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ISSUES OF SLUM UPGRADING IN ITOKUN/IKIJA, ABEOKUTA, OGUN STATE, NIGERIA

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ABSTRACT

This study investigates the challenges of slum upgrading in the Itoku-Ikija area of Abeokuta North, Ogun State, with a view to propose suitable approaches for improvement. The objectives include assessing the socio-economic and demographic characteristics of residents, identifying existing conditions, examining housing quality,

Introduction

The dilemma of an unprecedented surge in urbanization, primarily due to population migration, is expected to worsen further, leading to detrimental impacts on the urban environment and living conditions of the entire population, particularly in Abeokuta. This challenge places significant pressure on the government, making it a major source of anxiety for policymakers. However, this has not received the necessary attention. Sethuraman (2019) reported that there is an increasing concern in the international development community about the swift and unprecedented increase in population and urbanization, which has not received the attention it deserves from policymakers and practitioners alike. The World Bank and several bilateral donor agencies have reflected on this issue in their recent publication in the United Nations Development

identifying development challenges, and recommending solutions. Data was collected using questionnaires administered on residents, town planners, public agencies, and stakeholders. A total of 400 questionnaires were administered, with 300 retrieved. Additionally, unstructured interviews with town planners were conducted to ensure comprehensive data collection. Data were analyzed using descriptive statistical techniques via SPSS and Excel. The study unraveled comprehensive analysis of slum upgrading challenges in Itoku-Ikija area, Abeokuta, and presented a nuanced understanding of the challenges and potential solutions. The data-driven approach provides valuable insights into the socio-economic dynamics, infrastructure deficits, and governance issues affecting the area. The challenges of slum development are ranked, with the spread of diseases, unemployment, and overcrowding being the most severe. The research made the following recommendations: rehabilitation of infrastructure, creation of incentives for farmers, creation of job opportunities, provision of potable water, and provision of good educational systems, among others.

Keywords: Environmental Challenges, Environmental Quality, Housing Quality, Community Engagement, Slum Upgrading.

Programme. However, it has become increasingly clear that unless the level of urban slums and housing problems is significantly reduced, there is little chance of reversing current trends (Rodwin, 2022). Once again, observations reveal a close connection between urbanization, population growth, poverty, employment (whether through informal or formal job creation), and the environment. Reducing poverty through employment creation leads to an increase in income, which improves environmental conditions.

Attention has been concentrated on creating and improving the regulatory environment, simplifying business registration, property rights, conducive labor law, and productivity access to credit, among other policies to formalize

the economy; none of the policies address the implications of urban slums on the environment. This will go a long way toward facilitating a conducive and aesthetically pleasing environment.

Virtually no previous study has delved into the empirical implications of the subject SLUM UPGRADE. This observation was also remarked by Onyebueke et al. (2020), who established that much more research is needed on the subject to expand its usefulness in urban planning and policy formation. Despite the fact that Many studies have concentrated on concepts such as neighborhood distribution, its role in poverty alleviation, and its impact on land-use planning, among others (Adedibu, 2019; Onyebueke et al., 2020; Okeke et al., 2023). The infiltration of various economic activities has turned out to be an environmental tragedy, and its land-use implications present a considerable challenge to urban land-use planning in Nigeria, even though it contributes to poverty alleviation (Okeke & Nwankwo, 2017). He further argues that economic enterprises' operation has defiled urban land use planning and consequently defaced the urban landscape. This results in health hazards, environmental pollution, and filthy or poor sanitary conditions in the environment and sometimes contributes to disease outbreaks, thus constituting a serious threat to human life. This occurrence is predominant in urban environments of less-developed countries.

George (2020) observed that urban areas have become a center of gravity for all professionals, semi-professionals, and skilled and unskilled labor around the catchment area. Urban areas host a concentration of virtually all informal developments, which are considered illegal owing to their lack of approval from relevant town planning agencies. It has been remarked and observed that studies on this subject are scanty and deficient in adequate empirical information (Abaki, 2018). However, many studies have focused on issues such as the impact of urban structures on forced populations and their role in minimizing poverty (Olokesusi & Aiyegbajeje, 2019; Abaki, 2018; Harris, 2018; Ijaiya, 2022). These studies, along with others, have neither addressed the adverse effects of the subject on the environment, nor have they addressed the spatial variation in the distribution of enterprises within residential units and different categories of road networks.

