant ($p < 0.01$). Also, the incidence of depression among affected persons was high and the cases of sadness (odds ratio= 0.1; $p < 0.01$), disturbed sleep (odds ratio=12.8; $p < 0.01$) and loss of appetite (odds ratio= 0.1; $p < 0.01$) were significantly higher. Persons in this category were 12 times more likely to lose sleep (disturbed sleep) than others. In this study, any of the respondents who had at least two of these health indicators could be said to be having a health challenge in that regard. It can be said in this case that most affected persons had issues with depression, as three out of the six indicators were very significant for them (Table 5). The null hypothesis, which stated that there were no significant health consequences of urban renewal on residents of Ogun State was therefore rejected, and the alternate hypothesis was accepted. However, none of the affected persons had any challenges with psychological trauma as all of its indicators had insignificant p values ($p > 0.05$). This is not surprising because univariate statistical analysis showed that 85% of those affected by the

demolition had been informed before the actual demolition exercise, and were not caught unawares.

Table 5.0 Odds Ratio from Logistic Regression Model for Incidence of Mortality and Morbidity Induced by Urban Renewal & Displacement

| Variables | Odds ratio/Exp(B) | p-value | Standard Error |
|-----------------------------|-------------------|---------|----------------|
| Mortality | 0.0 | 0.00** | 0.5 |
| Psychological Trauma | | | |
| Anger | 0.5 | 0.18 | 0.6 |
| Intense Fear | 1.2 | 0.86 | 1.0 |
| Mood Swing | 1.0 | 0.98 | 1.3 |
| Poor Concentration | 3.0 | 0.30 | 1.1 |
| Depression | | | |
| Sadness | 0.1 | 0.00** | 0.7 |
| Disturbed Sleep | 12.8 | 0.00** | 0.9 |
| Loss of Appetite | 0.1 | 0.00** | 1.0 |
| Tiredness | 0.7 | 0.70 | 0.8 |
| Guilt | 1.3 | 0.81 | 1.1 |
| Low Self-worth | 1.2 | 0.07 | 1.0 |

Legend: RC = Reference Category; Key: * significant at 5%; ** significant at 1% Source: Authors (2016)

Conclusion

This study examined the effect of urban renewal on socio-economic and health conditions of the residents of affected communities in Ogun State, South Western Nigeria. Data was sourced primarily through the administration of structured questionnaires, and the study areas were two purposively selected local government areas of Ogun State. More females (57.1%) than males were affected, confirming the conventional outcome of such exercise, that is women and children always suffer more in this kind of exercise. In most places where urban renewal had taken place, women and children were always at the receiving end of forceful evictions. This finding is therefore not at variance with other findings especially in Africa particularly in Goma Region in Congo DR confirmed by Norwegian Refugee Council (NRC, 2016) in 2015 where women and children of school-going age suffered the most after a conflict-induced displacement in that region. This study discovered that artisans and businessmen and women were more affected in the two local government areas than other categories of employees, especially civil servants. Also, this exercise affected low income earners than others in all the selected communities, as has been confirmed in most other places where similar exercises had taken place in Nigeria and elsewhere. An example is the case of old Maroko in Lagos Nigeria where the poorest urban residents always bore the brunt of urban renewal (Kehinde, 2003; Nwana, 2012).

In developing countries, relocation of affected residents and/or payment of compensation commensurate with the value of properties demolished has always been problematic. The situation in Ogun State is not different as about 79% of people whose properties were either completely or partially demolished claimed that they did not receive commensurate compensation. This was confirmed by Orunbon (2014), who stated that most of the court cases ruled in favour of homeowners were routinely ignored by the government with the claim that, such claims lacked merits since Certificates of Occupancy and other relevant documents were not provided. This claim was however debunked because even those with legitimate claims accompanied by Certificates of Occupancy and other relevant documents were also ignored. This supports the argument that the approach to urban renewal in developing countries can be likened

to a “slash and burn” approach in agriculture. A more holistic approach would be to thrash out all issues with would-be victims before the commencement of the demolition exercise as done in Hong Kong and other parts of the developed world (Lee, 2008).

The results of this study also indicated that there was a significant relationship between number of affected residents and the likelihood of deaths ($p < 0.05$). This is because of neglect of the personal, social and economic needs of affected residents. Depression was one of the health challenges faced by the victims of urban renewal, with sadness, loss of appetite and disturbed sleep being the order of the day. Health conditions like stroke, heart failure, hypertension and a host of other health issues were prevalent among such individuals.

Recommendations

Based on the findings of this study, the following recommendations have been proposed:

- The approach to urban renewal by Nigeria and other sub-Saharan African countries should be holistic. This means that urban renewal should be the one that takes into consideration the economic cost on the residents of the communities that are likely to be affected and payment of the necessary commensurate compensations before commencement of the demolition exercise. This will eliminate or reduce cases of ill-health induced by urban renewal.
- Compensation for the effects of urban renewal should be commensurate with the cost of properties destroyed. Majority of the respondents in this study complained that compensation was nowhere near the value of property demolished.
- Reimbursements in the form of ‘slum citizen dislocation insurance’, ‘eviction pension’ and ‘relocation microfinance grants’ should be in place as recommended by Uwadiogwu (2015).

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