

An Appraisal of Urban Renewal: A Case Study of Ado Ekiti, Ekiti State, Nigeria

Adeoti Sanmi, Adelana Joel Oluwasogo, Agboola Joseph Taiwo

Department of Urban and Regional Planning, Federal Polytechnic Ado Ekiti, Nigeria

Abstract : Generally, urban renewal otherwise known as urban redevelopment is not only a veritable social gentrification technique to make life safe, more secure and comfortable for the urban dweller but also to address challenges of the bursting rate of urbanization in developing countries. In Nigeria particularly Ekiti State where urban centres are characterized by a dominant feature of poor infrastructure deplorable state of the road and increasing demand for urban services made the state to experience various urban renewal programs overtime. This made the appraisal of the various programs with the hope of determining the effectiveness and efficiency as the aim and objectives of the paper. The method of the study involved the use of observation, interview and distribution of questionnaires relevant professions of built environ for the primary data while the secondary data were sourced from various journal papers. The finding of analysed data revealed that some of these renewals were justified while others were not due to lack of proper planning and implementation. Therefore, the paper called for robust urban renewal planning process that will take into consideration the participation of all stakeholders.

Keywords: Urbanisation, Appraisal, Urban Renewal, stakeholders Planning and Implementation

I. INTRODUCTION

Generally, cities across the globe experience rapid population growth and physical expansion due to urbanisation most especially in developing countries where the total number of urban dwellers in the region is now roughly doubling every ten years [1]. As pointed out in [2], 54 percent of the world's population lives in urban areas, a proportion that is expected to increase to 66% by 2050 with close to 90% of the increase concentrated in Asia and Africa. In fact, as in [3] urban population in Nigeria was projected to be more than 60 percent of the national figure. Currently the percentage of urban population to the national population jumped from 42.5 percent in 2009 to 51.16 percent in 2019 [4].

The urbanization crisis in developing countries is characterized by high rate of over population, congestion, pollution, inadequate housing/shelter, squalor underdevelopment, and increasing incidence of poverty, crime, etc [5] (Jiboye , 2011).The effect has never been felt as improvement in the national economy or welfare of the citizens. Another report of the United Nation's Habitat as in [6] (UN-Habitat, 2007) has it that about a billion people already live in slum conditions around the world and that slums are growing dramatically within the world's poorest

cities, especially in Sub Sahara Africa and Asia. Nigeria shares seriously in the urbanization and proliferation of slums scourge.

This phenomenon has not only contributed to indiscriminate change of use, lack of use, abuse of use, unused and disuse of urban lands, which develops into slum, blight and decay of urban centres, but also manifested in the issues of collapsing existing urban infrastructural facilities, inadequate housing provision and poor environmental management. One of the central facts of the challenges in Nigerian cities are the diversities in terms of their size, structure, spatial form, economy, wealth and the local resources availability [7], [8] (Ogunkan and Adebojejo, 2015; Olokesusi, 2015). As a matter of unplanned and unregulated expansion that outstripped the capacities of basic services or infrastructural facilities of Nigerian Cities has seriously contributed to, many illegal structures, non-functioning amenities and infrastructural facilities that dotted the city of Ado Ekiti.

Based on the above enormous challenges, this paper aim at robust urban renewal to answer the question of how effective, appropriate and efficient the various urban renewal strategies that have been put in place over time for Ado Ekiti in term of road networks, and infrastructural facilities.

II. REVIEW OF LITERATURES

Urban Renewal Concept

Urban renewal started as a concept of urban redevelopment that has an America origin in the Housing Act of 1949, and was originally designed to clear, and restructure the inner city land use slum for a comprehensive new residential and non-residential development programme. As in [9] it is a normative concept, rooted in British urban policy for urban problems with the aim of bringing a lasting improvement and changes in the area of economic, physical, social and environmental conditions.

