

**URBAN RENEWAL STRATEGY AS A VERITABLE TOOL
FOR CURBING URBAN SLUM IN BIDA TOWN,
NIGER STATE, NIGERIA**

BY

FARUK, ABUBAKAR ISAH

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(ENVIRONMENTAL DEVELOPMENT PLANNING)**

AUGUST, 2008

DECLARATION

I hereby declare that this thesis has been composed by myself and that it is the outcome of my research work. It has not been presented in any previous application for a higher degree. All the sources of information are specially acknowledge by means of reference.



FARUK, ABUBAKAR ISAH

07/09/08

DATE: AUGUST, 2008

CERTIFICATION

This thesis titled "Urban Renewal Strategy as a veritable tool for curbing slum in Bida town Niger State, Nigeria by Faruk, Abubakar Isah (M. Tech/SSSE/2005/1353) meets the regulations governing the award of the degree of master of technology (M. Tech) of the Federal University of Technology, Minna and is approved for its contribution to scientific knowledge and literary presentation.

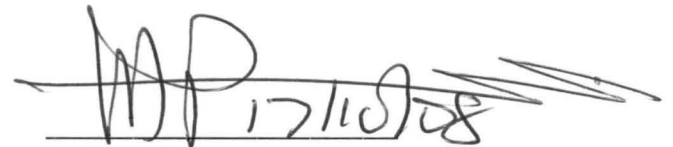
Dr. P. S. Akinyeye
Name of Major Supervisor


Signature & Date


Dr. P.S. Akinyeye
Name of Head of Department


Signature & Date

Prof. M. Galadima
Name of Dean,
School of Science & Science Education


Signature & Date

Prof. S.L. Lamai
Name of Dean, Postgraduate School


Signature & Date

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Faruk, Abubakar Isah.

DEDICATION

This project work is dedicated to the memory of my late humble Father, Mallam Isah B. Faruk, whose blessings and remembrance has been the motivating force behind my struggle in life.

ABSTRACT

Curbing urban slum in Bida Town, Niger State is a research work which focused on the physical environmental factors affecting the growth and development of towns especially, Bida town. Bida is a traditional town characterized by diverse physical, economic, religious and socio-cultural interactions. This is largely reflected in the physical appearance of the city fabric (architectural designs, places of worships, historical antecedents and processes). These urban processes in Bida Town are much more felt with regards to accommodating contemporary planning principles/standards and the ever rapidly changing technologies. The sources of data include the primary sources (reconnaissance surveys and the use of questionnaires to compound heads, household heads, Bida Town Planning Office and Practicing Estate Surveyors and Valuers). The secondary sources include the use of relevant Textbooks, Journals and Lecture notes. Both manual and computer data analysis methods were employed in the course of this research work. The use of tables and combined histogram and line graphs were used to ease the understanding of the study. Among the findings from this research work include: the town is made up of 18 main wards with essentially similar characteristics and development processes; about 80% of the bulk of land in the town is under residential use, there is inadequacy and sometimes total lack of basic infrastructures and services such as portable water, good road and drainage network, health, educational and recreational facilities. It has been recommended in this study that: urban design elements which comprises of Bida city gates and walls, the indigenous mosques, market places and the Emir palace developed from the indigenous planning principles of community security and survival should be preserved. These can be made possible through the enactment of strict planning Legislations prohibiting further destruction of such important elements.

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CHAPTER ONE

INTRODUCTION

1.1 BACKGROUND TO THE STUDY.

Who can desire to live in an environment that is not conducive? Human being perpetually seeks a better place to protect himself, his host of activities and possessions from all forms of hazards. From time immemorial, human being have always striven to create an enabling condition for himself to fulfill his socio-cultural, economic and material needs. This continuous struggle to improve the living conditions and in a harmonious co-existence with the environment cannot be over-emphasized. The geometric growth of the world's population presents a fundamental inter-national problem of our time. U.N Habitat (2003). The starting pace of the worldwide rural drift to urban centers is the most pressing and disturbing aspect of this problem. The continuous and rapid migration of people from the rural areas into the urban areas in search of better opportunities and living has had a great influence on rising urban population.

Since urban centers have served and still serve as the administrative and commercial foci of nations, they generally provide the main places for both the production and consumption of goods and services. Presently, 45% of the World's population live in urban areas with 37% of this in the less developed countries (LDC's) and 63% in the more developed countries U N C H S, (2001).

Urban centers in developing countries like Nigeria are beset with quite a number of problems. Of utmost importance and concern is the lack of a realistically

comprehensive planning. Even the centers that have master plans mostly have them distorted and proved to be very difficult to reverse. The dynamic nature of towns calls for a proper planning and development which provides a real sense of community, with adequate infrastructures.

Bida metropolis, the headquarters of Bida Local Government Area of Niger State is not an exception to these widespread problems and attributes. Indeed, as a traditional town, the problems are much more felt with regards to accommodating contemporary planning standards, the ever rapidly changing technologies and modes of current urban life. Even more serious, is the inadequacy of certain traditional forms of urban planning procedures and administrative machinery to cope with these series of problems.

This research is an undertaking on the problems of planning, development and control measures using urban renewal technique as a tool to remedy these problems. It is hoped that urban renewal (rehabilitation rather than outright redevelopment) shall be treated here as it relates to the problems of urban centres with particular reference to the peculiarities of traditional Bida town, Niger State of Nigeria.

Emphasis is focused on the urban renewal as a remedy to the case study, although other measures used in the planning, development and control of urban centres are discussed.

1.2 STATEMENT OF PROBLEM

The ever dynamic nature of human population particularly by those living in urban centres requires a commensurate provision of quite a number of facilities and

services. These facilities and services including the provision of adequate and affordable housing, facilities and services. These usually take care of the increasing volume of humans in an urban center. The situation however is not so, as the rate of increase in human numbers in the urban centers of developing countries far supersede the provision of these facilities and services mentioned earlier on.

Bida has been the administrative, commercial, agricultural and cultural/traditional centre over a long period of time. Bussu (1990). This is because of the central location and dominance roles it plays to the Nupe speaking areas of Niger Kwara, Kogi and Federal Capital Territory (FCT). More so, the town accommodates a variety of administrative organizations, institutional organizations, commercial activities, traditional institutions and a Federal road networks that links her to Abuja, Kaduna and Kwara States. Though, predominantly Nupe speaking, Bida also accommodates a host of other ethnic groups, religious beliefs and is of heterogamous human population, which has given rise to different land uses and demands to those accepted traditionally.

In addition, contemporary Bida Metropolis also exhibits a diversified physical, economic, religious and socio-cultural interaction which is reflected in the physical appearance of the city fabric such as architecture designs, places of worships, educational and health institutions and a host of other heterogeneous characteristics features of an urban settlement. More importantly is the organic development of the town, which is in line with traditional architecture, and perception of space. This symbolizes greatly the historical processes and experience that played a vital role in the planning, development and shaping of the city.

The degenerated environmental quality of the town not only endangers the public health but is also potential haven for crimes and absurd behaviours. Thus, it becomes imperative not only to arrest this situation, but to also provide a conducive environment for dignified human living and peaceful co-existence.

The problems therefore, constitute a challenge to the physical planner whose main objective is to create and sustain a functional, well integrated, clean and healthily environment for living, working and playing (recreation).

1.3 AIM AND OBJECTIVES

1.3.1 AIM

The study is aimed at improving the physical development of Bida Town by using urban renewal techniques of planning and development.

1.3.2 OBJECTIVES

In order to achieve the above aim, the following objectives shall be pursued.

- i) To appraise urban renewal as an effective strategy for improving the physical planning and development of the study area.
- ii) To study the physical, economic, socio-cultural and political conditions of the people.
- iii) To synthesis the different physical planning problems that necessitates the improvement of Bida Town.
- iv) To propose and design an appropriate improvement for a selected ward in the study area.

- v) To propose an administrative framework for the implementation of the proposals.

1.4 JUSTIFICATION FOR THE STUDY

Environmental deterioration is usually a gradual process and takes a longer time to be fully noticed.

This research is justified therefore, by the physical environmental condition of Bida Town due to its deteriorating condition as a result of lack of adherence to planning and development guidelines. Also, the worsening condition of the built areas undermined by poor structural quality, lack of necessary and adequate infrastructural facilities and services, improper roads and drainage networks that have all endanger the lives of the people particularly during rainy seasons. To this effect, it has become imperative to find a means of addressing these anomalies in Bida Town through the use of urban renewal method. Restoring the physical environment to a functional, economic and aesthetically pleasing environment for living working and playing (recreation) is the reason for undertaking this study.

1.5 SCOPE AND LIMITATION

The scope of this research covers only the physical planning and development problems of the town (Bida). In view of the limited resources, the time frame for this study, the specific design proposal is limited to a selected ward only in order to demonstrate the appropriateness of the proposals.

CHAPTER TWO

STUDY AREA

2.1 INTRODUCTION

To acquaint the researcher and prospective users of this thesis, a brief explanation of the characteristics of the study area (Bida) shall be undertaken.

2.2 HISTORICAL DEVELOPMENT

The legendary foundation of Bida, which cannot be dated, is ascribed to three sources, which ever be the true origin, Bida started rising slowly from a collection of huts to become a village and from the status of a village to become a town. The development activity responsible for the growth of Bida was its role as an agricultural, commercial and administrative center for several decades. Bussu, (1990).

The rapid physical development was however, as a result of the conquest of Bida by the Fulani in the later part of 19th century (1860). The town today has spread well beyond the traditional walls. Development within the walls has become denser as farmlands have been built over with houses. Traditionally, the Nupe compound is highly developed with little free yard space left within the compound walls.

Bida is a town of contrasts with a compound and crowded core where trade traffic and people compete for the little space left undeveloped. The outer areas where all the major institutions have been located often on extravagantly large and undeveloped sites structuring out along the four main roads of the town.

Essentially, Bida is a crossroads town functioning as magnet to all its surrounding sub-regions. It has been the centre of investment for both government and private

sector. Bussu, (1990). Institutions such as the Bida Local Government Secretariat, the Wadata Official Palace, the Federal Medical Centre (F.M.C), the Federal Prisons, State Ministry of Works, Area office, Government College are found in the town. These are structures built in and immediately around the traditional town. A small G.R.A was laid out on top of the hill to the South-West of the town and the catering Rest House developed there. An air-strip was built to the North-East and a commercial area set out along both sides of Zungeru Road immediately to the North of the walls.

Following this early development, Bida became the center for much educational investment. The Government Technical College, Eyagi, the Staff Development Centre (SDC) now Niger State Polytechnic, Bida Campus and the Government Science Teachers' College (GSTC) were built in the 1960s. Federal Government Girls College located along Zungeru Road and the Federal Polytechnic (formally a technical college) off Doko Road, were part of government establishments in Bida. Other major Federal Government establishment are the 181 Army Battalion (Litani Barracks) and the Low-income housing schemes along Badeggi and Wuya roads. The most recent scheme is Bida Local Government Quarters located at south west of Bida GRA.

The development of Bida can be delineated into three stages based on the physical characteristics and socio-cultural factors of each growth. Within the city wall, the town grew concentrically around the three cores outwardly in various directions. Developments outside the city wall have been located often on extravagantly large sites with the numerous modern residential houses springing up particular on the South-East and South-West of the modern town.

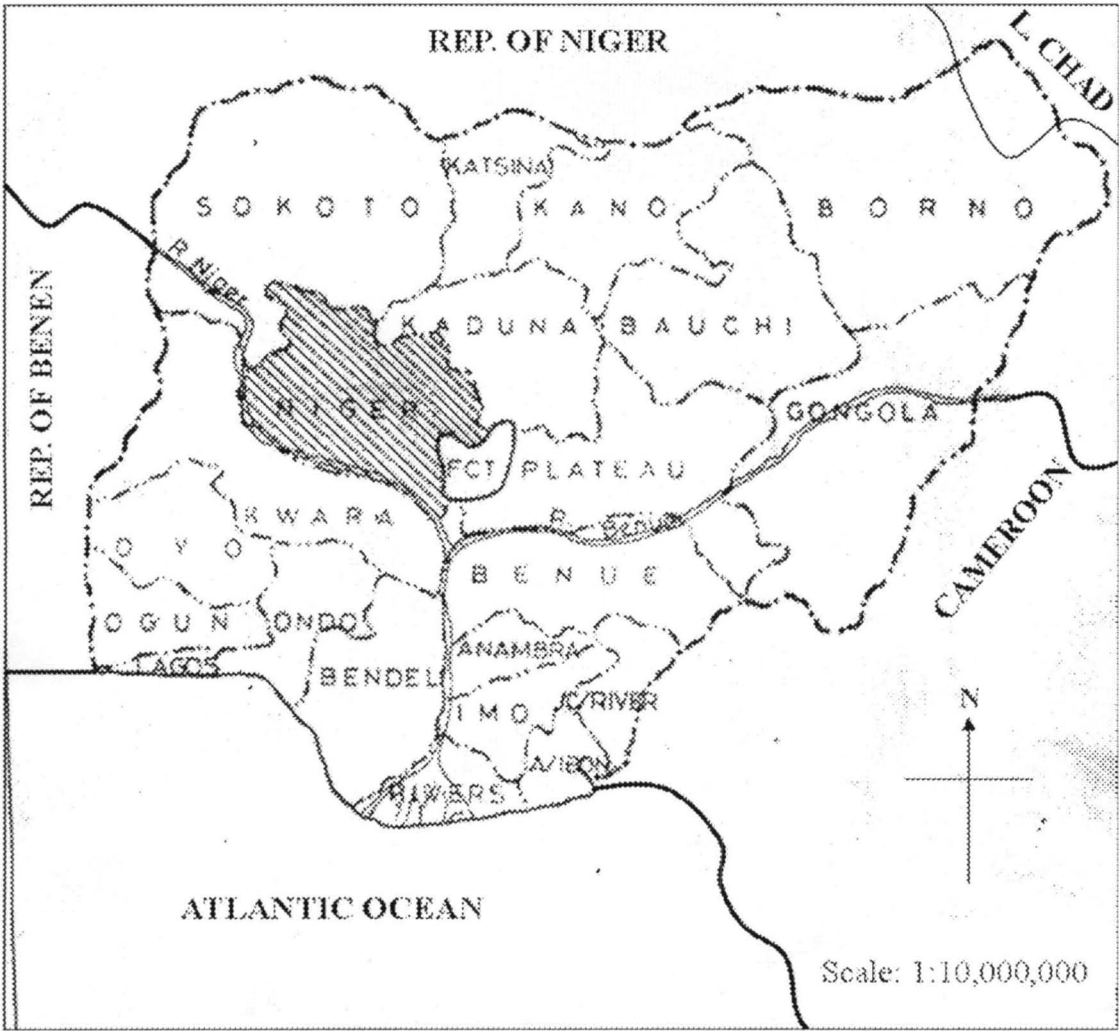
2.3 PHYSICAL CHARACTERISTICS

2.3.1 Location: Bida is located on latitude 9°06'N and 6°01'E on the Nupe sandstone formation. Fig. 2.2. It is located 19kms east of River Kaduna, along Mokwa – Bida road and about 84kms south of Minna the Niger State Capital. The town is situated in a valley and uses stream tributary of Gbako River.

