

**EFFECTS OF URBAN RENEWAL PROGRAMMES ON THE SLUM RESIDENTS OF LAGOS METROPOLIS, NIGERIA**

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**ABSTRACT**

This paper examines the effects of urban renewal programmes on the slum residents in Lagos metropolis. 1,080 respondents were selected through systematic-random technique in the nine upgraded slums. The data generated from respondents were analyzed using tables, graphs, mean values and nominal regression analysis. The study revealed that the mean rankings of the perceived impacts by slum residents showed marked variations across the nine upgraded slums. In addition, the result of the nominal regression analysis showed that improved method of refuse disposal, provision of pipe borne water, creation of open space, construction of drainages, construction of roads/rehabilitation and provision of public toilet had direct and positive impacts on the slum residents with values of 0.307, 0.297, 0.216, 0.214, 0.199 and 0.193 respectively. The study concludes that Lagos state government should sustain urban renewal policy. This will enhance sustainable development of renewal programmes and enhance improved living conditions of slum dwellers.

**Keywords:** Upgraded Slums, Urban Renewal, Effects, Lagos, Nigeria

## **INTRODUCTION**

The city environment is characterized by complex economic, social and cultural activities that consequently create many difficulties and concomitant problems relating to human settlements and other infrastructure in the built environment. One of such problems relating to the built environment is the proliferation of substandard housing and squalor (UN-HABITAT, 2003), informal or squatter settlements collectively referred to as slums (Drakakis-smith, 1981 reported in Onokerhoraye, 1988). A slum is therefore an urban habitat that has deteriorated and must be rehabilitated and organized jointly with the full participation of the inhabitants (Percq, 1994)

An attempt to control, demolish and upgrade slums had received the attention of various governments in Lagos state, Nigeria over some decades now. This is in line with the global agenda of eradicating slums (Sliuzas, 2004). Approaches towards the eradication of slums include slum demolition and upgrading collectively known as urban renewal. To achieve sustainable renewal programmes and sustainability of its effects on the slum residents, Lagos State Government embarked upon participatory slum appraisal (PSA) involving the slum communities, governments' agencies and Local Government Areas (LGAs).

However, Lagos State Government with a focus of building the capacity of state and local government staff in consultative planning embarked upon intense participatory process to identify community needs and priorities. The upgrading experience from Nigeria and other parts of the world was considered in planning the slum upgrading intervention. Therefore, Lagos state government set a target of US\$ 30,000 (N 495,000) per hectare in order to elicit information on the basic infrastructural facilities required by the slum areas. The interactive process involved the full participation of all the necessary stakeholders in the slum upgrading programmes. In all, eighty-three (83) stakeholders consultative meetings, nineteen (19) community level meetings, sixteen (16) working sessions with local governments, two urban fora in addition to various meetings with senior state officials were conducted before the subprojects proposals were finalized. The community demands were further turned to plans by local engineers and planners which were shared with the state, LGAs and the slum communities to ensure a clear and shared understanding among the different stakeholders. This means that the final proposal reflect a clear agreement between the slum communities preferences, feasible options in terms of availability of land, financial constraints and the adoption of standards that is contiguous to each slum area, that is local government standard.

In the two approaches to urban renewal, very little, if any consideration is given to assess the effect of urban renewal through slum upgrading on the slum residents. Therefore, the objective of this study is to assess the effect of urban renewal programmes on the slum residents of Lagos metropolis. These programmes include: Drainage and road construction/rehabilitation, provision of water and health facilities, improved method of refuse disposal, construction of toilet and market and community hall among others.

## **SUSTAINABLE DEVELOPMENT OF URBAN RENEWAL PROGRAMMES IN LAGOS METROPOLIS**

In the last few decades, urban development and upgrading of slums in Lagos metropolis pose great challenges resulting from increasing population growth. This is evident in its proportionate growth of about 230,256 to 1,135,805 between 1950 and 1963 (Mabogunje, 1968) and over 9 million in 2006 (2006 Census). This growth has resulted in challenges of inadequate housing (Abiodun, 1976) coupled with high population density of 1,308 persons per square kilometers with available land

falling prey to unregulated and unplanned development. Despite the demolition of slums by past government administration, the rate of growth of slums has been on the increase. The UN 2004/2005 Declaration to reduce poverty and improve the housing conditions of 100 million slum dwellers thus enhanced the promotion of the components of sustainable development including intergenerational fairness and the extent of human impact relative to the global carrying capacity (Gbadegesin and Aluko, 2010). This confirms the view of Akinbode (1995) that sustainable development involves the provision of adequate and affordable basic needs of life for the present generation (for example, slum residents) without jeopardizing the prospects of future generations.