Urban renewal which is now a common phrase among urban planners, land use experts and politicians has diverse meanings. For instance, urban renewal has been described as a deliberate effort to change the urban environment through planned, large-scale adjustment of existing city areas to present and future requirements for urban living and working [10], [11]. Urban renewal or redevelopment is also considered as a tool to solving the problem of squatter settlement through a comprehensive improvement, functional renovations or

demolition and reconstruction works, which are carried out in urban built-up areas under the regulation of urban planning authorities [12].

The Theoretical Framework

The theoretical framework of the study is based on sustainable urban renewals which rest on three major structure namely the planning issues as sub-system, the stakeholders with community involvement and evaluation See the figure 1 below.

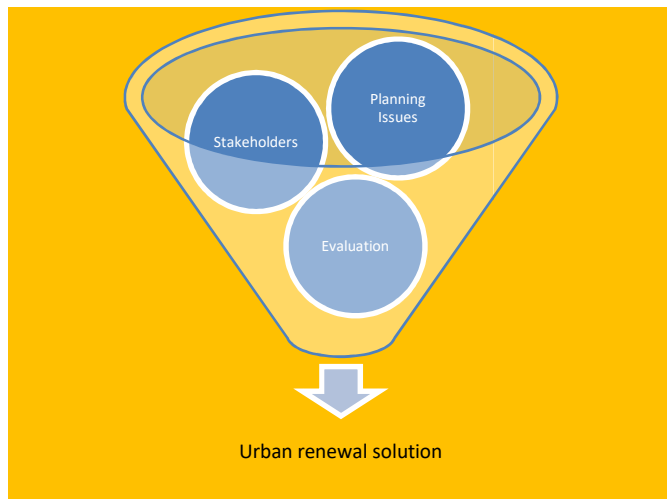


Figure 1: The Theoretical Framework

In the first instance, the planning subsystem is purely a complexity of urban design that takes into consideration various elements of land, housing, infrastructure and cultural heritage. As in [13] land is noted as resources of development and the creation of opportunities for development while [14] outlined the key characteristics of sustainable housing in terms of location, construction and design. However, [15] considered the importance of cultural heritage as people perception toward urban regeneration. At the same time, infrastructure is taken as necessity for social benefits [16].

Secondly is the input of various stakeholders in urban renewal projects. These include the participation of government officials at local, state, and national levels for the formulation of policy as well as planning and implementation of urban renewal projects. Government plays the most important role in the governance structure of urban renewal, which directly influences the planning strategies involved. The private sector stakeholders are professionals and developers also contribute greatly to the development of urban renewal projects that influence the landscape of urban space and reduce risks, gain profits and enhance their reputation.[17]. The residents and community at large are not only the end users of urban renewal they are equally the ultimate stakeholders. This is because their behaviour and their preferences simultaneously have a significant impact on the decision-making of government and the private sector. as urban renewal sustainability influences their daily life [18].

Finally is the persistent and rigorous evaluation approach which is based on series of indicators for qualitative discussion and quantitative assessment on sustainable urban renewal. The approach as explained in [19] is a path of evaluating current performances, predicting the future and then proposing corresponding solutions that provide a platform for clarifying major urban problems and identifying regional differences and priorities [20]. However, the indicators of four categories namely environment-health, finance, liveability and socioeconomic actually relate to the economy and work, resource use, buildings and land use, transport and mobility, and community benefits.[21]. In fact, from the perspective of achieving the most sustainable outcomes, it would be ideal to monitor the urban regeneration process throughout its lifecycle for developing more practical strategies [22],

The Dimensions of Urban Renewal

As explained in [23] the components of urban renewal include among others - city expansion and redevelopment, comprehensive road development and redesigning, and beautification and settlement layout. Others include, upgrading of facilities and public goods and services, repair, construction and silting of drainage system within an urban center, and enforcing slum upgrading and city development. As a matter of facts, many countries embarked on rebuilding efforts, characterized by demolition of old dilapidated areas, large-scale clearance of city slums and construction of modern high- rises of which many took place after the war. [24].This made [25] Northam (1979), to regard urban renewal, as an urban redevelopment process which consists of six successive stages including a workable programme, land acquisition, relocation, demolition, provision of public facilities, and re-sale.

