

## **An examination of urban renewal exercise of Badia East of Lagos State, Nigeria.**

**BY**

**Jimoh H.O.<sup>1</sup>; Omole, F.K.<sup>2\*</sup>; Omosulu, S.B.<sup>3</sup>**

\*1: Department of Urban and Regional Planning, University of Lagos, Nigeria.

2: Department of Urban and Regional Planning, Federal University of Technology, Akure, Nigeria.

3: Department of Urban and Regional Planning, Rufus Giwa Polytechnic Owo,  
Ondo State, Nigeria.

\*Correspondent author Phone Contacts: +2348034539896, +2348028110542

E-mails: [fkymole@yahoo.co.uk](mailto:fkymole@yahoo.co.uk)

### **ABSTRACT**

*Slum has become one of the prominent consequences of urbanisation worldwide. Hence, attempts are being made at different levels to eradicate or upgrade slum settlements. For several reasons, most renewal approaches to urban slums have failed; therefore, it has never been easy to eliminate the phenomenon. This paper presents an approach employed in regenerating one of Lagos slum areas call Badia East and the level of success achieved. Situated within the core of Lagos metropolis, Badia East hosts over five hundred households of various origin inhabiting mostly in plank buildings. The residential units were found not only insufficient in terms of habitable spaces but also have created unstable social conditions. They are not qualified as housing units in real sense of definition. This has informed the governments' efforts at different times at eradicating the slum. For some reasons, including modalities employed, lack of local cooperation, the slum remains as it is until recently when cooperation of the residents was won. This paper focuses on versatility of modalities employed in soliciting and gaining the cooperation of the community member for renewal of the slum. The research was carried out using secondary and primary data obtained from the site, using structured questionnaire and interview method. The results of the study showed that urban renewal can be carried out in any locality without disrupting the existing socio-cultural milieu provided that the residents are adequately informed*

**Keywords:** Slum, Badia- East, urban renewal, stakeholders, poverty.

## 1.0 INTRODUCTION

The huge increase in urban population amounts to a crisis of unprecedented magnitude in urban shelter provision. Every year, the world's urban population is increasing by about 70 million, equivalent to seven new megacities. These people need to be provided with shelter, employment and urban services. The stretched capacity of most urban economies in developing countries is unable to meet more than a fraction of these needs, so that the informal sector is providing most of the new employment and housing, in environments that have come to be known as informal settlements or slums.

The United Nation (2002) has estimated that a third of world's urban population today does not have access to adequate housing, and lack access to safe water and sanitation. These people live in overcrowded and unserviced slums, often situated on marginal and dangerous land. In Lagos State, 42 of such slum areas were identified in a research carried out by the University of Lagos Consult in 1997 put the figure at over 100 in 2006. This corroborates the Federal Republic of Nigeria (2006) report on Lagos Megacity Region that almost 70 percent of Lagos' populations live in slums (FRN, 2006). Lagos provides ample evidence that rapid growth in the context of economic decline has been a 'recipe for the mass production of slums' (UNILAG Consult, 1997)

The situation is being exacerbated by two factors – an almost complete lack of planning or preparation for urban growth and management in most parts of the world, and a rapid increase in both inequality and poverty, which is compounded by policies intended to improve growth, but which have mostly not done so because they have tried to fight the key urbanization dynamics rather than working with it.

Urban slum is of global concern according to the UN-HABITAT (2001) 31.6% of the world's urban population lived in slums as far back as 2001. It is worse in developing regions, where 43% of the urban population, compared to 6% of the urban population in developed regions lived in slum. It was projected (in 2001) that in the next 30 years, the number of slum dwellers worldwide will increase to 2 billion if no firm or concrete action is taken to arrest the situation. This has informed the inclusion of "Cities without Slums" target, also known as Target 11, in the Millennium Declaration adopted by Member States of the United Nations in September 2000. Target 11 is: "By 2020, to have achieved a significant improvement in the lives of at least 100 million slum dwellers" Battle against slum has been in long existence. In Lagos for instance, the devastating public health crises culminating in the bubonic plague outbreaks of the 1920s, led to the establishment of the Lagos Executive Development Board (LEDB)(1958-59) and subsequent clearance-driven urban renewal efforts in the core area of Lagos. Maroko clearance was in July 1990 and several other attempts such as the Olojowon renewal among others.