Recently, there has been a continuous increase in the haphazard and indiscriminate placement of temporary structures for commercial purposes, such as kiosks, phone booths, metal containers, and street traders. These structures obstruct the original design of the environment, leading to unsanitary conditions and environmental degradation. This unprecedented upsurge in the informal sector promotes irregular development patterns, and therefore constitutes an eyesore for the entire environment. This is particularly true for urban areas, such as Abeokuta.

It is in this regard that researchers are encouraged to probe into this subject and conduct extensive research work, particularly on the environmental effects of urban slums on cities like Abeokuta, using Itoku-Ikija-Ikereku Road as a case study. The choice of Itoku-Ikija-Ikereku Road as the study area is commensurate with its recognition as an ancient city in Southwest Nigeria. Conclusively, this study will contribute to past and emerging literatures on the subject in developing countries, especially in Nigeria

LITERATURE REVIEW

A slum, as defined by the United Nations (UNHABITAT, 2023), is a run-down area of a city characterized by substandard housing and squalors lacking tenure security. However, the number of slum dwellers is increasing owing to the growing population, particularly in urban areas. One billion people worldwide live in slums, and this figure is likely to increase to 2 billion by 2030.The term has traditionally referred to housing areas that were once relatively affluent but deteriorated as the original dwellers moved on to newer and better parts of the city but have come to include the vast informal settlements found in cities in the developing world.

A blighted area can also be referred to as slum, both of which require urban renewal. UNHABITAT (2023) identified that blighted areas are caused not only by deteriorating buildings but also through the mixture of unsuitable uses of land by inadequacies of space standards, equally the inadequacies of circulation patterns, that is, roads and footpaths for present-day multiple use by goods traffic, for both vehicular and pedestrian movements. The

unconducive projection of dwellings from traffic noise, vibrations, and fumes contributes to the formation of blighted conditions in urban areas.

The issue of slums is global and not restricted to developed, developing, or less-developed nations. UNHABITAT (2023) reported that 923,986,000 people, or 31.6 percent of the world's total population, lived in slums in 2001. Forty-three (43) percent of the urban population of all developing regions combined lived in slums, in comparison to 6 percent in developed regions and 78.2 percent in the least developed countries. However, reports indicate that sub-Saharan Africa has the largest proportion of urban slum dwellers, accounting for 71.9 percent. It was also projected (IBID) that in the next 30 years (from 2021), the global number of slum dwellers will increase to approximately two billion. UNHSP (2023) has established that slums do not house all urban poor, nor are all slum dwellers always impoverished. However, slums remain the physical and spatial manifestations of increasing urban poverty and intra-city inequality, necessitating their control. This led to the inclusion of slums in the list of Millennium Development projects.

According to Abumere (2017), as quoted by Osatuyi (2021), poverty is the major factor in the decay of Nigerian cities. In addition, a report by the World Bank and Nigerian collaborators (2016) indicates that 21% of the urban population in Nigeria, i.e., 8.6 million people, is living below the poverty line. Onibokun (2023) wrote that the problem of Nigerian cities is 'chronic' and can be found under livability, serviceability, manageability, and employment. Livability in this case deals with related issues, such as environmental deterioration, which describes the major problem of the Lagos metropolis. In Lagos Metropolis, one can easily discern a dichotomy between the physical landscape of the city, where poverty and affluence coexist side by side. This is evident in the urban slum and well-planned and beautiful residential estates, with the majority of the poor occupying the former and a small minority of the wealthy occupying the latter. This contrast is very striking and is already well pronounced, as over five million people living below the poverty line inhabit the Lagos metropolis (Osatuyi, 2014).

Slum is a long-standing phenomenon, and it has since received one form of correction in different parts of the world. In Nigeria and Lagos in particular, the

first attempt at urban renewal was the case of the Bubonic Plague of 1924 which led to the establishment of the Lagos Executive Development Board (LEDB) to undertake a town planning scheme for the worst-affected areas in 1929. The Board took the necessary actions, demolished fifty acres of derelict properties in Idumagbo, and laid it out afresh with good roads and other amenities.

Urban slums are characterized by deplorable living conditions with poor land use planning, inadequate social services, high levels of communicable diseases, and exposure to fire outbreaks, floods, and violence (Agyarko-Oduro, 2019; Butala et al., 2010). The deterioration of Nigerian urban centers has been a process, not a willful act, that may be corrected by command or legislation. The reality in the big cities of Nigeria, such as Lagos, Ibadan, Port Harcourt, Aba, and Enugu, presents a number of problems that are worth mentioning. These include urban decay, overcrowding, and lawlessness, which lead to the loss of land and natural resources. The basis of an urban crisis lies in the dimensions and expansion of large cities, where these problems become even more severe. For instance, the World Bank Urban Renewal Project identified 42 slum communities in the Lagos metropolis in 1981 by a World Bank Urban Renewal Project (Adelekan, 2004). The number of slums in Lagos is now estimated to have increased to approximately 100 because of the inability of private public institutions to provide housing to the growing population.

