

# Assessment of Housing Reconstruction Needs and Post Conflict Recovery Efforts in Adamawa State, Nigeria

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## Abstract

Studies have shown that conflict as a man-made disaster has led to the destruction of houses, housing production, and lack of proper maintenance. The study was undertaken to address the problem of destruction of houses, schools, religious buildings, public institution by conflict in Adamawa State and the absence of adequate outside support and difficulty in need identification. In order to achieve this, the study evaluated the housing reconstruction needs and the post conflict recovery efforts required in Adamawa state. Data was collected from 70 randomly selected professionals in 2 public organisations in Adamawa State using questionnaires. The response rate to the questionnaire was 100%. Analysis of data was carried out with the use of Relative Importance Index (RII) and Mean Item Score (MIS). The study found that all the identified factors responsible for conflict in Adamawa State are important with an average RII of 0.79. Findings from the study also revealed that the effects of conflict on housing in Adamawa State are significant with an average MIS of 4.41. Also, it was shown that all the identified housing reconstruction needs in Adamawa State are significant with an average MIS of 4.30. The study also revealed that the suggested recovery efforts required in Adamawa State are significant with an average MIS of 4.48. It was therefore concluded that the assessment of housing reconstruction needs and post conflict recovery efforts in Adamawa state is significant. Major recommendations from the study was that the provision of refurbished/reconstructed houses should be made accessible to citizens who were most affected by the conflict and such houses should be made habitable as much as possible.

**Keywords:** Disaster, Conflict, Recovery Efforts, Housing, Reconstruction Need.

## Introduction

The growing number of man-made disasters around the globe has led the public to focus on the impact of these events, on economic activities and the growth of global economy (Tavor & Teitler-Regev, 2019). Conflict as a man-made disaster has led to the destruction of houses, housing production, and lack of proper maintenance (Haigh & Amaratunga, 2010). Conflicts in its various forms and manifestations remains pervasive around the world, as history has repeatedly shown, conflicts impose immeasurable human suffering and large economic and social costs (Qureshi, 2013). The loss of human life; destruction of infrastructure, human capital, and institutions; political instability; and greater uncertainty associated with conflicts can impede investment and economic growth – not only during conflict but also afterward, making it difficult to escape the “conflict trap” (Dale, 2015; Gomez et al., 2010). In addition, conflict tend to complicate public finances, lowering

revenue by destroying part of the tax base while escalating military expenditures, fiscal deficits and public debt rise as a result, and resources shift away from social and development spending, which further accentuates the conflicts' debilitating consequences (Qureshi, 2013).

Nigeria as a nation is under security threat; the threat has social, economic, political and environmental dimensions (Ilufoye, 2009). Boko-haram insurgency becomes the major problem in Nigeria in the recent time, since 2009 – 2021. The North-eastern part of the country; Borno, Adamawa and Yobe have suffered from series of attacks, which included suicide bombing and kidnappings, which have led to the loss of lives, properties and damages to infrastructure (Dunn, 2018). Thus, security of life and properties within the built environment is of great importance to the socio-economic, health and general well-being of people around the globe (Anifowose et al., 2016; Cozens, 2008). Opportunities to enhance post-disaster recovery efforts or launch mitigating measures are usually overlooked. Little or no distinction is made between the provision of physical shelters and the provision of homes. Lack of experience leads to assessments that do not provide the relevant information, and projects that are not viable and appropriate neither to what beneficiaries need, nor to what they want (Finucane et al., 2020). As a result, reconstruction projects are often unsustainable: at best, houses are remodelled by their occupants; at worst, they are simply rejected and abandoned (Barakat, 2003; Milton & Barakat, 2016).

Housing is essential to individuals, to have a better lively hood, health, education, security and family stability (Anifowose & Oke, 2008; Zyck, 2011). Housing reconstruction is a complex process, and success typically requires a good deal of time and preparation (Barakat et al., 2009; Bilau & Witt, 2016). In the immediate after-math of an emergency, this may not be available. The urgent need to do something within a short space of time is not conducive to good, sustainable housing reconstruction, nor is the tendency of donors to set short timeframes for the disbursement of emergency funds (Amaratunga et al., 2020; Hussain, 2017). However, Alshehri (2016) affirmed that any period of housing reconstruction is sensitive to rebuilding due to the urgency to provide housing immediately. People affected by conflict are not victims; they are the first responders during an emergency and the most critical partners in reconstruction, undertaking the majority of work on their own recovery, without governmental or humanitarian support (Murdoch & Sandler, 2002). A good reconstruction strategy focuses on empowering communities, families, and individuals to rebuild their housing, and livelihood. To make this, community members should be partners in policy making and leaders of local implementation (Gazzola, 2011).

Previous studies have identified Housing as an essential asset to the well-being and development of most societies, which is linked to livelihood, health, education, security and social stability (Harrisa & Arkub, 2007). Lack of security on lives and properties of citizens is a major hindrance to meaningful development (Anifowose & Said, 2014; Dike, 2010). Conflict generally disrupts development of society and nations (Adekola & Enyiche, 2017).

Akintunde (2017), reported that the north eastern part of the country; Borno, Adamawa and Yobe have suffered series of attack by boko-haram, which have led to the destruction of houses, schools, religious buildings, public institution and have taken the lives of police, military and that of civilians since 2009 till date. Ugwu (2013) observed that; in conflict prone areas, unemployment rises, financial and banking systems become in-operative as investors have no confidence anymore and move to more secure areas. Adekola and Enyiche (2017), further observed that; During conflicts, there is inadequate cooperation among community members, absence of outside support, destruction of completed projects, inadequate participation in community development process, difficulty in need identification, lack of fund among others which impact negatively on community development. These far reaching effects of insecurity in most cases put a halt on development in affected communities and retrogression sets in.

