



SPATIAL DISTRIBUTION PATTERN OF HOUSING FACILITIES IN MINNA, NIGER STATE

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ABSTRACT

The importance of housing facilities in the proper function of a building can never be over emphasised, it has effect on the health and general wellbeing of the residents. The demand for accommodation is the demand for all components and facilities that can enhance the proper functioning of the house. Therefore, this study examined the distribution of housing facilities in Minna, Niger. The study is descriptive in nature, primary and secondary data were collected concurrently, analysed and integrated to provide answers to the research questions. A total of 387 copies of questionnaires was administered to residents in the 24 neighbourhoods of Minna, using systematic random sampling technique. The data collected was analysed using descriptive statistics and Z-score. The result was presented in Tables, charts and Maps. Significant difference was observed in the distribution of housing facilities across the 24 neighbourhoods of the study area. The study concludes that there is variation in the distribution of housing facilities in the study area, therefore, equitable distribution of housing facilities was recommended to facilitate an all-round development of the study area.

Keywords: *Spatial, Distribution, Pattern, Housing, Facilities.*

INTRODUCTION

A house is considered one of the main physical necessities of life, fourth after food, water, and health (Suliman, 2016). It provides stability and a suitable environment for individual family members to communicate and be productive. A house forms the basis for achieving secondary physical goals that include improving the standard of living and providing services. In addition, a house consolidates the elements that enable people to achieve more spiritual and less tangible goals, such as security, identity, justice, freedom, and responsibility (Suliman, 2016). The house is a one of the most valuable asset that reflects the social and economic lifestyle of the people; it is said to be one of the three basic human needs (Food, shelter and clothing) that describes the social welfare status of the people (Omole, 2012).

Housing is an integrated system that touches on social science, economy, architecture, planning, internal design, policy, psychology, and law. Therefore, housing exceeds the limits of a house in which we live. It is a series of larger and complicated elements that contribute to peoples welfare and safety. Some people consider “housing” as the plural of “house”; others think a “house” is one element among many “housing” elements (Omole, 2012). There is a spatial variation in access to basic housing amenities in both rural and urban neighbourhoods in Nigeria (Adefila and Bulus, 2014).

The variation in the spatial distribution of housing amenities in Nigeria could be traced to the colonial era when the government made committed efforts to provide the government reserved areas and other neighbourhoods of special interest with basic amenities while neglecting the native districts (Oguzor, 2011). This ugly trend has since continued leaving some areas better served than other areas, thereby creating spatial disparity in the distribution of housing facilities. The debate on adequate distribution of housing amenities in recent times has captured the attention of both the private and public stakeholders in housing development. Spatial disparity in the distribution of basic housing amenities is not without its consequences on the quality of housing environment, standard of living, health, psychology and moral status of inhabitants (Henilane, 2015).

Creating neighbourhoods that adequately enable the actualization of the dreams and yearnings of their inhabitants is the greatest desire of every concerned government across the world including Nigeria (Omole, 2010). This cannot be achieved without a strong commitment and effort towards the issues of adequate and equitable distribution of basic housing facilities and amenities, which combine to make a conducive, healthy, vibrant and a sustainable environment desirable for living (Jinadu, 2007). This situation is common in Nigerian cities including Minna. Any effort to address the growing inadequacy in the distribution of basic facilities to achieve a sustainable neighbourhood development in the 21st century is apt. This study therefore, seeks to assess the distribution and access to housing facilities and amenities with a view to understand the pattern of access to housing facilities and drivers of housing amenities distribution in Minna.