2.3.2 Climate: Bida is a typical middle belt town that experiences 2 distinct seasons of dry and wet every year. The wet season lasts for about 200 days and starts from may to November in the town. Average annual is rainfall is 1227mm with August and September recording the highest rains of 226.3mm and 248.8mm respectively. The dry season starts from late November to April.

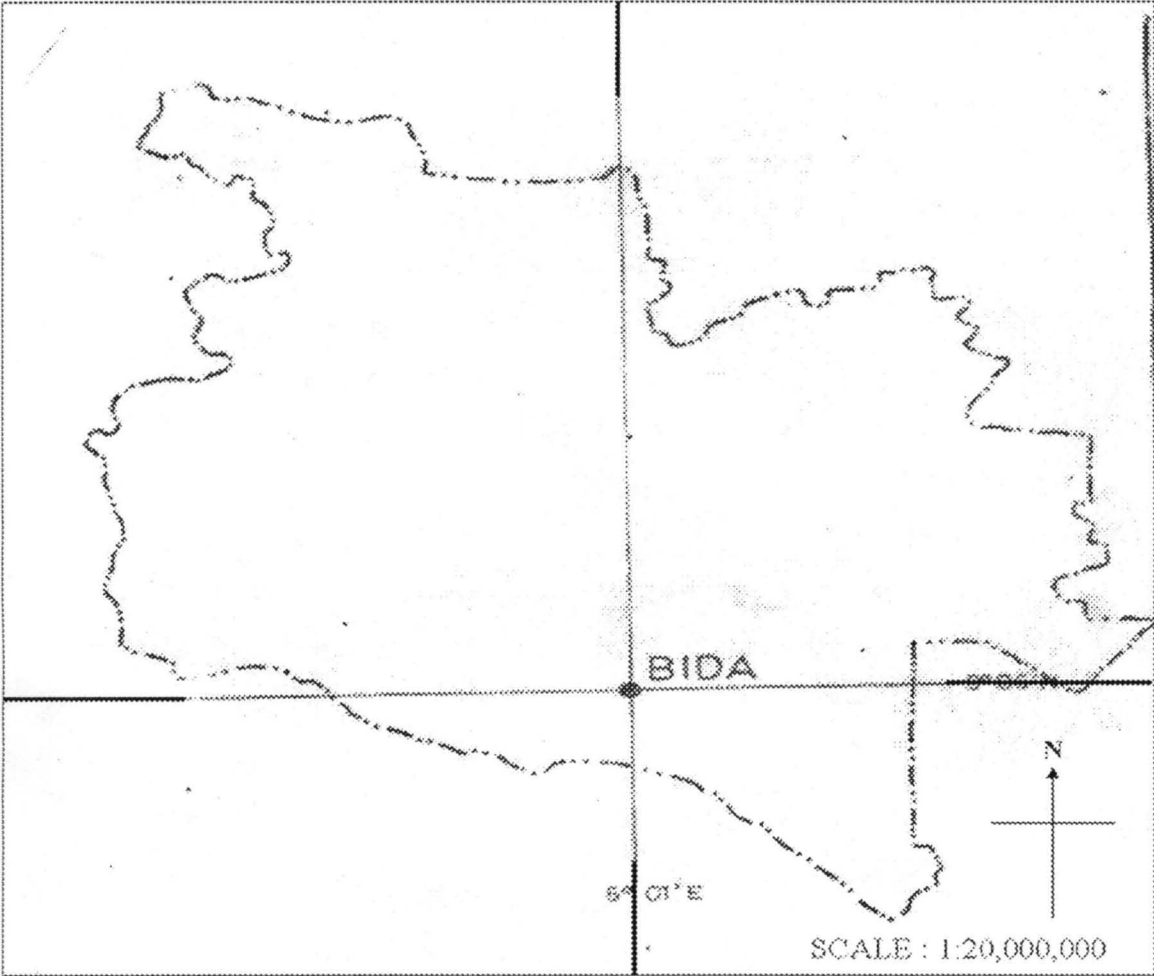
The weather of the study area between May to November is humid. The cold harmattan winds usher in the dry season, around November which gradually becomes hot between March and May, just before the rains set in. The monthly temperature is highest in March at 31.1°C and lowest in August at 26°C. Bida thus experience moderate climatic condition throughout the year.

Fig 2.1. MAP OF NIGERIA SHOWING THE GEOGRAPHICAL POSITION OF NIGER STATE.



SOURCE: BIDA LOCAL GOVERNMENT AREA, TOWN PLANNING UNIT, (2007)

FIG 2.2: LOCATION OF BIDA, NIGER STATE, THE STUDY AREA



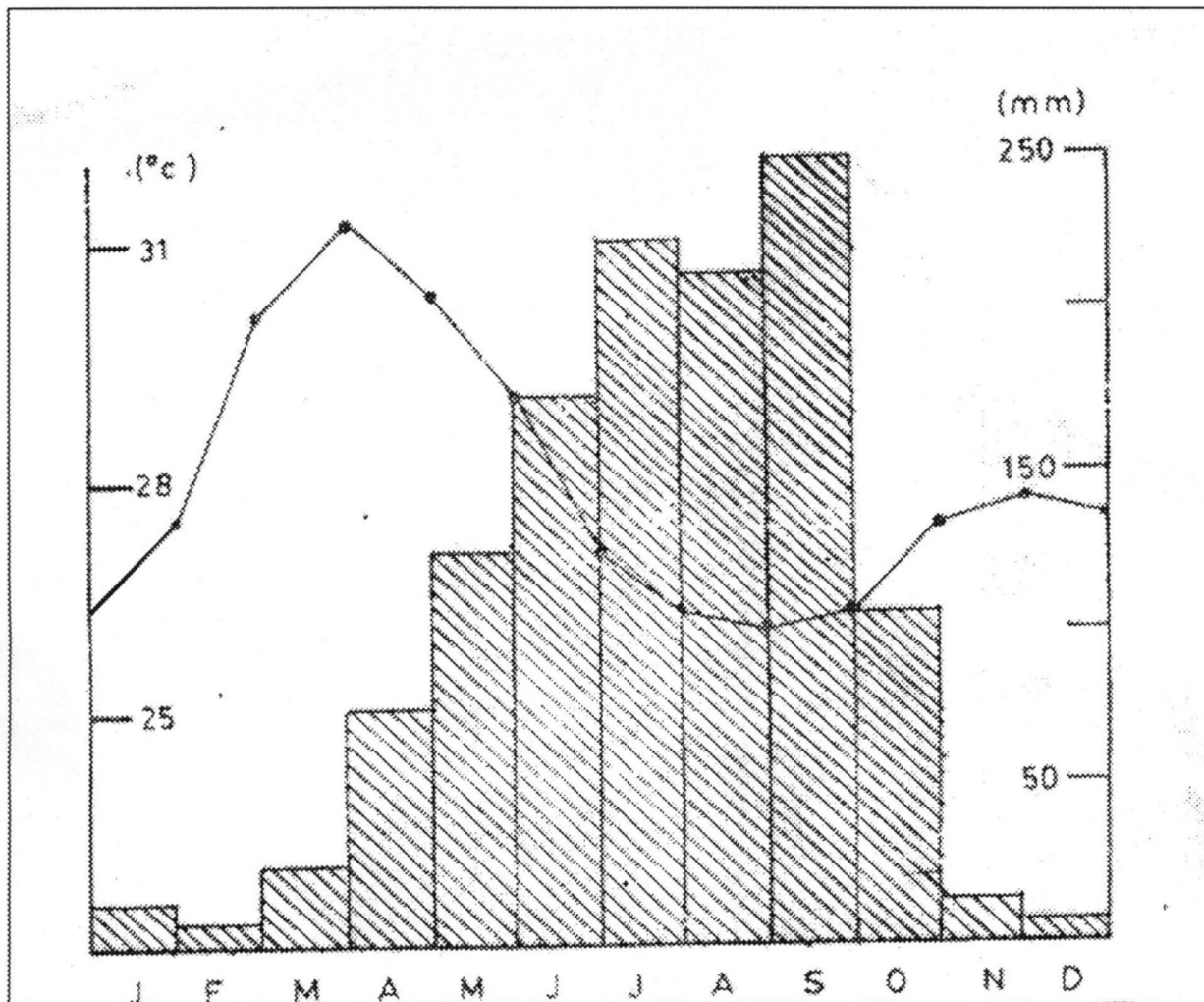
SOURCE: BIDA LOCAL GOVERNMENT AREA, TOWN PLANNING UNIT, (2007).

2.3.3 Vegetation: The study area lie in the Northern Guinea Savanna. This zone is characterized predominantly by grassland with trees and shrubs scattered all over the place. Due to population concentration of this zone, human activities have profoundly modified local vegetation at various places. These include the new Esozhi layout along Federal Polytechnic Bida, road and Gbazhi area (opposite Emirs palace).

The local vegetation of Bida shows high height grasses which has been shortened in many places by seasonal bush fire. Tree species that are predominant in the study area include Locust Bean Tree, Mango Tree and Shear butter tree.

Most of these tree species could grow to a substantial height if they are guarded against bush fire and drought and could be used as weather shields and landscape elements. With development of forest reserves, plantations and nurseries; new species have been planted in the GRA, Federal Polytechnic road and Federal low-cost housing with success.

Fig 2.3: Combined Histogram and Line Graph Showing Bida Temperature/Rainfall (2007)



SOURCE: National Cereals Research Institute, (1997).

2.3.4 Relief and Drainage: An area of hills and valleys occurs some three to four kilometers West of the present built up area in Bida. Occasional small steep mesa's rise 20 to 25 metres above a well drained gently sloping lands between valleys. Most gradients are around 1:40 rarely steeper than 1:20 except at the base of the mesas and along the edges of the valleys North and South of the Bida. The Southern valley does not pas as far to the West and the Northern one.

An important feature of the scenery is the existence of large areas of fadama. The town is drained by the Chicen and Mussa streams with the third stream called Landzu which flows right across the heart of the town.

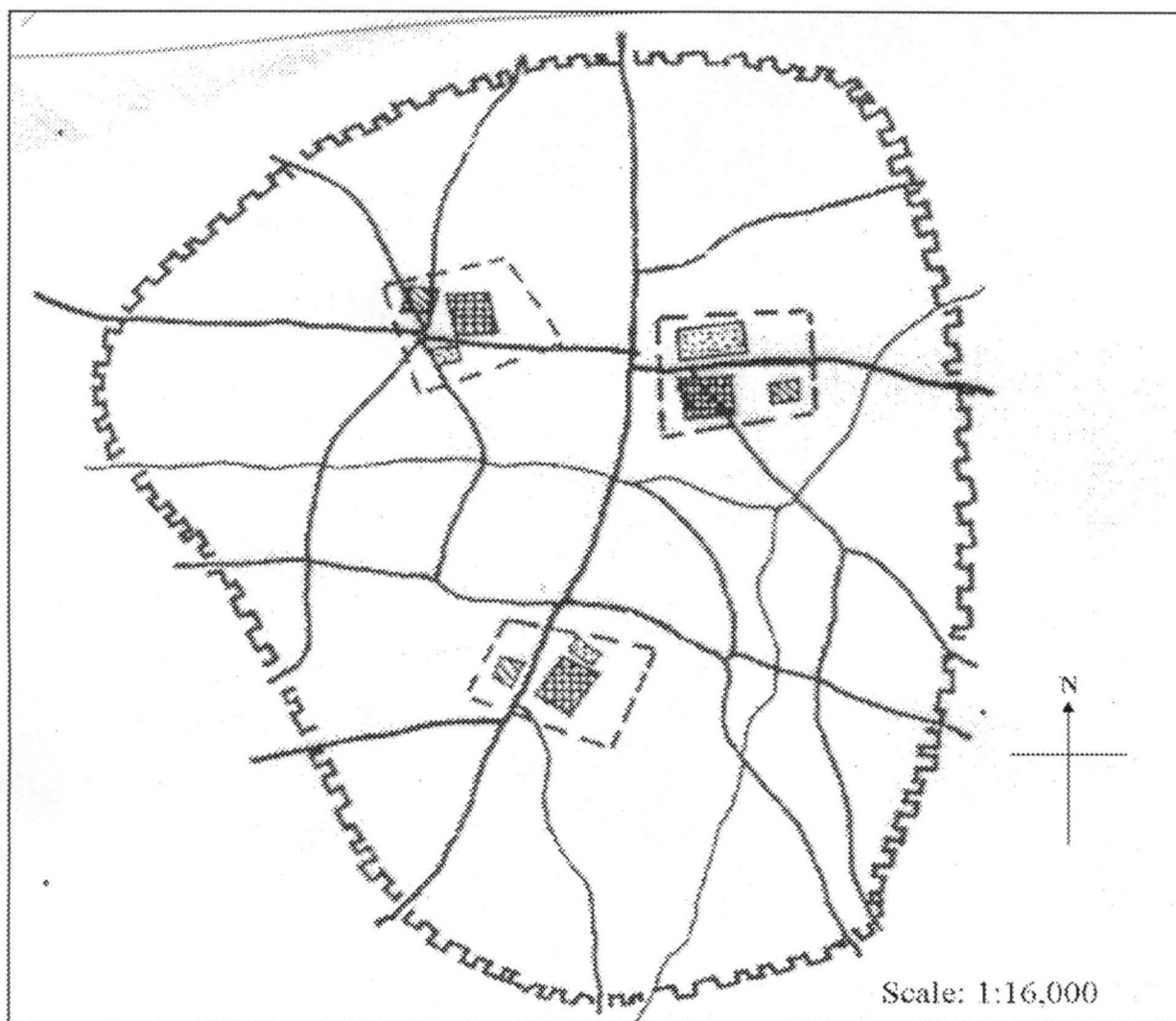
The importance of these streams is that they provide good irrigation opportunities for the inhabitants. Thus, they are both economically and socially important.

2.3.5 Geology and soil: Bida lies within the Basement Complex and the Nupe Sandstones formation. The former comprises coarse sands or sandy clays and the later comprise essentially of horizontal beds of weakly cemented clays, siltstones and sandstones.

The soil in the area is made up of upland soils and depositional soils. The upland soils overlie thick sandstone and the major part consists of gently undulating plains with very deep soils. Most soils were classified as Ferris oils which normally occupy the higher elevations of the terrain and at lower levels (steep slopes pass into ferruginous tropical soils which in the valleys are replaced by weakly developed soils of depositional and hydromorphic soils).

Soils in the depositional areas are weakly developed alluviums or hydromorphic soils.

