

Evaluation of the Causes of Housing Decay in Ibadan Core Settlements

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Abstract

Housing as a key component of human fundamental needs has been an important issue in human society from the beginning of human existence. A house speaks volume about the identity, financial wellbeing, health and social status of its occupant in the society. Numerous problems with housing such as accessibility, affordability, adequacy, durability, comfortability and so on are widespread globally and dominate the domestic politics of the government of many developing and developed countries. Housing decay is an inevitable end result of aging, negligence or poor use of buildings especially in urban areas. Decay poses significant threats to the wellbeing of both the occupants and the residents of the surroundings neighborhoods. It also put a dent on the overall aesthetics of the areas. This paper explores the decay of housing in Ibadan Core Areas with the objective of determining the causes of housing decay from a social, economic, physical point of view and propose feasible and viable measures and policies to mitigate spreading of housing decay in these core areas. The method used is a mixed approach that involved observation and a survey using structured interview guide. This study revealed that the major causes for decay in the study area are over usage of the facilities, age of the building and the inherent ownership structures. Thus, Recommendations include convincing relevant stakeholders such as government authorities to review various housing policies governing land use in the study area, which will also include cultural reorientation in order to discourage misuse and neglects of buildings in the domain.

Keywords: core-area, deterioration, housing decay, housing policies, substandard construction

Introduction

Housing problems which generally encompasses housing decay is a critical, ever-expanding topic in human civilization. From time immemorial, humanity both in developed and developing countries have always been faced with numerous and diverse housing challenges (Morakinyo, Ogunrayewa, Koleosho, and Adenubi, 2012). Housing or in a simple word shelter is one of the three most basic needs of human with food and clothing (Ibimilua & Ibitoye, 2015). It is an inalienable right of all humans to have access to quality and affordable housing. Housing determines to a large extent the survival, productivity, health and welfare of man (Fadamiro, Taiwo and Ajayi, 2004). Homelessness as a

result of poor housing is one of the many ills that bedevil our society. The importance of housing to man can never be overstated. According to Ibimilua & Ibitoye (2015), housing involves access to land, shelter and the necessary amenities to make the shelter functional, convenient, aesthetically pleasing, safe and hygienic. He also opined that unsanitary, unhygienic, unsafe and inadequate housing can affect the security, physical health and privacy of man.

Sub-Saharan Africa as a whole including Nigeria has been notoriously plagued with housing deficit with decayed housing scattered everywhere particularly in the core of its urban centers now termed slums (Khalf, Antably & Abdelwahab, 2021). This

is a huge reflection of failures and underperformances by the relevant authorities in the built environment to come with a viable, feasible and flexible framework that would provide infrastructural amenities for a burgeoning urban population. Ibadan is a city that is growing in an amorphously way and is characterized with traditional and spontaneous slums with an overcrowded and degraded environment (Olatunbosun and Olasunkanmi, 2019), with housing decay indicators as identified by Uwadiogwu (2013) being, rustic roofs (RR), open ridges (OR), and up lifted overlaps (ULO), indented ends (IE), loss or hanging facial (LF), twisted and loose doors and windows (LD&W), cracked walls (CW), exposed foundation (EF), peeled off paints (POP) and hanging walls (HW). Furthermore, Makinde (2012), investigated and identified the central city slum areas in Ibadan, which include areas in the north east and south east of Ibadan with the largest slum area. That study mentioned that, the area is characterized with high density of population, dilapidated buildings, poor sanitation etc. However, this study did not focus on the causes of housing decay in the area. Nonetheless, Jimoh and Balogun (2022) investigated the livability pattern of selected blighted areas in Ibadan to include Agugu, Mokola and Yemetu leaving the physical condition as it affects the city aesthetic unattended to. However, the focus of this study, is to assess the extent of decay and its causes, in order to fill the knowledge gap as regard the current physical state of the Ibadan core area. While, the specific objectives guiding the research include:

To examine the existing situation of urban decay in Ibadan Core Settlements

To identify the causes of housing decay in the study area.