However, urban renewal or redevelopment has been regarded as a basic tool for solving the problems of slums or squatter settlements (Aluko and Amidu, 2008). Therefore, as defined by Agbola (1987), the Lagos state government through assistance from World Bank embarked upon upgrading of facilities in order to cope with the problems confronting it through the growth of slums. Therefore, the sustainability of the renewal programmes will be achieved through the replication of the success achieved in other slums of Lagos state.

## **STUDY AREA**

The nine (9) upgraded slums in Lagos metropolis comprising of Agege, Ajegunle, Amukoko, Badia, Bariga, Ilaje, Itire/Ijeshatedo, Iwaya and Makoko are the focus of this study (Figure 1). The nine slums covered 760 hectares out of the 1,620 hectares covering the 42 slums identified in 1984 through the UN study. The public-private intervention of urban renewal (slum upgrading) started with a pilot upgrading of Badia with the sum of N314 million (US\$2.0 million) under the 1995 Lagos Drainage and Sanitation Project. The positive results of the upgrading at Badia showed that infrastructural upgrading had greatly improved the living conditions of the community. The Lagos state government therefore embarked on massive upgrading of infrastructures with a target of \$30,000 (N495, 000) per hectare in accordance with upgrading experience in Nigeria and other parts of the world. This was used by the government to determine the basic requirements of the nine upgraded slums (Table 1).

The heterogeneity of Lagos metropolis is reflected by the influx of people from all parts of the country. However, the original inhabitants of the state include the Ijebus, the Aworis and the Eguns who occupied the eastern part from somolu local government area to Epe, central part of the state from Lagos Island and Iddo Island eastward through Ojo local government to part of Badagry as well as Badagry and its environs respectively. However, Mabogunje (1968) research findings revealed that Yoruba and non-yoruba migrants into the metropolis accounted for 37% and 26% in 1950 while Odumosu (1992) puts the migrant population at 82.2%. The other tribes include the Ijaw farmers, Isoko palmwine tappers, Urhobos, Igbiras and Ilajes who are mostly fishermen.

## **METHOD OF INVESTIGATION**

Data used for this study were collected from both primary and secondary sources. Information on the slum upgrading programmes in each slum area was collected from Lagos State Metropolitan and Governance Project (LMDGP) and Lagos State Urban Renewal Authority (LASURA). The primary data focused on respondents' perceived effects of the slum upgrading programmes on the residents of the upgraded slums. These are: construction of roads/rehabilitation, provision of

health centres/hospital, provision of pipe borne water, construction of dumpsite, construction of drainages, construction of modern market/community hall, provision of public toilet, creation of open space/playground, construction of schools/rehabilitation, construction of police post and stable electricity.