The success of housing reconstruction is hindered by a number of interrelated problems, such as the lack of strategies to address the challenges faced by vulnerable people, lack of local participation, lack of local economic development that leads to unsustainable housing, lack of community linkages, lack of a sense of home, locally and culturally inappropriate housing, lack of beneficiary consultation, poor quality housing and lack of security of land tenure. If not properly managed, these problems lead to hindering the success of post conflict housing reconstruction (Amaratunga *et al.*, 2020). Opportunities to enhance post-disaster recovery efforts or introduce mitigation measures are usually overlooked. Therefore, this study aims to assess housing reconstruction needs and the post conflict recovery efforts in Adamawa state. This is the gap this study intends to bridge.

## Literature Review

Waqas *et al.* (2019) focused on the effect of insurgency in project executed in remote areas such as low productivity of the project, regarding cost, time and quality. Also, Perkins (2016), reported on the poor performance, quality and cost of construction projects caused by terrorism. Masciandaro (2017), stated that the implications of conflict may include casualties (both life lost and injuries), damage to the property and impacts on businesses and psychological effects on humans. Likewise, Akintunde (2017) focused on the effects of terrorism on the cost, time and quality of construction projects. Mbah *et al.* (2017), examined the effect of insurgency on physical and socio-economic activities in Maiduguri. The research was achieved through studying the nature of the crisis, the physical and socio-economic activities affected in Maiduguri, as well as considering the ongoing development initiatives of the state government in order to determine abandoned projects as a result of the insurgency.

Housing reconstruction is a complex process, and success typically requires a good deal of time and preparation. In the immediate aftermath of an emergency, this may not be available. According to Seneviratne *et al.* (2010), the urgent need to do something within a short space of time is not conducive to good, sustainable housing reconstruction, nor is the

tendency of donors to set short timeframes for the disbursement of emergency funds. Housing interventions are often planned and implemented rapidly, and in isolation from their political, economic or social environment. Local skills, preferences and needs tend to be marginalised for the sake of speed (Ophiyandri et al., 2016). Hence, this study intends to assess housing reconstruction needs and post conflict recovery efforts on housing in Adamawa state.

### **Concept of Conflict, Housing and Reconstruction**

In order to have a comprehensive understanding of the study, definition of some key terms is essential.

**Conflict;** is a clash of interest. The basis of conflict may vary but, it is always a part of society. Basis of conflict may be personal, racial, class, caste, political and international. Conflict in groups often follows a specific course. Routine group interaction is first disrupted by an initial conflict, often caused by differences of opinion, disagreements between members, or scarcity of resources. At this point, the group is no longer united, and may split into coalitions (Wikipedia, 2020). Nicholson (2020) defines it as an activity which takes place when conscious beings (individuals or groups) wish to carry out mutually inconsistent acts concerning their wants, needs or obligations. Conflict is an escalation of a disagreement, which is its common prerequisite, and is characterized by the existence of conflict behaviour, in which the beings are actively trying to damage one another.

**Housing;** refers to the construction and assigned usage of houses or buildings collectively, for the purpose of sheltering people, the planning or provision delivered by an authority, with related meanings. The social issue is of ensuring that members of society have a home in which to live, whether this is a house, or some other kind of dwelling, lodging, or shelter. Many governments have one or more housing authorities, sometimes also called a housing ministry, or housing department, (Wikipedia, 2020).

**Reconstruction;** is the work that is done after a war, conflict, disaster, etc. to repair the damage that was caused to buildings, infrastructure, industry etc.

### **Concept of Housing Reconstruction**

Reconstruction effort has been geared towards rebuilding vital infrastructure and remodelling state institutions for the purpose of enhancing the potential for economic growth and development. While these ingredients may well prove to build economic capacity within a nation, it remains unclear whether economic capacity, built in this way, translates into stabilization (Child, 2014, 2019). Reconstruction of housing and communities following a conflict is a continuous process that begins immediately after the conflict, and often lasts for years. It is important to understand how affected populations and institutions will react after a conflict and what roles and responsibilities stakeholders will take on throughout the post-conflict, reconstruction process, so that institutions and affected populations can work in a coordinated and complementary way to accomplish their desired

outcomes. At the beginning of the response to a conflict, the humanitarian agencies, including the United Nations (UN), are ordinarily the organisations that are most in contact with government, conducting initial assessment, mobilizing aid, and discussing options on how the recovery will be organised. The World Bank and other international financial institutions (IFIs), including regional development banks, may not be directly involved and may not commit resources this early in the process. However, it is essential that these organisations enter the process as soon as possible, especially so that they can be present during the early strategic planning with government that is normally led by the UN and other humanitarian agencies. The post-conflict reconstruction process almost always takes much longer than expected or planned, except in life threaten situations, compromises that ignore the need for integration, or for quality, safety, or good governance of the reconstruction, should not be made with the belief that they will save time. Time is rarely saved, and people will live for years with the consequences of those decisions (Mefalopulos, 2008).

## **Factors Responsible for Conflict**

Studies have examined the factors responsible for conflict. Identified factors can be classified as follows: economic, social, religious, ethnic and political. We now examine these studies in more depth.