Review of Relevant Literature

The Paradox of Decay

Neighborhood is an ecological unit; they grow and in the process some parts if not all become obsolete owing to ageing, misuse, poor maintenance culture (Olatunbosun and Olasunkanmi, 2019). Housing decay occurs

in different ways, common in most parts of old cities, but more evident in the slum and other high density areas of the city. Housing decay is synonymous to slum formation, they are described expression of physical representation of place due to long time use with evidence of abandonment (Bobadoye and Fakere 2013). It serves as a reminder of man travail and achievements and failures while ruins occur commonly by passage of time, and attitude of stakeholders. (Khalf, Antably & Abdelwahab, 2021). They went further to note that housing decay has the potency to turn beautiful home into dangerously inhabitable spaces leaving the occupants for eviction and attendant demolition when decay have become evident. While Bobadoye and Fakere (2013), attributed housing decay in Nigeria to rapid urbanization and poor maintenance of housing infrastructure orchestrated by over usage other studies cited unplanned land use and non-secure land tenure, poverty, poor construction and weak development control as other cause of decay thereby leading the proliferation of slums with its characteristic nature denoted by overcrowding, dilapidated structures, existence of stagnant waste water which culminated into an unhygienic environments as adduced by Osore (2019).

Indicators of Housing Decay

No phenomenon in environmental studies is as complex as housing decay. This is because the factors leading to decay are intertwined with varied indicators. According to Uwadiogwu (2013) identified Some indicators of housing decay to include rustic roof, open ridges and up lifted overlaps, indented ends, lost or hanging facial, twisted and loose doors and windows, cracked walls, exposed foundation, peeled off paints and dangerously hanging walls among others. He argued that, these indicators do not just appear from nowhere or suddenly, but owe their appearing to several causal factors which may include the age of the housing and its construction materials and type, and neglects in form of poor maintenance among others. While other studies by Makinde (2012), noted that Many houses in

the inner-city core of Ibadan suffered critically by expired, old and non-functional from constructed materials and these materials have service life with certain time for which they are functional and safe. When that time expired and there is no renovation of the buildings, the materials will give away and gradually drift to decay and eventual dilapidation rendering such structures dangerous to live in.

While poor Maintenance which basically are a reflection on the living standards and the social status of the occupants in these houses is largely dependent on how fast houses decays, Eke, Musa, Fashubaa, & Abass (2017), noted that Protecting and maintaining buildings require the combination of proactive and reactive measures, this implies that maintenance of building must be built into the building systems from inception. Consequently, Chiekezie, Nzewi, & Odekina (2017) reiterated that Maintenance of buildings or lack of it could lead to untimely failure of such building while adequate maintenance ensures prevention and correction of decay with minimal cost and time without compromising the quality and safety of the building as well as to retain the building in an acceptable condition and appealing environment. Recently however, buildings in the slum area are subjected to monumental loss neglect whereas shared buildings on the other hand are properly maintained. This lack of maintenance attitude towards Co-owned buildings was as a result of multiple factors (Tijani, Adeyemi, & Omotehinshe 2016).

Furthermore, typical among other problems associated with housing decay in developing countries like Nigeria is misuse or change of use. Many buildings are used for an entirely different purpose for which they are built contradicts the function for which the building is designed and as a result misuse of building may aggravate the damage or decay of the building and accelerates the demise/dilapidation of the building (Ugwu, Okafor & Nwoji, 2018). Natural disaster such as erosion, flood, wind causes serious decay to buildings around

Ibadan, rendering them unsuitable for human living. This are evident from the physical states of the neighborhood with loss of vital building elements such as washing away of foundation, roof covering and turned facial (Makinde, 2012).

