



Socio-Economic Characteristics of Residents of Multihabited Houses in Ogbomoso, South West, Nigeria

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This study examined the socio – economic characteristics of residents of multihabited houses in Ogbomoso, South West, Nigeria; the analysis is hinged on the fact that multihabited house is common in Ogbomoso city in Nigeria. This house type is synonymous with the poor and the low-income groups. A chi – square analysis to indicate the effects of each socio-economic variable on the choice of the housing typology was done.

The data used for the analysis were derived from a survey of multihabited houses in the high and medium residential areas of Ogbomoso metropolis. Nine hundred and fifty five (955) multihabited houses and a household head each in a multihabited house represented the sample.

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The results indicated effects of residents' educational status, occupation and income with the housing typology. This paper therefore suggests that multihabited housing typology can be used by the Federal, State and Local government to meet the housing need of the low income group.

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1. INTRODUCTION

Literature and general survey of houses have noted that multihabited house form is a dominant house type in cities of developing countries (Rakodi, 1995); (Okeyinka, 2007); (Majale and Tipple, 2007); (Okeyinka, 2016). One reason for the preponderance of the house type among other things is that, it is a form of housing which has been providing rental accommodation for the large population and the immigrant population in the rapidly expanding cities of developing countries. Gilbert (2008) pointed out that one out of three urban dwellers across the globe (one billion people) are tenants and in major cities. Gilbert further observed that, though the importance of outright freehold ownership of property as a stimulant to investment in the maintenance and development is recognised, a large proportion of the lowest urban

income groups in any society or culture are unable or unwilling to take on the responsibility and costs of the ownership of urban property. However, they are willing and able to meet the recurrent costs of renting accommodation. It has therefore been recommended that subsequent generation of housing policies, and strategies for their implementation must embrace a range of different programme and project approaches to support the housing policy set out by the World Bank – UN –Habitat joint cities Alliance in 2011 (Wakely & Riley, 2011). The Alliance further supports the production of good quality public housing that includes socially controlled rental accommodation that is affordable by the poor who are unable or unwilling to invest in fixed –capital assets of urban property (RSA 2012).

Multihabited house by its form is rooming whereby the building is divided into separate rooms where the room is the unit of accommodation. The house form allows independent life at low cost and sharing of services with a finite and known group. Majority of the low-income people and the poor in cities of developing countries rent a room or suites of room in rooming or courtyard houses. The house form has therefore been described as a way of dealing with poverty and the struggle for survival in an urban environment by the poor. Multihabited house form allows inexpensive accommodation and it costs little to build, it also suits traditional inheritance patterns of West Africans. Some of these factors are the reasons why the house type has been supporting rental accommodation among the poor.

Contemporary studies have shown the efficacy of rental housing especially from the private end as an inevitable housing option, especially for the urban poor (Ozo, 2012; Mwangi, 2012; Amenyah and Fletcher, 2013). As such, renting in a multihabited house which could be in form of a room or suite of rooms goes a long way in solving housing problem among the low-income group and the poor. Affordability which is the percentage of the present income that a person or family can afford to spend on housing is the reason for the choice of that type of house. It is the ability to back up a desire for housing units with adequate financial resources such that other basic needs like food, health,

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education, transportation among others do not as a result suffer. Housing expenditure that exceeds 30% of household income is viewed as an indicator of housing affordability problem. Therefore affordability is income related and it is among the indices of measuring housing needs of human beings.

Housing for low – income families is a major component of all towns and cities in Asia, Africa, Latin America and the Caribbean, typically covering 60 – 80 percent of the developed land area of towns and cities and accounting for 50 – 70 percent of the value of the fixed capital formation or urban areas of which they are an integral part (UN – Habitat, 2003). As such, low – income group housing policies and implementation strategies cannot be divorced from policies and strategies for the development, planning and management of towns, and cities as a whole as they have been, and still are, in many countries (Wakely, 2014).