LITERATURE REVIEW

Theory of Distributive Justice

The main concern of the theory of distributive justice is the challenge of “who gets what?”. It is emphasis basically is on the judicious enhancements in a localized viewpoint in which quantifiable and limited means are allocated (Fainstein, 2010). Distributive justice is principally about the consequence and as a result, it is closely

linked to the methodologies of substantive justice instead of methods dedicated on unrestrained procedures known as methodological justice (Healey 2003; Fainstein, 2005; Sen, 2009; Pearsall and Pierce, 2010). It could also be more carefully associated with contextualized techniques that consist of conducts and agency than to deontological tactics on the lookout for general values of justice and objective basic societies (Sen, 2009). In the same disposition, distributive justice may perhaps consist of elements of just measures as well (Sen, 2009). Just consequences resulting from a procedurally unfair policy could be difficult to reach and conserve (Fainstein, 2009). A number of researchers have analyzed the distributive methods to justice. Young (1990), for instance, has maintained that the rationality of distribution is not applicable to non-quantifiable, relational and communal “goods”. The author holds that the distribution of rights does not fit the distributive judgment because rights are relationships about doing instead of about reception or possessing. Rights could also be assigned to all without fear of inadequacy. An emphasis on distributions of basic facilities could in turn result in ignoring some other aspect of social justice (Sen, 2009). The Just City literature, along fairness, differentiates variety and consensus as crucial dimensions for the appraisal of the communal justice of a city (Fainstein, 2010). Multiplicity is found particularly at the core of Young’s (1990) input, while Fraser (1995) has highlighted the significance of recognition as the foremost principle. Another argument is that the concentration on results has narrowed the consideration for other basic socio-economic discriminations that result from political-economic structures.

A just provision could hide a fundamental deficit of the entire quantity of a good (Fraser, 1995). Owing to the extremely nonconformist method of distributive justice, basic (unjust) class structures may possibly be ignored (Macpherson, 1978; Simpson, 1980). “The call for distributive justice is an essential but not sufficient part of such a normative terrain. It has not addressed the full picture of unfairness, which is important and entrenched in the role of power” (Marcuse, 2009). Sen, (2009) contends for a comprehensive idea of outcome, for example, by integrating procedures of choice. Housing is a tangible limited good to which households have both a need and specific needs and preferences (King, 1998). It is equally a market product and a communal good. While housing is basically distributed through markets, a lot of states get involved in housing as a civic good (Bengtsson, 2001). The significance of housing is highlighted by considering adequate housing as a right (Hartman, 1998; Bengtsson, 2001; Bratt, et al., 2013). A right could be defined as a genuine assertion people have in contradiction of others which subject to the basic need of the individual (King, 2000; Waldron, 2007; Yung and Lee, 2012).

Theory Concept of Housing

The concept of housing is dynamic and encompassing, taking into account a wide range of issues relating to geography, economics, health science, and engineering as well as psychology and safety as they affect the comfort of man and his living environment (Makinde, 2013). Researchers agreed that the issue partnering to adequate housing therefore, is more than just constructing a shade and a covering for oneself alone but includes every other ingredient for a conducive and fulfilling life as well as the circumstances under which people perform their daily living in their dwellings and neighbourhoods (Jinadu, 2007; Toyobo, et al, 2011; Sulyman, 2015). Housing is essential and comprises of vital services and facilities, which constitutes the physical environment that connects individuals with the community in which they evolve (Nicholas and Patrick, 2015). Therefore, housing amenities like waste disposal, water supply, access road and location services contingent by the distinct links between required economic and social infrastructure like education, health and recreation are all parts of the package of services designated as housing (Aribigbola, 2001).

According to Omole (2010) the concept of housing could be described as a fundamental prerequisite that consist of critical facilities and services that make up the geographic environment that bonds the individual and his family to the neighbourhood setting in which he lives. Toyobo, et al., (2011) defined housing to include "all the basic services, amenities and equipment and tools required for the physical, mental, health and social welfare of the family and the individual". Looking at these three definitions above, it implies that for an adequate housing to be in place therefore the construction of the house itself and the provision of the ancillary facilities including drainages, potable water, waste disposal system, toilet and kitchen facilities amongst others to achieve a healthy, viable, and habitable neighbourhood.