According to the UN Habitat (2023), sub-Saharan Africa hosts the largest proportion of slum dwellers. Approximately 71.9 percent of the urban population resides in slums. In terms of sheer numbers, Africa has the second largest number of slum dwellers in the world (187 million or 20 per cent of the world's total) after Asia, which in 2001 hosted a total of 554 million slum dwellers (about 60 per cent of the world's total slum population). Latin America and the Caribbean, despite being one of the most urbanized regions in the world, were in third place with 128 million slum dwellers. Europe and the rest of the developed world host 54 million slum dwellers, or 6 percent of the world's total. Table 1 displays the statistics for some of the major regions of the world.

The UN-Habitat viewed a slum household as a group of individuals living under the same roof that lacked one or more of the essential household facilities, such as access to safe water, sanitation, secure tenure, housing durability, and sufficient living area.

The report stressed that slum life often entails enduring some of the most intolerable housing conditions, including sharing toilets with many people, living in overcrowded and insecure neighborhoods, and constantly facing the threat of eviction. Slum dwellers are also more likely to contract waterborne diseases such as cholera and typhoid, as well as deadly diseases such as HIV/AIDS. Slum life, therefore, places enormous social and psychological burdens on slum residents, which often leads to broken homes and social exclusion. Although the common perception is that slums are breeding grounds for crime, the report shows that slum dwellers are more often victims than perpetrators.

Table I: Slum Populations in Major Regions of the World

Major area, region	Total population (millions)	Urban population (millions)	% urban population	% urban slum	Slum population (thousands)
World	6,134	2,923	47.7	31.6	923,986
Developed regions	1,194	902	75.7	6.0	54,068
Europe	726	534	73.6	6.2	33,062
Other	467	367	78.6	5.7	21,006
Developing regions	4,940	2,022	40.9	43.0	869,918
Northern Africa	146	76	52.0	28.2	21,355
Sub-Saharan Africa	667	231	34.6	71.9	166,208
Latin America	527	399	75.8	31.9	127,567

Eastern Asia	1,364	533	39.1	36.4	193,824
South-central Asia	1,507	452	30.0	58.0	262,354
Southeastern Asia	530	203	38.3	28.0	56,981
Western Asia	192	125	64.9	33.1	41,331
Oceania	8	2	26.7	24.1	499
Least develop Countries	685	179	26.2	78.2	140,114
Land lock developing Countries	275	84	30.4	56.5	47,303
Small island developing states	52	30	57.9	24.4	7,321

Source: UN-Habitant, 2020

George (2020) defined slums as a group of buildings or an area characterized by overcrowding, unsanitary conditions, or the absence of facilities like potable water, drainage systems, schools, health facilities, recreational grounds, post offices, etc. that, because of these conditions or any of them, endanger the health, safety, or morale of its inhabitants or the community.

In essence, there are two types of slums:

(a) Districts that had been slums right from their inception. Unsanitary and wretched housing conditions exist here because of the original arrangement, construction, and type of building materials used.

(b) Squalid housing results from misuse of dwelling units originally planned for less intensive uses.

Therefore, we can describe a slum as an environment where a variety of forces interact to create a devalued physical and social image of an area within a larger

community. But the key question is, why do people squat? There are two reasons for this: internal and external factors. Therefore, we can describe a slum as an environment where a variety of forces interact to create a devalued physical and social image of an area within a larger community. He equally noted the following as external factors that encourage people to squat: They include high costs of land and other housing services, apathy and anti-party behavior on the part of the government to assist them, high acceptable building standards, rules, and regulations, regulations, and lopsided planning and zoning legislation.

UN-Habitat (2020) opined that one of the main features of slums is the lack of security of tenure, where individuals live on land or in buildings without formal documentation allowing them to do so. Informal or unplanned settlements are often regarded as synonymous with slums, with many definitions emphasizing the informality of occupation and the noncompliance of settlements with land-use plans. Factors contributing to this non-compliance include settlements built on land reserved for non-residential purposes or invasions of non-urban land. While the formation of slums is largely driven by rapid urbanization, population growth, and socio-economic inequalities, addressing these challenges requires a deeper exploration of the complexities surrounding slum upgrading. Slum upgrading, which aims to improve living conditions and infrastructure in informal settlements, presents significant issues that demand critical attention, including financial constraints, land tenure insecurity, the risk of gentrification, and environmental implications.