Poverty is high in developing countries where the low-income groups and the poor are in the majority. Some of the strategic mechanisms by which the low-income urban households and communities house themselves informally using their own resources have been broadly categorised into two basic approaches of informal development of vacant land or unauthorised occupation of vacant or under-used central land referred to as squatting (Wakely, 2014).

Several attempts were made in several countries to increase the supply of housing affordable to lower income groups and limit the exploitation by private sector landlords through governments imposed rent controls on urban property. But the rent controls have rendered the supply and maintenance of urban housing commercially uneconomic, leading to its abandonment or deterioration in many cases.

African governments have been intervening in urban housing markets soon after their political independence from colonialism in the late 1950s and 1970s, but not on the same ambitious scale as their Asian and Latin American counterparts. For example, the first Independent Government of Kenya created a National Ministry of Lands and Settlement, and the procurement of subsidised urban housing was made the responsibility of municipal government in their major cities. Similarly in Nigeria, the clearance of slums and delivery of public housing was the responsibility of local government or local – level Parastatals development authorities, such as the famous and ambitious Lagos Executive Development Board (LEDB). But up till date, the region is still experiencing housing shortage.

Many housing development schemes which were put in place in developing countries to address housing provision issues have always ended as fiascos, many of such schemes meant for housing the poor ended up as middle class housing. Corruption, poor

governance and availability of adequate housing in the legal housing market in developing countries have been found to be encouraging informal settlement. Countries experiencing informal settlement growth are faced with many problems related to urban poverty, high unemployment, social hardships and conflicts. Mitlin (2000) noted that the developing countries have three types of housing development systems; which are formal, informal and organic. Formal developments have the legal basis of planning agencies. They are developed within the structure of government rules, controls and regulations. Informal housing developments are often illegal and consist of unauthorized colonies and squatter settlements. This type of developments became rampant because of affordability issues, inadequate housing supply and poor governance. Organic housing developments are those that emerged over a period of time without any conscious measures, whether legal or illegal. Old cities and urban villages fall under this category of developments. A significant proportion of urban population lives in the informal settlements (Sivam, 2003).

Recent studies such as Schlyter (2003); Majale and Tipple (2007) focused on a particular type of housing that the poor provided for themselves in cities of developing countries such as Zimbabwe and Ghana. This type of housing referred to as multi-habitation transcends the physical form of housing to include the social and psychological characteristics. The house form in which multi-habitation is practised is predominantly associated with the developing countries and in particular the poor (Tipple, 2000). The house form represents the more traditional lifestyle in West Africa and also represents a physical entity, the power and cohesion of the extended family system, one of the many features which have survived in West Africa (Tipple & 1999).

More recently studies such as Okeyinka (2007) on house types and meaning of home; and Okeyinka (2016) on the study of multi-habitation in Ogbomoso Nigeria indicated the preponderance of multihabited house type in Ogbomoso and that these multihabited houses are indeed houses for the poor.

The results obtained from the investigation of the concept of multi-habitation in an agrarian-cum-public servant urban centre of Ogbomoso revealed the social status of the residents in multihabited houses.

This paper therefore presents the results of the socio-economic characteristics of residents in multihabited houses with a view to establishing the social class of the residents, in order to inform policy on housing especially for the urban poor and low-income group.