Despite various efforts at the Local, National and Global levels at solving the ravaging twin phenomena of poverty and slum through the organisation of Local and International workshops and summit at the topmost level of Governance, and direct policy statements by governments, the problem rather than being abated, continued to spread. One major problem that has contributed to this is the methodology being employed in most

renewal and other planning efforts. Public participation which will enable citizens to be carried along and have inputs in the decision making process of physical planning administrations at different levels of government is highly jettisoned. In case of *Badia East*, the community which was originally deified despite being part of the area ranked 3<sup>rd</sup> among the 42 identified slums in the state. Attempts by the Lagos State Government in 1986, 1996 and 2003, at redeveloping the area were out rightly rejected by the community because of their experiences from other parts of the State, such as total clearance of Maroko in 1990. Actions by the State Government to forcefully carry out the renewal yielded negative results socially and economically as many people were displaced and rendered homeless before the actions were suspended. Being a Federal Government acquisition and the contract for the work signed in 2003 (after the Lagos State partial demolition) to renew the place. This followed adequate sensitization of the community and the exercise was seen to have enjoyed the cooperation of the community to a reasonable extent.

The major concern of this paper therefore, is the growing challenges posed by slum development in the context of unprecedented urban growth *vis-à-vis* the appropriate approaches that should be employed with the involvement of every stakeholder. There are clear evidences in the literature that corporation of stakeholders is very important in urban renewal implementation. This is echoed in the research work of Omole, 2000 where he opined that *if governments have all the money to execute urban renewal exercise without the cooperation of other stakeholders, the exercise is bane to fail*. This statement calls for the enlistment of all stakeholders in all aspects of urban renewal.

## 2.0 SCOPE OF STUDY AND THE STUDY AREA

The study area is in the southern fringe of metropolitan Lagos in Nigeria; a portion of *Badia* in *Apapa* Local Government Area of Lagos State. Geographically located at intersection point of latitude 3°21' and longitude 6°28' and spanning about 55.07 hectares. It is bounded in the east by railway line that runs parallel with Apapa Road. To the north of the study area is Lagos - Badagry Expressway. To the South is Gasikiya College Road and to the West is the other part of *Badia* which extends to *Ojo*. *Badia* is one of the six communities in *Apapa* Local Government. Others being *Iddo/Ijora Olopa*, *Ijora Oloye*, *Sari - Iganmu*, *Apapa* and *Panti* village. Among these communities, *Badia* with land coverage of 114 hectares is found in the lowest of the ladder of urban decadence, poverty and environmental degradation (*Apapa* Local Government, 2002). However the situation in *Badia East* is most sympathetic.

*Badia East* is one of the Federal Government acquisitions in Lagos State. The land measuring 55.07 Hectares was acquired in 1929 for the Railway Corporation (overriding public interest). In 1977, when the Nigeria Government was about to build the National Art Theatre in *Surulere*, residents of *Oluwole* Village (an extinct village which formed part of the present National Theatre in *Surulere*) were displaced. The displaced people moved into the nearby government acquisition (*Badia East*) to resettle. However, the ownership of the land was not transferred to them in a documented form. No improvement was carried on the

land which was mostly waterlogged and flooded. They started building structures, mainly shanties, and with time the place grew up as settlement.

Physically, the entire area is swampy with sand filling in isolated areas for construction of dwellings. Elevation of the area ranges from 0.5 meters to about 3 meters above mean sea level. The area is not drained. During dry season, water level is about 300mm above ground level in up to 70% of the entire study area while some are below sea level (Apapa Local Government, 2002). During wet season, the whole area is submerged in flood for more than three hours after each rain with some areas remaining totally submerged throughout the entire wet season. This study dealt mainly with evolution of the slum, attempts at restoring the area to its pristine form and response of the slum dwellers to renewal programmes. Existing institutional framework and their effectiveness on renewal processes in the study area were also explored.

### 3.0 LITERATURE REVIEW

The issue of slum is global and not restricted to developed, developing or less developed Nations. UNHSP (2003) reported that 923,986,000 people, or 31.6 per cent of the world's total population, lived in slums in 2001. Forty-three (43) per cent of the urban population of all developing regions combined lived in slums, in comparison to 6 per cent in developed regions and 78.2 per cent in the least developed countries. Among these however, Sub-Saharan Africa was reported to have the largest proportion of urban slum dwellers (71.9 per cent). It was also projected (ibid) that in the next thirty years (from 2001), the global number of slum dwellers will increase to about two billion.