FIG 2.5 STAGES OF GROWTH IN BIDA



SOURCE: TOWN PLANNING UNIT, BIDA LOCAL GOVERNMENT AREA (2007)

2.4 THE INDIGENOUS CITY FABRIC:

Urban Form and Structure

Varied opinions abound as to the meaning of form and structure. Among such, Lynch (1960) argued the "form" means the following types of city image paths, edges, districts, nodes and landmarks while "structure" means spatial or pattern relations of the objects to the observer and to other objects. The form of the cities is therefore molded by physical, socio-cultural, economic and technological forces. For any cultural group at any point in time maintains a unique pattern of the prevailing various forces. The interaction of the variables gave unique spatial expression on the various city's landscape.

Bida walled city may be viewed as a unique planned landscape "..... created both artistically and unintentionally by man" - not resulting from the implementation of professional planners views of what should, or might come to be an urban landscape ..." Urquhart (1997).

The people involved (Over the long history) in the determination of form of this city have been able to meaning fully and effectively communicate between them; and the individuals contribution stood indirect relationship to the city's form, since they were bound by common traditions, need and warfare means for protection, transport, and religion, within a bureaucracy led by the Emir.

The present day Bida operate within social frameworks set by traditions, and codes that are carried over from eras, and slo live and function within elements of urban forms originating form those earlier eras. The contemporary slight variations in

details of the form any structure of the city particularly since the British colonial experience are due largely to the uniqueness of individuals, cultural groups, ideas and functions.

Hence, it is essential to understand what the indigenous society itself sees as significant in its design and planning principles; to learn what its priorities may be in the function of its built form of their symbolic and social connotations within the context of their modern value system and needs. A clear concept underlying the design structure could then be perceived to set in motion the involved process of city building, rebuilding, and improvements and preservation of the city image and identity.

2.5 THE INDIGENOUS PLANNING PROCESS.

Historical development spells out that cultural, religious and technology characteristics dictated the needs, values and means of the people. Consequently, these principles were usually used in the planning, design and maintenance of the urban landscapes.

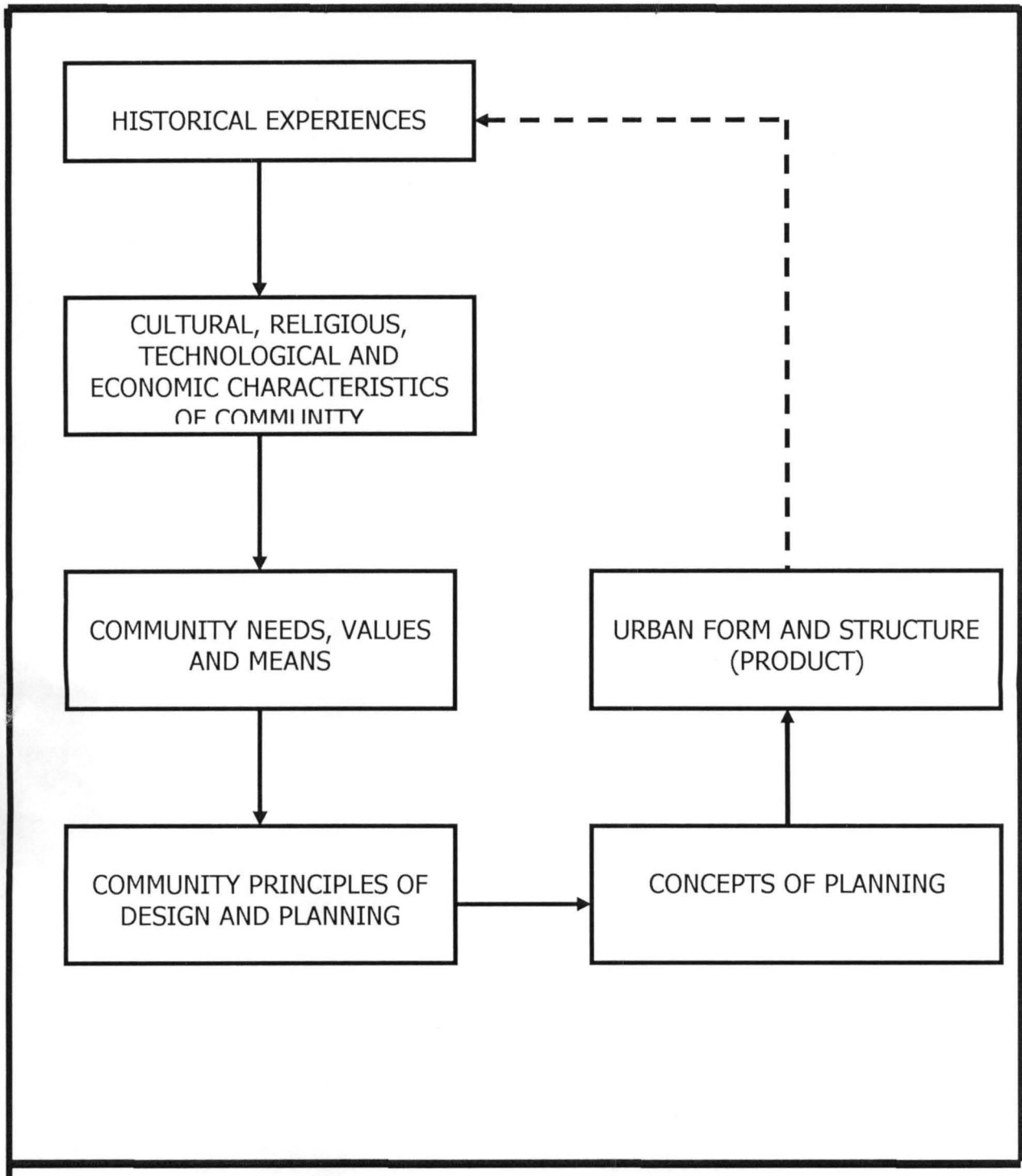


FIG 2.6 PLANNING PROCESS OF INDIGENOUS PLANNED URBAN LANDSCAPES

SOURCE: Town Planning Unit, Bida Local Government Area (2007)

2.6 HUMAN CHARACTERISTICS

2.6.1. The people

Bida is a cosmopolitan town. The majority of the inhabitants are Nupes by tribe and Muslims by religion. However, a sizeable population include various other tribes and faiths particularly Christianity.

The men dress mostly in embroidered big gowns with caps to match while the women usually have head ties and veils. This is largely due to their religious (Islam) and other cultural background. Other ethnic groups such as Hausa, Yoruba, Ibo, Epira and so on have also settled in the town mainly for economic, administrative and commercial purposes.

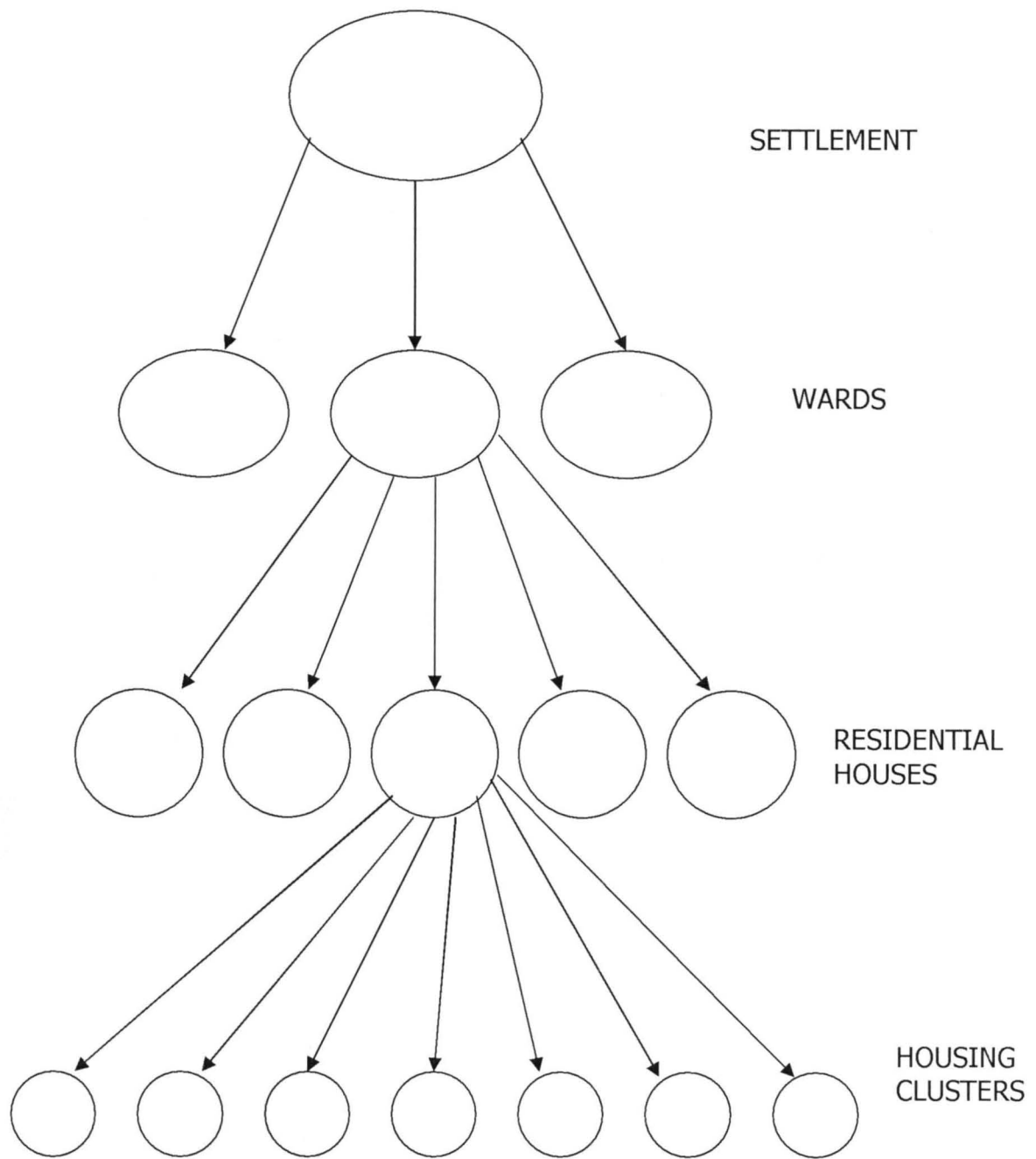


FIG 2.5 A TYPICAL HIERARCHY OF PLANNING UNITS IN BIDA TOWN.

SOURCE: TOWN PLANNING UNIT, BIDA LOCAL GOVERNMENT AREA, (2007).

2.6.2 *Population*

The 2006 Population and Housing Census here gave the population of Bida urban area as 188,181 people. These comprises of 95,561 males and 92,620 females.

Throughout the town, population generally follows the expected pattern of increasing in size, as it grows older with few exceptions.

2.7 **ECONOMIC BASE**

Bida is situated in an agricultural belt. As a result of this location, agriculture forms the dominant occupation of the people in the area and in fact throughout the whole of Niger state. Major agricultural produce in the area Rice, Millet, Guinea Corn, Maize, Cassava, Vegetable and others like Okra.

Other forms of occupation aside farming include white collar jobs ranging from Federal, State and Local governments. Private organizations are also found in smaller quantity.

Small scale commercial activities are also found in the town. This are particularly found in the core areas of the town mostly around access roads.

CHAPTER THREE

LITERATURE REVIEW

3.1 Introduction

The genesis of environmental problems particularly human settlements cuts across physical, economic and social sphere of human endeavour.

The term "environment" can be defined as the surrounding of man in relation to general comfort, convenience and aesthetic quantity of the physical surrounding.

Environment can also be defined as the outer physical and biological system in which man and other organisms live.

From the urban stand point, an ecological approach views man and the environment as interrelating in the form of an ecosystem – the city. The urban system can only be maintained with some degree of social, economic and political organization. Inadequacies in these requirements will progressively lead to marked urban environmental degeneration and consequently lowering the quality of urban life.

United Nations Habitat (2003), referred to a degenerate environment as "one in which not only the land, air and water are polluted, but also one which is degrading to its inhabitants; depriving them the opportunity of developing and utilizing their full potentials; denying them the minimum necessities of housing and sanitation; subjecting them to strain and stresses which has adverse effects on their health and well-being; and not fulfilling their cultural and spiritual needs for repose, beauty and contact with nature".

Throughout the world, cities and towns suffer the problems of expanding population, spatial expansion of buildings, traffic congestion and over-crowding. Others are dilapidated buildings, unsanitary environments, inadequacies in the provision of facilities and poor utilities and services. Variations in the quality of built environments are manifestations of long established and persistent inequality which stems from the economic organization of a society. Market forces tend to confine and consequently concentrate those on irregular or low incomes in poor quality and mainly older areas of the society. Obviously, improvement should be a continuous process for the reflective functioning of urban areas.

It is worthy of note here that basically, physical development is premised on the fact that man is believed to have mastered his environment. He is capable of effecting changes favourable to him by his conquest of unfavourable conditions of such environment.

The types of environment problems particularly in human agglomeration cut across physical, social and economic spheres of human endeavour. From the urban standpoint, ecological approach views man and the environment as interacting in the form of an ecosystem. Certain biological demands such as water, shelter, waste disposal, cultural, political organization and economic systems are placed on nature and man.

Any inadequacies in this requirement will progressively lead to making urban environment deteriorating and consequently lowering the qualities of urban life.

The relevance of the concept of the study of slum areas rested on the notion that in any human environment, there must be an interaction between man and other

living organisms within its surrounding. Man also interacts and shapes the environment which he lives, to achieve a maximum physical, social and economic benefits. It is obvious that any area that occur in disarray from the above parameters are greatly seen to be in a state of environmental deterioration. An example of an urban area in a state of deterioration is Bida core areas which is a part of this research work.

Human societies have taken one form of housing and environmental improvement or the other with the sole aim of improving the quality of man and the livability of human settlements.

3.2 CONCEPT OF URBAN DECAY

Urban decay is a decline or deterioration in all that urbanism stands for. It is as old as the early cities themselves. It represents a state of squalidness and over crowdedness, characterized by discrete structures, poor sanitary conditions, under provision of amenities and the general deterioration for the urban environment.