Housing Facility Provision and Policy in Nigeria

The provision of housing to all citizens has since been regarded as the basic right of the people by the United Nations and is also enshrined in the Nigerian constitution (UN-Habitat, (2006); NHP, (2012). In Nigeria, the effort by the government to provide housing to the public is dated back to the colonial era, after the bubonic outbreak in Lagos in 1920s. Before this period, government effort in housing provision was restricted to the provision of quarters for foreign experts and a few indigenous staffs while neglecting the masses (Aribigbola, 2011). Studies revealed that the bubonic epidemic ushered in concerted efforts by the government were geared towards alleviation of the nagging housing challenge of the steaming masses in Nigeria. Studies have shown government's involvement in public housing at various levels

through a series of programmes including the federal government low-cost housing project, site and service scheme, direct housing construction, staff housing loan, affordable housing and mass housing programmes amongst others (Aribigbola, 2011; Ukoji, 2014). Researchers have argued the Nigerian government has not done well in terms of public housing delivery since independence pointing the fact that the concept of government reservation area has not only been retained but adopted and promoted with passion as show of distinction (Aribigbola, 2000).

By the year 1980, government effort in public housing became more intentional through the National Housing Programme which was based on the concept of affordability and citizen participation. This initiative brought about the National Housing Policy of 1991 with a view to ensuring citizens access to decent housing at affordable by the year 2000 AD. This policy brought the private sector in the business of housing provision to serve as the main vehicle for the organization and delivery of housing products and services with a two-tier financial institutional structure (primary mortgage institutions and federal mortgage bank of Nigeria), to provide funding (Yakubu, 2004; Aribigbola, 2011).

The primary mortgage institutions were to serve as the main lenders while the federal mortgage financial bank of Nigeria was to collect and manage the contribution to the national housing fund from registered individuals and companies as well as to regulate the activities of the PMIs; a role that was later ceded to the central bank of Nigeria in 1997 (Yakubu, 2004). The review of recent literatures have shown that inadequate provision and poor condition of infrastructural amenities are the major problem in underdeveloped countries, a situation to which Nigeria is not in any way exempted (Adeoye, et al., 2011; Barrios, 2007). This has a negative influence on the effective development and the quality of life (Abumere, 2005).

The records on infrastructural development in Nigeria just like in any other third world countries is full of inadequacies both in terms of quality and quantity (Oyedele, 2006; Ajanlekoko, 2001; Nubi, 2000, cited in Oyedele, 2012). There is a high rate of infrastructural decay resulting from poor or even no maintenance of the available amenities (Oyedele, 2012). This has put the state of infrastructure in the country on a near collapse syndrome. There is the need for an urgently committed states to rehabilitate and increase the nation's infrastructure. Infrastructure in developing countries connotes roads and transport infrastructures. The advent of telecommunication infrastructure in Nigeria brought infrastructure to the front seat as the products and services necessary for the performance of an entity.

Differences in infrastructure across regions have implications for the prosperity of cities and reflect a variety of factors, including levels of income or development, economic growth, pace of urbanization, technical capacities and political commitment,

the lowest levels of infrastructure provision are to be found in urban Africa (UN-Habitat, 2012). There is a positive link between the provision of infrastructure and the level of urbanization (UN-Habitat, 2012). As urbanization takes place, the need to provide basic and supportive infrastructure to the inhabitants arises. According to Iseh, (2003), the construction of infrastructure and its maintenance is capital intensive and these services are normally provided by the different tier of government although the private sector is becoming involved due to the liberalization policy of some aspect of the national economy by the government.

Ogu, (2005), identified three broad strategies for urban infrastructure development in Nigeria. These are the technocratic conventional state provision, private provision and the international-led participatory approach. According to Ogu, (2005), the conventional state provision requires urban policies in which physical planning, implementation and maintenance of urban infrastructure services are firmly in the hands of public agencies. Kihato, (2009), asserted that the provision of infrastructure is performed by municipal government. The Private provision is the second approach. Due to the prevailing initiative toward the liberalization of the provision of infrastructure and international agency emphasis on the involvement of the private sector in infrastructure development, cities have engaged the services private operators in facilities development (Ogu, 2005). Ukoje and Kanu, (2014), noted that the private sector became active in infrastructure development in 2000. The international-led participatory approach involves the increased role for Non-Governmental Organizations (NGO) and Community Based Organizations (CBO) and international agencies and support, as well as relinquishment of rigid master plans for the planning of urban physical development (Ogu, 2005).

