

Assessment of Urban and Residential Dwelling Quality in Lagos Periphery

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The existing urban quality in Lagos periphery is dependent upon many factors among which the predominant ones are not within the control of the residents. The aim of this study is to assess the urban and residential dwelling quality in Ikorodu, a Lagos metropolitan fringe. Primary data were sourced through structured questionnaires and observation schedules. The sample size constitutes randomly selected 384 housing units selected from clusters of 18 settlements in Ikorodu peri-urban. Data analysis was done using descriptive analysis to generate frequencies and percentages of responses on socio-demography, access to services, assessment of urban quality, residential quality, and building materials in the study area. Regression analysis using correlation was conducted to determine the factors influencing urban quality in the peri-urban. Data processing and analysis for quantitative data in this study was carried out using regression analysis to carry out test of correlation among these variables: socio-economic attributes, building materials, dwelling quality, urban quality and locational quality. Findings show an interdependence between some variables such as building materials and dwelling quality, housing typology and socio-economic attributes like income, ethnicity and community. Also, further revealed is the impact of location on urban quality and dwelling quality. These variables were revealed to have impact on urban quality in the study area. It is recommended that locational disadvantage should not be used as a vice by the government in avoiding their social responsibilities through provision of basic services in the affected areas. Such could be in form simple but efficient health centres and strategically located public schools to service educational needs of the residents.

Keywords: Dwelling quality; Peri-urban; Urban quality; Lagos; Locational quality.

Introduction

Housing deficit and the high cost attached to available housing in Lagos urban metropolis has led to the emergence of the periphery as the housing locations for substantial share of the urban population, mostly the low income group (Adedire, 2018). This calls for the investigation of the interface in terms of urban quality as it relates to people wellbeing, environmental sustainability and the implication on planning and urban policy.

The peri-urban settlements in Lagos suffer from various neglect due to the locational disadvantage and the perception that it has no economic contribution to the regional development (Adedire & Iweka, 2017).

Interaction of human-induced forces and government's response to urban challenges has gradually culminated in high environmental vulnerability which translate to poor environmental quality and ultimately affects people's health (Acheampong & Anokye, 2013). Urban quality, the dynamic complex relationship that exists between the physical features of housing (Hamam, et al., 2013) in most Lagos peri-urban settlements is very poor. It refers to the natural attributes of the neighbourhood (El Din et al; 2013). Notable indices for measuring urban quality are neighbourhood quality, locational quality, socio-economical urban quality of life, psychological urban quality of life and

political urban quality of life (Nakazato, et al., 2011; El Din, et al., 2013).

Locational quality is a function of closeness to place of work, Central Business District and accessibility to services like public transport and schools. Locational mobility has to do with ease of commuting (Adebayo & Aliu, 2010). It has impacted both on the dwelling and neighbourhood quality. Commuting in the peri-urban can often be burdensome, there is high cost attached to daily travels and also slow traffic movement because of the poor conditions of the access roads and the main arterial routes linking settlements (Lawanson et al., 2012; Acheampong & Anokye, 2013).

The diverse socio-cultural and socio-economic composition of residents in peri-urban settlements impair on the urban quality. The great influx of low-income urban immigrants living in informal settlements with poor sanitary conditions, low housing density, increasing commuting time due to poor condition of the roads (Acheampong & Anokye, 2013). Also affecting urban quality of life are internal dwelling quality, external dwelling quality, neighbourhood prestige, location convenience or accessibility to services and user value (Kain & Quigley, 1970).

There is need to consider the influence of dwelling quality in terms of housing type, design, age of the building, aesthetics, lots size, windows, building materials and mode of construction. Dwelling quality is generally influenced by income, family size, education and race (Goodman, 1978). Methods of construction, materials for constructions, spatial arrangement, services and facilities functionality, aesthetics are also instrumental in defining the quality of housing (Bradley & Putnick, 2012).

Prior studies have examined the phenomenon of environmental quality in urban areas, they have not studied the urban quality of life in the peri-urban, which is an emerging interface for housing the multi-cultural growing urban population in Lagos. Therefore, this study seeks to investigate the

impact of locational quality, dwelling quality and residents' socio-demography on the urban quality in the selected Lagos peri-urban settlements.