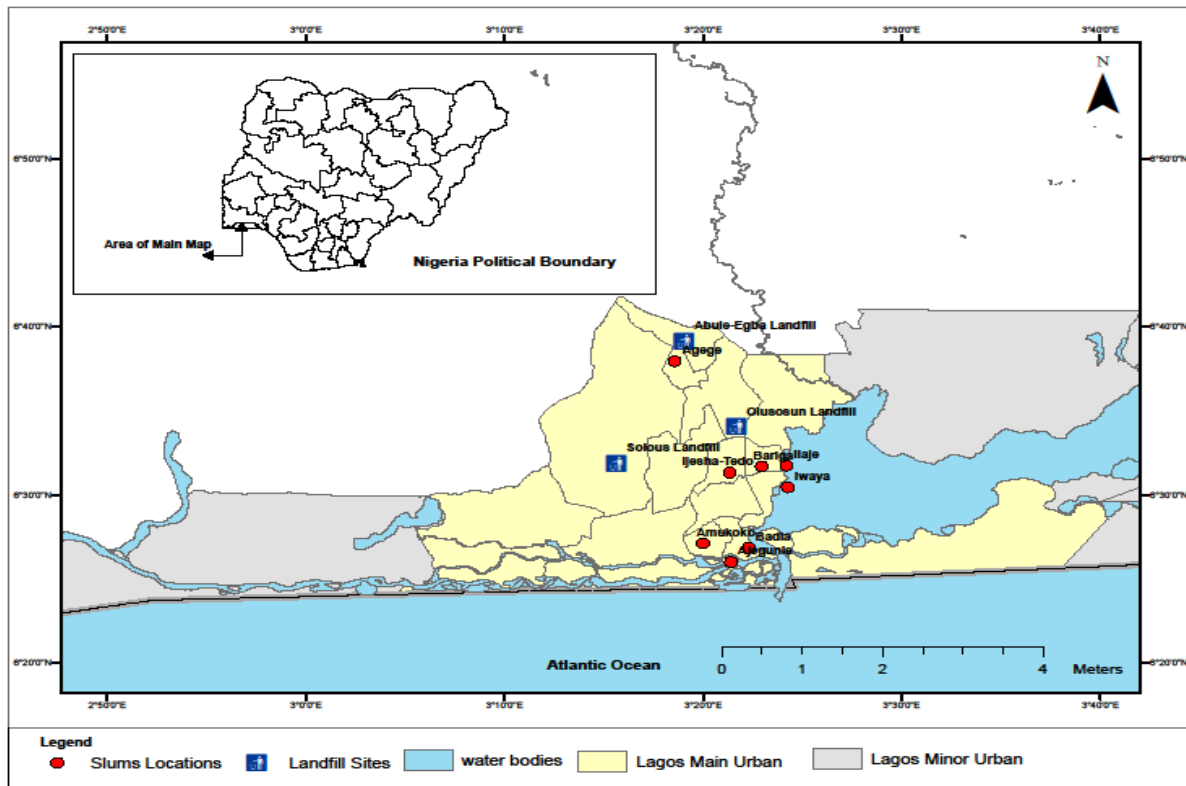
A total of one thousand and eighty (1,080) respondents (household heads) with one hundred and twenty (120) respondents in each of the nine (9) upgraded slums were selected through systematic-random technique. The administration of the questionnaire started by pure random selection of the first house (starting point) and proceeded progressively at an interval of five houses on a street. The information collected was analyzed through descriptive and inferential statistics. The descriptive statistics used were tables, graphs, mean values and rankings. Nominal regression analysis was used to analyze the respondents' assessment of the perceived effects of the renewal programmes on the slum residents in Lagos metropolis.

## **RESULTS AND DISCUSSION**

### **Drainage and Road Construction/Rehabilitation**

The rankings of the beneficial impacts of construction of roads by respondents in the study area revealed that the highest impact was felt in Agege slum area with mean value of 9.49 while the lowest was in Amukoko slum area (6.14). The regression coefficient as revealed in Table 3 indicated that construction of roads/rehabilitation had the fifth highest (.199) positive impacts on the residents in the nine upgraded slum areas. The reduced rate of flooding in the slum areas can be achieved through improved drainage system. The highest beneficial impact of drainage construction and opening up of blocked drains was felt in Agege slum area with mean value of 8.48 while Itire/Ijeshatedo recorded the least beneficial impact (Table 2). The finding as revealed by respondents in Figure 2 indicated that the buildings that were not prone to flooding were above 50% in Ajegunle, Amukoko, Badia, Ilaje and Itire/Ijeshatedo.

The regression coefficient (.214) as revealed in Table 3 indicated that construction of drainages had the fourth (4<sup>th</sup>) highest direct positive impact on the slum residents in the slum areas.



**Figure 1: Upgraded Slums in Lagos Metropolis**

Source: Cartography section, Geography & Planning Department, Lagos State University, 2013