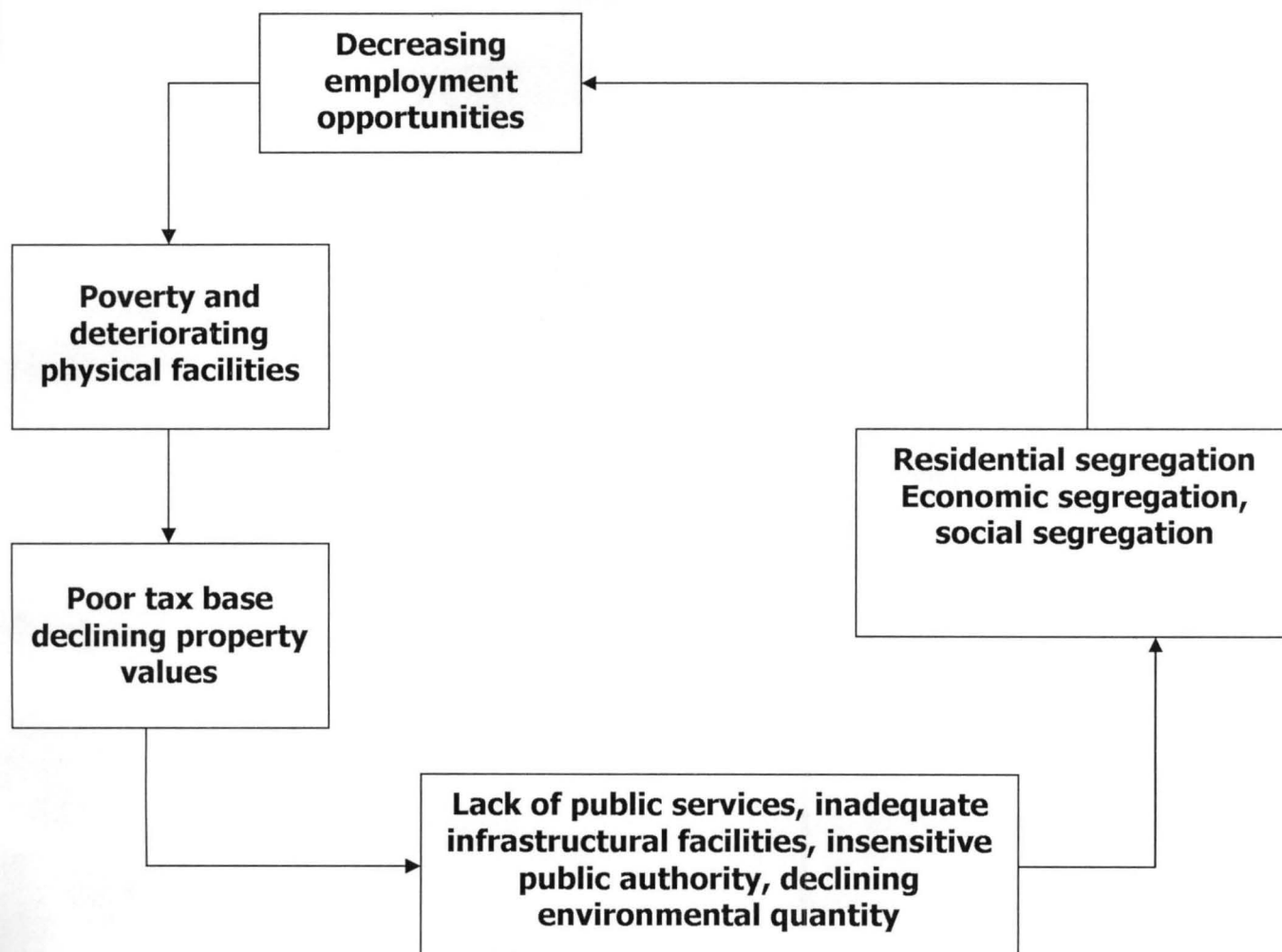


FIG 3.1 SLUM: CIRCULAR CUMULATIVE CESSATION

SOURCE: JINADU, (2004).

This figure shows a kind where the poor find themselves in the 'cul-de-sac' of general development process of the entire urban area and starts with inferior education, out migration of industries, low productivity, low income and decreasing employment opportunities in a given neighbourhood. This leads to economic and social distress, which results in the deterioration of facilities, this further results to poor tax base and property values. As a result of lack of sensitive public authority, there is a

general lack of public services, poor infrastructural facilities to support economic and social development and declining environment quality. All these results into a Slum condition which marks off residential, economic and social segregation within a given city.

3.3 CONCEPT OF SLUM

The central theme of this project rests upon urban renewal strategy as a veritable for curbing urban slum. The study of slum therefore, becomes inevitable so as to lay a foundation of understanding in the cause of this research.

Slum is viewed in relation to its causes and effects as it concerns the urban environment in the forms of urban decay, urban blight and squatter settlements.

Slum development has impact on urban environment. The effects has generated serious concern for both researchers and scholars. Different authors have defined slum in a variety of ways with some considering it in term of dwelling conditions and others relating it to the general environmental conditions.

Slum area can be defined as an area of minimum choice. It is the product of compulsion rather than design, which represents a homogenous collection as far as economic competence is concerned, but a most homogenous aggregation of unhealthy, filthy, crowded and highly susceptible to any epidemic resulting from poor sanitation, environmental neglect, lack of adherence to basic hygiene codes and abject poverty.

United Nations (1970), viewed the above definition with little variation in a bid to explain the concept of degeneration as a group of buildings or an area characterized by over crowding, deterioration, unsanitary conditions or absence of facilities or amenities

such as portable water, drainage system, schools, health facilities, recreational grounds, post offices which because of these conditions or any of these endanger the health, safety or morals of its inhabitants or the entire community.

3.4 SQUATTER SETTLEMENT

One major problem of definition is the separation of slum from a squatter settlement.

Squatter settlement is generally regarded as an unplanned settlement, an informal response by low income people to secure a house in the city outskirts.

Squatter settlement consists of fairly rain shackled constructions scattered haphazardly over patches of ground, which are or have been marginal to the physical development of the city.

The definition of a squatter settlement is much more elusive but that its most acceptable definition rests upon the illegality of the occupation of land, house or both.

3.5 CONCEPT OF URBAN RENEWAL

Urban renewal is an all embracing concept that is American in origin. The idea of urban renewal first came into limelight as a result of public concern for housing deterioration in the United States (US). In the latter years of the depression of the 1930's these arose increasing dissatisfaction with housing conditions in the United States (US) especially in the urban centres. In 1941, both Illinois and New York passed laws on neighbourhood redevelopment. This marked the first official action in the field of urban renewal, although the term itself was not adopted then.

When urban renewal was introduced, it began as a housing programme whose antecedents were instituted in large degree to improve the welfare of the low-income consumers of housing services. But latter developments altered the approach and placed it more comprehensively by giving more consideration to non-residential aspects as well.

Urban renewal concept has now become a major force in urban environmental improvement. There is however no definite and acceptable definition as to what constitute urban renewal. One major thing that is common to all is the base they as the crux of the matter.

Chapin (1979) were of the view that "it is a form of recuperative change in the physical city by which the worn-out or out modeled structures and facilities and in time whole areas are altered or replaced in response to pressure of economic and social change".

Urban renewal incorporates planned intervention in economic regeneration and segments of the city in order to enable it cope more successfully with many problems confronting it.

In a more general term, urban renewal has been described as the gradual re-ordering of land and buildings to meet present day requirements and estimated future uses, it implies a continuous process of planning and rebuilding of towns and cities, sorting out uses that have become mixed in unsatisfactory ways and re-combining them in the new ways. It is the elimination of excessive noises, smell and atmospheric

pollution especially from the residential scene. It is an efforts to change our modes of living to the new needs.

Thus, urban renewal incorporates planned intervention in the economic regeneration and employment provision, as well as the long established pre-occupation with housing and environmental conditions. It should therefore be concerned as a comprehensive activity designed to counter functional obsolescence of the urban as a whole and of the parts and elements of it and to revitalize continually all elements and parts of the urban area. The term is used in a generic sense to encompass all these aspects of interventions.

3.6 APPROACHES TO URBAN RENEWAL

A community, be it rural or urban, is an ecological unit. It grows and in the process become obsolete (due to old age misuse or over use and without regenerative actions, making such parts to decay and fall into disuse. This fact is evident today in our urban areas cities and towns). As new estates and neighbourhood emerge, the old ones exhibit evidence of decay, they become sub-standard commonly referred to as "Slum". The solution to this problem involves much more than the construction of new housing units, it also requires the rehabilitation and redevelopment of some of these existing stock.

Urban renewal is approached in three (3) broad ways, these are:-

- a) Redevelopment
- b) Rehabilitation and
- c) Conservation

3.6.1 REDEVELOPMENT APPROACH

Burns (1963) argued that "redevelopment is taken to mean the process, which involves the clearance of property and the building of new structures according to a definite conceived plan with a lay-out different from that of the area before the redevelopment was undertaken". This involves wholesale acquisition and clearance of the physically worst areas of a town and then rebuild completely as on a green field sites. Critics have dubbed this as the "bull dozer" approach to slum clearance. This usually takes place in slum area which have generally unhealthy conditions with majority of the houses unfit for human habitation, and gross inadequate utilities, facilities and services.

Manzoni (1955) asserted that "the object of redevelopment if it is successful, is to bring an obsolete district to a high standard and this can only be achieved if the whole layout is changed with the provision of new roads, open spaces, proper zoning and all the amenities of a new and to date development. To rebuild a few groups of houses in an already existing slum area will not be justified, the whole area must be new and must look completely different.

Many cities and towns being subjected to this approach partly as re-assurance of complete slum clearance solutions to development problems must vary from place to place and from time to time, but we can learn much from the future by considering scheme of the recent pasts, and trying to understand their ideas, their mistakes and their lessons as well.

For example, it was not until the end of the Second World War that a policy of large-scale comprehensive redevelopment plan was established in Britain. Their development scheme was however limited to war ravaged city centres and other blitzed areas

The 1930s, Leeds (U.K.) became noted for a rigorous clearances project.

In other parts of the world, both developed and developing countries, redevelopment has been and is still being applied in a peace-meal basis. Among these is the redevelopment of Rennes (France), which was badly damaged during the first World War. Others include redevelopment of central areas of Warsaw, Poland in 1945, the Anderson cross district of Glasgow (Scotland) Tel-Aviv (Israel) in 1962, and Central shopping areas of Stockholm (Sweden).

In the Nigeria Context, redevelopment approach has been employed to clear slums in Lagos under the Lagos Slum Clearance Scheme, (L.S.C.S.) by the Lagos Executive Development Board (L.E.D.B) in 1951. The approach was also applied to then squatter settlements of western by-pass of Kaduna town by Kaduna Capital Development Board (KCDB) in 1977. Between 1973 – 1975, the Apongbon area of Lagos Island was cleared of its poor look to make way for over head bridges which the Federal Government (FG) thought would ease the traffic congestion to the Lagos Island Business Centre. Also, in 1984, the then Federal Government of Nigeria embarked upon the mass clearance of what it termed "illegal structures" in the urban areas of the country.

This approach would appear at first sight to be the simplest way to urban improvement. However, there are a number of serious disadvantages especially with regard to traditional walled cities and towns such as the case study of this research (Bida Metropolis). In the context of the walled cities such a scheme could only be financed by a public sector investment. The administrative procedures and compensation assessments can be time consuming and very expensive. The money invested in acquiring the property is tied – up and remain non-revenue earning until the sale or rental of the completed development.

Because of the long and complex tenure system of the traditional walled – cities like Bida, the approach may prove to be politically, culturally and religiously unacceptable at any price to the society and its many component individuals threatened by demolitions and resettlements. This is evident in ordinary government physical development plans such as development control measures and the construction of new internal urban access roads to link the various inner city areas to each other which have come under heavy criticism from the traditional and religious quarters in Bida.

Citizens to be affected by clearance are never involved in the operation and administration, neither are they allowed to freely air their views concerning the idea and implementation of this scheme.

Redevelopment is however, now out of fashion and major justification for this change of approach is the argument that it involves “massive and unacceptable disruption of communities.

3.6.2 REHABILITATION APPROACH

According to the United Nations (1970), rehabilitation connotes "the restoration of an area or buildings (that, are structurally sound, but particularly deteriorating) to their original functions or new ones, and the provision of necessary facilities and services".

Adepoju (1972), referred to it as "physical environment improvement at both the micro and macro levels". He further stressed that the micro level is on individual housing units. In this case, the defective houses are repaired, some are plastered and repainted, windows are added and cleanliness and good sanitation are promoted among households".

At the macro land, the term refers to "the process of neighbourhood revitalization through the removal of the worst houses, the repairing and construction of streets, and the addition of parts and other spaces".

This approach therefore emphasizes the improvement on the state of the environment by rehabilitating blight structures and other facilities and utilities without outright demolition. Buildings are given face lift when blighted and their structural stability improved upon. Facilities and utilities are given such improvements where they are worn out.

This approach therefore accepts the existing buildings, land ownership and infrastructures but only improves them through a range of administrative legal and financial investment policies. It is applicable to areas in which some degree of loss of the original function is making itself seriously felt, or that in which there are conditions

that are likely to cause a deterioration of opportunities for sound economic activity or satisfactory living conditions, or in which buildings, though generally sound structurally, but have been deteriorated because of neglect of maintenance and repairs.

This approach was introduced in 1949 in Britain when it was thought that the funds available for urban renewal could not be sufficient to completely wipe out slums. This was the case with London and Birmingham where without major structural alterations, outdated properties take a new lease of life.

The approach also has its difficulties and particularly so in the congested parts of the traditional walled cities like Bida where much ingenuity and time will have to be spent in achieving the desired goals with much disturbance. Much experienced manpower will be needed to implement any such improvement scheme and to carry out various negotiations with land owners (landlords) and tenants in order to satisfactorily meet the set target.

In addition, the process of improvement of dilapidated structures never ends. In fact, it tends to be evaluative, as more and more buildings need improvement as time rolls by.

However, the advantage of this method far outweighs its disadvantage discussed above. It is selective in that the scheme only affects those most in need and creates a unique opportunity for grassroots public health education. It relies on a system of helping people to help themselves to a healthier and better environment. Furthermore, the approach causes the least physical and social disturbance to the people and is likely

to strength the sense of community, which all too often is destroyed in the process of urbanization.

3.6.3 CONSERVATION

It is defined as the preservation of buildings, monuments, or landmarks in good physical condition due to their historical architectural and aesthetic values.

Conservation applicable to areas generally suited for their function and of sound quality, in which buildings are being kept in good physical condition by means of proper maintenance (including repairs and replacement) and to areas of a great historical, cultural or architectural value. Such areas in Bida Metropolis include Government Reservation Areas (GRA) the Emir's palace and other centres of Art and Crafts such as Brass and Glass works at Masaga area, Gold Smiting and Beads makers.

It consists in general of the protection of the quality of such areas by preventing the occurrence therein of all kinds of conditions that have resulted in deterioration and obsolescence in redevelopment and rehabilitation areas.

3.7 CONCEPT OF URBAN BLIGHT

The term "Urban Blight" is often used interchangeably with slum, but there appear to be differences between the two terms. While slum has both physical and social connotations in a particular social group occupying a discrete housing setting, bight is a somewhat less inclusive term, referring to physical characteristics of urban housing more than to the social characteristics of the occupants of such housing.