Literature Review

The Concept of Urban Quality of Life

Urban quality of life entails the quality of the built environment both in rural and urban areas (El Din, et al., 2013). It is not limited to the housing quality, which is limited to components of construction, but rather encompasses human satisfaction with urban attributes and facilities. This was also emphasized by Mabogunje (1968) stating the role of spatial units and layout of the building. Three identified components of urban quality are neighbourhood, locational and dwelling quality. Neighbourhood quality is attributed to such as being conferred on a residence as a result of the environment it is located, it has to do with orderliness of houses, security, drainage, sanitation and waste disposal. It is the relationship between housing streets, open spaces and general settings in the neighbourhood (Rapoport, 1998).

Locational quality

Locational quality of housing is the spatial position occupied by it relative to the Central Business District. Housing located close to such facilities like market, road, recreational facilities, schools, health facilities possess higher locational benefits (Adebayo & Aliu, 2010). Locational quality refers to positional attributes while neighborhood quality is associated with the extrinsic values of the neighborhood (Aluko, 2000). Locational quality refers to accessibility, traffic and transportation factors. One of the implications of residential and workplace location in Lagos peri-urban settlements is traffic congestion which also impact on residents' productivity (Adedire & Iweka, 2017).

Dwelling quality

Internal dwelling quality is measured by the number of rooms per household, the quality of toilet, kitchen, availability of water and light (El Din, et al., 2013). Another major element of dwelling quality is the

availability of sufficient space in the dwelling both internally and externally. This can further be measured by number of rooms per household, the household size and the family members' age (Aderamo & Ayobolu, 2010; Štreimikiene, 2014). Indicators for measuring external dwelling quality are the physical characteristics of the dwelling and the broader environmental characteristics of the area under consideration. Broader criteria for measuring dwelling quality are compliant with tolerable standard, energy efficiency, absence of serious disrepair, provision of modern facilities and services and health, security and safety of the housing (Amao, 2012).

The dwelling quality shows the intrinsic values of houses. Other instruments for assessment of dwelling quality are deficiencies of basic sanitary facilities, leaking roof and poorly lighted building. Further enumerated to contribute to dwelling quality are aesthetics, ornamentation, age of building, access to basic housing facilities, burglary, spatial adequacy, noise level within the neighbourhood, air pollution, sewage and waste disposal, and ease of movement (Anofojie, et al., 2014; Štreimikiene, 2014). According to Olotuah (2006), the frequency of collection of waste is vital in measurement of quality of housing in the periphery. The quality of housing should satisfy minimum health standards and good living conditions and affordability for all categories of income earners. Peri-urban settlement mostly is associated with pollution of diverse kinds like refuse dumps, sewage plants thus imposing negative impacts on the dwellings (Anofojie *et al.*, 2014; Štreimikiene, 2014).

Impact of Socio-demography

The role of socio-economic and socio-demographic attributes of residents cannot be overemphasized in the analysis of dwelling quality in transitioning towns like the peri-urban settlements. There is an unequal environmental quality in the peri-urban as a result of disparity in distribution of public expenditure in term of

infrastructure. Lower income groups inhabit peri-urban areas prone to environmental hazards lacking environmental quality (Allen, 2010; Chirisa, 2010). Socioeconomic attribute in terms of income level is significant for housing quality. The poverty of urban poor undermines the quality of housing they can enjoy. Socio economic capacity of residents plays a vital role in the type and level of housing quality they can access. Housing quality is also influenced by socio-cultural setting (Fiadzo, et al., 2001). This corroborates the investigation by Rapoport (2001), which posits that housing quality is a function of geographical and ethnographic composition of the residents.

Poor residential areas in the peri-urban are associated with poor physical conditions, illegal development, limited or no access to water and good sanitation (Allen, 2010). There exists indiscriminate disposal into canals and drainage channels in most peri-urban settlements in developing countries (Puttal & Ravadi, 2014). This however is not the case in the districts or neighbourhood occupied by the middle income earners or government-led housing in the peri-urban thus establishing social differentiation and wealth inequality among the indigenous residents and the immigrants (Simon, 2008; Ibem & Aduwo, 2015). The identified categories of drinking water in the peri-urban are unimproved, improved and piped water (Bradley & Putnick, 2012). Categories of toilet facilities are open defecation, unimproved, shared improved, shared toilet facilities. Shared improved toilets are flush toilet, flush latrines and ventilated improved pit (Allen, 2010). Categories of dwelling floor are natural, rudimentary and finished flooring (Bradley & Putnick, 2012).