Despite the fact that it has been established by UNHSP(2003) that slums do not accommodate all of the urban poor, nor are all slum dwellers are always poor, the fact still remains that slums are physical and spatial manifestation of increasing urban poverty and intra-city inequality and therefore must be checkmated.

It was for this reason that slum was listed among other Millennium Development Goals (MDGs) as Goal 7 target 11 at the world leaders' Special Millennium Summit of the United Nations (UN) held in September 2000. This target is "to have achieved significant improvement in lives of at least 100 million slum dwellers, by 2020". UN-HABITAT is leading the UN's efforts to monitor progress for MDG Target 11. In May 2003, UN-HABITAT published a practical *Guide to Monitoring Target 11: Improving the Lives of 100 Million Slum Dwellers*, which cities and countries can use in setting their own Target 11 goals. An increasing number of national governments are out providing leadership to achieve this "Cities Without Slums Millennium Development Goal (MDG) target" based on their country experiences.

Consequently, slum is a topic on which many people have researched - its formation, clearance and effects. However the fact remains that the problem persists therefore the need for more research to forestall the spread of the menace using practical experience from far and near.

According to Abumere (1987), as quoted by Osatuyi (2004), poverty is the major factor for the decay of Nigerian cities. Also, a report by the World Bank and Nigerian collaborators (1995) indicates that 21% of the Urban Population in Nigeria i.e. 8.6 million people is living below poverty line.

Onibokun (1992) wrote that the problem of Nigerian cities are ‘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 Lagos metropolis.

In the Lagos Metropolis, it is easy to discern a dichotomy in the physical landscape of the city, poverty and affluence existing side by side i.e. the urban slum and the well planned and beautiful residential estates, the former occupied by the poor who are in the majority and the later by the few very rich. This contrast is very striking and is already well pronounced, as over 5 million people living below poverty line inhabit Lagos metropolis (Osatuyi, 2004).

Slum is a long-standing phenomenon and it has since been receiving one form of correction or the other in different part of the world. In Nigeria and Lagos in particular, the first attempt at Urban renewal was the case of the Bubonic Plague of 1924 that led to the establishment of the Lagos Executive Development Board (LEDB) to undertake a Town Planning Scheme of the worst affected area in 1929. The Board took necessary actions and demolished fifty acres of derelict properties in Idumagbo and laid it out afresh with good roads and other amenities.

The Lagos State Government in further attempt to arrest the ever-growing urban squalor in the state established the Lagos State Urban Renewal Board. The board had identified about 75 blighted areas across the state. These blighted areas are being programmed for renewal (Osatuyi, 2004).

As part of its efforts, the Board had undertaken urban renewal projects in collaboration with the World Bank at Ijora and Badiya. In addition about four (4) other settlements had been upgraded in the state. Recently, the state is totally committed to slum eradication in different parts of the state.

One common thing about the early renewal program is the issue of total clearance. As recounted in the 2002 Edition of the Microsoft Encarta that during the 1940s cities began implementing urban renewal programmes to improve the condition of neighbourhoods that had been allowed to deteriorate for many years. “Architects and Engineers reconstructed building facades, repaved streets, and stabilized the structure of the buildings. Unfortunately, this often happened without consideration for the people living there, many of whom were forced to find housing elsewhere because the cost of the improvements increased the value of the property and the cost of rents they paid”.

Onibokun (1992) argues that where action has been taken on redevelopment of cities, the approach has often been an ad-hoc action and that policies and actions have not been orchestrated properly. He argues further that the professionals and experts, both the indigenous and foreign counterparts, most times give advice and allow their middle class

values, mentality and the alien nature of their professional training to cloud the real problems (Omole, 2000). From the experience of central Lagos redevelopment and other recent ones, Omole (2000) among others argued that re-development approach might not provide the desired results. Today, city planners take environmental and neighbourhood concerns into account before proceeding with urban renewal programmes.