**Table 1: Slum Upgrading Programmes of Lagos State Government in the Nine (9) Upgraded Slums**

<b>Slum Areas</b>	<b>Upgrading Programmes</b>
<b>Agege</b>	Roads: New construction, 20 streets (4.4km), rehabilitation: 2 streets (0.6km). Water supply: 12 boreholes. Health centre: 1 (to be located). Street lighting: 6 streets, 4.3km. Public toilets (3). Box culverts (4)
<b>Ajegunle</b>	Roads: New construction, 54 streets (12.1km), rehabilitation: 3 streets (1.8km). Water supply: 12 boreholes. Health centre: 2 (to be located). Street lighting: 4.0km (to be located) Public toilets (5). Schools: 2 new primary schools, rehabilitation of 3 schools, 2 primary, 1 secondary. Market stalls (1), community hall (1), electric transformers (5)
<b>Amukoko</b>	Roads: New construction, 12 streets (4.4km). Water supply: 1.5km pipes. Health centre: 1 (to be located). Street lighting: 8 streets, 3.9km. Public telephones (4).Electric transformers (4), market (1)
<b>Badia</b>	Roads: New construction, 25streets (6.6km), rehabilitation: 1street (0.4km). Water supply: 13 boreholes. Health centre: 2 for rehabilitation. Street lighting: 29 streets, 6.6km. Public toilets (2). Schools: 4 schools for rehabilitation. Market stalls (2), public telephones (5), box culverts (35).
<b>Bariga</b>	Roads: New construction, 8 streets (2.5km). Water supply: 2.3km water pipes, 19 streets, 5km. Health centre: 2 for rehabilitation. Street lighting: 46 streets, 9km. Public toilets (2). Schools: 4 schools for rehabilitation. School construction (1). Dredging of canals to be done under the drainage component.
<b>Ijaje</b>	Roads: New construction, 6 streets (2.2km), rehabilitation: 1street (0.4km). Water supply: 8 streets, 5km pipes. Health centre: 1 for rehabilitation. Street lighting: 46 streets, 12km. Electric transformers (2). Schools: 4 schools for rehabilitation, school construction (1). Market stalls (1), Fish smoking facilities (2), box culverts (22). Dredging of canals will be done under the drainage component.
<b>Itire/Ijeshatedo</b>	Roads: New construction, 24 streets (5.1km), rehabilitation: 8 streets (3.6km). Water supply: 20 boreholes. Health centre: 1 (to be located). Street lighting: 17 streets 5.2km.Public toilets (5). Schools: 2 new primary school. Market stalls (1), public telephones (5), Box culverts (10)
<b>Iwaja</b>	Roads: New construction, 18 streets (3.7km), rehabilitation: 1street (0.4km). Water supply: 2.5km water pipes. Health centre: 2 for rehabilitation. Street lighting: 18 streets, 3.9km. Electric transformers (2). Schools: 4 schools for rehabilitation, school. Market stalls (2), community hall (1), box culverts (10). Postal agency.
<b>Makoko</b>	Roads: New construction, 14 streets (3.7km), rehabilitation: 1street (0.4km). Water supply: 6 boreholes. Health centre: 1 new and 1 for rehabilitation. Street lighting: 14 streets, 3.7km. Electric transformers (2). Schools: 2 schools for rehabilitation. Public toilet/bathrooms (2), refuse truck (1), box culverts (10), community hall (1), cold rooms (2) for fish storage, postal agency, fish smoking facility, floating jetty. Dredging of canals will be done under the drainage component but secondary and tertiary drains are included.

Source: Adapted from Stoveland Consultant, 2002.