In peri-urban settlements, community participation is vital. It should be encouraged both in externally initiated projects like government-led infrastructure development, developer initiated or projects initiated by association of community residents (Obeng & Whittal, 2014). Improvement of the social, economic and

political situation in the peri-urban is driven by participatory planning strategy. This approach to infrastructure development is the sole means of improving the quality of the peri-urban. Effective community participation is essential for the development of peri-urban development (Binns, Maconachie, & Tanko, 2003). Webster *et al.* (2003) argues that, in addition to the private sector, the role of local collectives (community-based authorities) and local government can also be significant in adapting to rapid peri-urbanisation. Lawanson, Yadua and Salako (2012) advocates that citizens in the peri urban settlements must be mandated by the Local Governments to maintain a clean and sanitary environment and every household must own refuse dust-bin for their waste.

Context of the Study

The selected case for this study is Ikorodu Local Government Area in Lagos state. The municipality is outside the metropolitan region of Lagos State. The choice of the study areas is because Ikorodu represents the highly urbanized peri-urban in Lagos in terms of residential development and populated mostly with the low-income group. The peri-urban of Ikorodu absorbs people from the mainland of Lagos and the surrounding. According to the National Population Commission (2006) Census, Ikorodu had an enumerated population of 535,619 out of Lagos State's total of 9,113,605. Ikorodu is located in the North East of Lagos State along the Lagos lagoon and situated at a distance of approximately 36km north of Lagos. It occupies a land

area of about 345 kilometres square. It is situated at approximately latitude 6° 36' North and longitude 3° 30' East. The sample frame constitutes the selected household heads of existing buildings in the study area.

Research Methods

The study adopted mixed methods design approach in eliciting information covering different housing development initiatives in the study areas. Primary data were sourced from the questionnaire instrument and the observation schedule through a survey of purposively selected 18 peri-urban settlements in Ikorodu. Two-stage sampling technique was adopted in selecting the sample size made up of randomly selected 384 heads of housing units in Ikorodu. Firstly, descriptive analysis was conducted on the data to generate percentages and frequencies of responses on socio-economic profile of household heads, rating of neighbourhood quality, access to services, internal dwelling quality, external dwelling quality and building materials used in the study area. Secondly, regression analysis using test of correlation was conducted to determine the factors influencing urban quality in the peri-urban. Test of correlation was conducted on the mean neighbourhood quality, mean locational quality, building materials, socio-economic attributes and the dwelling quality in the study area. Data processing and analysis for this study were carried out using the Statistical Package for Social Sciences (SPSS) 22 for windows for statistical analysis of the quantitative data.

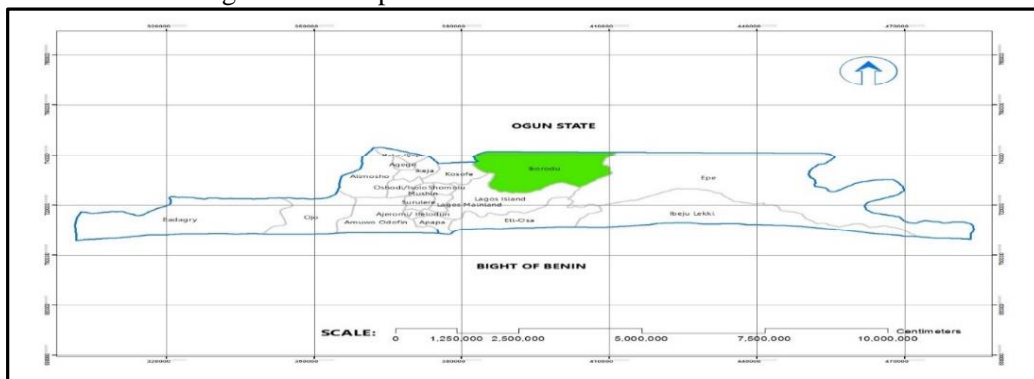


Figure I. Map of Lagos State showing Ikorodu. [Source: Field survey, 2017]