II. METHODS

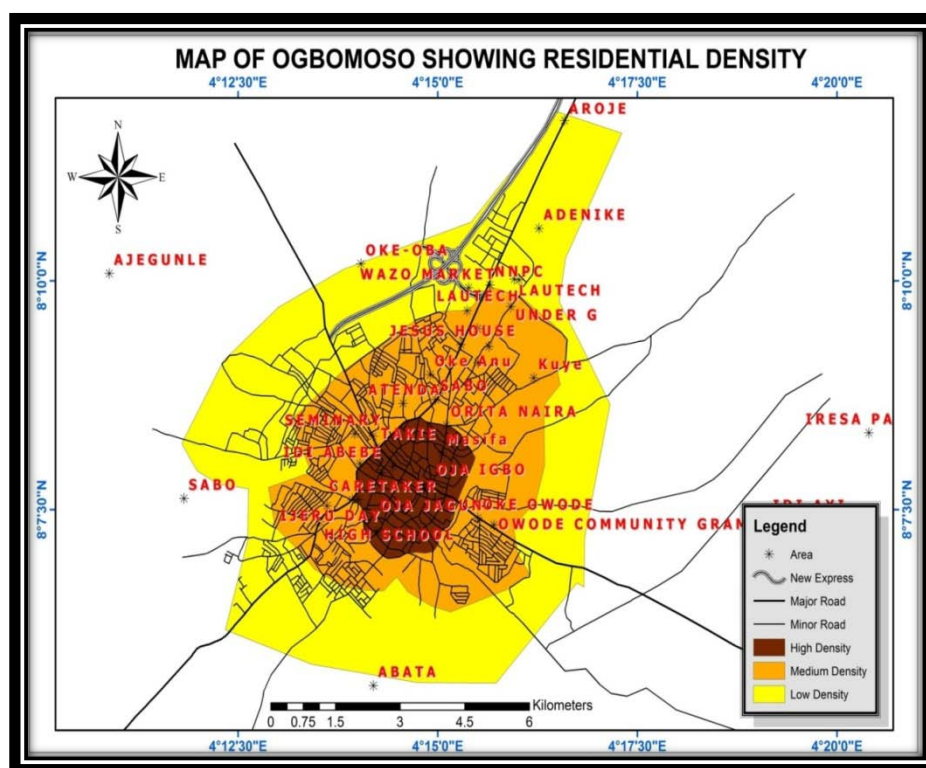
To examine the significance of the socio-economic characteristics of residents in multihabited houses with their housing typology; residents of traditional compounds and rooming houses within the high and medium residential areas of Ogbomosho were selected as the sample and a survey was conducted. Responses (955) were from household heads, male or female who have lived in the house for about 10 years or more.

a) Sample

Ogbomosho is an agrarian – cum –public service town in Nigeria. The choice of the high and medium residential area was based on the fact that the high density area is the central core and the medium density is the immediate development around the central core

where traditional compounds and rooming houses, that is, multihabited houses are located. The house type by their form and arrangement provides accommodation for multiple households/ families.

There were 11,466 houses in Ogbomosho metropolis (2006 Census). Ogbomosho has two local government areas of Ogbomosho North and Ogbomosho South. Ogbomosho town has been delineated into the three home environments of high, medium and low residential densities. Figure 1. shows the map of Ogbomosho and the residential delineation. The generally believed ratio of population distribution of 3:2:1 in the home environments was used, the total population of houses within the high and medium densities then becomes 9,555 houses. 10% of 9,555 houses were picked as the sample.



Source: Geographic Information System, LAUTECH Ogbomosho, 2015.

Figure 1: Map of Ogbomosho showing the residential delineations and the area surveyed.

There were two major reasons for targeting the multihabited houses and the residents only. First, it was to know the socio-economic status of people who live in multihabited houses. Information relating to socio-economic characteristics are vital information in the formulation of workable housing policies and planning of basic infrastructure (Ogunleye, 2013; Gbakeji and Rilwani, 2009). Secondly, it was to know how common the house type is, since the purpose of the study was to examine the significance of socio-economic variables in the choice of the housing type.

b) Survey

The questionnaire was structured after a review of previous housing research and revised after a pilot study. A reconnaissance survey was conducted, streets in the area were compiled and multihabited houses on the streets were numbered. Systematic sampling method was used in selecting a house, the first house was randomly selected and subsequent house at an interval of tenth house. Simple random sampling was used in selecting a household head since a multihabited house comprises multiple households and multiple

household heads. In a situation where the household head was not available, the wife or a grown up child was chosen. The survey was conducted in 2015 with 946

residents responding. See Figure 2 for the pictorial view of some multihabited houses.