Research Methodology

The study area is located in Ibadan, one of the largest cities in Nigeria, with different categories core settlements which have being identified to be the urban slums which can be understudied to achieve the objectives of the study. Case study research was adopted and the instruments of data collection include direct field observation of the selected public buildings to assess the current physical condition of the buildings as well as structured interview of the users saddled with the responsibility of maintaining the selected neighborhood. A purposive sampling technique was adopted wherein the neighborhood were selected based on their history and identification of the neighborhoods as among the core of Ibadan city with rich history and cultural identity. Thus Bode, Molete and Popo were carefully selected for this study. The study adopted a mixed approach which involved observation and a survey conducted. The survey was conducted due to the security polarity of the study area. The survey was to enable the researcher have opinion about the second objective of this research which is to know the causes behind the decay observed in the study area. The study was conducted using a structured interview guide and supported with an audiotape to record the information gathered from the respondents. The interview was transcribed and thematic content analysis was employed for investigation.

For the interview, the head of each clan (Agboole) were interviewed, this was because of the cultural nature and aggression of the common people in the area to outsiders or perceived intruders to their neighborhood, more so, the head of each clan are the representative of the people to the ruler of Ibadan, hence has sufficient information about every person and house in his jurisdiction. The interviews were

conducted at the time given by the respondents to validate the observations and deductions from the physical assessment of the buildings. While the observation was conducted using an observation guide aided with photographic imagery of some selected structures to show the extent of decay. Then, data collected through observation was descriptively analyzed and the result presented in tables and pictures.

Results and Discussion

General Information

Based on the result of the survey and observation. The result revealed that the buildings in the areas of the study are characterized by low cost, poor grade construction materials. It shows that stone and mud are the predominant building materials used in constructing the old and derelict buildings. Bode, Molete and Popo neighborhoods buildings presents the

dominant building style which include high percentage use of stone & mud; wooden roofs; and the least using cement materials and other modern-day building materials in building construction. It can therefore be concluded in support of Usman *et al.* (2012) that inadequate maintenance an aftermath of a poor maintenance culture is a peculiar feature of the buildings investigated.

Table 1. It is important to reiterate the fact that lack of quality building materials and poor construction methods as mentioned earlier are one of the major causes of rapid housing decay and dilapidation in these core areas of Ibadan, therefore housing conditions of the building which covers the type of building materials used in constructing these houses is a strong indicator in assessing the level of housing decay in these core areas (Fadamiro, Taiwo and Ajayi, 2004; Uwadiogwu, 2013).

Table I: Observation Assessment of Housing Condition in the Study Area, Ibadan

	Scale	Rustic Roofs RR	Open Ridges OR	Up Lifted Overlaps ULO	Indented Ends IE	Loss or Hanging Facial LF	Twisted & Loose Doors/Windows LD&W	Cracked Walls CW	Exposed Foundation EF	Peel Off Paints POP	Hanging Walls HW	Exposed Wall EW
Bode	Good											
	Fair				X	X	X					
	Bad	X	X	X				X	X	X	X	X
Molete	Good											
	Fair											
	Bad	X	X	X	X	X	X	X	X	X	X	X
Popo	Good											
	Fair		X	X	X	X	X	X			X	X
	Bad	X							X	X		



Fig 1. Hanging Wall



Fig 2. Google Map Showing Rustic Roof



Fig 3. Exposed Foundation



Fig 4: Exposed Wall



Fig 5: Wall Cracks



Fig 6: Peep Off Paints



Fig 7. Up Lifted Overlaps



Fig 8. Twisted & Loose Windows



Fig.9. Hanging Walls



Fig.10. Twisted & Loose Doors

Observational and Interviewers Assessment of Bode

Table I shows the researcher's assessment of the buildings within the study area based on the adopted scale. The overall rating of the buildings indicated that the conditions of the majority of the buildings were fairly in bad shape because eight (8) out of the eleven (11) housing decayed indicators as noted by Uwadiogwu (2013) observed were bad while others were fair. These findings are further corroborated by Fig. 1 to 10, which show the pictorial condition of the assessed building facilities in the area.