There is no doubt that urban renewal in our cities has a lot of weaknesses and challenges particularly in developing countries of which Nigeria is one. For instance, there is no point in time when all these approaches have been used at one time and there is no single strategy incorporate or accommodate all. More worrisome is the fact that many urban renewal programmes are poorly done, due to endemic corruption, and institutions charged with implementation are often times weak, and ineffective. Moreover the level of successes or otherwise are difficult to assess because in most cases benchmarks are not created for evaluation. As a result even the few areas renewed often fall back to obsolescence few years after renewal

III. RESEARCH METHODOLOGY

Introduction

The research methodology focuses on the study area, method of study, data survey techniques and analysis.

The Study Area

The study area is Ado Ekiti in Ekiti State of Nigeria. The city is geographical located on latitude 7°4' north of the Equator and 5°15' east of the Greenwich Meridian At the same time it is centrally and strategically located in Ekiti land to give way for maximum spatial interaction with all towns in the state. At the same time share boundary with Ido Osi, Irepodun, Ekiti south west and Ekiti Ekit

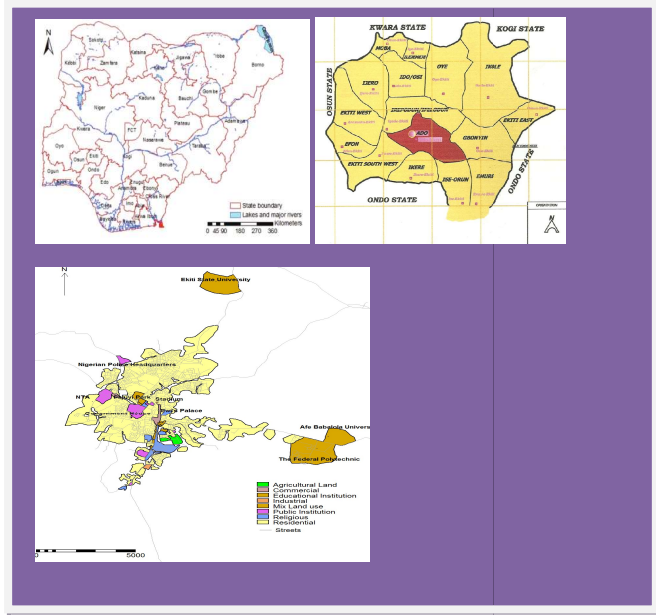


Fig2 Map of Ado Ekiti in Ekiti State and Nigeria

The historical origin of the study area was dated back to the advent of Ewi dynasty in 1319 AD. However, the political system of the country has made the town to witness many administrative, demographic, economic and spatial changes. For in stance, the genesis of Ado Ekiti as a capital for Ekiti people could be traced back to 1916 when the town became the administrative headquarter of Ekiti Native Authority. Since then the town has remained as an administrative headquarter in spite of the various local government reforms the country witnessed .Finally, the town became the state capital in 1996 when Ekiti State was created.

The transformation of the city from Local administrative headquarters to State capital led to it rapid population growth as a city of less than 200,000 populations before the creation of Ekiti State in 1996 rose to about 400,000 populations in 2006 [27].while the spatial expansion also increased from 19.6 km² in 1996 o 36.7 km² in 2006.[28](.This phenomenon tells much on housing, infrastructural facilities and commercial land use development of the city.