MATERIALS AND METHODS

Type of study: Descriptive design (Survey)

Study population: Number of households in Minna

Primary Data

1. Availability of housing facility
2. Condition of housing facility

Secondary Data

1. Neighbourhood Map of the Study Area
2. Household population of the Study Area

Instrument

Questionnaire

Digital Camera

ARCGIS 10.2

GPS

Chair with back support

Sampling technique: Systematic random sampling

Sample size: The sample size for the study is 387. This was determined using 95% confidence level and a confidence interval of 5. Sample size was estimated by Formula,

$n = (t^2 * S. D^2) / E^2$ where $t =$ constant i.e. 1.96 S.

D = standard deviation= expected change in values (<15%). E = < 15 %.

Data Analysis: The data collected was analysed using descriptive statistics and Z-score to show the availability pattern of housing facilities in the study area.

RESULTS AND DISCUSSION

Availability and Distribution of Housing Facilities

Table 1, shows the availability of housing facilities in Minna by neighbourhoods. The result shows that 84% of the residents in Minna had access to toilet facilities, 72% had access to kitchen facilities, 35% had access to water facilities, while 34% have drainage facility. The result shows that there is a high deficit in the provision of water and drainage facilities in Minna. Although, access to toilet and kitchen facilities is high, there is variation in the level of access across the neighbourhoods. The pattern of housing facilities distribution was categorized in the five, ranging from very poor to very good, and the result is presented in Figure 1-4. The result shows that in the distribution of toilet facilities, only nine neighbourhoods are classified as very good and good respectively, while other neighbourhoods enjoy a fair, poor or very poor access to toilet facilities.

Table 1: Availability of Toilet Facility

Neighbourhood	Toilet	Kitchen	Water	Drainage
Angwan Daji	74	73	35	10
Barkin Saleh	70	60	15	8
Bosso	83	65	27	13
Bosso Estate	100	92	45	55
Chanchaga	74	63	20	16
Dutsen Kura	84	74	39	39
Fadikpe	100	66	37	37
F-layout	100	100	41	61
GRA	100	100	75	85

Jikpan	79	59	12	11
Kpakungu	74	55	17	7
Limawa	78	61	33	33
Maitumbi	71	67	28	28
Makera	74	58	31	31
Minna Central	81	54	30	30
Nassarawa	79	61	35	35
Sabon Gari	73	67	27	27
Sauka-Kahuta	89	72	38	28
Shango	84	64	25	22
Tayi Village	83	53	23	18
Tudun Fulani	75	62	14	9
T/Wada North	100	98	56	65
T/Wada South	100	100	67	76
Tunga	100	93	70	68
Aggregate	84	72	35	34