### **a. Economic and Social Root Causes**

According to Krueger and Maleckova (2009), Poverty and unemployment have been identified by some studies as common causes of conflict. However, several studies have found no link between poverty, unemployment and conflict. The general belief of the security and intelligence community is that people who are economically deprived are more likely to resort to violence as a way to express their grievances. That is poverty and unemployment creates terrorism and conflict. The theory of relative deprivation explains that when people feel deprived of something they are expect to have, they become discontent, hence could use violence to express their grievances. Although, it is argued that poor economic conditions such as lack of employment opportunities and poverty create the condition for people to join terrorist organizations. A study by Kavanagh (2011) found that poor but highly educated people were the ones likely to participate in terrorism. Bhatia and Ghanem (2017) in their study that examined the relationship between education, unemployment and violent extremism, however, found that unemployed educated youth are more likely to be radicalized by terrorist groups due to the unemployment and lack of employment opportunities in affected countries. Similarly, the lack of economic opportunities has been found as a factor responsible for conflict. A study by Gassebner and Luechinger (2011) found a negative relationship between lack of economic opportunities and terrorism. The study further shows that countries that restrict economic freedom are susceptible to more terrorist attacks than countries that promotes economic freedom. For

instance, Mohammad (2015) argued, "the deterioration of socio-economic conditions in the Middle eastern societies has contributed in many ways to the eruption of conflict. In his study that examines the relationship between poverty, minority economic discrimination and domestic conflict, Piazza (2006) revealed that countries that subject minority groups to economic discrimination are more likely to experience domestic terrorism than countries where minority groups are not affected by economic discrimination. Lai (2007) also found evidence to show that states with greater economic disparities between groups are susceptible to higher terrorist attacks.

Low income and economic inequality are found to be possible causes of terrorism. Derin-Gure (2009), affirmed that the greater the income inequality there is in a country, the greater the incidence of domestic terrorist attacks. Enders et al. (2016) found a robust nonlinear income-terrorism relationship, which suggests that terrorist attacks are more concentrated in middle-income countries. But other empirical studies have found no support to suggest that the income distribution of a country is related to conflict. In northern Nigeria, there is the common perception that violent extremism is entrenched in the socio-economic problems of the country. For example, Usman (2015) argued that poverty and unemployment are the driving forces behind the insurgency in Nigeria. Further in the study, Usman claimed that the high rate of youth unemployment has resulted in poverty and insecurity in the country. Furthermore, socio-economic indices such as poverty, unemployment, inequality, economic underdevelopment, low education, inter alia, underlie the emergence and persistence of Boko Haram terrorism (Adelaja et al., 2018). These assertions suggest that the pervasive poverty and unemployment in northern Nigeria create the condition for especially young people to be manipulated and recruited by Boko Haram. Although, some studies have found no link between poverty and conflict, however, the vicious cycle of poverty and unemployment make it easy for people to become prey for Boko Haram recruitment. A study by Adelaja *et al.* (2018) confirmed that, due to adverse economic conditions and unemployment in Somalia, some people viewed al-Shabaab as a potential employer. A recent public opinion study on Boko Haram by Botha et al. (2017) revealed that some of the respondents interviewed perceive that people are motivated to join Boko Haram because they are unemployed and see Boko Haram as a job.

#### **b. Religious and Ethnic Causes of Conflict**

It is common belief that religious tension and religious fundamentalism cause conflict (Enders *et al.*, 2016). There is empirical evidence to support this argument. With respect to Boko Haram, religion plays a vital role in their discourse. The group holds extreme religious ideology, which they use as the basis to commit their heinous crimes. Akinola (2015) argued that the rise of Boko Haram is embedded in Islamic fundamentalism, which they use to justify their actions. According to Adelaja *et al.* (2018), the group aimed to promote Sharia law and create an Islamic state in Northern Nigeria. As a result, it has waged war on any group or western idea, which they believe is against Islam. This has created the notion that

terrorism is linked to religion fundamentalism. Onah (2014), in the study why do people join Boko Haram? Onah found that, "ignorance of religious teaching is the leading factor influencing the adoption of extreme religious views, especially among youth" in all the northern states surveyed. Onuoha (2014), further stated that, religious and ethnic tensions are found to cause terrorism. Historically, Nigeria has experienced intermittent ethno-religious clashes. Although, it is hard to claim that the emergence Boko Haram is related to religious or ethnic conflict, some studies have found a positive relationship between religious and ethnic tensions and terrorism. According to Basuchoudhary and Shughart II (2010), it thus implies that societies experiencing religious tension can become a breeding ground for terrorists to operate.

### **c. Political Causes of Conflict**

With respect to the political root causes of terrorism, several studies have indicated that the lack of civil liberties, corruption, weak political institutions, political instability, weak government, high level of repression, civil wars can foment the incidence of terrorism (Krieger & Meierreiks, 2015). A study by Piazza (2006) revealed that societies with large complex multiparty systems are more prone to terrorist incidence than those with few homogeneous systems. Also, democratic countries, which are assumed to be in a better position to stop terrorist attacks, are more prone to terrorist attacks than autocratic countries. Krieger and Meierreiks (2015) argued that democratic countries are prone to terrorist attacks due to the promotion of democratic ideals like respect for civil liberties and free press, which open doors for terrorists to operate and also hinder counter-terrorism measures. On domestic terrorism in Northeast Nigeria, some studies blamed the emergence of Boko Haram on the country's elite politics. Botha *et al.* (2017) argued that "Boko Haram is a political construct, sponsored by politicians. According to Mbah *et al.* (2017), Boko Haram emerged from the struggle among northern and southern political elites to gain control of state political power, especially after the death of President Yar'Adua. The re-election of Jonathan Goodluck in 2011 then led to the use of Boko Haram as an instrument of destruction by northern political elites. However, these claims cannot fully explain the emergence of Boko Haram, since other political and social phenomenon could contribute to the rise of the group. For instance, some scholars have argued that emergence of the group could be linked to bad governance, corruption and economic deprivation in northern Nigeria, which has fostered the rise radical extremist groups (Adelaja *et al.*, 2018).