Results and Discussion

Socio-Economic Characteristics of Household Heads

Informal trading, constituting 31.4% of the population, is the most prevalent occupation in the study area as indicated by the analysis in Table 1. Next in importance is civil service which has 23.7%. Household heads engaged in professional practice constitute 14.8%. Farming is not an active occupation in the peri-urban, having 3.2%, artisans were 17.7%, students engaged in higher studies were 4.7%, retirees were 3.2% and the unemployed, the least among the household heads were 0.8%. There exists a reasonable literacy level in the study area. Highest level of literacy was first degree, diploma and secondary school certificate having 32.7%, 20.8% and 34.3% respectively. Illiteracy level according to UNESCO standards, people having lower than secondary school education in the peri-urban was minimal at 0.8% having no education and those with primary education constituting 4.7%. The study area is

dominated by the Yoruba ethnic group (69.4%). Hausa ethnic group is not well represented in the study area, a total of 3.4% constitute this group while the Igbo tribe and other unknown tribes constitute 22.4% and 4.7% respectively. The middle-income earners are the most predominant earning between N50, 000.00 to N150, 000.00 monthly, 46.9% of the total population sample was made up of this group while the low-income group was 39. 6% of the respondents. High income earners were just 13.4% of the population. Five distinct household sizes were found in Ikorodu peri-urban settlements. The most prevalent household size is made up of 3-5 persons and this constitutes about 48.8% of the sampled households. Household sizes of 1-2 persons and 6-9 persons constitute 23.2% and 23% respectively. Also, household size of more than ten persons, 10-12 constitutes about 3.7% of the population. The least populated household size is that which is made up of more than 13 persons (1.3%).

Table 1: Household heads' socio-economic characteristics

		Ikorodu	
		N=379	%
Occupation of household heads	Civil service	90	23.7
	Trading/business	119	31.4
	Professional practice	56	14.8
	Farming	12	3.2
	Artisan	67	17.7
	Student	18	4.7
	Retired/pensioner	12	3.2
	Unemployed	3	0.8
	others	2	0.5
Literacy level of household heads	Postgraduate	25	6.6
	First degree/Higher diploma	124	32.7
	Diploma	79	20.8
	Secondary	130	34.3
	Primary	18	4.7
Respondent's tribe	None	3	0.8
	Yoruba	263	69.4
	Hausa	13	3.4
	Ibo	85	22.4
	Others	18	4.7
Monthly income of household heads	Low income (N25,000-N50,000)	150	39.6
	Middle income (N50,001-N150,000)	178	46.9
	High income (N150,001-Above)	51	13.4
Household size	1-2 persons	88	23.2
	3-5persons	185	48.8
	6-9persons	87	23
	10-12persons	14	3.7
	More than 13 persons	5	1.3

Assessment of Environmental Quality in the Study Area

Table 2: Respondents' rating of environmental quality

		Ikorodu	
		N=379	%
Noise Pollution	Yes	95	25.1
	No	277	73.1
	Neutral	4	1.1
	Missing system	2	0.5
Good drainage system	Yes	70	18.5
	No	304	80.2
	Neutral	2	0.6
	Missing	2	0.5
Good waste disposal	Yes	100	26.4
	No	276	72.8
	Missing system	2	0.5
Good road	Yes	74	19.5
	No	303	79.9
	System	1	0.3
Environmental security	Yes	167	44.1
	No	211	55.7

25.1% of the respondents were affected by noise pollution while 73.1% were not, 1.1% were indifferent to noise pollution and there was two missing system as indicated in Table 2. Drainage system is a great issue in the study area, 80.2% of the respondents were affected by poor drainage systems while 18.8% live in places with good drainage. Good waste disposal system is also lacking in most places in Ikorodu peri-urban as indicated by 72.8% of the respondents' population. Only 26.4% shows satisfaction with access to good waste disposal system. Observation shows that most secondary roads in Ikorodu are not good. Graded and ungraded earth road is the prevailing road types in Ikorodu peri-urban settlements. Among the 379 respondents, 44.1% claimed to have good environmental security while 55.7% said there was no environmental security in their neighbourhood. The responses imply a high level of insecurity in the study area. Proximity to places of work is fair in Ikorodu peri-urban as shown in Table 3. Good distribution of government organisations and the strategic locations of

most institutions close to both primary and secondary roads make it easier for peri-urban residents to access their works. 72.8% of the respondents' population claimed to have good proximity to their works while 26.9% were not. A reasonable size of the respondents' population, 72.0% was favoured by the closeness of their residential locations to the Central Business Districts, 27.4% were not close, and there were 0.5% representing missing systems in the questionnaires. There exists a good public transportation system both provided by the regional government and individuals as supported by the analysis showing 83.9% claiming to have access to good transportation system and 15.6% showing they have not. Availability of children school seems to be fairly available in the peri-urban of Ikorodu, 61.5% of the households have access to children school while 38.0% do not have access to children school. Health facilities were not fairly distributed in the peri-urban, 48.8% have no access to medical facilities. This is on the high side and serves as a challenge in the peri-urban.