In the case of Ibadan, Oyo state of Nigeria, the State Government having realized the economic, political, environmental and social problems associated with redevelopment exercise tends to embrace more flexible approaches like renovation, rehabilitation, Environmental Planning and Management process (EPM) among others to address city replanning. Omole (2000) affirmed that it was as a result of the problem associated with redevelopments that prompted the development of the New Bodija, a Planning Development Unit (PDU), instead of carrying out demolition in areas like Bere, Oje, Idi Arere, Foko, Isale Osi, Popo Yemoja and other slum areas in Ibadan.

Up till today, the slums mentioned above (which some planners call the “sick areas” of Ibadan) are still there with more decay and deterioration including physical display of poverty. In a similar vein, Lagos State has not given up the idea of total demolition of settlements to pave way for replanning. This is a pointer to the fact that more researches still need to be carried out to fashion out the acceptable approach to the policy makers and the slum dwellers.

#### **4.0 THE RESEARCH METHODOLOGY**

Primary and secondary data were utilized in this work. Secondary data were obtained from textbooks, government publications, journals, maps, unpublished research works and useful websites on urban renewal programmes as a whole and the study area in particular. Primary data were collected using various methods, including personal observation, structured survey questionnaires, in-depth interview of the Community Leaders, Community Development Association (CDA) Chairmen, government agencies and parastatals.

A total of One Hundred and Twenty Five questionnaires (which form 25%) were administered to the slum dwellers using Systematic sampling technique; based on Five Hundred and one (501) dwellings in the study area. The questionnaire focused on residents' knowledge of urban renewal exercises in the area, their involvement or otherwise in renewal exercises, past experiences and their readiness to cooperate with government in implementation of the project. It also extracted information on their socio-economic status, demographic nature, status of structures and available infrastructure. The questionnaires were also used to determine their experiences on renewal and their disposition to the programme.

The second and third sets of questionnaires were used to obtain data from government officials and NGOs respectively. These sets of questionnaires are open-ended, allowing the respondents to freely express their views and experiences on the issue at hand and the study area. Government officials interviewed were drawn from the Lagos State Urban Renewal Authority (LASURA), Lagos State Ministry of Physical Planning and Urban

Development (MPPUD), Federal Ministry of Housing and Urban Development (FMH&H) and Nigerian Railway Corporation. Information obtained include past and present activities of the agencies/parastatals at ensuring that the condition of the slum dwellers in the study area are improved and the story of their success or otherwise.

Two NGOs - Social and Economic Rights Action Centre (SERAC)(2004) and the Society for Family Health were interviewed. SERAC is an NGO for the protection of human rights and prevention of internal displacement of people while Society for Family Health has its presence in the community to educate the people on HIV/AIDS and to give necessary health related assistance to people.

For in-depth information, Community Leaders, Market Association Leaders and Community Development Association leaders were interviewed on a one -to- one basis. Questionnaires were used for this purpose to facilitate free flow of information but interviewers were guided on area of interest where necessary.

Some visual behaviors and environmental qualities such as accessibility of buildings, drainage availability and qualities, building materials etc. were recorded through personal observation

As part of the research methodology, consultative meetings of the Badia East Urban Renewal programme held on 23<sup>rd</sup> July, 4<sup>th</sup> November, 2<sup>nd</sup> December year 2004 and 27<sup>th</sup> January, 4<sup>th</sup> February, and 12<sup>th</sup> April 2005 were attended. The consultative/stakeholders' meetings, which aimed at Inclusive City Development Strategies, were avenue for the stakeholders to define their vision for their settlement. It was usually the gathering of all and sundry that has interest in the renewal of Badia East, especially the people of Badia East. Objectives of the Stakeholders' meetings include validation of the documented findings of the planning team and confirmations of the participation of the people and their commitment to the preparation of a renewal strategy that is in line with their aspiration. Five Technical committee meetings and five stakeholders meetings were held in the course of the renewal project.

## **5.0 DISCUSSION OF FINDINGS**

### **5.1 Analysis of residents' composition and familiarity with the area**

Duration of staying in the environment of each respondent was probed to ascertain respondents' familiarity with events in the community; this also aided in identifying the type of slum in the study area. As shown in table 1, length of staying in the area ranges from 1 to 40 years while reasons for living in the community range from family bond, (19%); closeness to place of work (18%) affordability of housing (15%) to being allocation from the government (48%). While some of the inhabitants were born in the slum, most of them migrated from other places into the community. On why they leave their former abode, 50.4% claimed ejection by government, 4.8% were ejected by their former landlord, 28.45% moved into the area to join their relatives, 6.4% migrated into the slum in search of work, while the remaining 10.4% were there for change of environment.