### **Effects of Conflict on Housing**

The destruction of civilian homes and shelters in conflict areas has devastating long-term consequences far beyond the end of the violence itself, and often impacts the already vulnerable the most. A new report by the Friedrich-Ebert-Stiftung examined the issue through recent cases in the Middle East and North Africa. During the conflicts, most of the



housing in rebel-held areas was informal, significantly increasing destruction and damage (Baumann, 2019).

#### **a. Destruction of existing houses**

Damage or destruction of housing is the most common effect of conflicts on housing (Barakat, 2003; Carlowitz, 2005). As an example, war in Sierra Leone destroyed an estimated 300,000 houses, leaving over a million people displaced (Barakat, 2003). According to UNCHR, 500,000 houses were subjected to partial or complete destruction in Bosnia and Herzegovina (Kondylis, 2010), which counts for one third of the housing stock in the country (Hastings, 2001). The Palestinian Central Bureau of Statistics reports that 4,100 houses and buildings have been destroyed while 17,000 have been damaged during the conflict in Palestine and housing is the most damaged physical structure among the other properties and infrastructure (Barakat *et al.*, 2009). In Nigeria, Boko Haram has shown, to a far greater degree than other terrorist groups, a propensity for coordinated attacks, defined as attacks against multiple targets (either in the same general location or dispersed geographically). The Boko Haram sects do set buildings and valuable properties on fire in furtherance of their insurgency (Mohammed, 2014).

#### **b. Decline in housing investment**

The outbreak of conflict brings to a halt investment in housing construction and maintenance. As an example, in Bosnia and Herzegovina, Croatia, Serbia and Montenegro, housing production levels plummeted during war years (Wegelin, 2005).

Apart from the lack of housing production, little attention was paid to housing maintenance. Due to deferred maintenance during the war, most of houses become unfit for human habitation.

#### **c. Impoverishment to victims**

Housing damages cause negative effects on household's income. As an example, in Lebanon households experienced an average 38.4 percent decline in their income (Barakat *et al.*, 2009). Combination of war and the demise of public housing production has created a situation in which between 25 percent and 30 percent of the population were not able to afford housing in South-Eastern Europe (Wegelin, 2005).

#### **d. Hike or Inflation on Construction Materials**

The occurrence of conflict usually creates scarcity in materials required for construction due to the insecurity. This also causes an increase in the prices of materials.

#### **e. High Prices of Housing in Safe Areas**

The unavailability of safe and secure houses in the conflict affected areas, results to a high demand of housing in safe and secure areas leading to higher prices required in such areas.



## Housing Reconstruction Needs in Adamawa State

In Borno, Adamawa and Yobe States, thousands of homes were reported as completely destroyed or very severely damaged by the insurgency attacks. Hence, the repair and reconstructing of housing units is one of the key elements in restoring people's sense of normalcy and is a first step towards reactivating the productive economy (RPBA Vol. II, 2016). The RPBA 2016 Reports indicate that the total number of damaged houses in the six affected States is 431,842 units, constituting 68% fully damaged/destroyed (not liveable) and 32% partly damaged (liveable) units. As a result, by the end of most conflicts there is a huge demand for housing and housing become a major issue for people returning to their original areas of residence at the end of conflicts (Brun & Lund, 2009). Hence, post conflict housing reconstruction can be identified as a significant intervention in post conflict recovery efforts.

Little data was found on the definition of housing needs and Mohit and Al-KhanbashiRaja (2014) claimed that housing needs are seldom explicitly defined. However, it is evident that different approaches are available in defining housing needs. Spatial tradition is one such approach that presumes basic housing needs satisfaction is closely related to the spatial attributes of a dwelling (Seneviratne et al., 2017). This approach does not take into account the local conditions and social and cultural needs of households, it cannot be considered as relevant for the satisfaction of housing needs after conflict, as the lack of consideration of local conditions and socio economic needs of households led to unsuccessful housing reconstruction. In contrast to the spatial tradition approach, the market oriented approach understands housing needs in terms of the subjective preferences of the households. However, the market oriented approach is also not appropriate in defining housing needs for post conflict housing reconstruction, as after a conflict meeting the individual's subjective housing preferences is challenged by the restrictions on time, finance etc. Another approach, called the cultural relativist approach, is developed based on the idea of social inclusion, which views that what is actually necessary to obtain social inclusion defines to some extent the needs of a person. Seneviratne *et al.* (2017), indicated that the approach does not provide a common framework of reference in satisfying housing needs and thus cannot be considered for addressing housing needs in post conflict housing reconstruction. In the meantime, the universal standard tradition was developed based on universal human needs, with the goals of physical health and autonomy (Doyal & Gough, 2017).