Issues of slum upgrading include the fragility of urban design processes, neglect of local dynamics, lack of collective appropriation of new public spaces, and ongoing conflicts of coexistence and interest, which undermine the effectiveness of State-led interventions in favelas (Dushyanthi, 2022). Other identified issues of slum upgrading include lack of trust during resident participation, inadequate integration of insights across different slums, and the need for collaborative efforts among market-oriented actors to ensure sustained benefits for residents. Substantial property prices, lack of critical amenities like drainage and water supply, insufficient land availability for the

poor, and the need for secure land tenure and economic opportunities to foster sustainable development (Rudolf, 2023; Bhusan & Chaudary, 2024).

Slum upgrading, while intended to benefit existing residents, can inadvertently lead to gentrification. Instances where it is market-driven, such that improvements in infrastructure and housing attracts higher-income groups, leads to rising property values and rents in such areas (Heckert & Rosan, 2016). However, slum upgrading resulting from Forced Displacement which involves demolition or redevelopment without proper resettlement plans, thereby displacing the residents and exacerbating social and economic vulnerabilities (Cioraru & d' Amboise, 2016).

MATERIAL AND METHOD

This study adopts the survey research design method because it allows the establishment of unique characteristics of the population and the ability to develop a detailed picture and intensive knowledge of the case study. Two main types of data-spatial and attributes—were considered for the study. These were obtained from primary and secondary sources. The secondary sources include published materials like journals, textbooks, and government publications such as gazettes. Primary data was obtained through personal observation, questionnaire administration, and focus group discussion. Questionnaire was designed and administered to elucidate information on socio-economic and socio-cultural characteristics, housing conditions, and tenancy statuses of the residents. Direct observation was also used to examine the physical, environmental, and housing conditions of the study area. The sample population for this study is all the residential buildings, town planning firms, and agencies in the study area. However, because of the possible quality of experience and exposure of the town planners, this study explored the opportunity of an unstructured or informal interview where possible to ensure adequate data collection and improve the overall quality of the data collected. To elicit information on the research problems, a questionnaire was designed to suit the research objectives. The questionnaire primarily consisted of closed-ended questions, supplemented by a few open-ended ones.

The very essence of an open-ended question was to allow respondents to give detailed answers in cases where their experiences could not be easily articulated into a few options. However, this was done with the utmost care so as not to create problems when carrying out the analysis. Each of the study objectives was adequately reflected in the question. This is to ensure that the study draws sufficient information to assist in the achievement of the study goal. The data that are described in this work are presented as follows: the respondents are the residents of the slum areas and practicing town planners, planning agencies, and other stakeholders within the selected areas. The sample frame was the households in the study are, and the sample size is 400, which represents 3.0 % of the total (13,340) in the study area. Therefore, the total number of questionnaires that were distributed for the purpose of this study was four hundred (400) questionnaires. Three hundred (300) questionnaires (80%) were retrieved from the respondents. The collected data were collated, edited, and processed for analysis. Using descriptive and inferential statistical tools such as mean scores and ranks, the measures are ranked based on their mean scores, which reflect their perceived effectiveness in addressing slum challenges. The ranks indicate the position of each measure relative to others in terms of effectiveness, with lower ranks indicating higher perceived effectiveness. The results are discussed below for further recommendation and conclusion of the study.

RESULTS AND DISCUSSIONS

Table 1 below shows the population in the Itoku-Ikija area is predominantly male (56.7%), with females making up 43.3% of the population. This gender distribution may influence the nature of slum upgrading efforts and initiatives.

VARIABLES	FREQUENCY	PERCENTAGE (%)
GENDER		
Male	170	56.7
Female	130	43.3
AGE		
0-18	18	6.0
19-40	66	22.0
41-60	111	37.0
Above 60	105	35.0
MARITAL STATUS		

Single	60	20.0
Married	194	64.7
Separated	17	5.7
Divorced	11	3.7
Widowed	18	6.0
LEVEL OF EDUCATION		
No formal Education	58	19.3
Primary	143	47.7
Secondary	64	24.3
Tertiary	35	11.7
OCCUPATION		
Civil Servant	5	1.7
Self Employed	30	10.0
Farming	95	31.7
Apprentice	28	9.3
Student	41	13.7
Unemployed	47	15.7
Retired	54	18.0