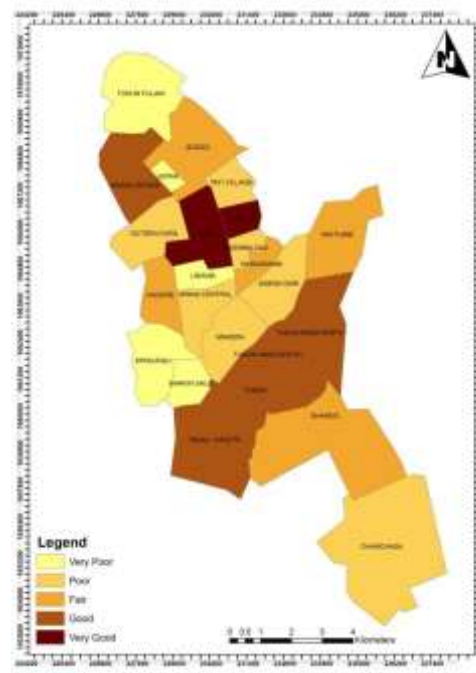
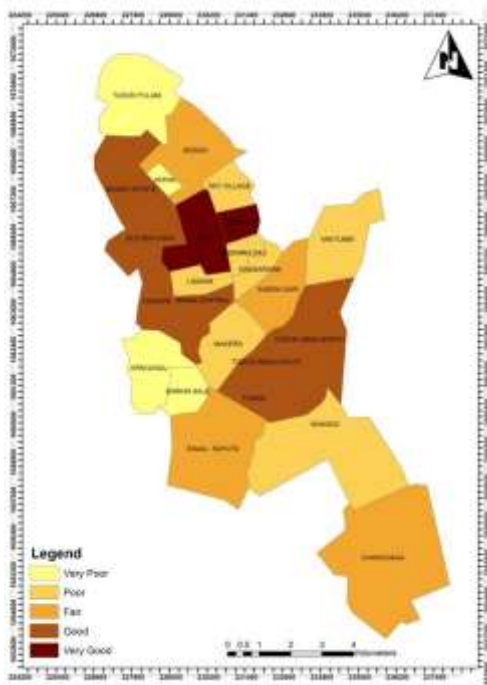


Figure 1: Availability Pattern of Toilet Facilities Figure 2: Availability Pattern of Kitchen Facilities
 Source: Author (2017).

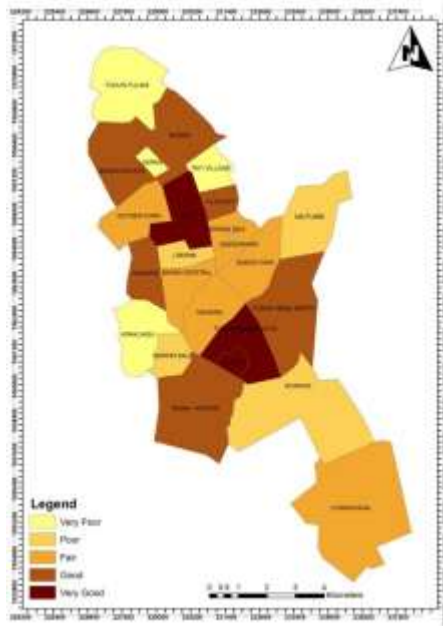


Figure 3: Availability Pattern of Water Facilities
Pattern of Drainage Facilities
Source: Author (2017)

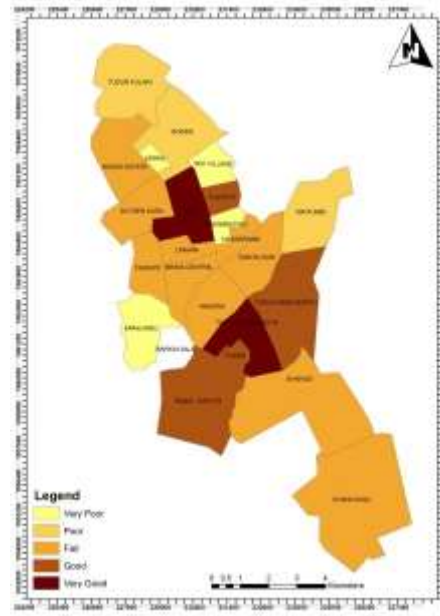


Figure 4: Availability

The distribution pattern of kitchen facilities as depicted in Figure 2 shows that only seven, out of the 24 neighbourhoods have a very good or good access to kitchen facilities as against nine recorded for toilet facilities. Nine neighbourhoods also had good access to water facilities, while only six neighbourhoods had very good or good access to drainage facility as the case may be (See Figure 3 and 4).