In order to achieve these goals, Doyal and Gough (2017) identified a group of intermediate needs including protective housing, which should provide reasonable protection from climate and disease, adequate sanitation and adequate privacy. While this approach identified some essential features of housing, adequate housing needs presented a more comprehensive list of needs including the aforementioned aspects of protective housing needs. Adequate housing needs was recognized as part of the right to an adequate standard of living in the 1948 Universal Declaration of Human Rights and in the 1966 International

Covenant on Economic, Social and Cultural Rights, which include accessibility, habitability, affordability, location, facilities, cultural considerations and security of land tenure (OHCHR, 2015).

**a. Accessibility:** refers to the availability of housing for those who are entitled to it. Disadvantaged groups must be accorded full and sustainable access to adequate housing resources. Thus, the elderly, children, the physically disabled, the terminally ill, persons with persistent medical problems, the mentally ill, all victims of the conflict, people living in conflict-prone areas and other groups should be ensured some degree of priority consideration in the housing sphere. Both housing law and policy should take into account the special housing needs of these groups.

**b. Habitability:** refers to the adequate space and protection from structural hazards, weather and disease. The reconstructed housing must be habitable, in terms of providing the inhabitants with adequate space and protecting them from cold, damp, heat, rain, wind or other threats to health, structural hazards and disease vectors. The Committee encourages government bodies to comprehensively apply the health principles of housing prepared by World Health Organisation (WHO).

**c. Affordability:** ensures that the costs associated with housing should not threaten or compromise the attainment and satisfaction of other basic needs. Steps should be taken by government bodies to ensure that the percentage of housing related costs is, in general, commensurate with income levels. Government bodies should establish housing subsidies for those unable to obtain affordable housing, as well as forms and levels of housing finance which adequately reflect housing needs. In accordance with the principle of affordability, tenants should be protected by appropriate means against unreasonable rent levels or rent increases. In societies where natural materials constitute the chief sources of building materials for housing, steps should be taken by states parties to ensure the availability of such materials.

**d. Location:** should facilitate access to employment, health care services, education facilities and social facilities. Furthermore, location of housing should not cause any threats to health of the inhabitants.

**e. Availability of services, facilities and infrastructure:** The reconstructed houses must contain certain facilities essential for health, security and comfort. All beneficiaries should have sustainable access to natural and common resources, safe drinking water, energy for cooking, heating and lighting, sanitation and washing facilities, means of food storage, refuse disposal, site drainage and emergency services.

**f. Cultural adequacy:** The way housing is constructed, the building materials used and the policies supporting these must appropriately enable the expression of cultural identity and diversity of housing. Activities geared towards development or modernization in the housing sphere should ensure that the cultural dimensions of housing are not sacrificed, and that, *inter alia*, modern technological facilities are used appropriately.

**g. Legal security of land tenure:** refers to the legal protection against forced evictions, harassment and other threats. Therefore, adequate housing measures can be used as a guideline to ensure that the housing needs are addressed in post conflict housing reconstruction.

### **Post Conflict Recovery Efforts on Housing**

In a conceptual framework for Post Conflict Reconstruction (PCR), Jabareen (2013) asserted that reconstruction offers a greater opportunity to reduce the risk of conflict. This mirrors the findings of studies in Malaysia, Northern Ireland, Mozambique, and Guatemala (Hussain, 2017), found that policies need to be adopted with political sensitivity, and it is important to understand the roots of conflict before developing reconstruction policies. Others highlighted the broad impact of reconstruction. Drawing upon evidence from evaluation studies in Afghanistan, Bosnia-Herzegovina, Croatia, East Timor and Rwanda, Anand (2005) suggests that by coordinating among different policy interventions and stakeholders, reconstruction can bring successful solutions to developmental challenges faced by post conflict societies. In Africa, Theron (2011) identified reconstruction as a significant process on the road to recovery, and thereby to build sustainable peace in the presence of issues related to security, political governance, socio-economic development, gender and justice. Likewise, in a study of post conflict risks, Collier et al. (2008) stated that the two major challenges faced by post conflict societies are typically economic recovery and preventing future conflict.

After a residential area is severely damaged due to war, reconstructing houses to meet pre-war conditions is difficult (Dale, 2015). While being an essential part of the recovery programme, housing reconstruction is linked to social and economic recovery of the community. It is also an indicator of the extent of recovery (Jordan et al., 2015). Therefore, housing reconstruction forms a major part of post conflict and post disaster agenda. Housing is often treated as a development concern, whereas it is also a humanitarian issue, particularly in the post conflict setting. Based on reviews of experiences in housing reconstruction in the aftermath of disasters caused by natural hazards and conflict, Barakat (2003) stressed that building houses is a process of complex planning and long periods of preparation. Barakat et al. (2010) observed that it requires a greater extent of contextualising than other physical infrastructure. Similarly, a study by French (2015) cautioned that the manner in which the management of housing, land and property rights are ensured is a crucial determinant of sustaining peace in a post conflict society.

Conflicts continue to have severe consequences such as deaths, huge economic losses and social disorder. Impacts of conflict on the built environment lead to homelessness, mass population displacements and increased mortality. Hussain (2017), stated that following conflict events, considerable resources are often channelled to the reconstruction and recovery of affected communities, a substantial part of recovery funds being invested in permanent housing reconstruction (Daly & Brassard, 2011). Aside from being a visible investment choice, the reconstruction of permanent housing is considered the most effective means to return affected communities to better livelihood conditions and providing safe and more secure housing to live in after temporary accommodation (Pons, 2016). The reconstruction of permanent housing aids the empowerment of communities through the development of local capacities towards building resilient communities. In addition, it promotes the redevelopment of the physical and social environment and facilitates the recovery of affected communities (Bilau & Witt, 2016). OCHA (2018), Approximately 10.2 million Nigerians in the six states that make up the country's north-east region require some kind of humanitarian or protection assistance, including 7.7 million people in the three worst-affected states (Borno, Adamawa and Yobe). Women and children represent 85 per cent of those in need. Adamawa State still hosts the second-highest number of displaced persons in the north-east region, although most of them are living in host communities, while the remainder are living in camps or camp-like settings such as schools or government buildings.