Access to Services in the Study Area

Table 3: Respondents' access to services

		Ikorodu	
		N=379	%
Closeness to work	Yes	276	72.8
	No	102	26.9
	Missing system	1	0.3
Closeness to CBD	Yes	273	72
	No	104	27.4
	Missing system	2	0.5
Availability of public transport services	Yes	318	83.9
	No	59	15.6
	Missing system	2	0.5
Availability of children school	Yes	233	61.5
	No	144	38
	Missing system	2	0.5
Availability of health facility	Yes	190	50.1
	No	185	48.8
	Neutral	1	0.3
	Missing system	3	0.8

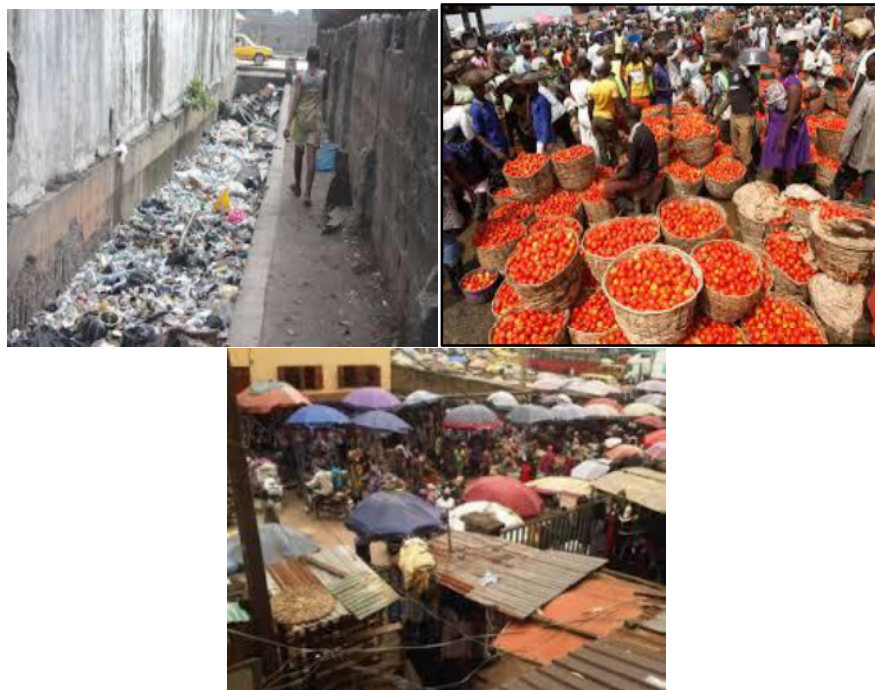


Figure 2: A typical drainage and local market in Ikorodu peri-urban



Figure 3: A Pediatric Medical Centre in Ikorodu peri-urban

Dwelling Quality in the Study Area

The variables under consideration for dwelling quality in the study include state of disrepair, lot size, state of painting, building design, good openings (window sizes), burglary installation, no of rooms per family, toilet type, windows per room (cross ventilation), tiled bathroom, tiled kitchen, source of water and electricity supply. Analysis presented in Table 4 shows lower disrepair was seen in about 35.4% of the houses in the study area. Houses with less disrepair were less than five years after construction. High disrepair in form of cracks in the wall, damp and worn paintings, rotting roof members (fascia boards), was observed in about 64.6% of the buildings. These were basically associated with the age of buildings as confirmed through interview and observation. Buildings with high disrepair were mostly aged above five years. A preponderant number of the respondents, 73.6%, built their houses on standard plot of land. 25.9% others were built on less than full standard plots of land. Generally, the state of painting in about 63.9% of the houses were very good showing a regular external maintenance. 36.1% of the analysis shows buildings with bad external painting. There was inclination to modern architecture as by the percentage of 60.7% of buildings with creative architectural designs in the study area. 39.1% have tenement building design especially those built for rental purposes.