**Table 2: The Effect of Renewal Programmes on the Slum Residents**

Slum Area	The Effect of Renewal Programmes by Respondents (Mean Values and Rankings)										
	1	2	3	4	5	6	7	8	9	10	11
<b>Agege</b>	9.49/1 <sup>s</sup> <sub>t</sub>	8.42/2 <sup>n</sup> <sub>d</sub>	8.02/5 <sup>t</sup> <sub>h</sub>	3.31/9 <sup>t</sup> <sub>h</sub>	8.28/1 <sup>st</sup>	6.10/7 <sup>t</sup> <sub>h</sub>	8.98/8 <sup>th</sup>	2.60/9 <sup>th</sup>	2.63/4 <sup>t</sup> <sub>h</sub>	4.67/7 <sup>t</sup> <sub>h</sub>	3.38/4 <sup>t</sup> <sub>h</sub>
<b>Ajegunle</b>	7.52/6 <sup>t</sup> <sub>h</sub>	7.49/7 <sup>t</sup> <sub>h</sub>	9.08/1 <sup>st</sup>	4.26/4 <sup>t</sup> <sub>h</sub>	5.83/8 <sup>t</sup> <sub>h</sub>	7.08/5 <sup>t</sup> <sub>h</sub>	9.92/2 <sup>nd</sup>	3.29/5 <sup>th</sup>	2.51/7 <sup>t</sup> <sub>h</sub>	6.03/5 <sup>t</sup> <sub>h</sub>	2.83/5 <sup>t</sup> <sub>h</sub>
<b>Amukoko</b>	6.14/9 <sup>t</sup> <sub>h</sub>	7.04/9 <sup>t</sup> <sub>h</sub>	8.51/3 <sup>r</sup> <sub>d</sub>	5.26/2 <sup>n</sup> <sub>d</sub>	5.92/7 <sup>t</sup> <sub>h</sub>	4.46/9 <sup>t</sup> <sub>h</sub>	9.68/3 <sup>rd</sup>	5.82/2 <sup>n</sup> <sub>d</sub>	4.08/2 <sup>n</sup> <sub>d</sub>	4.65/8 <sup>t</sup> <sub>h</sub>	4.60/2 <sup>n</sup> <sub>d</sub>
<b>Badia</b>	6.78/8 <sup>t</sup> <sub>h</sub>	7.88/4 <sup>t</sup> <sub>h</sub>	5.86/9 <sup>t</sup> <sub>h</sub>	5.58/1 <sup>st</sup>	6.42/5 <sup>t</sup> <sub>h</sub>	5.10/8 <sup>t</sup> <sub>h</sub>	9.68/3 <sup>rd</sup>	6.22/1 <sup>st</sup>	4.79/1 <sup>st</sup>	3.03/9 <sup>t</sup> <sub>h</sub>	4.90/1 <sup>st</sup>
<b>Bariga</b>	9.20/2 <sup>n</sup> <sub>d</sub>	7.40/8 <sup>t</sup> <sub>h</sub>	7.03/7 <sup>t</sup> <sub>h</sub>	4.28/3 <sup>r</sup> <sub>d</sub>	6.40/6 <sup>t</sup> <sub>h</sub>	7.82/2 <sup>n</sup> <sub>d</sub>	9.40/6 <sup>th</sup>	2.84/8 <sup>th</sup>	2.41/8 <sup>t</sup> <sub>h</sub>	6.59/3 <sup>r</sup> <sub>d</sub>	2.63/8 <sup>t</sup> <sub>h</sub>
<b>Iiaje</b>	9.02/3 <sup>r</sup> <sub>d</sub>	8.43/1 <sup>st</sup>	5.95/8 <sup>t</sup> <sub>h</sub>	4.13/5 <sup>t</sup> <sub>h</sub>	6.61/3 <sup>r</sup> <sub>d</sub>	8.49/1 <sup>st</sup>	8.33/9 <sup>th</sup>	3.58/4 <sup>th</sup>	2.22/9 <sup>t</sup> <sub>h</sub>	6.31/4 <sup>t</sup> <sub>h</sub>	2.58/9 <sup>t</sup> <sub>h</sub>
<b>Itire/Ijeshat edo</b>	7.94/5 <sup>t</sup> <sub>h</sub>	7.93/3 <sup>r</sup> <sub>d</sub>	8.62/2 <sup>n</sup> <sub>d</sub>	3.68/8 <sup>t</sup> <sub>h</sub>	4.74/9 <sup>t</sup> <sub>h</sub>	6.89/6 <sup>t</sup> <sub>h</sub>	10.08/1 <sup>st</sup>	4.61/3 <sup>r</sup> <sub>d</sub>	2.85/3 <sup>r</sup> <sub>d</sub>	5.06/6 <sup>t</sup> <sub>h</sub>	3.50/3 <sup>r</sup> <sub>d</sub>
<b>Iwaya</b>	8.07/4 <sup>t</sup> <sub>h</sub>	7.61/6 <sup>t</sup> <sub>h</sub>	7.06/6 <sup>t</sup> <sub>h</sub>	3.93/6 <sup>t</sup> <sub>h</sub>	6.53/4 <sup>t</sup> <sub>h</sub>	7.48/3 <sup>r</sup> <sub>d</sub>	9.40/6 <sup>th</sup>	3.19/6 <sup>th</sup>	2.56/6 <sup>t</sup> <sub>h</sub>	7.45/1 <sup>st</sup>	2.73/6 <sup>t</sup> <sub>h</sub>
<b>Makoko</b>	7.20/7 <sup>t</sup> <sub>h</sub>	7.81/5 <sup>t</sup> <sub>h</sub>	8.13/4 <sup>t</sup> <sub>h</sub>	3.78/7 <sup>t</sup> <sub>h</sub>	6.90/2 <sup>n</sup> <sub>d</sub>	7.38/4 <sup>t</sup> <sub>h</sub>	9.55/5 <sup>th</sup>	3.16/7 <sup>th</sup>	2.60/5 <sup>t</sup> <sub>h</sub>	6.88/2 <sup>n</sup> <sub>d</sub>	2.69/7 <sup>t</sup> <sub>h</sub>