Method of study

Data Source The study utilized both secondary and primary data. The primary survey data for the field work made use of the following design instruments involving observation, structure interview and questionnaires

The secondary data made use of reference books and journal materials sourced from government officials’ document, library and internet

Data Survey Technique The observation survey involves taking photography of important landmarks; arrangement of structure interviews with the officers in the relevant Agency and Ministry. Likewise the distribution and collection of 125 questionnaires to relevant experts and professionals in the built environment to appraise the trend of urban renewal activity at Ado Ekiti in term of appropriateness, effectiveness and efficiency.

Data Analysis The data collected were subjected to analysis and presented in table pictorial format.

IV. FINDINGS AND DISCUSSION

Findings

The findings of the study made appropriateness, effectiveness and efficiency to serve as parameter and indicator of appraisal measurement. At the same time, each of the parameter is determined on the following attributes. The determinant of appropriateness is conformity and suitability, the effectiveness takes into account satisfaction and acceptability while efficiency is based on reliability and sustainability.

The higher level of consideration for appropriateness, effectiveness and the planning efficiency made the urban water project to lead with 95 percent. This consideration is closely followed with the renovation of former local government office to Governor Office of 91 percent. The flying over bridge with 60 percent has the least consideration. The detail percentage of others is shown in table 1 below

Table1: The Ado Ekiti Urban Renewal Appraisal overtime

Period	Nature of work	Appropriateness	Effectiveness	Efficiency	Total
1998-2008	Renovation of local government to Governor office	33	26.6	32	91.9
	Allocation of shopping lots round the stadium	24	21.3	26.7	72
	Upgrading of Owena Motel to Hotel/ police station expansion	22.7	25.3	26.7	74.3
	Dualisation of major road provision of street light	17.3	20	26.7	60
	Ajilosun channelization and shopping complex	32	33.3	30.7	93
2008-2018	Redevelopment of Okesa prison for Civic centre/ office complex	28	20	29.9	79.9
	Redevelopment of GRA Governor house and Office	25.3	20	29.9	75.2
	Bisi market modernisation/ Oja Oba shopping complex	32	26.7	30.7	64
	Flying Over bridge and Renovation of fajuyi Park	16	18.7	25.3	55
	Urban water renewal	33.3	32	29.7	95

Source: Fieldwork 2020

Discussion

The circumstances that led to the creation of the state without take off grants were based on the agitations of Ekiti people for federal presence, even development of the area and provision of job opportunity [29]. This no doubt made the renovation of local government to serve as governor office to be the best option to form the major factor for the high percentage of the urban renewal. In spite of the importance of water in human life less than 20% of the urban population has access to safe water supply services making many parts of the urban areas not to have any water distribution network but rely solely on private boreholes and purchase from water vendors at high costs. As a matter of fact, to improved the water supply system which has been in use for 40 years made the state government to embark on a well planned urban water reform which made the project to have a very high percentage

The fact that Flood is a threat to the environment and the habitat which in most cases leads to loss of lives, damage to property, destruction of plant and animals, erosion of the earth surface and the pollution of the environment among other effects call for proper control measures. Hence, the channelization of Ajilosun flooding area is considered as panacea for disaster affecting humanity and the environment while provision of shops to the affected area for job opportunity equally gave the project a better rating.

The poor rating of the road dualization and flying over project could be attributed to poor planning process due to the of lack of professional input. This eventually led to implementation crisis. For instance the affected residents for the dualisation and flying over projects were not properly sensitised and not fully prepared for relocation when the task force to affect the demolition exercise came with bulldozer as in fig 2 below.



Figure 3: The demolition of affected residential building for the Flying Over

Apart from the physical property destruction and loss of some propertied to the hoodlums there were disruption of social values in term of attachment to family house, tradition and culture while permanent displacement made many home ownership lose their original residence

At the same time, considering the level of destruction as shown in figure 4 below in term of the economic crises that accompany the urban renewal at Oja Oba and Bisi Market made the appraisal to experience similar poor rating



Figure 4: People counting their losses on the demolition at Oja Oba

This justified the fact that the forceful displacement of the urban poor in Ado Ekiti by the State government resulted to insecurity, loss of business premises profits and high cost of relocation as the Ibos, Hausas and Yorubas who has shops in the city centre lamented that their customers would not able to locate them again.