Breger (1967) states that "urban blight designates a critical stage in the functional or social depreciation of real property beyond which its existing conditions or

use is unacceptable to the community". The major concern therefore, is the functional depreciation of real property (loss of productivity of the area involved).

Chapin (1972) view blight as "the premature obsolescence and the physical deterioration of large areas; it implies the existence of deficiencies in the quality of structures and their environment ".

The concept of blight can be extended to non residential areas, since they too can experience a lowering of functional attributes and values.

The degree and extent of blight determines the type of action to be applied. Thus different techniques to assess the degree of blightedness are applied in Britain and United States of America. In all cases, some standards are set such as building conditions, housing densities, sanitation, street pattern, general environmental quality and availability of public facilities, utilities services blight within an environment is measured against these standard.

3.8 URBAN RENEWAL PROGRAMMES IN NIGERIA

3.8.1 SLUM CLEARANCE

This involves the removal of the entire fabric of dilapidated structures of a city, which involves road network, buildings and all other infrastructural facilities.

The issue of slum clearance started in Nigeria as early as 1920s, by Lagos Executive Development Board (L.E.D.B) in Lagos metropolis in response to the bubonic plaque that broke out at that time. This was later followed by the pre independent demolition, which resulted in the celebrated Isale-Eko clearance to give the visiting queen of England a pleasing view of the area. The pre independence and immediate post independence clearance in Nigeria were marked by a series of eviction cases in

1980s and this culminated in the large scale Maroko eviction of 1990s where some 300,000 people were forcibly ejected, Jinadu (2004).

Slum clearance has become a peculiar reoccurring situation in the country both in the Northern part and Southern part region. Take for instance the slum clearance at Lugbe in Gariki district of Abuja to pave way for the capital city development and the one at Isiale Ngwa Local Government Area of Imo State as result of alleged illegal occupation.

Slum clearance is usually followed by planning scheme for redevelopment. This usually include provision of basic infrastructures such as roads, refuse collection and disposal sites office blocks, community stores, recreation facilities, children play area, electricity, water supply and so on. In some cases, slum clearance could be the only option available to solve urban delay problems. There are inner areas of the cities that are no longer suitable for the normal allocation, they are health hazard, eye sore and disgrace to humanity, those areas are due for demolition. The residents can thus be relocated or resettled completely on new sites as the case may be.

3.8.2 EFFECT OF SLUM CLEARANCE

Slum clearance has both positive and negative effects on the inhabitants of the affected area.

POSITIVE EFFECTS OF SLUM CLEARANCE

- i) The upgrading of slum dwellers to the status of house owners which is very uncommon in the Nigeria context except that of Maitama Abuja where the residents were relocated to Kubwa. Jinadu (1997)

- ii) The removal of the social stigma of "Never do well" and perpetual urban poor by good re-housing programmes.
- iii) The positive changes that slum dweller experience is to the satisfaction of everybody, if actually adequately resettled.
- iv) The action usually bring the people closer to Government (a sense of belonging) where the programme is successfully executed

NEGATIVE EFFECTS OF SLUM CLEARANCE

- i) The displacement of families is done in an unsatisfactory way.
- ii) There is total loss of the socially encouraging homogeneous status of the slum area.
- iii) There is sometimes the merging together of incompatible elements in the new areas
- iv) There is the social insecurity relating to the uncertainty of the tenure whether temporal or permanent.
- v) There is a complete destruction of economic activities when people are relocated. The nature and bond of buying and selling is broken.

3.9 PROBLEMS ASSOCIATED WITH URBAN RENEWAL IN NIGERIA

Urban renewal in Africa especially in Nigeria still follows the colonial policy of slum clearance to remove the city eyesore. While emphasis has shifted at different time and degree in Europe and America, renewal in Africa can hardly be pinned down to a specific strategy at a point in time. A mixture of all strategies ranging from

rehabilitation and conservation, through redevelopment and to site and services scheme are being employed in most African countries.

The diversity in the use of strategy notwithstanding, urban renewal has generated unresolved dispute between planners and the planned especially over its social and economic consequences, John (1969). Of the different renewal strategies, slum clearance through which people are forcefully evicted and relocated has been the most contending issue over which several reservations have been expressed due to its social and economic consequences. Relocation for instance has not only been regarded as the "biggest mess in urban renewal in the United States, it has also been argued that urban renewal programme have ended up in materially reducing the supply of low-cost housing in American cities." Greer (1965)

CHAPTER FOUR

RESEARCH METHODOLOGY

4.1 INTRODUCTION

For an effective and purposeful research to be conducted, there must be a background philosophy for data collection, analysis and interpretation. This itself is hinged upon the problem of the research at hand and its aim and objectives as well.

4.2 TYPES OF DATA USED

Two main types of data collection methods were used. They are the primary and the secondary.

4.2.1 PRIMARY SOURCES

The following constitutes primary sources of data used in the course of this study.

RECONNAISSANCE SURVEY:

This involves an extensive personal survey and observation of the study area with a view to taking inventory of the existing conditions and assembling of background data on the town. These include the assessment of the physical environmental condition as they relate to slum, road network, drainage system, refuse collection and disposal system, electricity supply, water supply and sanitation of the general environment with a view to relating these as they combine to form the environment. A much more detailed survey was carried out on a selected area of the town and a design proposal drawn to achieve the aim.

QUESTIONNAIRE ADMINISTRATION:

Four categories of questionnaires were used to obtain data here. This has further helped in getting divergent information from different but related sources in the study area. These are:

a. Compound Head Questionnaire:

To obtain spatial variation of the physical environmental problems of the town, 20% of the total questionnaires (280) were administered on only compound heads scattered around the town. The compound heads were then interviewed on sensitive physical environmental issues that bother the town such as number of households, in each compound, the number of people in each household. In a compound, the problems they encounter, their priorities for improvements. 58 questionnaires were administered here.

b. Household Heads:

These were specifically designed for only the heads of each household comprising of 20% of the 280 questionnaires systematically sampled. Interviews were also granted to obtain more information and clarifications from them as well. Information sought here include population characteristics, housing conditions, socio-cultural configurations, health and water related issue etc.

c. Resident of the town

The residents who constitute quite a volume of population were also administered with questionnaires at random scale taking into consideration the length

and breadth of the town. About 50% (140) of the total questionnaires were distributed here to get diverse views of the populate. General physical environment conditions were sought from them and other related information which helped in no small measure in the course of this research.

d. Stakeholders in the town

The fourth (4th) category of people sampled through the use of questionnaires are 'stakeholders' in the issue of urban renewal and related physical activities. These people include the local town planning authority office, Ministry of works. Area office, Bida, practicing Estate Surveyors and Valuers, Quantity surveyors, Builders and Architects etc. This category of people helped in no small measure in information supplies and influenced the out come of this research due to their practical presence on ground coupled with their background professional knowledge and expertise. Maps and other field documents and information were obtained from them. They got 10% (29) of the questionnaires.

4.2.2 Secondary sources of data

- a. Textbooks
- b. Journals
- c. Magazines
- d. Newspaper
- e. Seminar papers
- f. Lecture notes
- g. National Population Commission office, Bida

h. Master Plan of Bida etc.

4.3 ANALYSIS OF DATA

Date collected for the purpose of this study were analyzed in two ways, namely;

a. Manual: This includes the distribution and collection of questionnaires, and analyzing them in terms of the total number administered to the respondents as well as the number that were returned.

b. Computer: The use of computers for drawing up questionnaires in their various formats and conversion of this information into tables, graphs and visual displays etc.

CHAPTER FIVE

PRESENTATION AND DISCUSSION OF RESULTS

5.1 ANALYSIS OF THE EXISTING PHYSICAL ENVIRONMENT

The walled city is made up eighteen main wards (Fig. 5.1). The wards have essentially the same characteristics and development process.

Existing Land Use Pattern

Out of the total area of 784.40 hectares occupied by the walled city, the bulk (617.23 hectares) is under residential land use which amounts to 78.68% of the total area. This is at the expense of commercial land use with an area of 13.47 hectares, public/semi-public 15.90 hectares and vacant/agricultural land use occupying about 137.80 hectares (17.56%).

Two reasons could be due to this. First, deliberate siting of public/semi public facilities outside the city wall accounts for high percentage residential area coverage. Second, the land tenure system may not permit public authorities to take over land for other uses other than residential use. Therefore, there is the need for balance in order to make the residential area more functional and livable for the people.

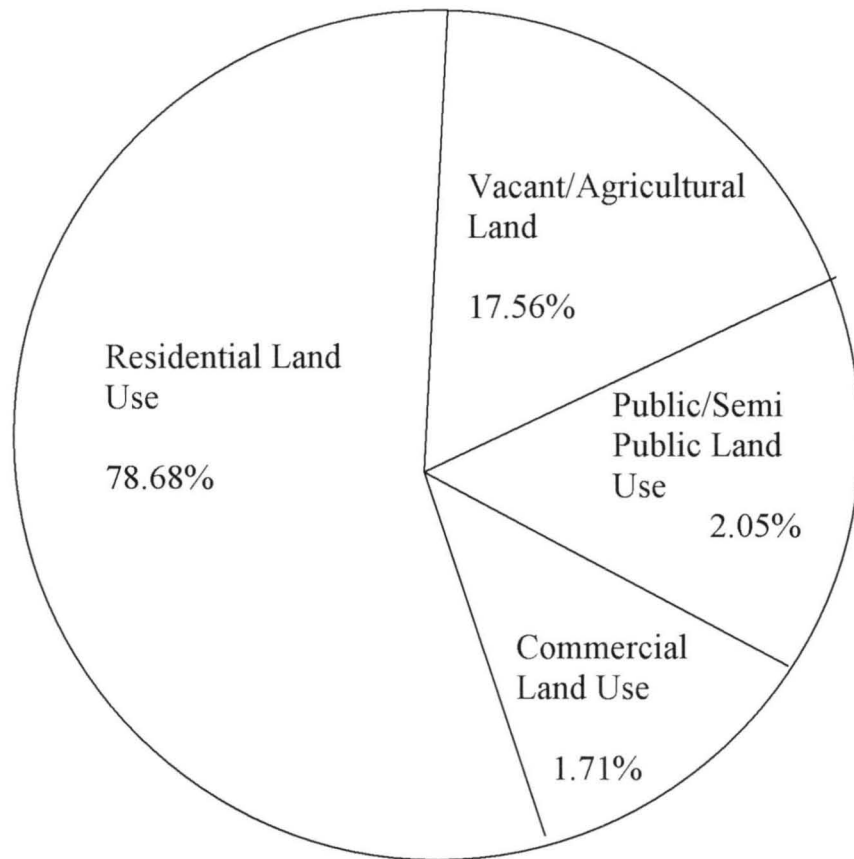


Fig. 5.1 A pie chart showing the various Land Uses in Bida Town.

Source: Town Planning Office, Bida Local Government Area, (2007)

Fig. 5.2 *Showing the Main Wards in Bida*

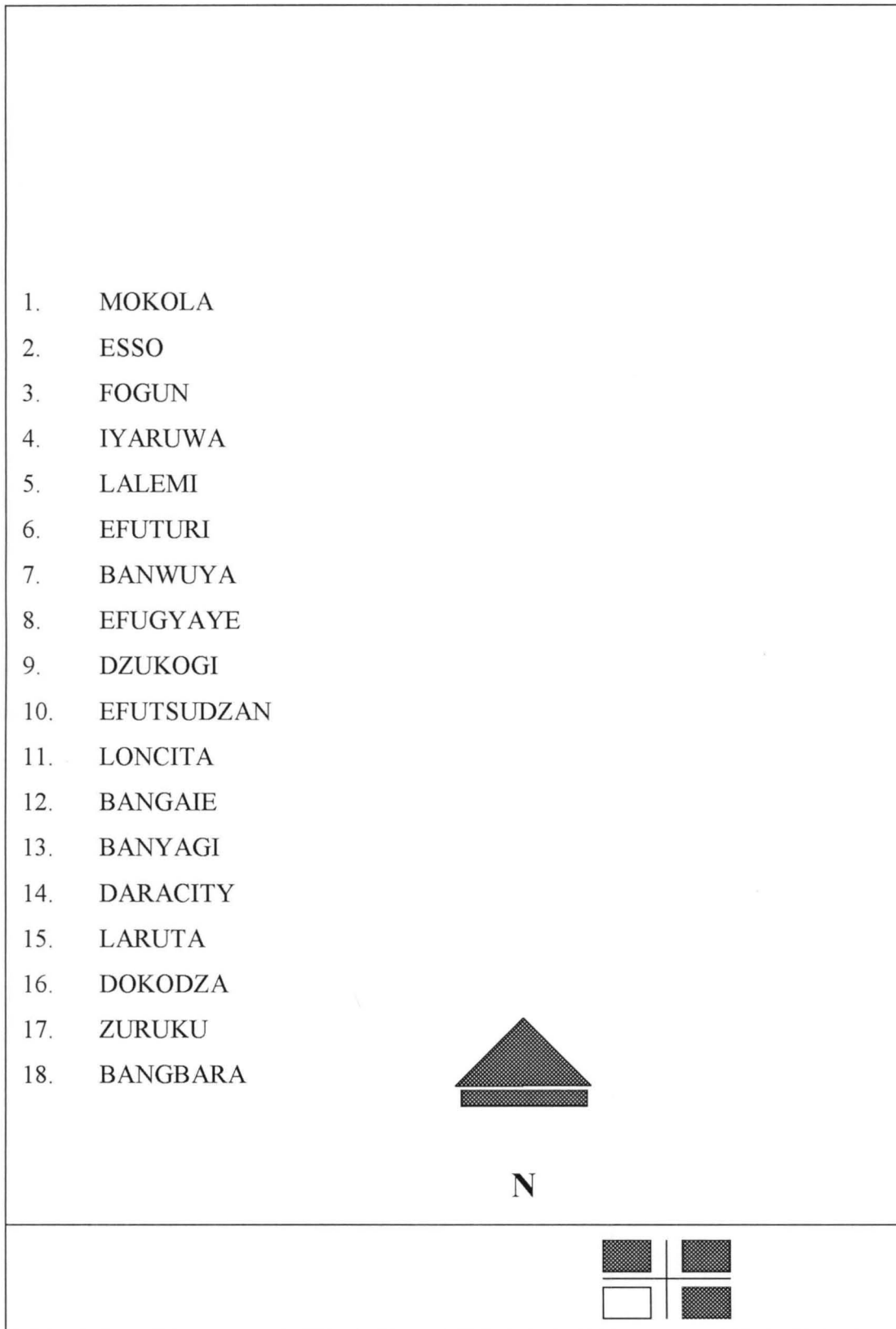


Table 5.1 General Land Use at Bida

Land use	Area in Ha	% Coverage
Residential	617.23	76.68
Commercial	13.47	1.71
Public/Semi Public	15.90	2.05
Vacant/Agric. Land	137.80	17.56

Source: Town Planning Office, Bida Local Government Area,

5.1.1 Residential Land Use

These are mostly Nupe compound type of houses which have been in existence for quite a long time. It is predominantly old and traditionally designed and built. Mud and cement plastered mud houses with corrugated iron sheets are common. Traces of thatch roof could also be found. Many of these houses lack the requirements for adequate ventilation.