Source: Authors' fieldwork, 2013

1- Road Construction/Rehabilitation

3- Provision of Improved water (Borehole& Treated water)

5- Drainage construction to reduce Flooding

7- Stable Electricity Supply

9- Provision of Public Toilet

2- Provision of Health Centre/Hospital

4- Improved Refuse Disposal Method

6- Provision of Government Schools

8- Provision of Market & Community Hall

10- Improved Security

11- Provision of Playground

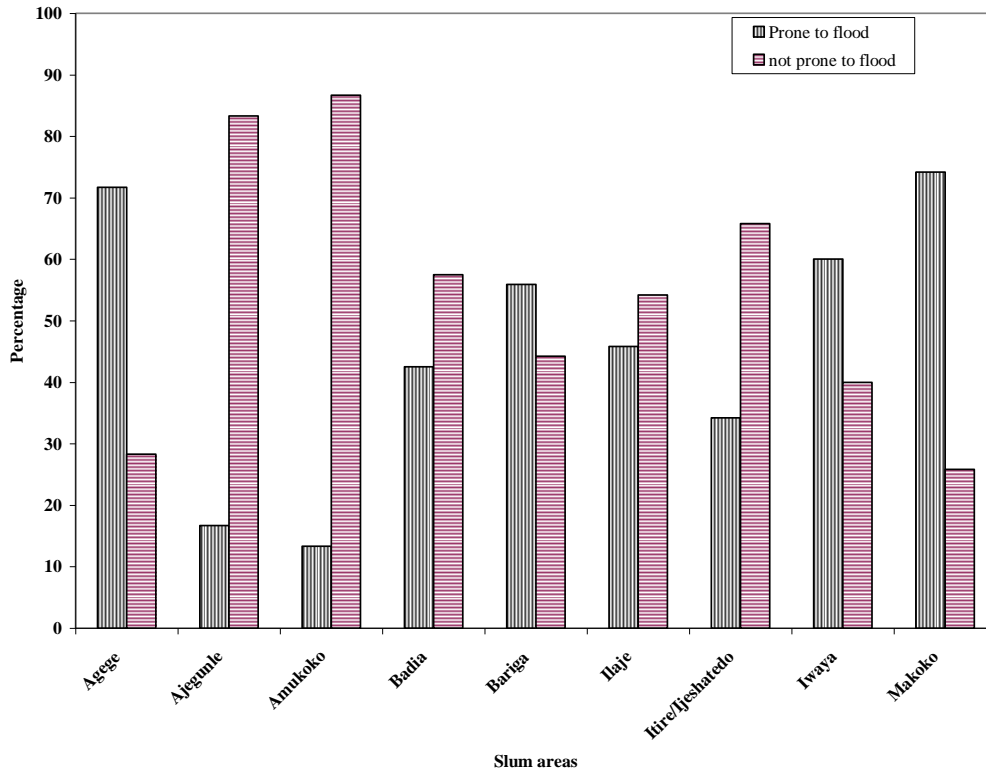
**Table 3: Metric and Standardized Coefficients on Direct and Indirect Effects of Lagos Renewal Programmes on Slum Residents**

Dependent: Perceived impacts by Slum Residents

Independent Variable	Direct Effect	SE	F	P-value	Indirect Effect	SE	F	P-value
construction of road/rehabilitation	.199	.411	.234	.948				
provision of health centers/hospitals	.133	.245	.294	.916				
Improved Refuse Disposal method	.307	.348	.778	.540				
provision of Improved water (borehole& treated water)	.297	.335	.788	.580				
provision of playground/open space	.216	.284	.579	.716				
provision of public toilet	.193	.283	.463	.804				
construction of modern market/community hall	.148	.361	.167	.975				
construction of drainages	.214	.478	.200	.977				
construction of school/rehabilitation					-.072	.264	.074	.990
Improved security					-.091	.295	.096	.984
stable electricity					-.020	.242	.007	.935