In this instance, it may necessitate the consideration of gender-specific needs, such as ensuring safe and accessible facilities for women and addressing employment opportunities for men. The data displayed in the table also indicates that the largest segments of the population are within the age groups of 41-60 years (37%) and over 60 years (35%) , underscoring that a substantial portion of the respondents is middle-aged and older in the study area. This demographic trend suggests that there may be a need for healthcare facilities, social security measures, and age friendly infrastructure. The portion of younger population in the target community cannot be ignored as Younger populations necessitate the provision of educational facilities and employment opportunities, both of which are essential components for successful slum upgrading. A significant portion of the population is married (64.7%), followed by unmarried individuals which accounts for 20% of the population. The predominance of married residents underscores the necessity for slum upgrading initiatives to priotize family-oriented facilities, including housing, and recreational areas. Additionally, the presence of single, separated,

divorced, and widowed individuals also indicates the need for diverse social support services. The data presented in the table reveals that more than half of the population has little to no form of formal education with 47.7% of the population having only primary education, and 19.3% without formal education. Those with secondary and tertiary education make up 21.3% and 11.7% of the population, respectively. The low levels of education suggest that slum upgrading efforts should include educational programs and vocational training to improve skills and employability. Enhancing educational infrastructure could also help break the cycle of poverty in the area. The data presented in the table furthermore highlights the employment status and earnings of the residents in the study area. The predominant occupation is farming (31.7%), followed by retirees (18.0%) and unemployed individuals (15.7%) with most of the residents (57.3%) earning below N30,000 per month. The low-income levels and high unemployment rate highlight the need for agricultural support and development programs, social security and employment opportunities for retirees and unemployed residents as well as affordable housing and essential services in the slum upgrading efforts. Slum upgrading must consider. To reduce unemployment, skills development and employment generation should be the primary focus.

Table 2. The data presented in Table 2 highlights the existing situation of the study area measured by different variables.

VARIABLES	FREQUENCY	PERCENTAGE (%)
SOURCE OF WATER		
Pipe borne Water	102	34.0
Well	39	13.0
Borehole	45	15.0
River/Stream	57	19.0
Others	57	19.0
TOILET SANITATION		

Flush	15	5.0
Pit	146	48.7
Open Space defecation	99	33.0
Others	40	13.3
ACCESS TO ELECTRICITY		
Access	161	57.7
No access	139	46.3
PRIMARY MODE OF TRANSPORTATION		
Walking	69	23.0
Cycling	88	29.3
Public Transport	100	33.3
Private Transport	29	9.7
Others	14	4.7
ENVIRONMENTAL CHALLENGES		
Very clean	29	9.7
Clean	70	23.3
Indifferent	15	5.0
Somewhat dirty	99	33.0
Very dirty	87	29.0
PRIMARY SOURCE OF COOKING		
Firewood	55	18.3
Charcoal	204	68.0
Gas	41	1
DISTANCE TO HEALTH CARE FACILITIES		
<1KM	114	38.0
1-5KM	186	62.0
TYPES OF WASTE DISPOSAL METHOD		
Public waste collection	88	29.3
Burning	200	66.7
Dumping in open space	12	4.0
ACCESS TO PUBLIC DRAINAGE		
Access	44	14.7

No access	256	85.3
EXPERIENCE OF FLOODING IN THE AREA		
Never	86	28.7
Frequently	214	71.3

When it comes to the sources of water supply available in the Itoku-Ikija area, the results indicates that majority of its residents do not have access to reliable and safe sources of water as large portion of the residents rely on potentially contaminated water for drinking and other domestic activities. The results in the table also reflects the state of Itoku-Ikija's Sewage disposal systems as only 5% of the residents use the water closet (flush systems), whereas a high percentage of the population make use of the Latrine system (48.7%) of sewage disposal and open defecation system ranking not far behind the latrine system at 33%. This result therefore indicates that the state of sewage disposal in the study area is very poor and it poses significant health and environmental challenges to the residents and ecosystem. The data displayed in table 3 indicates that (53.7%) have access to public power supplies, which implies Slightly over half of the residents have electricity, suggesting partial infrastructural development while the rest (46.3%) do not, have access to electricity, highlighting energy distribution challenges in the study area. The table shows that 52.3% engage in walking and cycling as modes of transportation, a reflection of their high reliance on non-motorized transport, which suggests limited infrastructure for motorized vehicles in the study area. Analysis in the table reveals that 33.3% patronized public transportation which indicates a need for better public transportation systems. Only 9.7% are using private vehicles, which shows low usage due to economic constraints or inadequate roads. The table analysis reveals information on environmental challenges, with only 33% of respondents considering the environment clean, indicating a need for improved waste management and sanitation. 62% consider their environment to be somewhat dirty, which implies a majority perceive the area as dirty, reflecting poor environmental maintenance. The predominant use of charcoal (68%) in the study area suggests limited access to

modern cooking fuels, contributing to deforestation and pollution. The table shows burning (66.7%) is the main method of waste disposal, which indicates poor waste management systems, leading to pollution. Only 29.3% made use of the public waste collection system, which is a clear indication of limited coverage of formal waste management.