Condition of Housing Facilities

The average condition of household facilities (toilet, kitchen, water and drainage) in Minna is presented in Table 2. The result shows that the average condition of household amenities in Minna is fair (0.56). This trend is also observed in fifteen neighbourhoods, however, the condition of neighbourhood facilities in six neighbourhood is good. These neighbourhoods are: Bosso estate (0.62), F-layout (0.68), GRA (0.78), Tudun wada north (0.67), Tudun wada south (0.70), and Tunga (0.69). The worst condition of neighbourhood facilities is recorded in Kpakungu 0.44, Jikpan 0.45, and Barikin Saleh 0.45. The variation in the condition of housing facilities in Minna is presented in Figure 5-8. Figure 5 shows that the condition of toilet facilities is good in seven neighbourhoods, this neighbourhoods are Sauka-Kahuta, Tunga, Tudun wad north and south, GRA, F-layout and Bosso estate.

The condition of kitchen facilities is very good in GRA and F-layout, while in Minna central, Tunga, Fadikpe, Dutsen Kura, Bosso estate, Tudun wada north and south the condition of kitchen facilities is good (Figure 6). Figure 7 shows the spatial distribution of the condition of water facilities in Minna, the result shows that in GRA, Tunga, and Tudun Wada south, the condition of water facilities is very good, while in Sauka Kahuta, Tudun wada north, Fadikpe, F-layout, Bosso, and bosso estate. While in Tudun Fulani, Tayi village, Jikpan and kpakungu, the condition of water facilities is very poor. Drainage condition is poor across the neighbourhoods and this is depicted in Figure 8. Twelve neighbourhoods had poor condition of drainage, while four neighbourhoods had very poor condition of drainage. This shows that the challenge to housing facilities is not only in availability but likewise condition as evident in the availability and condition of housing facilities examined in Minna.

Table 2: Aggregate Condition of Housing Facilities

Neighbourhood	C. I	Remark
Angwan Daji	0.49	Fair
Barkin Saleh	0.45	Fair
Bosso	0.54	Fair
Bosso Estate	0.62	Good
Chanchaga	0.54	Fair
Dutsen Kura	0.55	Fair
Fadikpe	0.56	Fair
F-layout	0.68	Good
GRA	0.78	Good
Jikpan	0.45	Fair
Kpakungu	0.44	Fair
Limawa	0.50	Fair
Maitumbi	0.49	Fair
Makera	0.52	Fair
Minna Central	0.55	Fair
Nassarawa	0.52	Fair
Sabon Gari	0.53	Fair
Sauka-Kahuta	0.59	Fair
Shango	0.52	Fair
Tayi Village	0.48	Fair
Tudun Fulani	0.48	Fair
T/Wada North	0.67	Good
T/Wada South\	0.70	Good
Tunga	0.69	Good
Aggregate	0.56	Fair

Source: Authors Fieldwork (2017)

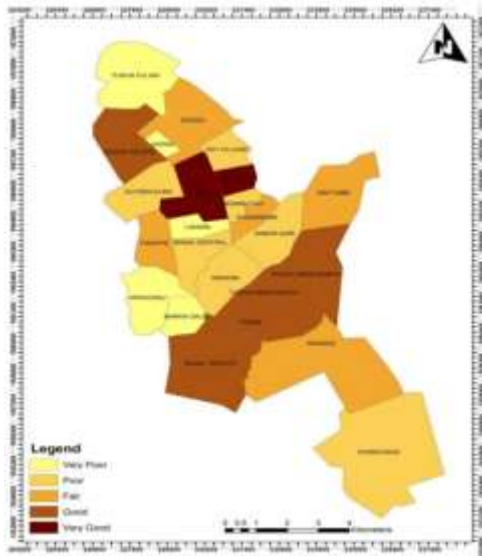


Figure 5: Condition of Toilet Facilities
Kitchen Facilities
Source: Author (2017)

