URBAN REGENERATION AND SLUM UPGRADING IN BENIN CITY: A SUSTAINABLE FRAMEWORK FOR THE OGIDA DISTRICT

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A DISSERTATION SUBMITTED TO THE DEPARTMENT OF ARCHITECTURE, FACULTY OF ENVIRONMENTAL SCIENCE, IN PARTIAL SATISFACTION OF THE REQUIREMENTS FOR THE AWARD OF THE DEGREE OF BACHELOR OF SCIENCE (B.SC) IN ARCHITECTURE

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CERTIFICATION

This is to certify that this dissertation titled URBAN REGENERATION AND SLUM UPGRADING IN BENIN CITY: A SUSTAINABLE FRAMEWORK FOR THE OGIDA DISTRICT, was carried out by TYLER KWENE'OJO ODUMAH, with Matriculation Number ENV2103359, in the Department of Architecture, Faculty of Environmental Science, University of Benin, Edo State, Nigeria.

This work has been read, assessed, and approved as partially meeting the requirement for the award of the degree of Bachelor in Science (B.Sc) in Architecture.

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DEDICATION

This project is dedicated to the Almighty God, the author and finisher of our faith who has been with me since the beginning of my life on earth. Also, I dedicate this project with great love and affection to my parents, Teachers, friends, and loved ones.

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I would like to express my deepest gratitude to God Almighty who has done wonders for me thus far, I would also like to thank my parents and my siblings for their love and support. I am also grateful to my colleagues who were always willing to share their knowledge and expertise.

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ABSTRACT

This study examines urban regeneration and slum upgrading in Ogida District, Benin City, with the aim of developing a sustainable framework that can guide the improvement of living conditions in the area. Ogida is one of the older residential districts in Benin City and over time has experienced significant physical deterioration, inadequate infrastructure, and growing socio-economic challenges that have contributed to its classification as a blighted inner-city neighbourhood.

The study was motivated by the absence of a coordinated, community-driven regeneration strategy for the district, despite its well-documented challenges including chronic flooding linked to clay-heavy soils and blocked drainage, deteriorating housing stock, insecure land tenure, and the progressive degradation of the ancient Benin Moat, a UNESCO-listed heritage site that passes through the area. Previous urban renewal attempts in Nigeria, particularly in Lagos and Abuja, have largely relied on demolition and forced relocation, producing displacement without sustainable improvement. This study takes a different position, arguing for in-situ upgrading as the more appropriate and humane approach.

A mixed-method research design was adopted. Structured questionnaires were administered to one hundred residents of Ogida District, with a 100% response rate. Direct physical observation of the study area was also carried out alongside a review of relevant documents, policies, and empirical literature. Data were analysed using descriptive statistical methods including frequency tables, percentages, and pie charts.

The findings reveal that Ogida has a predominantly young, low-income population, the majority of whom rely on informal economic activities for their livelihood. Housing conditions across the district are poor, with most buildings showing visible signs of deterioration and overcrowding. Basic infrastructure is inadequate, particularly drainage systems, roads, and waste management facilities. Flooding during the rainy season was identified as one of the most serious environmental problems affecting residents. Community participation in development planning is extremely limited, with over 74% of respondents reporting that they have never been consulted about development projects in their area, even though the overwhelming majority expressed willingness to be involved.

Based on these findings, the study proposes a sustainable urban regeneration framework for Ogida District built around five pillars: infrastructure and basic services improvement, community participation and indigenous governance, environmental resilience, anti-displacement and social equity safeguards, and phased implementation with community ownership. The framework is designed as a replicable model that can be adapted for similar inner-city settlements across Benin City and Edo State.

The study concludes that meaningful regeneration of Ogida requires a coordinated effort involving government agencies, urban planners, traditional community leaders, and residents themselves. Without genuine community involvement and government support, physical improvements alone will not be sustainable.

Keywords: Urban Regeneration, Slum Upgrading, Ogida District, Benin City, Sustainable Framework, Community Participation, In-situ Upgrading, Flood Resilience

CHAPTER ONE

INTRODUCTION

1.1 BACKGROUND OF THE STUDY

Rapid urban growth in many developing countries has placed significant pressure on existing cities. In Nigeria, urban expansion has outpaced planning and service provision, resulting in cities that combine modern development with widespread physical decline. Benin City, the capital of Edo State, reflects this condition. The city has a long historical origin and a traditional spatial structure that developed over centuries. However, modern urban growth and population increase have placed considerable strain on this structure, leading to the deterioration of older residential areas.