Table 3: Conditions of Housing

VARIABLES	FREQUENCY	PERCENTAGE (%)
NO. OF ROOMS		
1	43	14.3
2	243	81.7
3	12	4.0
CONDITION OF HOUSE		
Poor	144	48.0
Fair	144	48.0
Good (Well maintained)	12	4.0
ACCESS TO BASIC FACILITIES		
Yes	171	57.0
No	129	43.0
NO. OF OCCUPIER		
1-5	122	42.70
6-10	102	34.0
Above 10	72	24.0
BUILDING DESIGN		
Bungalow	72	24.0
Condominium	88	29.3
Storey	99	33.0

Duplex	15	5.0
Single	26	8.7
BUILDING MATERIALS		
Clay	117	39.0
Bricks	113	37.7
Wood/Bamboo	29	9.7
Metal	41	13.7

Table 3 above shows two-room apartments (81.7%) are predominant, which implies the majority live in small houses, suggesting crowded living conditions. The table shows that 57% of the population, which constitutes the majority, has some access to basic amenities, but still inadequate for many because as much as 43% of the population lacks basic services. The table reveals that the common household size is 1–5 persons (42.7%), indicating moderate crowding, while households with 6–10 and above 10 persons constitute 58%, indicating a high number of large households and potentially overcrowded living conditions. Information on building design, as shown in the table, Storey buildings and condominiums (62.3%) are the most prevalent, indicating some higher-density housing. Bungalows and single dwellings (32.7%) also have a significant portion, suggesting a mix of housing types. The table shows clay and bricks (76.7%) dominated the study area. Most buildings use traditional materials, which may affect durability and safety. Approximately 23% of the buildings comprise wood, bamboo, and metals like iron, demonstrating a diversity in building materials.

Challenges of slum development and suggested solutions

Table 4: T-test for Challenges of slum development and suggested solutions

One-Sample Statistics				
T-Test	**N**	**Mean**	**Std. Deviation**	**Rank**
CHALLENGES				

Overcrowding	300	3.5700	1.28215	3rd
Poor Housing Condition	300	1.9600	.90617	5th
Inadequate Waste Management	300	1.8833	1.21159	6th
High Crime Rate	300	3.0500	1.42863	4th
Unemployment	300	3.9867	1.18794	2nd
High Spread Of Diseases	300	4.0967	1.01526	1st
SUGGESTED SOLUTIONS				
Rehabilitation Of Infrastructure	300	3.8833	1.26295	4th
Creation Of Incentives For Farmers	300	4.1467	1.03379	3rd
Creation Of Job Opportunities	300	4.2467	.91027	2nd
Creation Of Potable Water	300	4.3467	.75391	1st
Provision Of Good Educational Systems	300	2.5367	1.23033	5th

The T-test in Table 44 above shows that the mean represents the average score given by respondents or evaluators regarding the effectiveness or severity of each challenge or solution. Higher mean values generally indicate greater perceived severity or effectiveness. The standard deviation measures the amount of variation or dispersion among the scores given to each challenge or solution. A higher standard deviation indicates that scores are more spread out from the mean, suggesting more diverse opinions or perceptions. The rank indicates the relative position of each item (challenge or solution) based on its mean score.For challenges, lower ranks indicate more severe issues (e.g., 1st rank for HIGH SPREAD OF DISEASES indicates it is perceived as the most severe challenge). For solutions, higher ranks indicate more effective solutions (e.g., 1st rank for CREATION OF POTABLE WATER indicates it is perceived as the most effective solution). In summary, this table provides insights into how various challenges are perceived in terms of severity and how suggested solutions are perceived in terms of effectiveness, based on the mean scores and their ranks. The standard deviation adds context by indicating the variability in these perceptions.

Suitable measures to address Slum Development Challenges

Table 5 below presents data on various measures proposed to address challenges related to slum development, using means and ranks as indicators.Here's an explanation in prose form: The measures are ranked based on their mean scores, which reflect their perceived effectiveness in addressing slum development challenges.