A – Multihabited house (A) Traditional compounds courtyard house



Multihabited house (B) Rooming House or "Face me -I- face-you



Multihabited House (C). Ghana style- combines both courtyard and rooming.

Figure 2: Multihabited Housing Typology in which multiple Families live.

III. SOCIO- ECONOMIC CHARACTERISTICS OF RESIDENTS

15 variables of age, educational status, occupation, income, tenure status, rents paid per month, sex, marital status, ethnicity, religious, length of stay in Ogbomoso, length of Stay in house, Family structure, household size and number of children were

used to measure socio-economic status of residents in multihabited houses in the study area. This study adopted this method because there is no one particular variable to measure social status.

The results of six variables considered to be salient socio-economic characteristics are presented in Table.

Table 1: Descriptive Statistics of Socio-Economic Characteristics of Respondents

		Overall % Frequency	High Density % Frequency	Medium Density % Frequency
Age	18 – 30	13.0% (118)	11.4% (62)	15.3% (56)
	31 – 45	30.8% (280)	29.5% (160)	32.8% (120)
	46 – 50	16.3% (148)	15.3% (83)	17.8% (65)
	51 – 60	16.3% (148)	18.4% (100)	13.1% (48)
	61 – 70	12.7% (115)	11.6% (63)	14.2% (52)
	70 and above	11.0% (100)	13.3% (75)	6.8% (25)
	TOTAL	100 (909)	100 (543)	100 (366)
Mean age 46 – 50				
Sex	Male	45.5% (416)	46.8% (260)	43.5% (156)
	Female	54.5% (499)	53.2% (296)	56.5% (203)
	TOTAL	100 (915)	100 (556)	100 (359)
Marital Status	Single	7.7% (72)	7.1% (40)	8.6% (32)
	Married	78.2% (734)	77.7% (440)	78.8% (294)
	Divorced	1.2% (11)	0.7% (4)	1.9% (7)
	Widow/Widower	11.9% (112)	13.1% (74)	10.2% (38)
	TOTAL	100 (939)	100 (566)	100 (373)
Educational Status	No formal education	13.8% (120)	13.2% (95)	7.2% (25)
	Pry School Incomplete	16.2% (141)	16.1% (84)	16.4% (57)
	Completed Pry School	23.1% (201)	22.8% (119)	23.6% (82)
	Completed Sec. School	31.6% (275)	28.5% (149)	36.3% (126)
	Tertiary education	9.8% (85)	8.8% (46)	11.2% (39)
	Others	5.4% (47)	5.6% (29)	5.2% (18)
	TOTAL	100 (869)	100 (522)	100 (347)
Occupation	Farming	11.7% (108)	12.3% (68)	10.8% (40)
	Trading	46.0% (424)	43.4% (239)	49.9% (185)
	Teaching	5.2% (48)	4.9% (27)	5.7% (21)
	Artisans	15.0% (138)	15.4% (85)	14.3% (53)
	Civil service	4.1% (38)	3.6% (20)	4.9% (18)
	Others	18.0% (166)	20.3% (112)	14.6% (54)
	TOTAL	100 (922)	100 (551)	100 (371)
Income	Below ₦10,000	40.1% (234)	40.7% (132)	39.4% (102)
	₦10,000 – 21,000	33.6% (196)	30.2% (98)	37.8% (98)
	₦21,000 – 40,000	13.7% (80)	17.3% (56)	9.3% (24)
	₦41,000 – 60,000	6.2% (36)	4.0% (13)	8.9% (23)
	₦61,000 – 100,000	1.7% (10)	1.5% (5)	1.9% (5)
	Others	4.6% (27)	6.2% (20)	2.7% (7)
	TOTAL	100 (583)	100 (324)	100 (259)
Mean: ₦10,000 – ₦21,000				
Household size	1 – 2 persons	14.4% (134)	13.4% (75)	15.8% (59)
	3 – 6 persons	50.1% (466)	49.6% (277)	50.7% (189)
	7 – 9 persons	22.3% (208)	21.3% (119)	23.9% (89)
	10 – 13 persons	9.6% (89)	10.4% (58)	8.3% (31)
	14 persons and above	3.7% (34)	5.2% (29)	1.3% (5)
	TOTAL	100 (931)	100 (558)	100 (373)
Mean: 5.96				