## 5.2 Building and Environmental Condition

Condition of buildings/environment in the study area is pathetic. The area is totally devoid of any physical planning. Structures are haphazardly developed. Table 2 reveals that 47% of structures were built with substandard planks and bamboo materials. 29% built with concrete blocks but in deplorable conditions and the remaining 24% are fair concrete block. Solid wastes are indiscriminately discharged into the environment as landfill materials. 56% of the residents live purely on and are surrounded by filths as residences were not differentiated from living area. Houses lack access roads of any form rendering most part of the community inaccessible. The few roads are waterlogged (due to swampy nature of the area) and lack drainage facilities. This contributes to incessant flooding in the study area. The environment is generally stinking due to stagnant water and refuses.

Infrastructural facilities are generally lacking or sub-standard in the area. Though water pipe runs through the site, the condition of water delivery is unhygienic as residents fetch water directly from burst pipes in dirty drainages. Health institutions are not available and the only public primary school located within the study area is lacking necessary facilities. Electricity is available, though most of the residents are illegally connected.

When probed about their satisfaction with the condition of environment, portrayed above, table 2 reveals that 95.2% of the respondents indicated that they were not satisfied while 4.8% of them were satisfied. Inadequate infrastructural facilities and subhuman environmental conditions were cited as reasons by those who were not satisfied with the condition of the environment. Those who were satisfied claimed that it was better than not having a place of abode.

## 5.3 Slum Clearance and renewal Exercises in the study area

Prior to the 2004 urban renewal programme sponsored by the Federal Government in the study area, the Lagos State Government has made attempts at improving or eliminating *Badia* East slum through clearance but to no meaningful results. Table 2 confirms that 95.2% of the respondents had witnessed demolitions in the study area. These included that of 29<sup>th</sup> January 1986, 1996 and that of 2003 that claimed a sector of the community known as *Oke Eri* in the Northern part of the study area. The remaining (4.8%) respondents, who were new in the community, claimed that they had not witnessed any but heard of it. On the reasons for the demolitions, table 3 shows that 32.8% of the respondent claimed they did not know. 64.8% believed it was attempt to take their land and the remaining 2.4% agreed that the attempts were meant to better the area. To the Lagos State Urban and Regional Planning Board (agency saddled with urban renewal in the state), it was attempts to rid the place of its slummy conditions. These attempts to rid the area of slum by the State Government were devoid of any community participation as only 2.4% of the respondent said they had information before demolitions, 97.6% denied any knowledge of such demolitions until the arrival of building demolition gangs. This influenced the abysmal result shown in Table 3 for the exercises

The 2004 renewal exercise in the area was participatory that the entire respondents said they were aware of the renewal programme. Their level of awareness of the programme initiator was however different. 84.8% claimed that the residents of Badia East initiated it while the remaining 15.5% respondents said it was the Federal Government. The self-initiation by the residents coupled with series of sensitisation and stakeholders meetings accounted largely for the high level of awareness and cooperation by the residents.

The preferred alternative for the renewal of Badia East was a combination of demolition and sand filling of some part of the study area and retention of some area that were found to be relatively solid and environmentally viable, i.e. selective clearing. The areas considered for retention were adjudged to have relatively good access, solid ground with two, three and even four storey buildings. These are in the southern part of the study area while other areas were laid out for redevelopment with inclusion of necessary facilities and employment areas.

The proposal made provision for smaller but organised plots in re-planning area, phase implementation and non-displacement of the dwellers from the area. It was also planned to be a joint development by the Government and the residents.

In order to ascertain the familiarity of the respondents with the new proposal described above, they were questioned on their knowledge of the proposal. Ninety-Six per cent (96%) of the respondents affirmed that they had laid their hands on the proposal while 4% were not. They claimed to have seen the proposal at different stakeholders' meeting held on the project site where the preferred alternative was chosen.