V. CONCLUSIVE REMARKS

Summary

The summary of the paper takes note of the importance of urban renewal at ado as a vehicle of urban transformation that changes the architectural landscape of the city. The renewal is also considered as development to promotes economic growth and windows of job opportunities in the city. At the same time most of the renewal is towards improved sustainable environmental quality.

Unfortunately, most of the urban renewals lack proper planning process and professional input. The government equally failed to provide adequate enlightens and sensitisation, thereby making many people to be ignorant of the urban renewals scheme All these no doubt contributed a lot to the disruption of social-cultural values and economic status/of the people. These manifested through property loss

Recommendations

Based on the result of the appraisal, below are the suggested recommendations

- The shareholders in the built environment should be fully involved and collaborated with the government to enhance urban renewal strategies and projects in Ado-Ekiti, Ekiti State.
- Government should make urban renewal to be friendly by given room for adequate sensitisation and public participation in urban renewal scheme
- The urban renewal policy should made provision for strategies regularly review from time to time to ensure integration of innovation practice particularly in environmental sustainability in the City of Ado-Ekiti.

Conclusion

In general it has been established beyond reasonable doubt that urban renewal programmes at Ado Ekiti lacked professional torch to enhance sustainability. Hence, it is necessary and important to formulate a suitable strategic policy and implantation procedures towards effective and efficient use of available resources.

ACKNOWLEDGEMENT

The effort of Suv Taiwo is fully appreciated for producing the map of the study area.