a) Age and sex structure

The age structure of the residents indicated that most household heads are in the middle ages (31-45), (46-50) and (51-60) years. This suggested that those who live in multihabited houses are relatively young and active population. There does not appear to be any significant difference between age groups of those who live in multihabited houses in the medium density and those who live in the high density area. There is a significant difference between female household heads and male household heads in the study area. 54.5% were female and 45.5% were male. This appears not to be in line with the population distribution between the sexes in the national level in Nigeria, in Oyo State and local government level of Ogbomoso North and Ogbomoso South, there is a tilt in favour of the female sex. The reason for this might be as a result of a high percentage (11.9%) of widow/ widower and 1.1% of those separated respectively in the study area. Women who are widow or separated find easy and affordable accommodation in multihabited houses where they only pay for a room or more.

The high proportion of female heads of households in multihabited dwellings in the study area could also be attributed to several factors which included economic factors and social changes. The study found that some women are divorced or separated from their spouses and could only afford the cost of accommodation in this house type. For other women, the mantle of household headship fell on them because their household head are dead or not resident. Women have been found to be among the poorest and disadvantaged group in the city who could only afford accommodation in this house type. This appears to be in line with the submission of Mirafat (2001) and Shawki (2004) that female-headed households are worse than other types of households in urban housing market due to their state of poverty.

b) Marital status and Household size

The marital status shows that majority (78.2%) of the residents were married compared to 7.7% who were single, 11.9% were widow/widower, while 1.10% were separated. This result shows that majority of the residents in multihabited houses were married people consisting different households. The household sizes across the residential area show that 50.1% households of the sample have household sizes of 3 – 6 persons. The corresponding figures for the 7 – 9 and 1 – 2 persons categories are 22.3% and 14.4% respectively. The 1 – 2 persons household must have been reported by the single, widow or separated households, the married in the study area have a modal family size of between 3 – 6 persons.

IV. EDUCATIONAL STATUS OF RESIDENTS

Table 1 showing the educational status of residents in multihabited houses shows a low level of literacy among the sample population. For example, the result indicated that about 53.1% have primary school education, did not complete primary education or had no formal education (23.15% plus 16.2% plus 13.8%), specifically 31.6% completed secondary school and 9.8% had tertiary education. The results' suggest a low level of education among the residents. Infact this is supported by the fact that the questionnaire administered had to be filled by the researcher and research assistants rather than being filled by the respondents. The pattern of educational attainment revealed from the study suggests that the prevalent high cost of education in Nigeria might have limited the educational pursuits of poorer households since the house type is synonymous with the poor.

a) Occupational structure

The occupational structure of the residents indicated that a sizeable proportion of the residents (46.0%) were traders, (15.0%) were artisans, and (18.0%) were not employed in any sector mentioned at all.

It is evident therefore that most of the residents are in the informal sector, while only about (9.3%) that is, (5.2% teachers and 4.1% civil servant) are in the formal sector. This occupational structure of residents equally explains their income levels.

b) Household income

Household income plays a crucial role in housing as it determines the type and neighbourhood preference. If the income is low, the household may rent, but as soon as the income increases, the household may decide to own either by building or buying from the housing market. The incomes of residents show that majority 40.1% of the residents in multihabited houses across the residential areas earned less than ₦10,000 per month; (33.6%) earned ₦11,000 - ₦20,000; (13.7%) earned between ₦21,000 - ₦40,000; and 6.2% earned between ₦41,000 - ₦60,000 per month. Only 1.7% earned between ₦61,000 - ₦100,000 a month.