Fig. 1, 2 and 3 shows level of dilapidation with virtual hanging walls, overall rustic roof conditions as well as exposed foundation condition of the buildings in the area. While Fig 4, 5 and 6 showed Exposed Wall, Wall Cracks, Peep Off Paints, which demonstrated the state of dereliction and decay of the study area. Consequently, Fig 7, 8, 9 & 10 shows evidence of Up Lifted Overlaps, twisted & Loose door / Windows which are signs of age, poor maintenance and longtime abandonment of the buildings in the area.

Furthermore, some Mogaji's of the area were interviewed on the state of the neighborhood. They all reiterated and said: *"The main cause attributed to the degenerating state of buildings in the area are mainly due to ageing, nature of the building materials used as at the time the buildings were built as well as lack of fund for necessary periodic maintenance was a major issue. They went further to say that, the fact that the buildings were transferred along the ancestral genealogy from generation to another with no individual to hold accountable for repair contributed"*

Deductions made from the interview revealed that the observed physical condition of the buildings is as a result of the ageing, lack of maintenance, financial aid for maintenance, improper usage, and management of the facilities by the current owners who are the users of the space and weather conditions. It further reveals that both the owner of the building and the users

are responsible for carrying out maintenance in buildings, which in turn is a social responsibility and cultural in nature. This justifies the assertion made by Usman *et al.* (2012) that buildings go into decay because of a lack maintenance this was further corroborated by Eke *et al.* (2017) that building maintenance has been a neglected field of technology as priority is no more towards the building after commissioning exercise whereas routine maintenance is not enough to keep a building in good condition.

Observational and Interviewers Assessment of Molete

The results shown in Table I shows the researcher's assessment of the buildings within the study area based on the adopted scale. The rating of the buildings in study area indicated that the conditions of the majority of the buildings were in bad shape because whole eleven (11) housing decayed indicators as noted by Uwadiogwu (2013) were observable across the majority of the buildings in area. These findings are further corroborated by Fig. 11 to 14, which show the pictorial condition of the assessed building facilities in the area.



Fig. 11. Peeled paint & wall cracks



Fig. 12. Exposed foundation & rustic roof



Fig 13. Exposed wall, loosed door and window



Fig 14. Open ridges, falling roof, uplifted overlaps, hanging facial, loose window and door, peeled paint.

Fig. 11, 12 and 13 shows level of dilapidation with virtual hanging walls, overall rustic roof conditions as well as exposed foundation condition of the buildings in the area similar to the physical conditions of building at Bode. While Fig 14, showed Peep Off Paints, blown roof section, hanging facial, open ridges, loose door and window which demonstrated the state of dereliction and decay of the study area.

Consequently, Mogaji's were also interviewed on the causes of housing decay within their neighborhood. They noted and said:

"The main causes attributed to the ageing state of buildings in the area are mainly due to ageing, and abandonment of the buildings by the inherited owners. They went further to say that, the fact that the buildings have cultural affiliations and linkages hence difficult to be rebuilt by those who inherited them. They asserted that, the reason some gave for abandonment, was because the facilities house the remains of their progenitors as such options of transfer through outright sales or lease was not an option".

Deductions made from the interview revealed that the observed physical condition of the buildings is as a result of the attitude, lack of maintenance, usage, and management of the facilities by the current owners who are the users of the space and weather conditions. It further reveals that

both the owner of the building and the users are responsible for carrying out maintenance in buildings, which in turn is a social responsibility and cultural in nature. This justifies the assertion made by Usman *et al.* (2012) that buildings go into decay because of a lack maintenance this was further corroborated by Eke *et al.* (2017) that building maintenance has been a neglected field of technology as priority is no more towards the building after commissioning exercise whereas routine maintenance is not enough to keep a building in good condition.

Observational and Interviewers Assessment of Popo

The results shown in Table I shows the researcher's assessment of the buildings within the study area based on the adopted scale. The rating of the buildings in study area indicated that the conditions of the majority of the buildings were in bad shape with five (5) showing evidence of such character. Furthermore, evidence in some three (3) components of the buildings shown fair condition, while other components assessed are good, three (3) housing decayed indicators as noted by Uwadiegwu (2013) were observable across the majority of the buildings in area. These findings are further corroborated by Fig. 15 to 20, which show the pictorial condition of the assessed building facilities in the area.