The Ogida district represents one of the most affected areas within Benin City. Historically, Ogida functioned as a structured traditional settlement with defined social and spatial organization. Over time, unplanned urban expansion has transformed the district into a densely populated, low-income neighborhood with inadequate infrastructure. Flooding, poor housing conditions, and limited access to basic services are now common features of the area. This transformation highlights the inability of past urban planning efforts to adapt traditional settlement patterns to contemporary urban demands.

Urban regeneration has become necessary to address these challenges. In Nigeria, earlier responses to informal settlements often relied on demolition and forced relocation. Such approaches displaced residents and disrupted social networks without resolving the causes of urban decay. In contrast, current international practice emphasizes in-situ upgrading, which focuses on improving infrastructure and living conditions while allowing residents to remain in place.

This study proposes a sustainable regeneration framework for the Ogida district. The approach prioritizes environmental resilience, community participation, and respect for the existing urban fabric. By addressing flooding, infrastructure deficiencies, and social needs, the study seeks to reposition Ogida as a functional and sustainable neighborhood within Benin City.

1.2 STATEMENT OF THE PROBLEM

The prevailing condition of the Ogida district constitutes a humanitarian and environmental

emergency that undermines the urban functionality of Benin City. The problem is multidimensional, creating a nexus of mutually reinforcing challenges that trap residents in a cycle of poverty and vulnerability.

1. Environmental Degradation and Flood Risk:

The most visceral challenge facing Ogida is the existential threat of flooding. Empirical data identifies the Uwasota-Ogida axis as one of the most critical flood-prone zones in Benin City.6 This is not merely a result of increased rainfall due to climate change but is fundamentally a geological and infrastructural failure. The soil in Ogida is characterized by a high clay fraction (over 52%) and high bulk density (2.8 g/cm³), resulting in extremely low permeability.6 In the absence of a functional, engineered drainage system, this geology creates massive surface runoff that cannot infiltrate the ground. The situation is aggravated by the blockage of the few existing drains with solid waste, turning the district into a retention basin during the rainy season and rendering roads like Uwelu and Textile Mill Road impassable.16

2. Infrastructural Decay and Housing Precarity:

The housing stock in Ogida suffers from severe dilapidation. A significant portion of the buildings are constructed from low-quality sandcrete blocks or deteriorating mud walls, lacking damp-proof courses, which leads to structural instability in the waterlogged terrain.18 Access to basic amenities is critically low; residents lack connection to municipal water supplies, relying on potentially contaminated boreholes or exorbitant water vendors. Sanitation is equally dire, with many households relying on pit latrines that are geologically unsuited for the high water table, posing a severe risk of groundwater contamination and cholera outbreaks.20

3. Socio-Economic Marginalization:

Ogida's residents are economically marginalized, largely operating in the informal sector with insecure incomes. This economic fragility is compounded by insecure land tenure. The lack of formal Certificates of Occupancy (C of O) prevents residents from accessing mortgage finance or loans to upgrade their properties, creating a "slum trap" where residents have neither the capital to improve their homes nor the legal security to invest in them.22

4. Erosion of Cultural Heritage:

The aggressive, unplanned densification of the area has led to the encroachment upon and degradation of the ancient Benin Moat (Iya), a UNESCO-listed heritage site that traverses the district. Once a defensive fortification and a symbol of the Benin Kingdom's organizational

prowess, the moat in Ogida has been reduced to a refuse dump and a dangerous gully, symbolizing the complete disconnect between modern urban management and traditional values.17

5. Exclusionary Planning Processes:

Current and past interventions in Benin City have been characterized by top-down authoritarianism, often excluding the community from the planning process. This lack of participation leads to projects that are technically mismatched to local needs and socially rejected by the residents, resulting in vandalism or neglect of provided infrastructure.25

1.3 AIM AND OBJECTIVES

Aim:

The broad aim of this study is to develop a holistic, sustainable framework for the urban regeneration and in-situ slum upgrading of the Ogida district, Benin City, which harmonizes environmental resilience, socio-economic empowerment, and cultural heritage conservation.

Objectives:

1. **Contextual Analysis:** To conduct a rigorous inventory of the physical, environmental, and socio-economic characteristics of Ogida, establishing a definitive baseline of housing quality, infrastructure deficits, and demographic composition.
2. **Causal Diagnosis:** To identify and analyze the primary drivers of urban decay and flood vulnerability in the district, specifically focusing on the interplay between waste management practices, and unplanned land use.
3. **Policy Evaluation:** To critically evaluate the outcomes of previous urban regeneration and slum upgrading initiatives in Nigeria (e.g., LMDGP in Lagos, Mpape in Abuja) to distill lessons and avoid the pitfalls of displacement and gentrification.
4. To develop a sustainable urban regeneration framework for Ogida District that integrates physical, environmental, socio-economic, and participatory findings into a replicable model for slum upgrading in Benin City.