Good openings and cross ventilation were visible in 88.1% of the houses because of the

position of the openings as shown in Table 5. A greater portion of the buildings, 81.5% have burglary installation while 18.2% have no burglary installation. The more pronounced rooms per household in the peri-urban were 1-2 rooms housing unit. About 57.5% of the households belong to this category. 42.2% of the households had 3-4 rooms housing type. Flush toilet installation was commonly seen in the peri-urban than pit (VIP) and other poor-quality sanitary methods. 83.6% of the toilets had a flush toilet system. Also 74.1% of the bathroom were tiled while 25.9% were not tiled. Among the kitchens under consideration, 67.5% were tiled while 32.5% were not. The most regular source of water in Ikorodu is borehole water system dispensed through taps. This was present in about 85% of the households. Other sources of water were well and streams in about 15% houses. Supply of regular electricity in Ikorodu is high, 80.7% of households have reliable supply of electricity from the grid and less reliance on alternative sources of electricity thus reducing noise pollution.

Through observation schedule and the analysis of field survey presented in Table 6, there were diverse building materials in the study area. As indicated in Table 6, wall materials were mainly of sandcrete block 97.8%, thatch wall was fairly used in areas belonging to the local natives, they interspersed their walls with wood and mud blocks. Though there were some relatively unknown roofing materials constituting about 12.6% of the analysis, aluminium

roofing is about 58.8%, thatch and concrete slab is 16.4% and 12.4% respectively. Windows were composed of aluminium 64.1%, wooden windows 14.8%, louvre windows 19.5% and casement windows 1.3%. Wooden flush and panel doors were the commonest in the peri-urban. This constitutes about 46.4% of the analysis. Steel and iron doors were also used on the scale of 44.9%. Other sparingly utilised

door types were glass doors and some unknown materials. Apart from the highway that is, the urban corridor of Ikorodu that are tarred, almost all secondary roads in the peri-urban is either graded earth or ungraded earth road. The state of these roads makes a significant contribution to the high commuting time during the peak period in the peri-urban.

Table 4: Household's external dwelling quality

		Ikorodu	
		N=379	%
State of disrepair	0-5years (Low)	134	35.4
	5 above (High)	245	64.6
State of painting	Good	242	63.9
	Bad	137	36.1
	Total	379	100
Lots size	Full	279	73.6
	Not full	98	25.9
	Others	1	0.3
	Missing system	1	0.3
Building design	Modern family house	230	60.7
	Tenement house	148	39.1
	Missing system	1	0.3

Assessment of Internal Dwelling Quality in the Study Area

Table 5: Households' internal dwelling quality

		Ikorodu	
		N=379	%
Good opening	Yes	334	88.1
	No	44	11.6
	Neutral	1	0.3
Burglary Installation	Yes	309	81.5
	No	69	18.2
	neutral	1	0.3
Number of rooms/households	1-2rm	218	57.5
	3-4rm	160	42.2
	Missing	1	0.3
Windows/room	1	147	38.8
	2	231	60.9
	missing system	1	0.3
Toilet type	Flush	317	83.6
	Pit toilet	61	16.1
	System	1	0.3
Tiled bathroom	Yes	281	74.1
	No	98	25.9
Tiled kitchen	Yes	256	67.5
	No	123	32.5
Source of water	Tap/borehole	322	85
	Well/others	57	15
Electricity supply	Yes	306	80.7
	No	72	19
	Missing system	1	0.3

Assessment of Building Materials Used

Table 6: Building materials used in the study area

		Ikorodu	
		N=379	%
Wall	Block wall	358	94.5
	Mud wall	11	2.9
	Thatch/others	9	2.4
	Missing System	1	0.3
Roof	Aluminium	223	58.8
	Thatch	62	16.4
	Concrete slab	47	12.4
	Other	46	12.1
Window	Missing system	1	0.3
	Aluminium	243	64.1
	Louvre	74	19.5
	Wooden	56	14.8
Door	Casement	5	1.3
	Missing system	1	0.3
	Steels/iron	170	44.9
	Flush/panel/wooden	176	46.4
Road	Glass	24	6.3
	Others	8	2.1
	Missing System	1	0.3
	Earth	89	23.5
	Tarred	47	12.4
	Graded mud	139	36.7
	poorly tarred	103	27.2
	Missing system	1	0.3

Factors influencing urban quality in Ikorodu peri-urban settlements

Test of correlation between building materials and dwelling quality in the study area.