While housing reconstruction is one of the recovery efforts, there are numbers of other recovery efforts to housing following a conflict such as the provision of temporary shelter, temporary housing, repairing damaged housing and empowerment of victims.

**a. Temporary shelter:** is designed for use in the early months following a conflict that is necessary to provide security and personal safety, protection from the climate and enhanced resistance to disease. It is also important for human dignity and to sustain family and community life as far as possible in difficult circumstances. Temporary shelter has taken the form of tents, plastic sheeting or emergency centres set up in communal buildings or relief camps (Barakat, 2003). According to Quarantelli (1995), temporary sheltering is accompanied by the provision of food, water and medical treatment.

**b. Temporary housing:** is provided at a low cost until the inhabitants are able to reconstruct permanent housing (Johnson, 2007) and is expected to last for a longer period. In contrast to sheltering, housing involves resumption of household responsibilities and activities (Quarantelli, 1995). Accordingly, temporary housing allows families to recover and reintegrate a sense of normalcy into their lives. As temporary housing provides affected families a place to live until a permanent housing solution can be found, temporary housing appears to be necessary step following the conflict (Johnson, 2007). Depending on the context, temporary housing can take the form of a rented apartment, a prefabricated home

or a small shack. When agencies are faced with large numbers of homeless people that need to be provided with housing quickly, it should be possible to develop a more durable transitional housing unit which beneficiaries can themselves improve incrementally once the immediate post disaster phase has passed and they are back on their feet (Barakat, 2003).

**c. Repairing damaged housing:** is particularly effective in situations where there has been no significant displacement of the population (Barakat, 2003; Barakat *et al.*, 2009). As the scale of damage will vary, assessments are necessary to determine the materials and level of skills needed to repair the damaged housing. International Federation of Red Cross (2010) stresses the need to monitoring the repaired housing over a period of time to observe any changes that may make the house unsafe. Barakat (2003) claims that repair is often limited to essential works necessary to ensure that the house is habitable and repairing is often limited to structural works related to roofing, load bearing walls and structural frame, sanitation and kitchen. Depending on the climate, windows, simple doors and internal plastering may also be considered essential works.

**d. Housing reconstruction:** involves the reconstruction of housing in new locations or original places of living. Reconstruction of housing in new locations is also referred to as resettlement or relocation. Accordingly, relocation involves a great deal of effort and requires the highest level of investment, in relation to all other comparable housing approaches (Kreutner et al., 2003). As people are attached to their place of origin due to social, economic and cultural reasons, relocation is not desirable to many people. Nevertheless, relocation is inevitable in some circumstances. As an example, the presence of unexploded ordnance may lead to relocation when measures to reduce the risk are too costly and difficult to implement. Furthermore, psychological impact of the events associated with the original place of living also may lead to relocation as it presents a fresh start. Moreover, disruptions caused by conflict may lead to leave original places of living in rural areas and move to the urban areas (Hovey, 2000).

**e. Empowerment of victims:** Tibiajuka (2009), experiences have demonstrated that humanitarian agencies to get heavily involved during the transition phase, building temporary housing often costing considerable resources of time and money, while the affected people are treated as passive bystanders. The challenge for UN-HABITAT to address is how to involve the affected people in the recovery phase as soon as possible after a disaster or a conflict?

In all the projects that UN-HABITAT has implemented, they have advocated an approach where the affected people were placed at the centre of their recovery process. This has proved to be the most effective method of recovery. While they have a proven methodology for the implementation of this approach, one shortcoming has been that it

has not been consolidated into a document that can be used as a Guideline (Tibiajuka, 2009).

#### **Why communities should be involved in damage assessment?**

- i. No one has a greater stake in damage assessment than the affected communities.
- ii. The information will be more accurate and will reflect the opinion of a larger number of community members.
- iii. The capacity of the entire community to deal with disasters will be developed.
- iv. Decision-making measures and response systems will be more effective due to the participation of the entire community.
- v. Local culture and values will be preserved by involving community in the process.

Tibiajuka (2009), in the Community Action Planning process, considered people to be the primary resource rather than the objects of development. This approach motivates the conflict and disaster-affected people to take the lead in the planning and implementation of reconstruction activities. Disaster-affected communities are assisted in identifying their needs for housing reconstruction, community infrastructure needs, restarting their livelihoods and other problems confronted by them. These communities will implement their plans with the support of the Local Governments (LG) and other support organizations with the resources provided for reconstruction either by Government and/or partner agencies.

The role of the government, development partner organizations and the local authorities is to support this process. According to Seneviratne *et al.* (2010), identifying vulnerable groups and enabling their participation in the development process through capacity-building and empowerment initiatives promote inclusiveness, which is fundamental to housing reconstruction.