The approach (participatory) employed in the exercise was subjected to rating of the slum dwellers; 24.8% of them rated very good, 52.2% rated it good, and 14.4% rated it fair while 5.6% were indifferent. Because of their understanding of the process and willingness to have a better environment, 28% indicated that they were ready to move while 68% would move if alternative abode were provided for them, however 4% of the people said they would never condone any form of movement.

The residents were sampled on whether the proposal should be implemented or not (having seen and understood the proposal). 97.6% saw it as a welcome plan and the renewal exercise should continue while the remaining 2.4% (3) detested it believing that the programme would displace them despite series of assurance and phasing modality proposed, see table 3.

It was discovered from our interview that renewal proposals have been drawn up by group of consultants for the area awaiting implementation by the government (Molaji, 2005). Out of the seven agencies interviewed, only one - Society for Family Health - claimed that it was not adequately carried along in the project while the others claimed that they were carried along. In the same vein, the entire stakeholders were satisfied with the proposal except Society for Family Health which was indifferent. This stand of the Society for family Health is not unconnected with its skepticism that the residents could not but be displaced. All the stakeholders interviewed were eager to see the programme implemented. They were willing and ready to contribute to the implementation of the programme. As part of their

contribution to the programme the NGOs were ready to continue to enlighten people in the area of government's good intention for them. In addition SERAC, which has always been involved in the Lagos Metropolitan Development Urban Programme (a United Nations Support Project), vouch to get the UN involved in the implementation of the project in conjunction with the Federal Government who is spear heading the programme. Apapa Local Government promised to develop market in the employment area in the proposal. It was also willing to be involved in sand filling of part of the study area.

## **6.0 RECOMMENDATION AND POLICY GUIDELINES**

In as much as it may not be possible to outrightly outlaw resettlement of people for overridden public interest, such as the development of National Art Theater at the place where the Badia East people were displaced, the issue of proper resettlement scheme should always be of paramount consideration. Mere allocation of land without adequate layout and development guides is not enough to avoid creating another slums, as is the case in Badia East. In addition, allocation should always be backed with allocation paper to individuals to give sense of ownership and security that could promote development of solid and healthy structures. Such arrangements must always be concluded before people are asked to vacate any area for whatever reason. The people should also be carried along in the preparation of the development guide and be well informed as to reasons why they must leave their abode for new place. Their input into the development guide will facilitate easy monitoring of development of new place and prevent premature slum formation.

Urban renewal has gone beyond imposition of government or a group of people's wish on slum dwellers. This accounted for the failure of Lagos State's attempts at redeeming the slum of Badia East. Urban Renewal should always be carried out in a bottom-top approach manner. Good practices all over the world, and as shown in this study, have revealed that success of any renewal programme can only be achieved when the slum dwellers are carried along. The role of NGO's and journalists in mobilization cannot be over emphasized; therefore they must be given proper orientation and carried along with other stakeholders in any slum clearance project. Otherwise, their negative impression, if any may negatively affect planning and implementation of renewal efforts

Renewal programme must be holistic in nature, that is, it must cover economic, social and physical facets of the slum and its dwellers into consideration. A piecemeal approach to renewal, demolition of structures without putting necessary infrastructures in place, by the Lagos State Government in the study area contributed to the defiant existence of the slum under consideration. Any slum for renewal must be considered as a whole, even if phasing implementation is to be used. In other words, fire-brigade approach or incrementalist approach to urban renewal should always be avoided in renewal programme. Adequate planning should be done with active implementation followed.

Like other aspects of planning, proper institutional framework for Urban Renewal Programme must be put in place in Nigeria. The jurisdictional issues relating to urban planning and renewal programmes must be well defined and maintained. Achieving

meaningful renewal programme may remain a mirage where there are institutional clashes and fight for supremacy over slum areas by different authorities and tiers of government as it manifested in the slum of Badia East.

There is no doubt, that the political will to achieve long lasting and structured interventions constitute the key to success, particularly when accompanied by local ownership and the mobilization of the potential and capacity of all the stakeholders. Therefore it is recommended that, for developing countries like Nigeria to join the rest of the world at achieving the millennium goal of “achieving significant improvement in lives of at least 100 million slum dwellers by 2020”, governments should strive add to win the interest of the residents of slum areas as it was done in the case of Badia East in Lagos, Nigeria. It is also expedient for government to implement the proposals already drawn for Badia East (the study area) and ensure that all the useful stakeholders’ suggestions are utilized during implementation.