However, some of these are gradually giving way to more modern houses with concrete materials especially along the major roads. Infilling of vacant pockets of land is through the approval based on minimum standards required for the development.

The spatial organisation of the houses creates a continuous mass of structures with winding alley-ways, which form the circulation channels and drainage routes. Land development is randomly undertaken without any site layout to achieve orderly development, even at the periphery.

5.1.2 Commercial Land Use

The commercial land use of the walled city is characterized by a system of nuclei and ribbon-like commercial networks extending from these centres in various directions, along major roads. The centres include the big market Dzukoko, Dzuko-Etsu Umaru, Dzuko-Masaba and other smaller hierarchy of ward (Efu) level markets. Not only do these portray a lot of open-air commercial activities (Plate I), there are also shops. The markets are of daily schedules and closes at night. Free hawking of goods in the open is common in these markets. Such markets are also centres of careless refuse disposal. Lack of basic facilities and services within the market further worsen the situation.



PLATE I: Open Air Commercial Activities

5.1.3 Educational Land Use

Quite a number of educational land uses (primary, secondary and tertiary institutions) are found in the town. The public primary schools are predominantly found in the inner cores of the town while the private ones and all secondary and tertiary institutions of learning are found outside the walled city.

5.1.4 Recreational Land Use

Land use with regard to recreation is nearly non-existent in Bida town. There are however some recreational centres in some of these public and private schools while a stadium and Dokodza parks and gardens (Bazaar) remains the only public controlled open spaces in Bida. This is grossly inadequate to effectively and adequately serve the entire Bida population.

5.1.5 Industrial Land Use

Defined industrial land uses are lacking. Mixed uses with residential are however predominant. These include numerous crafts, silver and gold smithing centres, etc. Others include brasswork and blacksmithing which are mostly locally operated and old-fashioned.

5.1.6 Transportation

Accessibility to many areas in the city is very difficult, and in some cases, almost impossible by vehicles. The existing roads are narrow with poor alignment. Some of the roads have however been rehabilitated by the State Government in 2004 and 2007. The manner vehicles are parked along the roads often lead to traffic congestion (Plate II).

5.2 ENVIRONMENTAL QUALITY

5.2.1 Burrow Pits

The existence of numerous burrow pits which constitute both solid and liquid waste disposal sites serve as breeding grounds for mosquitoes and other water borne diseases (Plate III). About 20 of such burrow pits exists within the walled city.



PLATE II: Road Congestion



PLATE III: Burrow pits used as solid and liquid wastes disposal sites in Bida

5.2.2 Solid Waste Disposal System

Refuse is largely disposed haphazardly by open ground dumping method. Refuse heaps of varying magnitude are found on public lands such as in market places (Plate IV), road sides and in open drainage. The refuse is of different materials ranging from polythene, cans and packaging items. There is largely inadequate organised form of refuse disposal. Those that are provided are not adequately maintained. Such dumps become health hazards especially during the rainy season.

This trend is not particularly healthy especially in the more congested areas of the city where such refuse have been known elsewhere to cause diseases outbreak

such as cholera, diarrhea, malaria fever and so on. Moreover, they serve as sources of air pollution especially when burning the items which also smell a lot. Sites of such dumps are visually and physically unpleasant.

5.2.3 Sewage Disposal

The most commonly used sewage disposal system is the pit latrine. Almost every compound in the walled city uses pit latrine due to the shortage of pipe-borne water for the septic tank system of disposal. These are sometimes sited close to kitchens or the open wells (Plate V).

Seepage of latrine wastes into such wells becomes a very high probability. This constitutes a health hazard in form of gastro-intestinal diseases to poor locational considerations in many cases. Use of pit latrines especially on barefoot can lead to disease.



Plate IV: Unmaintained Public Refuse Facility in Bida



Plate V: Toilet in Close Proximity to a well water source

Is a major source of contact with hookworm. The use of water system (septic tanks and soakaways) is still very limited.

Due to high demand on the toilet facilities and non-availability in some compounds, pressure often makes people to adopt alternative sources which includes defecation in quiet corners, nearby bushes, streams, undeveloped plots and even buildings not yet completed. All these do not only give bad image of the city but also constitute health hazards.

5.2.4 Storm Water and Roadside Drainage

In some instances, erosion impact on the drainage channels has produced gullies within the city. With the exception of the north-south and west-east roads that cut across the heart of the city, most of the roads and streets lacks drainage lines often leading to water-logging. The roadside drainage lines where provided are open drains simply dug out without concreting of their walls.

Many of the open drains for roadsides are also used as drainage for domestic wastes. Open as they are, all sorts of refuse and sand easily drift into them, get them blocked to the brim leading to overflow of water and other lighter affluent into the streets especially during the raining season. This does not only constitute an unsightly phenomenon but it also leads to fast deterioration of the roads. The consequent stagnation of water promotes all sorts of disease vectors and very bad odour, while also constituting visual degeneration.

5.3 Facilities/Utilities and Services

5.3.1 Health Facilities

Presently, there are Federal Medical Centre (FMC), one state Government General Hospital and six local government dispensaries fully owned and operated by the government. Comparatively, the town is very well served with health facilities, with the addition of over 13 other private clinics.

5.3.2 Educational Facilities

The walled city has a number of primary schools and numerous in-house Quranic schools. Other primary, secondary and tertiary institutions located outside the city wall serves the city population as well.

5.3.3 Transportation Services

Pedestrian traffic is relatively very high judging from the numerous criss-crossing of footpaths as against motorable roads. There is actually no separation of vehicular traffic from cyclists and pedestrians, hence a lot of conflicting use of the few motorable roads. There is no proper system of road hierarchy within the city.

5.3.4 Socio-Cultural Facilities

There is a general shortage of socio-cultural facilities except religious facilities. There exist numerous smaller mosques and three Central Mosques near the ruling houses. Churches, though fewer, could also be found. Apart from sports fields wholly owned by primary schools, there are hardly any sport and recreational facilities for the general public except the township stadium and Dokodza parks and gardens.

Other services include prison services, Nigerian Police Station and two Postal Agency offices.

5.3.5 Electricity Supply

Electricity is supplied to Bida by Power Holding Company of Nigeria (PHCN) via a direct 133 KVA connection to the National grid through Kainji. The sub-station along Zungeru Road transform down 11,000 volts for distribution. The electricity line follow

major roads and streets in the city. However, not all houses have electricity but it is available for whosoever wants it connected.

There is no problem of supply except that the nature of laying over head cables leave much to be desired. The absence of street lights makes the area completely dark & dull.

5.3.6 Water Supply

Water is supplied from three major sources; from wells, rivers/streams and pipe-borne water supplied by Niger State Water Board. The quantity supplied from wells and rivers is difficult to determine, however, irregular supply through pipe-borne water could account for the use of these alternative sources. There are instances where public taps provided are completely out of use (Plate VI). Use of other sources of water supply could therefore constitute a health hazard. Water boreholes are now commonly used by both public and private.

5.3.7 Telecommunication

There exist a complete town wide distribution system. Though Nigerian Telecommunications PLC is willing to connect telephone service to any household, however, most house holds connections are yet to be made due to the inefficiency of the service today. The outcome of Global Systems on Mobile Communication (GSM) has in no small measure made communication more accessible and yet more common in Bida.

5.4 Housing Conditions

5.4.1 Residential Density

Most of the residents of the walled city (Banin Bida) are indigenous. It is a city where there is a tradition of living in tight packed compounds often with extended families. A high percentage of the buildings formed within the city are of traditional type and above 90% of these are occupied by extended families. The net residential density is 216 persons per hectare. Survey has however revealed a high room occupancy rates. An average of more than 2 persons per room is very common. However, the houses later built in the outskirts of the city walls have much more lower occupancy rates, spacious and has better ventilation.

5.4.2 Housing Types

There are two house types in Bida walled city (Banin Bida): semi-detached and compound types. The compound type involves the grouping of more than two housing units into a single compound. The current trend is towards the mixing of both traditional and modern houses within the same compound. Traditional compound type, however, predominates.



Plate VI: Closed Public Tap

5.4.3 Dilapidated Structures

Causes of these are identified as old age, especially when viewed in relation to the materials (mud) used for building them. Other reasons are lack of maintenance,

environmental factors such as moisture, temperature and solar radiation. The use to which such buildings are put also affect them.

Building designed as residential, are commonly used for small scale industrial enterprises such as bakery, pepper/corn grinding, etc. Here, vibrations from machines cause both abrupt settlement in the buildings as well as causing major cracks in them. Obnoxious gases emitted from these machines also cause flaking of points from the walls, thus resulting in blight.

In the design and actual construction, proper levels of foundations are not determined by experts. The result is that many land owners simply dig a manageable depth where weak concrete is poured as foundation and this later result in major cracks and substandard building.

5.4.4 House Construction

The most common material for building houses is mud i.e. mud walls, the majority of which are plastered with cement. Mud is excavated from the nearest burrow pit and transported to the construction site. Roofs are made from metal sheets. Few houses are built of concrete blocks and relatively few have thatched roofs within the walled city. However, most houses outside the walled city are constructed mainly of blocks and look more modern.

5.4.5 Housing Environment and Amenities

The level of environmental sanitation is generally low. There is inadequate system of waste disposal. Pits, from which much was taken for building houses, are dug behind the compounds (see Plate III).

The basic amenities in the compounds include pit latrines, water taps or surface wells and kitchens. Some modern houses contain additional amenities such as shower or bathrooms, tap water, electricity and in very few cases telephones. The advent of GSM has however added to the number and quality of telecommunications in Bida.

5.5 Spatial Distribution of Blight in Bida

The basis of urban environmental problems particularly residential quality depends on the factors that manifest it. One type of factor dealing with the degradation of quality of urban life considers the natural elements that provides inputs to the lives of urban dwellers, whereas the other focuses on the human resources and their ramifications.

However, within the context of this research, the physical manifestations that brought about this varied problems are examined. The wards served as the basis for determining the extent of blight.

Six physical environmental variables were identified on the field to be the most serious problems of the study area. Based on these, the sampled compound heads of the respective wards were interviewed to ascertain their priorities for improvements in addition to the personal observations of the researcher (Table 5.2).

Table 5.2 Priorities for Bida Town Improvements

S/N	Variables	No. of Respondents	Percentages (%)
1	Building condition	120	24.80
2	Facilities, Utilities and Service	96	19.70
3	Sanitation	80	16.44
4	Road Condition	71	14.66
5	Drainage Condition	67	13.80
6	Maintenance	52	10.60
	Total	486	100.00%

Source: Field Survey, 2007

Weights are attached to these physical environmental priorities. The maximum weight any variable can attain no matter how important is 5 while the minimum is 1 as show in Table 4.3 below:

Table 5.3 Physical Environmental Priorities for renewal and their corresponding weights.

S/N	Variable	Weight Attached
1	Building condition	5.0
2	Facilities, utilities and services	4.5
3	Sanitation	4.0
4	Road Condition	3.0
5	Drainage condition	2.1
6	Maintenance	1.0

Source: Field survey 2007

From field survey, it becomes pertinent to identify these wards based on their degree or level of deterioration and renewal which are grouped into 3. The first being the wards requiring major improvements, the second, moderate improvements and the third, minor improvements.

Table 5.4 Grouping of the various wards in the order of their degree of deterioration.

S/N	Major Improvements Wards (Efuzhi)	Moderate improvements wards (Efuzhi)	Minor improvements wards (Efuzhi)
1	Esso	Laruta	Bangbara
2	Fogun	Efugyaye	Bangaie
3	Efuturi	Darachita	Banyagi
4	Efutsudzan	Dokodza	Zuruku
5	Mokwala	Iyaruwa	
6	Lalemi	Lonchita	
7	Dzukogi		
8	Banwuya		

Source: Field survey, 2007

5.6 AREA IMPROVEMENT DESIGN PROPOSAL

To demonstrate the applicability of the general improvement proposals, a design proposal for the improvement of a ward 'Bangbara' is being undertaken. It comprises nearly 134.4ha and is bounded by the city wall in the south, Eyagi Road in the East, Laruta ad Daracita wards in the North and Zuruku ward in the West.

The Area was known to be subject to particularly poor conditions of accessibility, drainage and environmental sanitation due to its physical characteristics. A further

factor in its selection was that it had been one of earliest development dating back to the pre- Fulani jihad. Moreover, over fifty percent of secondary and tertiary institutions in Bida are sited immediately outside this part of the walled city, hence significant number of staff and their families and students resides here in order to commute within shortest time. Increasing population of these institutions could mean more demand for off-campus accommodation within the area. More importantly, it is an opportunity to control the haphazard in filling of the existing open spaces.

These above notwithstanding, the design proposals presented here could be more or less adopted for other wards within the walled city.

Physical and social conditions in the area were examined in detail in surveys carried out during the field survey, 2007.

5.6.1 Access, Circulation and Transportation:

Existing Access and Road Condition: Bangbara is linked to the core area of the ward by four tarred roads. These are Aliyu Makama road (polytechnic road), Government College road, Hajiya Lolo road and Eyagi roads. The rest of the area is penetrated by earth alleys and footpaths. There is no regular pattern of streets, but the whole area is crisscrossed by trades in all directions made by the local people.

With the exception of the tarred roads, the streets are narrow and could hardly accommodate two motor vehicles simultaneously. Road hierarchy is virtually non-existing. In addition, the general lack of artificial drainage lines and regular maintenance along some of these roads and street worsen the situation. Erosion also has its impact during the rainy season with resultant gradual wearing of the tarred

surfaces and creation of pot holes along streets and paths. Many drains provided do not work because of lack of maintenance. The government college road and Aliyu Makama roads (polytechnic road) have however been rehabilitated.

Both problems lead to unpleasant conditions, breeding of mosquitoes and inconveniences to pedestrian and vehicular traffic.

These two issues (Access and drainage) are critical because so many other aspects of physical improvement depend on them. Solid waste collection, drainage, commercial services and security are all dependent to some degree on access. Sullage, local and lateral drainage, and to some extent access, depend on efficient rain drainage. Localized drainage problems caused by sullage and local storm discharge do exist and can be solved on a local basis.

5.6.2 Traffic Characteristics and Composition: In order to assess the traffic around Bangbara, a traffic survey was conducted at specific points along the roads and streets. Tarrred roads attracts more traffic with commercial motorcycles, followed by private motorcycles, this is closely followed by private vehicles, commercial vehicles and bicycles.