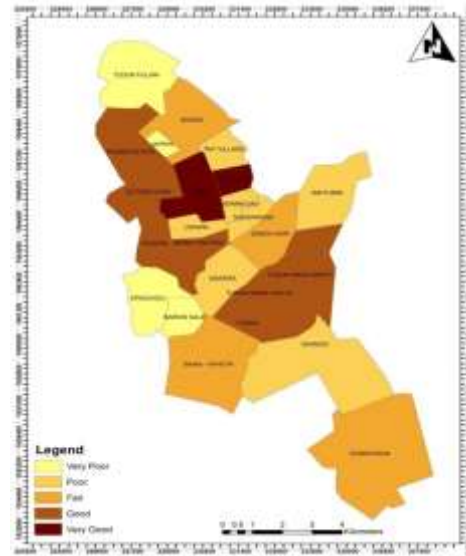


Figure 6: Condition of

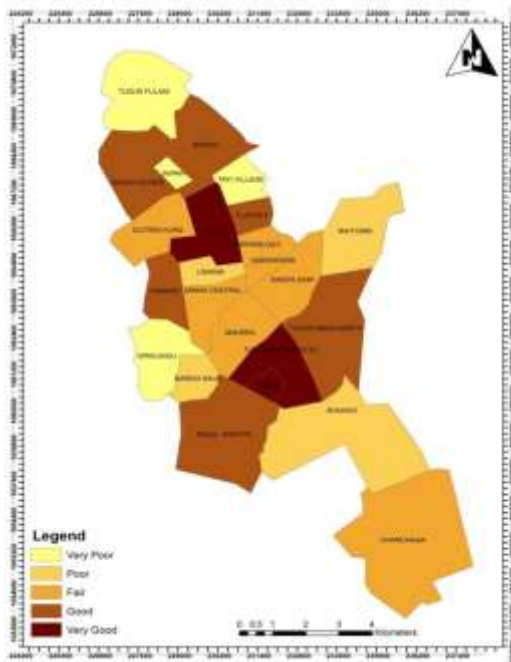


Figure 7: Condition of Water Facilities
Facilities
Source: Author (2017)

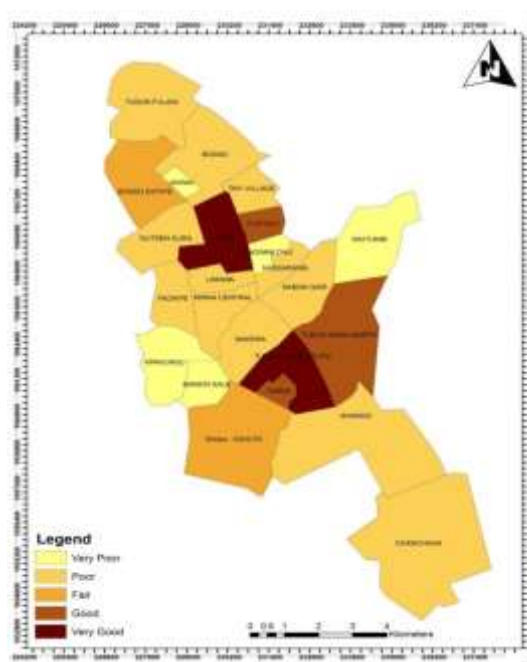


Figure 8: Condition of Drainage

CONCLUSION AND RECOMMENDATIONS

The study assessed the spatial distribution of housing facilities in Minna using a survey approach. The study concluded that the availability and condition of housing facility varies across the 24 neighbourhoods in Minna. Availability of water and drainage facilities is generally poor across the study area; only 35% and 34% of the residents had access to water and drainage facilities respectively. Although access to toilet and kitchen facilities is generally good, some residents do not have access to them, and where they are available, the condition is rather poor or very poor.

Concerted effort should be made toward ensuring a fair and equitable distribution of basic housing facilities in Minna, irrespective of social class to enhance residents' access to basic amenities. Urgent attention should also be directed toward improving the condition of basic housing amenities across the neighbourhoods in Minna to boost the residents' welfare. This could be achieved through inclusive and organized urban renewal programs that allow individuals to participate through community effort.

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