**Table 1. Residents’ composition and familiarity with the area**

<b>Variables</b>	<b>Respondents %</b>
<b>Length of Staying in the Community</b>	
1 – 10	12.0
11 – 20	44.0
21 – 30	27.2
31 – 40	16.0
<b>Reasons for Living In the Slum</b>	
Family bond	19
Closeness to place of work	18
Affordability of housing	15
Allocation from government	48
<b>Reasons for Leaving former abode</b>	
Ejection by government	50.4
Ejection by former landlord	4.8
To join relatives	28.45
In search of work	6.4
Change of environment	10.4

Source: Field Survey, 2011

**Table 2: Residents' composition and familiarity with the area**

<b>Variables</b>	<b>Respondents %</b>
<b>Condition of Buildings</b>	
Planks and Bamboo	47
Concrete in deplorable condition	29
Concrete Blocks	24
<b>Satisfaction with condition of Environment</b>	
Satisfied	4.8
Not satisfied	95.2

Source: Field Survey, 2011

**Table 3: Reasons for the 1986, 1996 and 2003 Slum Clearance Exercise**

<b>Variables</b>	<b>Percentage</b>
Not known	32.8
To take away land	64.8
To better the area	2.4
<b>Result of demolition</b>	
No Result	36
People Displaced	52.8
Improvement To Environment	1.6
Land taken away	9.6
<b>Fore knowledge of the exercises</b>	
Had information before demolition	2.4
Not informed	97.6

Source: Field Survey, 2011

**REFERENCES**

- Abumere, S. I (1987). "Urbanisation and Urban Decay in Nigeria", in Onibokun, A.G., Olokesusi, F. and Egunjobi, L. (eds) *Urban Renewal in Nigeria*. (NISER/CURP: Ibadan).
- Apapa Local Government (2002). *Planning Information on Badia: A blighted Area*.
- Ezenagu, V.C. (2000). *Fundamentals of Housing*. Fountain Publisher, Nigeria.
- Federal Republic of Nigeria (1992). Urban and Regional Planning Decree No. 88 of 1992. Federal Government Printer, Apapa, Lagos.
- Federal Republic of Nigeria (2002). *Government White Paper on the Report of the Presidential Committee on Urban Development and Housing*: FG Printer, Apapa, Lagos.
- Lagos Executive Development Board(LEDDB)(1958-59).Annual Report and Accounts.Pp. 17.
- Molaj Consultants (2005). *Urban renewal in Badia, Apapa Local Government, Lagos State: Detailed Site Investigation Report* for Federal Ministry of Housing and Urban Development, Abuja Nigeria
- Molaj Consultants (2005). *Urban renewal in Badia (East), Apapa Local Government, Lagos State: Interim Report* for Federal Ministry of Housing and Urban Development, Abuja Nigeria
- Omole, F.K. (2000). *Urban Renewal Process Issues & Strategies: Concept Books and Publication Company Nig. Ltd.*
- Onibokun, A.G (1992). Strategies for Urban Redevelopment. Journal of the Royal Town Planning Institute, London (Feb; 1972).
- Osatuyi, J.A (2004).Challenges of Urban Decay in Lagos State: A Case Study of Agege/ Ifako Ijaiye Local Government Areas. A MURP Dissertation Submitted to the Department of Urban and Regional Planning, LASU.
- SERAC (2004). "Thousands Rally Against Widespread Demolitions in Lagos State" in *SERAC @ Work*. A publication of Social and Economic Rights Action Center.

UNILAG Consult (1997). *Report of the study on Environmental Problems in Blighted Areas of Lagos State*. LASEPA.

United Nations Population Division (2001). *World Population Prospects 2000*. New York United Nations Population Division (2002) *World Urbanisation Prospects: The 2001 Revision, Data Tables and Highlights*. <http://www.un.org/es>

United Nations Human Settlement Programme (2002). *Expert Group Meeting on Slum Indicators*, October. Revised Draft Report. UN-Habitat, Nairobi.

United Nations Human Settlement Programme (UNHSP)(2003).“*Facing the Slum Challenge*” Global Report on Human Settlements. Advanced Draft Report. UN-Habitat, Nairobi.