In view of this significant volume of traffic and its increasing tendency, access ad conditions should be improved to contain the traffic volume particularly the Hajiya Lolo road. There is also the need to construct new access ways. But in doing so, minimal demolition should be a guiding principle.

5.6.3 Facilities, Utilities and Services:

Information were collected on the existing levels of facilities, utilities and services. The spatial distribution of these items are shown below.

Water supply: In Bangbara, the main sources of water supply are wells, used by 60% of the households.

Borehole water ranked second accounting for about 25%. There is however insignificant number of households using the public tap water which has now become virtually non-existing. Those using the river water and those provided by water tanks are also in a very few minority.

The bulk of water sources within Bangbara area is adjusted to be from good sources which accounts for about 85% of available water for consumption are from a good distance into the soil. The river and tank lorries sources are usually less good and are majorly used for washing of clothes, kitchen utensils and on construction sites.

The bulk of the area is therefore not served with proper public water supply network. In addition to this, only seven (7) public taps exists in the area which is grossly inadequate. The problem is therefore to ensure the availability of pipe-borne water to the residents via public and private connection to ensure area efficiency. Though, there are 9 public boreholes supplied by political office holders and their respective parties in the area under study.

5.6.4 Toilet Facilities: About 87.4 of the households had no toilet facilities in their compounds at all (these are mostly commercial shops along the access roads).

The main type of toilet used in this area is the pit latrine (76.3). only 23.7 of households had the use of a fully connected flush water closet. No bucket latrines at all were recorded in the survey (Fig 6.6b).

According to the households, the mean life of a pit latrine is five (5) years. When full, the usual practice of sewage disposal is either to seal the top of full pit latrine (29.5%). Use of septic tank (23.7%) is at times applied in disposing off sewage (Fig 6.6d).

The existing pit latrines causes nuisance and health hazards, within compounds and to the surrounding area, by smell, flies and mosquitoes.

5.6.5 Bathroom and Kitchen Facilities: The proportion of households without bathroom is relatively small (7.8%) compared to those with it (92.2%).

All the households have kitchen, which varies from open space type (18. 1%) to room type (81.9%).

5.6.6 Refuse Disposal: The method of rubbish disposal used by the compounds in the household survey has shown that the majority or respondents (89.2%) use open refuse dumping method. 7.5% and 3.3% use dustbin and burning methods respectively.

There is however no collection service and network.

5.6.7 Source Of Light: The main sources of light identified in the area during the survey include public electricity, use of generator, rechargeable lamps and local/bush lamps. About 98% of the households use electricity while a relatively small proportion

(2%) uses electric generators. A vast majority however uses the bush/local lamps as alternative to public supply of electricity.

5.6.8 Street Lighting: The only ones are those on the public electric poles with about 150m distance from each other and have not been in use since 1979. Street light can serve as security particularly in areas where people congregate at night.

Lighting should be designed for the benefit of pedestrians rather than motor traffic for which a much higher lighting level is needed.

5.6.9 Post And Telecommunication: The areas have no postal agency. It depends on the one provided for the whole town located in the central area of the walled city i.e. beside Usman Zakki's Palace and the new one located along BCC road. The public telephone lines (analogue) provided by the government is virtually non-functioning and this has also rendered the few public phone boots useless to the community. However, the new global satellite (G.S.M) has in no small measure contributed to alleviating the communication barrier suffered by the residents.

5.6.10 Police Post: The other being the only 1 police out-post (G.R.A) exists in the area. A and B divisions located far away from the area under study.

5.6.11 Education And Health Facility: There exist 3 public primary schools and 2 private ones while no secondary school falls under this area. There is also 1 dispensary in this area.

5.6.12 Recreation: There exist no organized recreational sites within the area, except the 2 open football fields owned and used by 2 of the 3 public primary schools.

5.7 COMPOUND (HOUSING) CONDITIONS:

The compound type of house is the most dominant.(67.9%) of this type. Flats and story buildings constitute 28.8% and 3.3% respectively (fig. 6.10).

5.7.1 Wall and Roofing materials:

The wall categories are mud, mud with cement plaster, concrete and those for the roof include thatch, metal sheet/zinc, concrete and others. 14.7% of the compounds are built of mud, 54.2% mud with cement plaster and 31.1% with cement blocks (Fig.6.10d). Only 4.1% of the roofing materials is asbestors. 3.9% and 5.2% are concrete and thatch respectively. The most widely used roofing material is metal sheet/zinc, which account for 86.8%.

5.7.2 Maintenance Work: About 76.9% of the households indicated that maintenance is needed in their compounds their were further asked whether the buildings were in good condition or not

By recording the amount of maintenance required. About 23. 1% of the compounds are in good condition, while about 9.8 and 36.1% needed very little and moderate maintenance respectively. 31.0% however, required extensive maintenance. Almost all the households (98.1%) indicated their sources of finance for house maintenance is through income from various occupational pattern.

5.7.3 Socio-Economic characteristics:

Land Acquisition: Land acquisition in the ward is predominantly through inheritance (79.7%). Some number of house holds (14.1%) purchased the land and very few (6.2%) acquired the land through gift. These are indeed characteristics features of a traditional setting.

5.7.4 Choice of Locality: Though ownership of land predominate in the choice of the ward, closely followed a proximity of the area to the work place, which is also significant. Choice of the ward via relative/ethnic group is relatively insignificant.

5.7.5 Building permission: Most of the households built their houses without permission and only about a handful obtained permission from the Local Planning Authority and non from the ward head.

5.7.6 Type of tenure: Nearly all of the households own the houses in which they live in while only a handful live as tenants and are mostly commercial shops although another insignificant few live as neither house owners nor tenants.

5.7.7 Household type: A large proportion of houses are of the extended family household comprising of other members of the family while the nuclear family households are also sparsely scattered within the area. The former constitute a large number of people ranging from 14 – 40 while the latter has between 4 – 6 persons.

5.7.8 Marital status: About 30% of the total population of people in this area are married people while 60% are still single. Another 10% belongs to either the group of divorces or widow. 20% of married people practice polygamy.

5.7.9 Opinion on rent: Majority of the respondents are of the view that the rent is generally too low. Only a handful viewed it as moderate with an insignificant few who view it as too high.

5.7.10 Occupation: Only $\frac{1}{4}$ of the population are publicly or privately employed with the remaining $\frac{3}{4}$ as unemployed, the remaining bulk of unemployed rely heavily on the employed for living.

5.7.11 Mode of transport to work place: The bulk of people in this area (predominantly students) walk to their respective schools (primary, secondary and tertiary) and a small proportion of the remaining goes by commercial motorcycle while the remaining few does so by their private vehicles, motorbikes and bicycle.

CHAPTER SIX

SUMMARY, CONCLUSION AND RECOMMENDATIONS

6.1 PHYSICAL PLANNING PROPOSALS

For any proposal aimed at alleviating the physical conditions of study areas to be successful, it must take into cognizance the peculiar historical and locational characteristics of the areas as well as the nature and the extent of their physical planning problems.

Based on the findings in chapter 4, the greatest long term benefit to the greatest number of people will come through a policy and programme of rehabilitation and conservation rather than wholesale redevelopment. These two activities does not lead to a total destruction of the housing environment and disruption of the existing pattern and social organization. It lead to less economic and socio-cultural loss to the people compared to redevelopment. Also, the activities will enable most of the people to retain their houses and the housing environment they have lived for decades.

However, the action closest to redevelopment that will be proposed is in respect of the creation of certain public uses such as organized spaces, parking areas and the construction of access roads and drains. Also within the context of this is the demolition of worst structures, which are beyond repair.

6.2 PROPOSALS

6.2.1 PRESERVATION OF URBAN DESIGN ELEMENTS

It is proposed that urban design elements which include city wall and gates, the mosques, palace and markets developed from the indigenous planning principle of

community survival and security and later of expressive leadership power and wealth should be preserved as historic urban design elements through legislation prohibiting further destruction of such elements. The undestroyed parts of the city wall should be protected and further development prohibited by leaving a green belt around the city wall.

6.2.2 Burrow pits

It is proposed that all burrow pits within the indigenous city should be filled-up with laterite and converted to other uses. Further excavation within the city should be prohibited. These pits can be used as green areas and recreational grounds.

6.2.3 Access Roads and Drains

There should be the widening and asphalt surfacing of the laterite road network and where there is none, a road network should be designed with respect to the existing layout. On all roads, adequate provision should be made for pedestrians and as we are dealing with an already built up area, parking should be off-street so as not to obstruct the passage of traffic. It is proposed that the right of way (R.O.W) should be 5 metre minimum.

Roadside drainage should be constructed along all roads and streets. These drains could be open or covered, concrete or non-concrete. In the high density activity centres, the drains should be concrete covered. The discharge of water into open drains are particularly favoured in Bida because of the various slopes that tend towards various water courses – the Landzu, Chicen and Mussa rivers.

In constructing additional drainage lines, certain standards have to be ensured considering the existing situation. The side of the drain nearer to the road should be upraised to prevent vehicles crossing over which has been a major cause of blockage.

In linking the house drainage with the street drainage adequate care should be taken to ensure that all forms of affluent waste from households are retained within the house, Hence, a narrow pipe of not more than 8cm diameter is proposed while a strong wire mesh has to be integrated at the inner points of departure from house if open drains lead directly from the house. This can be done by encouraging the residents to use either concrete blocks of pipes or pre-cast concrete in channeling the waste water.

Prior to the actual construction of adequate concrete drains, for all the roads and major footpaths, certain design modifications need to be made on minor and non-concrete drainage channels to make them more capable of handling both peak flood flows and low volume flows as well as increase their velocity the drains should be such that they are directed towards the rivers where they will flow at self cleansing rate to the main River Gbako.

Effort should be made to check gullying along storm water drainage ways. It is therefore proposed that where such occur, open concrete drains should be provided.

6.2.4 Refuse Collection and Disposal:

It is proposed that the present system of open refuse dumping and others in the burrow pits should be discourages and such sites reclaimed for other uses. An organized system of refuse collection and disposal should be established for efficient

refuse management. In view of this and considering the nature of the area, an efficient refuse collection method is proposed (fig.5.3). Oil drums should be placed at least 50m interval into which the residents dump their refuse (stage 1). Since most of the areas will not be accessible to collection vehicles, labourers of the public health or sanitation unit of the local council will go round at specified intervals and empty the refuse into drums carried on handcarts (stage 2) and then transfer it to vehicle collection points (stage 3) from where it is emptied into collection vehicle at specific intervals depending on the volume of the refuse (stage 4). Thus, collection points are proposed at a radius of 200m which on the average will be about 6 minutes walking time to such a point.

For refuse disposal, the sanitary landfill is proposed for use in Bida. The large burrow pits scattered around the urban area should be used for such purposes.

6.25 Other facilities

Health: It is proposed that the Local Authority should upgrade the existing dispensaries to the status of a clinic and provide new ones at strategic locations to meet the demand for ever-growing population.

This will go a long way in reducing the hardship suffered by residence, particularly women as a result of the absence of such services.

Public toilets should be provided to stop people from defecating anywhere. Their location should be as close to the main activity areas as possible for easy access.

Such toilets should be provided at a standard of 1 (water closet) per 150 customers/patrons. A design of proposed modest public toilet is shown in Fig. 5.4. In future, such toilets should be extended to residential areas. Such places should be

locked at night to prevent unusual defecation in the premises. Alternatively, it should be fenced.

The amount of money to be determined by the authorities could be charged for the use of such convenience, this money is to be used in its general up keep in terms of settling light and water bills and wages to the caretakers of such places.

It is proposed that bus stop shades should be constructed at strategic points especially junctions and activity centres. This will reduce the hardship of waiting for transport and act as a cover during intense sunshine and rainfall.

There is also the need to create some "breathing spaces" within the areas. This can be done by utilizing the existing incidental open spaces. Alternatively, where land is not available as in the more congested areas, it is proposed that the Local Council in conjunction with the local planning authority should issue a notice stopping the maintenance of house with serious structural problems. After sometime, such house will become inhabitable during which the affected residents should be duly compensated and the site cleared. In this way, land will be available even for other public uses such as parking spaces. Moreso, burrow pits are found even within these congested areas which can be filled and converted to these green areas for leisure.

6.2.6 Housing Environment and Amenities

It is proposed that housing improvement should be the sole responsibility of the residents because direct physical action in people's houses by government/philanthropic institutions may not be feasible. Being unaware of the magnitude of their housing and environmental problems probably due to lack of education, it is therefore proposed that

residents should be mobilized for self-action. For instance, the unkept latrines and bathrooms of most houses, and the indiscriminate disposal of refuse in front of houses and at their rear or streams, are defects that the residents themselves can remove through their own efforts.

Thus, residence may be enlightened to improve the ventilation in their rooms, sanitary quality of their toilets and kitchen and the general use of space in the interior of the house. For example, the danger of having a pit latrine near a well or a kitchen should be emphasized. In such cases, walls should be scaled up and another provided if need be with a minimum of 30m away from the toilet/kitchen. It is proposed that pit latrines should be gradually phased out over a very long period. The need to be gradual about this motive arises from the fact that pit latrines are cheap to construct technically and economically. Moreover, with adequate measure taken, they need not be unhygienic. Hence, it is proposed that while they are used, pit latrines are improved to meet the health and sanitary standards.

Therefore, all pit latrines are required to possess an adequate lid to cover the pit and prevent all form of unbearable odour arising from them (Fig. 5.5). Moreover, a 5cm bituminous roofing felt with an overhang of about 30cm which prevent any maggot from climbing to the mouth of the pit should be fitted just below the present concrete cover on which lid rests.

Other forms of improvement include a ventilation pipe leading out into open air with screen to reduce the nauseating steam from include the the pit at each opening. Furthermore, instead of the present practice of changing the pit on filling up with little

consideration of side effects (e.g. due to the position of well), in future, water seal should be fitted to the pit and connected to a displaced soakaway. Alternatively, a vacuum vehicle should be used to empty the filled up pit. Also, For future development of pit latrines, it is proposed that double – vault composting latrine should be encouraged (fig). 5.6).

6.2.7 Planning Standards

Planning standards for land development should be revised to reflect the peoples socio-cultural backgrounds, their economic status and the level of building technology. The standards should be flexible enough as to allow people to design and build what they want as long as they have satisfied certain technical standards such as proper ventilation, set back, building height and orientation among others. Efforts should also be geared towards promoting use of local materials and traditional building technique.

6.2.8 Development control

It is proposed that the practice whereby land development precede plan approval as evidently practiced in Bida should be discouraged through legislation prohibiting such practice. Residents should be made to be aware of the implication of such practice through participation in decision making and public enlightenments.

Every undeveloped piece of land within the city wall should be under Local Planning Authority which will plan and coordinate the use of such land. Further encroachment into the green areas of the two rivers (Chicen and Landzu) should be prohibited. This will retain the good scenery along the rivers as well as providing the vegetal needs of the city population.