The ranks indicate the position of each measure relative to others in terms of effectiveness, with lower ranks indicating higher perceived effectiveness. At the top of the list, community cleanup drives are ranked first with a mean score of 4.3467, suggesting they are considered the most effective measure. Following closely behind are vocational training and skills development programs (mean = 4.2467), which rank second. These programs are perceived as highly effective in tackling slum development challenges. Other measures that rank highly include community gardening projects (mean = 4.0533, rank = 7th) and community-led housing projects (mean = 4.0533, rank = 5th), indicating they are also viewed positively but slightly lower than the top two measures.

Table 5: T-test for Suitable measures to address slum development challenges

One-Sample Statistics	N	Mean	Std. Deviation	Rank
Government funding for housing development	300	4.0067	1.10938	8th
Community led housing projects	300	4.0533	1.12904	5th
Increased access to affordable housing materials	300	2.6800	1.45763	13th
Regular maintenance of existing structures	300	4.1467	1.03379	6th
Implementation of rent control policies	300	3.0500	1.42863	12th
Improved waste management systems	300	3.9867	1.18794	10th

Enhanced security measures	300	4.0967	1.01526	4th
Better infrastructural development	300	3.8833	1.26295	11th
Health and sanitation programs	300	4.1467	1.03379	3rd
Vocational training and skills development programs	300	4.2467	.91027	2nd
Community cleanup drives	300	4.3467	.75391	1st
Local health awareness campaigns	300	2.5367	1.23033	14th
Neighborhoods watch programs	300	4.0067	1.10938	8th
Community gardening projects	300	4.0533	1.12904	7th

Measures such as regular maintenance of existing structures (mean = 4.1467, rank = 6th) and health and sanitation programs (mean = 4.1467, rank = 3rd) share similar mean scores, indicating they are considered effective but are ranked differently due to subtle variations in perceived impact.

On the other end of the spectrum, increased access to affordable housing materials (mean = 2.6800, rank = 13th) and local health awareness campaigns (mean = 2.5367, rank = 14th) have lower mean scores, indicating they are perceived as less effective compared to other measures listed.

Overall, the ranking provides a clear hierarchy of measures based on their perceived effectiveness in addressing slum development challenges, with community-driven initiatives like cleanup drives and vocational training programs receiving the highest rankings, while issues like housing material access and health awareness campaigns are seen as needing improvement in effectiveness.

Summary of findings

The study focuses on the socio-economic and demographic characteristics of the residents in the Itoku-Ikija area of Abeokuta, Ogun State, to understand the challenges of slum upgrading. The gender distribution shows that the population is predominantly male, with females making up 43.3%. This imbalance suggests that slum upgrading efforts need to address gender-specific needs, such as providing safe facilities for women and employment opportunities for men, in line with OHCHR (2016). The age distribution reveals

that the largest age groups are 41-60 years old and above 60 years old. This indicates a significant portion of the participants are middle-aged or older, necessitating the provision of healthcare facilities, social security, and age-friendly infrastructure. For the younger population, educational facilities and employment opportunities are crucial. Furthermore, marital status data shows that 64.7% of the study participants are married, followed by single individuals. The high percentage of married residents indicates a need for family-oriented facilities such as housing, schools, and recreational areas, while social support services are essential for single, separated, divorced, and widowed individuals, as cited by Cui et al. (2022). Educational attainment is relatively low, with nearly half of the study participants having only primary education and 19.3% having no formal education. This suggests a need for educational programs and vocational training to improve skills and employability, which could help break the cycle of poverty in the area.

Moreover, the predominant occupation in the study area is farming, followed by retirees and unemployed individuals. Slum upgrading should consider agricultural support and development programs, social security for retirees, and employment generation to reduce unemployment, as advised by Rigon (2022). Income levels are generally low, with the majority earning N30,000 or less per month, emphasizing the need for affordable housing and essential services. Ethnically, the majority are Yoruba and Igbo, with smaller proportions of Hausa and others. This diversity necessitates cultural sensitivity and inclusivity in slum upgrading efforts. Household sizes vary, with the most common being 1-3 members and 4-6 members. Housing solutions should accommodate different household sizes to improve living conditions. Tenurial status data shows a significant number of residents live in inherited family-owned homes and as tenants. Slum upgrading should address tenancy issues and provide support for tenants and squatters to access secure and affordable housing. Long-term residents, who have lived in the area for over 10 years, should be engaged in planning and implementation to leverage their local knowledge and foster community support. In terms of the existing situation in the study area, access to clean water is limited, with only 13% having pipe-borne water. Most rely on wells and boreholes, while others use potentially

contaminated sources like rivers/streams. Sanitation facilities are inadequate, with 48.7% using pit latrines and 33% practicing open defecation. Access to electricity is available to 53.7% of residents, suggesting partial infrastructural development.