#### **Research Methodology**

The design for this research was quantitative approach. The use of questionnaire was employed for data collection. Data collected were analysed using descriptive statistical techniques. The population for the study comprised of the professionals in Adamawa state Ministry of Housing and Urban Development and Adamawa State Emergency Management Agency (ASEMA), and according to the study of Mohammed (2019), there are a total of 209 professionals. The census of the professionals in Ministry of Housing and Urban Development Adamawa state and the list of professionals in ASEMA were used as the sampling frame of the study. The frame covers professionals such as Architects, Quantity Surveyors, Builders, Estate Surveyors, Town Planners, Electrical Engineers, Mechanical Engineers and Civil Engineers in the built environment. The Sample size for the study was determined through Slovin's formula as adopted by (Mohammed, 2019). A random sampling technique was used to sample the 70 professionals from the 209 professionals, and as such 70 Questionnaires were the instrument for data collection for the study. The data for the study were collected with the aid of questionnaires. Questionnaire was

employed to collect data on the research objectives based on a five-point Likert’s Scale format. Returned data were sorted coded and analysed. Analysis of data will be carried out using descriptive methods of analysis which include Frequency count, Percentage, graphs and Relative Importance Index (RII) and Mean Item Score (MIS).

**Data Analyses, Presentation and Discussion**

**Respondents’ Profile**

This section presents the profile of respondents. This profile is in terms of the response rate to the questionnaire distributed and the respondents’ demographic information.

**Table 1: Locations and response rate of the respondents**

Location	Professionals	Administered Questionnaire	Returned Questionnaire	Percentage
Ministry of Housing and Urban Development Adamawa State	192	58	58	83
Adamawa State Emergency Management Agency (ASEMA)	17	12	12	17
<b>Total</b>	<b>209</b>	<b>70</b>	<b>70</b>	<b>100</b>
Classification of Respondents			Frequency	Percentage
Architect			15	21.43
Builder			5	7.14
Engineer			18	25.71
Quantity Surveyor			4	5.71
Town Planner			25	35.71
Estate Valuer			3	4.29
<b>Total</b>			<b>70</b>	<b>100</b>

Source: Researcher’s Survey (2021)

**Examination of Factors Responsible for Conflict in Adamawa State**

This section discusses the result of RII carried out on the 7 factors responsible for conflict in Adamawa State. Table 2 provides a summary of this result.

**Table 2: Factors Responsible for Conflict in Adamawa State**

S/No.	Code	Factors Responsible for Conflict in Adamawa State	RII	Rank	Decision
1	B1	Poverty and Unemployment	0.89	1st	Very important



2	B6	Ignorance of Religious Teachings	0.84	2nd	Very important
3	B7	Bad governance	0.84	2nd	Very important
4	B4	Political instability	0.83	3rd	Very important
5	B2	Religious and Ethnic differences	0.81	4th	Very important
6	B3	Low level of education	0.73	5th	Important
7	B5	Corruption	0.60	6th	Fairly Important
<b>Average RII</b>			<b>0.79</b>		<b>Important</b>

Source: Researcher’s Survey (2021)

Table 2 reveals that *Poverty and unemployment, ignorance of religious teachings, bad governance, political instability, and religious and ethnic differences* are with RII ranging from 0.89 – 0.83 are the most important factors responsible for conflict in Adamawa State. Other factors are *Low level of education* (RII = 0.73) which is important and *Corruption* (RII = 0.60) which is fairly important. On the average, the identified factors responsible for conflict in Adamawa State have an RII of 0.79 making the average RII result Important. This result is consistent with the findings of Krueger and Maleckova (2009) and Bhatia and Ghanem (2017) on the economic and social causes of conflict.

**Evaluation of Effect of Conflict on Housing in Adamawa State**

MIS was employed to examine the effect of conflict on housing in Adamawa State. The MIS results on these effects are presented in Tables 3.

**Table 3: Effect of Conflict on Housing in Adamawa State**

S/No	Code	Effect of Conflict on Housing in Adamawa State	MIS	Rank	Decision
1	C1	Destruction of existing houses	4.70	1 <sup>st</sup>	Very significant
2	C4	Hike or Inflation of construction materials	4.53	2 <sup>nd</sup>	Very significant
3	C2	Decline in housing investment	4.40	3 <sup>rd</sup>	Significant
4	C5	High prices of housing in safe areas	4.33	4 <sup>th</sup>	Significant
5	C3	Impoverishment of the victims	4.10	5 <sup>th</sup>	Significant
<b>Average MIS</b>			<b>4.41</b>		<b>Significant</b>

Source: Researcher’s Survey (2021)

Table 3 shows that the most significant effect of conflict on housing in Adamawa State are *destruction of existing houses* (MIS = 4.7) and *hike or inflation of construction materials* (MIS = 4.53). The other effects of conflict on housing in Adamawa State are significant. These range from *decline in housing investment* (MIS = 4.40) to *Impoverishment of the victims* (MIS

= 4.1). On the average, all of the effects of conflict on housing in Adamawa State are significant with an average MIS of 4.41. The result is in line with the findings of Baumann (2019) on the destruction of civilian homes and shelters in conflict areas.

**Evaluation of Housing reconstruction needs in Adamawa state**

MIS was also employed to examine the level of significance of the identified housing reconstruction needs in Adamawa state. The results of this analysis are summarised in Table 4 below.