6.2.9 Rural Development

It is proposed that the countryside should be developed alongside the urban areas. Infrastructural provisions such as water, electricity, etc should be provided. Agriculture should be encouraged and small scale agro-based industries should be established to provide employment to the people and ready market for agricultural produce. If properly coordinated, this will greatly reduce the influx of rural people in search of jobs and thereby enhancing the efficiency and management of urban infrastructure.

6.3 PRIORITIES FOR IMPROVEMENT

Improvement most desired: Water supply was the most necessary improvement needed by the households. The improvement given second priority in the word by household heads was electricity supplies which has been erratic while better built houses closely followed.

To further assess the quality of the environment, the residents indicated their order of priority to include drainage/better access ways with a better and efficient refuse collection and general environmental sanitation.

6.4 THE IMPROVEMENT PROCESS

The following points about the improvement process in urban areas have been taken into account.

6.4.1 Improvement as a continuous process

Individual owners repair and improve their properties as the need arises and resources permit. However, this process may be prevented from working because of the

lack of major public facility (such as main drain or a solid waste collection service) which residents cannot provide for themselves. An important part of the purpose of an improvement of this nature is thus to provide the conditions to enable residents to make improvements for themselves.

6.4.2 Scope of community action

Some improvements in public areas can likewise be carried out by the community itself. This is particularly appropriate in areas where few financial and technical resources are needed and where a small group of residents have a clear interest in improving their living conditions.

6.4.3 Confidence

The improvement process depends on confidence in the area, and lack of confidence may be a reason why the process ceases to operate. This is largely a matter of local motivation, but it can be affected by official attitudes and actions. The Area Improvement Project should be seen as an opportunity to improve resident's confidence in their area.

6.5 SERVICES CONSIDERED

Improvement measures should create opportunities for further small-scale improvements by individuals or community action. In view of this and priorities for improvement, the following services has been identified as relevant to improvement design proposals;

6.5.1 Infrastructure

- Water supply

- Environmental sanitation (sewage and refuse disposal)
- Sullage disposal
- Drainage
- Access
- Electricity
- Others

6.52 Social facilities

- Open spaces
- Social services
- Others

6.6 PROPOSED DESIGN PROJECT

The proposed improvement measures are listed below and show in figure 6.12.

- a. Burrow pits -** Filling of burrow pits
- b. Roads**
 - Spray and chip of potholes along Yisa Road and Umaru Majigi road
 - Spray and chip carriageway of Hajiya Lolo street and Eyagi street.
 - Local Street, linking Umaru Majigi road and Hajiya Lolo Street. Compacted laterite to carriageway
 - Provide a street, linking Hajiya Lolo and Eyagi together with a culvert across the Chicen river Compacted laterite.

- Laterite surfacing of street linking Yisa Road and Umaru Majigi Road.
- c. Drainage**
 - Improve drainage lines along Yisa Road.
 - Construct/provide Umaru Majigi Road, Hajiya Lolo Street and Eyagi street.
 - Provide drainage lines along the streets.
- d. Water course-** Encourage the development of market gardening along the Chicen River for agricultural use.
- e. Street Lighting:-** Install street lighting along Yisa Road, Umaru Majigi Road, Hajiya Lolo Street, Eyagi street and proposed new local street.

All these area – level improvements should be carried out directly by the State Government (or its parastatals) as part of the initial Improvement Project

- f. Water supply -** Provide 22 new stand posts in addition to existing 7 stand posts (State Action).
- g. Environmental Sanitation**
 - i. Sewage
 - Provide 5 VIP latrines for public use (State Action)
 - Provide grant aid for improvement and construction of proposed VIP latrines in compounds (community action).
 - ii. Solid waste
 - Provide 90 empty oil drums in locations and 15 concrete dumps, for use as refuse collection point (State Action).

h. Access/sullage

- Improve few local lanes by surfacing with compacted laterite and providing concrete sullage drains, (state action).
- Further provision of materials by the State for Local lane improvements to be carried out by groups of Local residents (community action).

i. Drainage

- Improve local drains (Community action)

j. Open spaces

- Provide funds for acquisition of vacant land by community (community action)
- Provide trees for planting by community (community action)

k. Bus stops

- Provide 6 bus stop shades to be located at strategic points

L. Education

- The three public primary schools serving the area are reasonably well located in relation to it. No action is therefore proposed.

m. Health

- Considering the location of the area to the General Hospital, the existing dispensary within the area should be expanded and services improved. This will improve primary Health care in the locality.

6.7 PHASING

The scheme has been phased over 5 years. It is recommended that all measures requiring state action be implemented in the first year. Financial and technical assistance for community measures should be available for its remaining four years.

However, the general improvement of the houses should be gradual by the individual house owners. The major area of house improvement will be the improvement of ventilation in rooms and toilet conditions. Encouragement should be given to residents to widen the windows in their rooms, the plaster the floor and to raise the squatting slab for their pit latrines. Houses without electricity, water, etc will be encouraged to do so by laying more service lines nearer to the houses.

6.8 IMPLEMENTATION

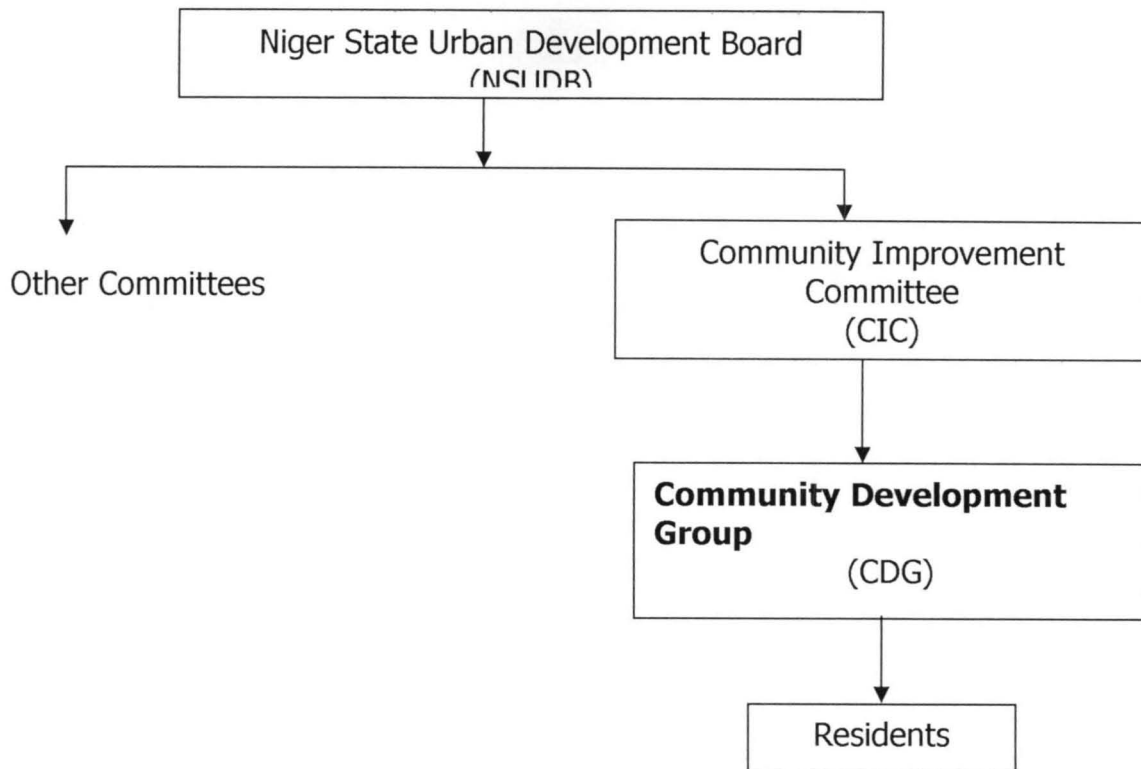
Any meaningful proposals for the improvement of these environments should be accompanied with the interest of the community it is to affect. It is the value of the society that can decide the use of environment. For instance, whether social ties can be disturbed in order to take up the urban renewal programme depends on the value of the society. Residents need to be made aware of linkages that exist in the environmental system – the relationship between one aspect of environment with another. Residents should be able to identify the problems and they are to take active participation in programmes according to their need and available resources at hand. Residents will take interest and will participate in developing programme if environmental problems are viewed through their perception. It is the judgement of

residents that count most. It is through their efforts that programme can be fruitfully implemented.

The most important factor that can determine the successful implementation of the improvement project in this study is the careful coordination of the role of various bodies involved and the residents of the ward (Efu) at large. The implementation principles proposed here are:

1. An agency with executive powers, which itself undertakes the capital works to be charged with the task of project planning, coordination and implementation. The coordination of the views of other Ministries and Boards concerned in the urban management process should be its responsibility.
2. Community involvement in decision-making, project execution/implementation and its eventual review.
3. Utilization of the tradition, in which the social units are mobilized, under local administration coinciding with the basic physical unit – the ward (Efu) for their own self-existence, individual extension works and environmental management.

Fig 6.1 N S U D B organogram for project execution/implementation



Source – Niger State Urban Development Board (NUDB), 2007.

The Management structure for the implementation of the proposals is to consist of a Community Improvement Committee (CIC) – as a unit of the Niger State Urban Development Board. It is to consist of skilled professionals who would undertake capital works and offer technical advise to people involved in the program and ensure that other programmes under various ministries and Boards are undertaken and coordinated.

Responsible to this committee is the Community Development Group (CDG) which will be headed by a Local Government representative, preferably community development expert (environmental planner/manager) and to consist of the ward head and other representative from the community appointed by the residents. The group is to be transitory between the people and the Community Improvement Committee;

6.9 CONCLUSION

Nigeria urban centres particularly our traditional cities have within the past few decades witnessed an unprecedented rate of growth. This cannot be divorced from the overall changing socio-economic structure of the country and have led to creating a number of problems such as serviceability, livability and manageability among others. Therefore, the need to improve them is highly desirable in view of the fact that not only will this make for a more pleasant environment but can actually help attract new developments.

The genesis of urban environmental degeneration cut across the physical, social and economic spheres of human endeavour relating to accelerated population growth, increased urbanization and expanded and efficient new science, engineering and technology. None of these need be damaging to the environment. However, the efforts to accommodate population, to plan and control industrialization and urbanization, and to properly manage land and resources have fallen short of the required. In addition, the forces work at varying degree to change the image of the cities.

In tackling these problems particularly in the traditional cities, the valuable attributes should be maintained as changes are being introduced. This will make the cities retain their age long identity. Variable standards have to be introduced in order to accommodate certain unique characteristics of the traditional environment. The success of project of this nature will, to a large extent, depend on the coordination of the actions of various bodies and organisations on the one hand and individuals and

residents on the other. Beauty cannot be forced but can, and should be encouraged by government action.

Thus, it is hoped that the study will go a long way to checking physical planning problems in similar communities especially where such area have been subjected to immense pressures by immigrants as a result of economies of agglomeration and siting of educational institutions in such areas.

A great many so-called urban problems are really conditions that we either cannot eliminate or do not want to incur the disadvantages of eliminating.

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APPENDIX
FEDERAL UNIVERSITY OF TECHNOLOGY, MINNA
SCHOOL OF SCIENCE AND SCIENCE EDUCATION (SSSE)
DEPARTMENT OF GEOGRAPHY

THE HOUSEHOLD INTERVIEW SURVEY

1. Land acquisition: Inherited Purchased Gift
2. What reason(s) influenced your choice of the locality? Family land
- Proximity to relatives/ethnic groups Close to religious groups
- Close to place of work Others
3. Building permission: Ward Head Local Government No permission
4. Type of tenure: Owner occupier Free Rent
5. a. Type of household: Single person Husband and wife/wives
- Nuclear family Nuclear family with other relatives
- b. (i) Total number of persons: _____
- (ii) How many wives? _____
- (iii) How many children _____
- (iv) Others _____
- (v) Male Age group Female
- | | | |
|-------|---------|-------|
| _____ | 0 - 9 | _____ |
| _____ | 10 - 19 | _____ |
| _____ | 20 - 29 | _____ |
| _____ | 30 - 39 | _____ |
| _____ | 40 - 49 | _____ |
| _____ | 50 - 59 | _____ |
| _____ | 60 - 69 | _____ |
| _____ | 70 - 79 | _____ |
| _____ | 80 | _____ |
6. a. Source of finance for house maintenance _____
- b. Estimate monthly expenditure on house maintenance N _____

- c. Is it enough? Yes No
- d. If no, suggest other possible sources:
7. Age of the house _____
8. Is the house: Traditional Modern
9. House Type: Compound
Flat Duplex Other
10. Is there any enclosed courtyard: Yes No
11. Type of wall construction: Mud Concrete
Mud with cement plaster Other (Specify)
12. Type of roof construction: Thatch Metal sheet/Zinc
Concrete Other
13. Is there any maintenance or repair work required on the building? Yes No
If yes, how much? None a lot a moderate amount
Very very little
14. a. Total number of rooms:
b. Number of rooms occupied:
c. Number of rooms vacant:
15. a. Do you have kitchen: Yes No
b. Type of kitchen: Open space Room
16. Is there a bathroom? Yes No (specify number)
17. a. Is there a toilet? Yes No
b. If yes, what kind of toilet do you have? Pit latrine Water closet
Bucket latrine
c. Is it shared with others Yes No
d. If pit latrine, how long does a pit last? Years

18. How is sewage disposed of? None Top of pit sealed
 collected septic tank other
19. Refuse disposal: Open ground dumping Dustbin Burning
20. a. Source of water supply: Well Tap Borehole
 Water seller Tank River Other
- b. Is water always available? Yes No
- c. Is there another supply? Yes No If yes where? Specify
- d. Where is the usual water supply? Inside house Outside house
- e. Is the water good? Yes No
- f. How much does your water cost per month N_____
21. Source of light: Electricity Bush lamp Rechargeable lamp
 Generator
- If electricity cost per month N_____
22. What do you like most to be improved in this house: Electricity
 More rooms Better built house Water supply

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RESIDENT'S QUESTIONNAIRE

1. Occupation: Farming Civil servant Industry
Trading Transport Other
2. Distance of home to work _____
3. Mode of transport to work place: Foot Motor cycle
Tax Bicycle Lift Private car
Work place vehicle Other
4. Rent: High Medium Low
5. a. Housing condition: Good Fair poor
b. If not good, why is it not improved? Lack of money Attitude of Landlord
temporary structure
6. a. Ward condition: Good Fair Poor
b. If not good, what do you think should be done to
improve it ? _____
7. a. Demolition if necessary: Yes No
b. If yes, then relocation
Permanent: Temporary:
Within Outside Within Outside
8. Would you prefer to live in any other ward (efu) or part of the town:
Yes No
9. Which ward (efu)
10. What do you like most to be improved on in this ward (efu)
Drainage Better Assess Ways refuse collection
clinic/Dispensary disease control