The primary modes of transportation are walking and cycling, indicating limited infrastructure for motorized vehicles. Environmental cleanliness is poor, with 62% considering the area somewhat or very dirty. Charcoal and firewood are the main cooking fuels, contributing to deforestation and pollution. Healthcare access is limited, with 62% of residents traveling 1-5km to reach a facility. Burning and public waste collection. Only 14.7% have access to a public drainage system, and 71.3% experience frequent flooding. Housing conditions are poor, with 81.7% living in two-room houses and 96% rating their housing situation as poor or fair. 57% of residents are able to access basic amenities. Household sizes range from 1-5 persons to above 10 persons, indicating overcrowding. The predominant building designs are single-story buildings and condominiums, while the main building materials are clay and bricks. The T-test results highlight the most severe challenges, such as the high spread of diseases, unemployment, and overcrowding. The most effective suggested solutions include the creation of potable water, job opportunities, and incentives for farmers. Suitable measures to address slum development challenges emphasize community cleanup drives, vocational training, and skills development programs. Community-led initiatives and government funding for housing development are also considered effective.

CONCLUSION

The study of the socio-economic and demographic characteristics of the residents in the Itoku-Ikija area of Abeokuta, Ogun State, reveals critical insights into the challenges and potential solutions for slum upgrading. The gender imbalance, with a predominantly male population, underscores the need for gender-sensitive interventions. Facilities must be designed to cater to the specific needs of both men and women, ensuring safety for women and employment opportunities for men. Moreover, the age distribution, heavily

skewed towards middle-aged and older adults, highlights the necessity for robust healthcare facilities, social security, and age-friendly infrastructure. With significant portions of the population in their 40s, 50s, and beyond, targeted health and social services are crucial. Younger residents would benefit from enhanced educational facilities and employment opportunities to foster their development and economic contributions. In addition, marital status data, showing a high percentage of married individuals, indicates the need for family-oriented amenities. Housing, schools, and recreational areas should cater to families, while social support services should address the needs of single, separated, divorced, and widowed residents. The low levels of educational attainment, with nearly half of the population having only primary education, call for educational programs and vocational training to boost skills and employability, potentially breaking the cycle of poverty in the area.

Likewise, occupational data points to a predominant engagement in farming, followed by retirees and unemployed individuals. To enhance productivity and income, slum upgrading initiatives should include agricultural support and development programs. Social security for retirees and job creation efforts to reduce unemployment are also essential. The prevalent low-income levels further stress the need for affordable housing and basic services. Ethnic diversity in the area, with most Yoruba and Igbo residents, followed by Hausa and other groups, necessitates culturally sensitive and inclusive upgrading efforts. Housing solutions must accommodate the varied household sizes, with many residents living in either small or large households. Addressing tenancy issues is vital, as a significant number of residents live in inherited homes or as tenants, ensuring that all residents have access to secure and affordable housing.

Existing conditions in the study area reveal significant deficits in access to clean water, adequate sanitation, and reliable electricity. The reliance on wells and boreholes for water, widespread use of pit latrines, and open defecation are critical areas needing improvement. Infrastructure development for water supply, sanitation facilities, and electricity is paramount. The primary modes of transportation walking and cycling reflect limited infrastructure for motorized vehicles, necessitating better transportation planning and infrastructure development. Poor environmental cleanliness and reliance on charcoal and

firewood for cooking further emphasize the need for cleaner, more sustainable solutions. Improved healthcare access, waste disposal systems, drainage, and flood management are essential components of the upgrading process. Housing conditions are generally poor, with overcrowding and substandard building materials prevalent. Upgrading efforts must focus on improving housing quality, increasing access to basic amenities, and reducing overcrowding. The T-test results indicate that high disease spread, unemployment, and overcrowding are the most severe challenges, with potable water creation, job opportunities, and farmer incentives identified as effective solutions.

Consequently, the study recommends the following:

1. The necessity for a multifaceted approach to slum upgrading in Itoku-Ikija. This approach should include infrastructural development, social support, community engagement, and economic empowerment.
2. Addressing the identified challenges through targeted, inclusive, and sustainable interventions will significantly improve living conditions and promote long-term development in the area.
3. Collaborative efforts between the community, government, and other stakeholders are essential to achieving these goals and ensuring a better quality of life for the residents of Itoku-Ikija.

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