Source: Computer output of Fieldwork, 2013





**Figure 2: Reported flooding of Residential building in the slum areas**  
 Source: Authors' fieldwork, 2013

### **Provision of Water and Health Facilities**

The World Health Organization (WHO) classified sources of water as improved and unimproved. The improved sources of water include treated water (tap) and borehole while the unimproved are water from wells and water vendors. The beneficial impact of improved source of water was felt most in Ajegunle, Itire/Ijeshatedo and Amukoko with mean values of 9.08, 8.62 and 8.51 respectively (Table 2). The findings indicated 46.7% of the respondents in the nine (9) slum areas had access to improved source of water (Treated water and borehole). The implication of the finding revealed an improvement in the residents access to improved sources of water contrary to earlier findings of (Onokerhoraye, 1988 and Makinwa-Adebusoye, 1988) findings where 25% in Ajegunle and 38.11% in Olaleye-Iponri slums had access to improved water source (pipe borne).

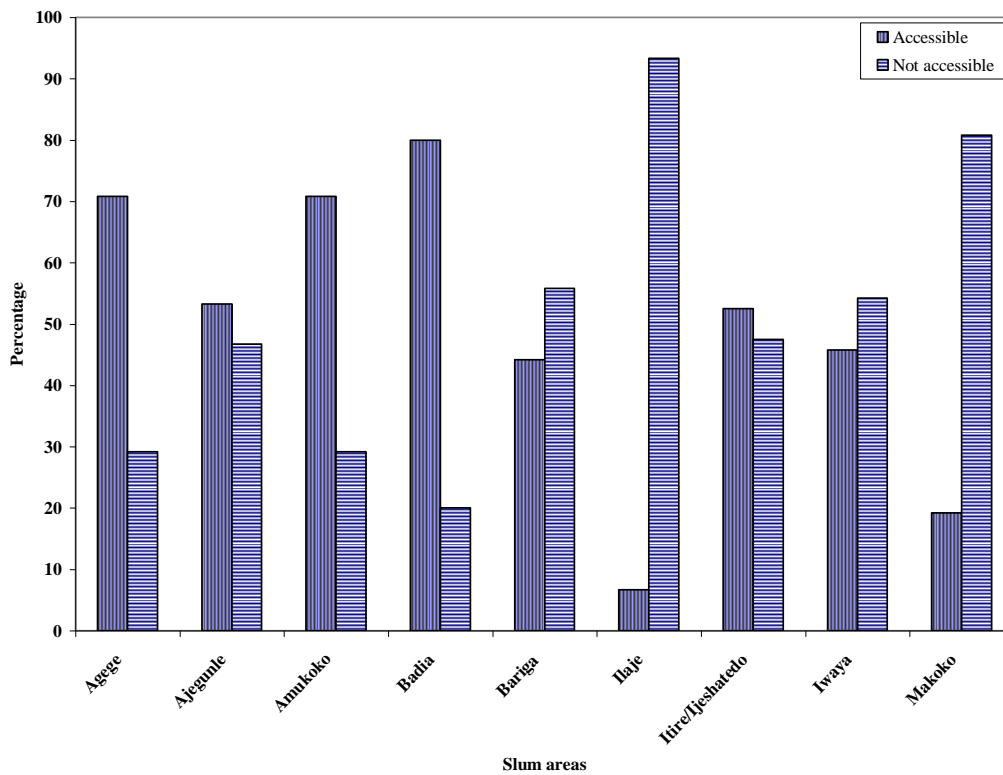
The regression coefficient (.297) indicated that the provision of boreholes had the second (2<sup>nd</sup>) highest direct positive impact on the residents in the slum areas (Table 3)

The beneficial impacts as ranked by respondents indicated that the health programmes of Lagos State Government especially for the slum dwellers through provision of additional health centres were felt mostly in Ilaje slum area with mean value of 8.43. Figure 3 revealed the accessibility of respondents to health facility in the upgraded slums. The regression coefficient (.133) revealed that the provision of health services to slum residents through additional health centres had the eight (8<sup>th</sup>) highest direct positive impacts on the slum residents in the study area (Table 3).