This result indicated that most of the residents living in multihabited dwelling were very poor, low – income people. The results reveal that there are few medium income earners in the houses sampled in the study area.

It could be concluded that multihabited houses are populated by the very poor of the city, based on these findings where majority (about 73.7%) which is the addition of those earning below ₦10,000 and those earning between ₦10,000 - ₦20,000) of the residents earn below the national minimum wage of ₦18,000 per month.

V. RESIDENTS' SOCIO-ECONOMIC CHARACTERISTICS AND HOUSING TYPOLOGY

Literature and general survey of houses have noted that multihabited house form is a dominant house form in cities of developing countries (Rakodi, 1995). Tipple et al, (1999) indicated that the reason for the dominance of the house type among other thing is that, it is a form of housing which has been providing rental accommodation for the large population and the immigrant population in the rapidly expanding cities of

the developing countries. Majale and Tipple (2007) concluded that it is a house type that the poor provided for themselves in Third World Cities. It would therefore be necessary to examine the significance of some salient socio – economic variables on the choice of the housing typology. A chi – square analysis was done to show the level of significance of the variables to the housing typology. The results of the analysis are presented in Table 2. Three of the six dependent variables (educational status, occupation and monthly income) were found to have a significant influence on the house type.

Table 2: Chi square of the effects of socio – economic characteristics on Multihabited housing Typology

S/N	Socio – economic variables/characteristics	X ²	Df	P – value	Remark
1.	Age	19.354	10.	0.036	Not significant
2.	Marital Status	1.543	9.	0.992	Not significant
3.	Educational status	30.047	10.	0.001	Significant
4.	Occupation	36.452	10.	0.000	Significant
5.	Monthly Income	50.015	10.	0.000	Significant
6	Household size	21.895	8.	0.000	Not significant

Source: Author's Computation, 2015

To identify the degree of importance placed on each of the socio – economic variables in the choice of multihabited housing typology among the low – income and the poor; chi – square was computed. Accordingly, the highest X² was 50.015 while the least was 1.543. Some of the socio – economic characteristics variables with high X² included: monthly income, occupation and educational status. Variables with low X² included: Household size, age and marital status.

It is absolutely clear that income plays a very crucial role in the choice of housing. Income is influenced by occupation and educational status. Often times, income structure and sources are reflective of the household's level of educational attainment. The middle and high income are usually mainly the professional with higher educational attainment beyond secondary school, and they generate their income from wages and salaries and other secondary sources (FRN, 2007). The low – income earners who are the majority of the residents in this house type, generates the bulk of their income from either informal savings or thrift, consumptions of own productions and profits from trading.

VI. POLICY ISSUES AND CONCLUSION

African governments have been intervening in urban housing markets since after their political independence from colonialism in the late 1950s and 1970s, but up till date the region is still experiencing housing shortage. Several attempts have been made in several countries to increase the supply of housing affordable to lower income groups, a social class believed to be in the majority in most African countries, yet most of the African country still experience high

informal settlement growth, high urban poverty, high unemployment, social hardships and conflicts. Poverty is high in Africa and majority are poor or low-income. This paper discusses the socio-economic characteristics of residents of multihabited houses, a house form which allows independent life of households at low cost and sharing of services with other households. Previous studies have also confirmed the preponderance of the house type in some cities of developing countries. The discussions of the results have demonstrated the significance of income to the choice of this house type. The Federal, State, Local governments and other stakeholders concerned with policies relating to housing are hereby called upon to consider multihabited houses as a way of reducing informal settlement growth, and take it into consideration when formulating housing policy.

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