**AFFORDABLE HOUSING IN NIGERIA USING ALTERNATIVE BUILDING TECHNOLOGIES AND MATERALS: A NBRRI PERSPECTIVE**

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The issue of housing in Nigeria is one that has lingered over the years, and have become a serious concern for both government and the citizens. While the nation’s housing deficit was estimated at 17 million in 2012, Nigeria’s National Bureau of Statistics showed that population increased by 23,595,533 since then. It is projected that 700,000 houses must be built annually in order to bridge the housing deficit gap. Currently, only 100,000 houses are being achieved thereby posing enormous task to all stakeholders. Previous governments have tried to tackle housing issue but have recorded marginal success due to a combination of factors that have continued to be serious hindrances to achieving satisfactory accomplishment in housing and real estate sector. Access to funding, legal processes involved in property and land procurement, and access to affordable and high quality building materials constitute the main constraints to improving the existing housing stock in Nigeria. Conventional building materials and technologies are currently expensive and they require hundreds of billions of Naira to acquire. It is on this premise that this paper examined affordable strategies and solutions for improving the building stock in Nigeria by deployment of alternative building materials for mass housing projects using NBRRI technologies and innovations. Although, with varying standards, NBRRI technologies – through peculiar methods, materials and manpower have shown that with awareness for the pressing need for appropriate use of alternative building materials, they can bridge the nation’s housing gap as a sustainable vehicle for affordable housing.

**Keywords:** Affordable housing, building materials, housing deficit, housing stock, NBRRI technologies and sustainable housing

**1. INTRODUCTION**

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| Over the years, housing in Nigeria has become an issue of concern to both the government and citizens. In 2012 alone, the housing deficit in Nigeria was estimated at about 17 million while from then to date, the population have increased from 168,240,403 to 191,835,936 which is 23,595,533 additional people (Worldometer, 2017). This increase implies that the housing deficiency is expected to have climb, and is likely to worsen in the nearest future if urgent steps are not taken by the government in conjunction with all the stakeholders in the built environment to improve on the current housing supply. Nonetheless, it would be unfair to down-play the efforts of previous dispensations in the provision of quality housing in Nigeria. Almost every dispensation since the colonial era have formulated policies to contain the housing situations; while some yielded success, some failed to make any significant impact on the housing and real estate sector. Investigations identified a combination of causes that must be systematically addressed in order to realign aspirations as a nation on the path to providing and delivering affordable housing for its people (Chellman, Ellen, Mccabe Stiefel, Ellen, &, 2011; Haggerty & Turner, 2010; José, Neto, & Heller, 2016)**.** | |
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