**Table 4: Housing reconstruction needs in Adamawa state**

S/No	Code	Housing reconstruction needs in Adamawa state	MIS	Rank	Decision
1	D2	Habitable housing	4.71	1 <sup>st</sup>	Very significant
2	D1	Accessible housing	4.64	2 <sup>nd</sup>	Very significant
3	D5	Availability of services, facilities and infrastructure	4.51	3 <sup>rd</sup>	Very significant
4	D4	Favourable housing Location	4.46	4 <sup>th</sup>	Significant
5	D3	Affordable housing	4.04	5 <sup>th</sup>	Significant
6	D6	Cultural adequacy/consideration	3.91	6 <sup>th</sup>	Significant
7	D7	Legal security of land tenure	3.83	7 <sup>th</sup>	Significant
<b>Average MIS</b>			<b>4.30</b>		<b>Significant</b>

Source: Researcher’s Survey (2021)

Table 4 shows seven (7) needs of housing reconstruction in Adamawa State, which reveals that *habitable housing* (MIS = 4.71), *accessible housing* (MIS =4.64) and *availability of services, facilities and infrastructure* (MIS = 4.51) are the most significant housing reconstruction needs in Adamawa state. It was also shown that *favourable housing location, affordable housing, cultural adequacy/consideration and legal security of land tenure* with MIS of 4.46, 4.04, 3.91 and 3.83 respectively are also significant housing reconstruction needs. It was also discovered that all the identified housing reconstruction needs in Adamawa State are significant with an average MIS of 4.30. The finding of this study agrees with the work of Doyal and Gough (2017) on adequate housing needs and in the 1966 International Covenant on Economic, Social and Cultural Rights.

**Evaluation of Post conflict recovery efforts on housing required in Adamawa State**

This section discusses the result of MIS carried out on five (5) post conflict recovery efforts on housing. Table 5 provides a summary of this result.

**Table 5: Post conflict recovery efforts on housing in Adamawa state**

S/No	Code	Post conflict recovery efforts on housing in Adamawa state	MIS	Rank	Decision
1	E4	Housing reconstruction	4.80	1 <sup>st</sup>	Very significant
2	E3	Repairing damaged housing	4.74	2 <sup>nd</sup>	Very significant
3	E1	Provision of temporary shelter	4.71	3 <sup>rd</sup>	Very significant
4	E2	Temporary housing	4.13	4 <sup>th</sup>	Significant
5	E5	Empowerment of victims	4.00	5 <sup>th</sup>	Significant
<b>Average MIS</b>			<b>4.48</b>		<b>Significant</b>

Source: Researcher's Survey (2021)

Table 5 reveals that *housing reconstruction* (MIS = 4.80), *repairing damaged housing* (MIS = 4.74) and *provision of temporary shelter* (MIS = 4.71) are the most significant post conflict recovery efforts on housing in Adamawa State. It was also shown that *temporary housing and empowerment of victims* with MIS of 4.13 and 4.00 respectively are also significant post conflict recovery efforts on housing in Adamawa State. On the average, all of the recovery efforts are significant with an average MIS of 4.48. This result is consistent with the findings of (OCHA, 2018).

### Summary of Findings

The study discovered the following after thorough review of literature, field work and analysis of data:

- i. *Poverty and unemployment, ignorance of religious teachings, bad governance, political instability, and religious and ethnic differences* are with RII ranging from 0.89 – 0.83 are the most important factors responsible for conflict in Adamawa State. All the identified factors responsible for conflict in Adamawa State are important with an average RII of 0.79.
- ii. The most significant effect of conflict on housing in Adamawa State are *destruction of existing houses* (MIS = 4.7) and *hike or inflation of construction materials* (MIS = 4.53). All the effects of conflict on housing in Adamawa State are significant with an average MIS of 4.41.
- iii. *Habitable housing* (MIS = 4.71), *accessible housing* (MIS = 4.64) and *availability of services, facilities and infrastructure* (MIS = 4.51) are the most significant housing reconstruction needs in Adamawa state. All the identified housing reconstruction needs in Adamawa State are significant with an average MIS of 4.30.
- iv. *Housing reconstruction* (MIS = 4.80), *repairing damaged housing* (MIS = 4.74) and *provision of temporary shelter* (MIS = 4.71) are the most significant post conflict recovery efforts on housing in Adamawa State. All the suggested recovery efforts are significant with an average MIS of 4.48.

### **Conclusion and Recommendations**

This study assessed the housing reconstruction needs and the post conflict recovery efforts in Adamawa state with a view to proposing reconstruction of houses destroyed by conflict. Data was collected from the 70 professionals in 2 public organisations. Analysis of data was carried out with the use of descriptive statistical techniques such as percentage, Mean Item Score (MIS), and Relative Importance Index (RII). The study reveals that the identified factors responsible for conflict in Adamawa State are important with an average RII of 0.79. It was also shown that the effects of conflict on housing in Adamawa State are significant with an average MIS of 4.41. The study also found that all the identified housing reconstruction needs in Adamawa State are significant with an average MIS of 4.30. Also, it was revealed that the suggested post conflict recovery efforts are significant with an average MIS of 4.48. It can therefore be concluded that the assessment of housing reconstruction needs and post conflict recovery efforts required in Adamawa state is significant. Hence, the need to implement the recovery/reconstruction of houses destroyed by conflict in Adamawa State. In view of the findings and conclusion of this study, the following recommendations were made to add to existing knowledge, availability of literature and reference documents on the subject of housing reconstruction needs and the post conflict recovery efforts in Adamawa state and other conflict affected states at large.

- i. Reconstruction of houses should be located as much as possible in economically advantaged areas.
- ii. Provision of refurbished/reconstructed houses should be made accessible to citizens who were most affected by the conflict.
- iii. Recovered houses should be made habitable as much as possible.

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