Fig. 15. Peeled Paint, Falling Roofing & Hanging Facial



Fig. 16. Falling Ceiling Covering



Fig. 17. Dilapidated staircase



Fig. 18. Uplifted overlap



Fig. 19. Exposed Wall and Rustic Roof



Fig 20. Hanging walls, loose door and window



Fig. 21. Wall cracks and damp



Fig. 22. Exposed foundation

Fig. 15, 16 and 17 shows level of dilapidation with evidence of peeled paint, falling roofing & hanging facial, falling ceiling covering conditions as well as exposed foundation condition of the buildings in the area similar to the physical conditions of buildings at Popo. While Fig 18, 19 and 20, Uplifted overlap, Exposed Wall and Rustic Roof, hanging facial, open ridges, loose door and window which demonstrated the state of dereliction and decay of the study area. Furthermore, Fig 21 and 22 showed Wall cracks and damp and Exposed foundation with poor state of living condition of the resident of the studied area.

Consequently, Mogaji's were also interviewed on the causes of housing decay within their neighborhood. They noted and said:

“the neighborhood became what it is because of over usage, he opined that, this area has been on transfer from one generation to another, leading to poor maintenance culture following the nature of building material. While some said though they have lived all their life in the area, erosion is a contributing factor to foundation exposure over a long period of weathering. Consequently, another Mogaji attributed decay to the ageing state of buildings in the area. They went further to say that, the fact that the buildings have cultural affiliations maintenance are difficult owing to non-cooperative attitude of the inheriting descendants. They asserted that, the reason some gave for abandonment, was because the facilities belong to several family members as such, whoever claims to have money to repair family quarters attracts the wickedness of the half siblings. Thus they would rather build theirs than maintain their fathers as the case may be”.

Deduction made from the interview has revealed that the observed physical condition is due to the age of the building and the fact that no major maintenance has been done on it, broken windows and door panels, cracked concrete flooring, faded wall paint and parts of the roof exposed,

letting water into the building in the rainy season, lack of maintenance by the necessary members of the families, and weather conditions. It further reveals that when ownership changes a unified decision on the maintenance of a building becomes difficult, thus obsolescence becomes inevitable (Morakinyo, Ogunrayewa, Koleosho, and Adenubi, 2012). This corroborates the assertions of Onwuanyi, & Oyetunji (2019) that maintenance would not been put into consideration until failure occurs and decay had set in leading to slum formation.

Conclusions

Housing decay is horrible, unpleasant and deplorable condition that poses significant health and socio-economic hazards to the housing occupants. Numerous factors can be attributed to housing decay. Some are man-made (bad workmanship, poor quality materials, bad use of buildings) while some are directly caused by natural phenomena/disasters (rainfall, erosion, wind, hurricane, storm).

To curb or mitigate housing decay in the Ibadan Core areas, government authorities need to consciously intervene and review various housing policies related to Land Use particular at it affect Ibadan traditional institutions. It is visibly evident that many houses in these core areas are functionally obsolete and aesthetically disgusting not only as a result of aging, but social phenomenal associated with Ibadan traditional settlements and leadership structures, therefore, an urban renewal scheme should be introduced by the stakeholders to revitalize the moribund and decaying neighborhood, in a way acceptable by the people and best suit their peculiarities. Housing policies need to be evaluated with respect with prevailing circumstances. Consequently, insensitivity for maintenance by inherited new home owners must be discouraged through public participation and symposia. Furthermore, residents in these core areas must be sensitized of the importance in cultivating culture of building maintenances, while fund may be scarce, inherited house owners must be trained on the need to earmark

percentage of rental for necessary maintenance from time to time, this will not only extend the useful life of the buildings but also uplift the outlook of the core neighborhoods.

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