### **Refuse Disposal Method**

The Lagos State Government through its agency called Lagos State Waste Management Authority (LAWMA) is charged with the responsibility of refuse collection, disposal and management in the state. The slum areas are usually characterized as filthy environment due to indiscriminate dumping of refuse into the environment. The Badia slum area as revealed in Table 2 had the most beneficial impact with mean value (5.58) in terms of regular disposal of refuse by respondents through LAWMA trucks while Agege recorded the least impact (3.31). The finding revealed that 86.8% of respondents dispose their refuse through LAWMA (Table 4). However, it was observed that the disposal of refuse through the common method called 'Truck pushers' had been eradicated in all the slum areas. **Modern Market, Community hall and Public Toilet**

The respondents rankings of the beneficial impact of provision of markets and community hall revealed that the effects was more in Badia, Amukoko, Itire/Ijeshatedo and Ilaje with mean values of 6.22, 5.82, 4.61 and 3.58 respectively (Table 2). The regression coefficient (.148) as revealed in table 3 indicated that the construction of market/community hall had the seventh (7<sup>th</sup>) highest direct positive impact on the residents in the upgraded slum areas. The rankings by respondents as revealed in table 2 shows that the impacts were felt more in Badia and Amukoko with mean values of 4.79 and 4.08 respectively. However, the need for public toilets in these slum areas were limited because most buildings had toilet facilities dominated by pit latrine located inside or outside the building. For instance, in the slum areas of Amukoko, Bariga, Ilaje and Iwaya, public toilets were not required (Table 1). The regression coefficient (.193) indicated that this slum upgrading programme had the sixth (6<sup>th</sup>) highest positive impact on the residents in the slum areas (Table 3).



**Figure 3: Accessibility of respondents to health facility in the slum areas**  
 Source: Authors' fieldwork, 2013

**Table 4: Methods of Refuse Disposal in the Study Area**

Slum Areas	Refuse Disposal Method		
	Landfill Open space	Incinerate	LAWMA Trucks
Agege	01(0.8%)		119(99.2%)
Ajegunle	02(1.7%)		118(98.3%)
Amukoko			120(100%)
Badia	03(2.5%)		117(97.5%)
Bariga	02(1.7%) 36(30.0%)		82(68.3%)
Ilaje	19(15.8%) 07(5.8%)	04(3.3%)	90(75.0%)
Itire/Ijeshatedo	01(0.8%)		119(99.2%)
Iwaya	10(8.3%) 15(12.5%)		95(79.2%)
Makoko	02(1.7%) 40 (33.0%)	01(0.8%)	77(64.2%)

Source: Authors' fieldwork, 2013

### **Creation of Open Space/Playground**

The slum building in the slum areas are compactly and closely built together without consideration for recreational spaces. (Onokerhoraye's, 1988) study of slums in Lagos revealed that consideration for open and recreational space was lacking. The findings of pilot survey by Lagos Metropolitan Development and Governance project Annex 6 (2005) also revealed absence of organized recreational (open) space in the slum areas of Ilaje, Bariga, Ajegunle, Amukoko and Makoko. However, Agege slum area has one playground, two (2) in Badia, One at Itire/Ijeshatedo and two (2) used by groups at Iwaya. The ranking by respondents in Table 2 revealed that the impact of the creation of open space was highest in Badia with mean value of 4.90.

The regression coefficient (.216) as presented in Table 3 indicated that slum upgrading programme had the third (3<sup>rd</sup>) highest positive impact on the slum residents in Lagos metropolis. This implies that the beautification efforts of Lagos State Government through its Ministry of Environment and Physical Planning towards creating recreational sites and open spaces is yielding a positive beneficial impact on the inhabitant especially the residents in the upgraded slum areas.

### **CONCLUSION**

This study has established that sustainability of renewal programmes and its effects on slum residents were reflected on improved method of refuse disposal through LAWMA trucks, access to improved water source, creation of open space/playground, reduced flooding of slum areas through construction of drainages, improved accessibility through road construction and rehabilitation as well as additional health centres for improved medical services. Therefore, the assessments of the impacts of urban renewal programmes in the upgraded slums have theoretical, academic and planning implications for sustainable urban living standard and upgrading of infrastructural facilities in the other identified slum areas that have not been upgraded in Lagos State. Therefore, it can be concluded that the policy of urban renewal through participatory slum appraisal should be encouraged in other slum areas of Nigeria and beyond.

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