REFERENCES

- [1] Otoo, S (1982). The Geography of Tropical Africa, Cape Coast, Ghana
- [2] UNDESA (2015): United Nations Development of Economics and Social Affairs: www.undesa.com/English/background.htm: retrieve121/3/2021,
- [3] United Nations (2007). Achieving the Millennium Development Goals in Nigeria How far now? UN-Habitats United Nations week. Abuja, Nigeria
- [4] Statista (2021) Urbanisation in Nigeria GmbH, Hamburg Germany
- [5] Jiboye, A. D. and Omoniyi, S. S. (2010). Environmental sustainability and urban growth in Nigeria. *Journal of Environmental Research and Politics*, 5(1), 43-50
- [6] UN-Habitat (2007). The Millennium Development Goals and Urban Sustainability. A report presented during the Secretary General's visit to Kibera, Nairobi. January, 30
- [7] Owoputi A.E., (2016): The impact of road development and expansion on Urban cities "A case study of Akure Metropolis." *World Journal of Multidisciplinary Research and Development* . 2(6): 46-48. www.wvjmr.com
- [8] Olokesusi, Femi (2016) "Lagos: The Challenges of an Emergent African Mega City". *Research for Development* Vol. 26 Nos 1 & 2 pp. 69-104.
- [9] Robert P and Skye H (2000) The evolution definition and purpose of urban regeneration *Urban regeneration A handbook* Sage 2000 pg17-1
- [10] Grebler, L. (1965). *Urban Renewal in European Countries: Its Emergence and Potentials*, Pennsylvania University Press
- [11] Osude S O (2004) Strategies for affordable housing stock delivery in Nigeria 18 Inaugural lecture of Ambrose All University Ekpoma Benin city
- [12] Aluko B.T. and Amidu, A.R. (2006) .Urban Low Income Settlements, Land Deregulation and Sustainable Development in Nigeria, 5th Regional Conference Accra, Ghana, March 8 † 11.
- [13] Abu-Dayyeh, N. (2006). Prospects for historic neighborhoods in atypical Islamic cities: The view from Amman, Jordan. *Habitat International*, 30(1), 46-60. doi: 10.1016/j.habitatint.2004.06.003
- [14] Winston, N. (2010). Regeneration for sustainable communities? barriers to implementing sustainable housing in urban areas. *Sustainable Development*, 18(6), 319-330. doi: 10.1002/sd.399
- [15] Tweed, C., & Sutherland, M. (2007). Built cultural heritage and sustainable urban development. *Landscape and Urban Planning*, 83(1), 62-69. doi: 10.1016/j.landurbplan.2007.05.00
- [16] Brown, J., & Barber, A.(2012). Social Infrastructure and Sustainable Urban Communities. *Proceedings of the Institution of Civil Engineers-Engineering Sustainability*, 165(1), 99-109. doi: 10.1680/ensu.2012.165.1.99
- [17] Kriese, U., & Scholz, R. W. (2011). The positioning of sustainability within residential property marketing. *Urban Studies*, 48(7), 1503-1527. doi: 10.1177/0042098010375321
- [18] Bromley, R. D. F., Tallon, A. R., & Thomas, C. J. (2005). City centre regeneration through residential development: Contributing to sustainability. *Urban Studies*, 42(13) doi: 10.1080/00420980500379537
- [19] Hemphill, L., Berry, J., & McGreal, S. (2004). An indicator-based approach to measuring sustainable urban regeneration performance: Part 1, conceptual foundations and methodological framework. *Urban Studies*, 41(4), 725-755. doi: 10.1080/0042098042000194089
- [20] Farmani, R., Butler, D., Hunt, D. V. L., Memon, F. A., Abdelmeguid, H., Ward, S., & Rogers, C. D. F. (2012). Scenario-based sustainable water management and urban regeneration. *Proceedings of the Institution of Civil Engineers-Engineering Sustainability*, 165(1), 89-98. doi: 10.1680/ensu.2012.165.1.89 (Farmani et al., 2012).
- [21] Wedding, G. C., & Crawford-Brown, D. (2007). Measuring site-level success in brownfield redevelopments: A focus on sustainability and green building. *Journal of Environmental Management*, 85(2), 483-495. doi: 10.1016/j.jenvman.2006.10.018 (Wedding & Crawford-Brown, 2007).
- [22] Cahantimur, A. I., Ozturk, R. B., & Ozturk, A. C. (2010). Securing land for urban transformation through sustainable brownfield regeneration - the case of Eskisehir, Turkey. *Environment and Urbanization*, 22(1), 241-258. doi: 10.1177/0956247809362641
- [23] Iyoade A.O. (2015): Effects of socio-economic factors on urban renewal option in Ile-ife, Nigeria. *Economic and Environmental Studies*. 15(4): 363 – 378. www.ees.uni.opole.pl
- [24] Gbadegeshin J T, Oladokun T T, and Ayorinde O I (2011) Urban Renewal as a tool for Sustainable Urban development in Nigeria: Issues and Challenges. *Journal of "Sustainable Development and Environmental Protection"* Volume 1 Number 1 pp 57-68
- [25] Northam, R. E. (1979): *Urban Geography* (New York: John Wiley & Sons). Pp. 245-288.
- [26] Fatusin A and Aribigbola A(2015) Housing Policies and Market Failures in Ondo State Nigeria. *Geography Serials* , a publication of Dept. of Geography, University of Oradea Romania. Vol.14 Ed 4 PP24 - 3
- [27] Adeoti I (2006) Economic reforms and the challenges of the Okada as a mode of public transport in Ado Ekiti *Environ-Link, Journal of physical and Environmental Development* Vol 1pg 35
- [28] Afolabi O etal, (2006) Urban expansion study using geographic information sy G.I.S and remote sensing (R.S.) methods: A case study of Ado Ekiti. *Environ-Link, Journal of Physical and Environmental Development*. Vol 1 no 1.pg.7
- [29] Omotoso Femi (2009) Administrative problem of State creation in Ekiti State *African Journal of Political Science and International Relations*. Vol 3 (3) 107-116