The correlation analysis presented in Table 7 shows there is a significant relationship between building materials and dwelling quality in the study area (0.441** P<0.05). Therefore, this causal relationship may influence urban quality of life in the study area.

Test of correlation between mean environmental quality, mean locational quality and dwelling quality in the study area

Correlation between mean neighbourhood quality and dwelling quality (Table 8) shows there is a significant relationship between the two variables (0.106* P<0.05). Also, there is a significant relationship

between the mean locational quality and dwelling quality (0.106*P<0.05). Therefore, findings show that dwelling quality is influenced by locational and urban neighbourhood quality in the study area.

Test of correlation between housing typologies and respondents' socio-economic attributes

The test of correlation between housing typologies and respondents' socio-economic attributes (Table 9) shows that income, community and ethnic group have significant relationships with housing typologies (-0.132** P<0.10; 0.138** P<0.05; -0.144** P<0.005). Therefore, housing typologies is influenced by respondents' socio-economic attributes in the study area.

Table 7: Test of correlation between building materials and dwelling quality in the study area

TEST VARIABLES	PEARSON CORRELATION; P-VALUE	INFERENCE
Mean of building materials vs Mean of dwelling quality	0.441** 0.000	There is a significant correlation between the two variables.

Table 8: Test of correlation between neighbourhood, locational quality and dwelling quality in the study area

TEST VARIABLES	PEARSON CORRELATION; P-VALUE	INFERENCE
Urban neighbourhood quality vs Locational quality	0.106* 0.040	There is a significant correlation between the two variables.
Mean Urban neighbourhood quality vs Dwelling quality	-0.050 0.337	There is no significant positive linear relationship between the two variables
Mean Locational quality vs Dwelling quality	-0.095 0.067	There is a significant correlation between the two variables.

** Correlation is significant at the 0.01 level (2-tailed).

* Correlation is significant at the 0.05 level (2-tailed).

Table 9: Test of correlation between housing typologies and respondents' socio-economic attributes

TEST VARIABLES	SUB VARIABLES	PEARSON CORRELATION; P-VALUE	INFERENCES
Housing typologies vs respondents' socio-economic attributes	Income	-0.132** 0.01	There is a significant negative linear relationship between the two variable.
	Community	0.138** 0.007	There is a significant correlation between the two variables.
	Ethnic group	-0.144** 0.005	There is a significant negative linear relationship between the two variables.

Conclusion and Recommendation

Notable environmental challenges in the study area as shown by findings are poor drainages as indicated by 80.2%, inefficient waste management as indicated by 72.8% of the households, and poor roads. Most secondary road networks according to findings are mainly either earth, graded mud or poorly tarred. The lack of good drainages and poor waste management affects the overall urban quality residents' wellbeing while poor state of roads impact negatively on residents' productivity as more time would be spent commuting daily. These findings corroborate the earlier investigation by Adedire and Adegbile (2018), Lawanson, Yadua, & Salako(2012) and Chirisa (2013) on the poor environmental quality in most peri-urban settlements. In terms of provision of services, which is a key player in determining urban quality life, major inadequacies are in the areas of health facility and children school. These could be attributed to the locational disadvantage of households in the inner periphery thus affecting the level of provision of services.

Considering dwelling quality, major external variable noted was the state of disrepair which mainly is due to the age of buildings and poor maintenance resulting in wear and tear. Internally, most dwellings have reasonable degree of quality as indicated by sizable numbers of households with good ventilation, rooms per household and the toilet types. The causal relationship between the types of building materials used and the dwelling quality indicates that choice of this variable could influence the dwelling quality, hence impacting on the overall urban quality life in the study area. Housing typology could influence the urban quality of life. This conclusion can be drawn as a result of the impact of residents' demography in terms of income, ethnicity and community on the quality of dwelling at their disposal. Also, the test of correlation shows a strong influence of location on urban quality, this infers that locational disadvantage can impact on the availability of services and the level of infrastructure development in an area due to the cost

implication of providing basic services in the inner periphery.

It can thus be concluded that local and state governments' disparity in infrastructural development in the inner periphery due to locational disadvantage, is impacting on urban quality of such peri-urban housing settlements. It is recommended that locational disadvantage should not be used as a vice by the government in avoiding their social responsibilities through provision of basic services in the affected areas. Necessary services must be provided, in form of simple but efficient health centres and strategically located public schools to service educational needs of the residents.

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