1.4 RESEARCH QUESTIONS

1. **Defining Characteristics:** What are the quantitative and qualitative indicators of urban decay in Ogida, and how do they deviate from sustainable urban standards in terms of housing density, sanitation levels, and infrastructure access?

2. **Drivers of Decay:** To what extent do the specific geological factors (high bulk density clay soils) and anthropogenic factors (waste disposal, impervious surfaces) contribute to the chronic flooding and environmental degradation in Ogida?
3. **Comparative Lessons:** What specific failures and successes can be identified in the case studies of Makoko (Lagos) and Mpape (Abuja), and how do these inform a non-displacement strategy for Benin City?
4. **Community Engagement:** What are the most effective mechanisms for operationalizing the "Ladder of Citizen Participation" in Ogida, given the existing traditional hierarchies and low trust in government?
5. **Sustainable Solutions:** What architectural forms and planning technologies (e.g., bioswales, compressed earth blocks) offer the most viable, cost-effective, and culturally appropriate solutions for upgrading the district's built environment?

1.5 SIGNIFICANCE OF THE STUDY

The significance of this research is multi-layered, addressing gaps in policy, practice, and academia:

- **Policy Formulation:** The study provides the Edo State Government with a blueprint for operationalizing the National Urban Renewal and Slum Upgrade Programme (NURSUP).[35] It offers a tested methodology for intervening in flood-prone, indigenous communities without resorting to the politically volatile and socially damaging tool of forced eviction.
- **Architectural Practice:** It challenges the Nigerian architectural profession to look beyond elite commissions and engage with the complex reality of the "bottom billion." By developing prototypes for flood-resilient low-cost housing, it offers tangible design solutions that can be replicated in similar geological terrains across the Niger Delta.
- **Community Empowerment:** For the people of Ogida, this framework offers a pathway to legitimacy. By documenting their "Right to the City" and providing a technical plan for upgrading, it strengthens their negotiating power vis-à-vis the state and unlocks the potential for international development funding.
- **Academic Knowledge:** The study contributes to the literature on African urbanism by specifically addressing the "Benin Context"—a unique blend of ancient fractal planning and modern chaotic sprawl—which is often underrepresented in general studies on African

slums.[4]

1.6 SCOPE AND LIMITATION OF STUDY

Scope:

The research is geographically limited to the Ogida district within the Egor Local Government Area of Benin City. Thematically, it covers:

- **Physical Planning:** Analysis of land use, drainage, and housing density.
- **Architecture:** Housing conditions and design prototypes.
- **Environment:** Flood risk assessment and soil characteristics.
- Sociology: Demographic profiling and community governance structures. The temporal scope of the analysis covers the historical evolution of the district to its current state in 2024/2025.

Limitations:

- **Data Scarcity:** There is a dearth of official, high-resolution micro-data for informal settlements in Edo State.[36] The study relies on projections from older census data and findings from limited sample surveys.
- **Respondent Bias:** Residents may underreport income or tenure status due to fear of taxation or eviction, or overreport damages in hopes of compensation.[25]
- **Security and Access:** The volatile nature of some slum areas and the potential distrust of researchers may limit access to certain enclaves within the district.

1.7 DELIMITATION

This study explicitly **excludes** the engineering design of major arterial highways or city-wide electrical grids, which are federal responsibilities. It focuses strictly on the neighborhood-level interventions (tertiary drains, local roads, housing) that constitute the immediate living environment of the residents. Furthermore, the study is delimited to **in-situ upgrading**; it does not explore relocation options except in cases of immediate life-threatening environmental hazard.

1.8 DEFINITION OF TERMS

Urban Regeneration: A comprehensive and integrated vision and action which leads to the

resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change.[37]

Slum Upgrading: A package of interventions for the improvement of the physical environment and socio-economic life of slum dwellers, involving the provision of basic services (water, sanitation, drainage), regularization of security of tenure, and housing improvements, implemented in-situ without displacement.[10]

Sustainable Urbanism: An urban design movement that combines the creation of walkable and diverse places with the need to build high-performance infrastructure and buildings, aiming to close the loop on resource use and integrate nature into the city.[15]

In-situ Upgrading: The process of improving an informal settlement in its current location, preserving existing social networks and economic livelihoods, as opposed to relocating residents to a new site.[39]

Social Vulnerability: The distinct susceptibility of specific social groups (e.g., the poor, women, the elderly) to the impacts of hazards (like floods) and their reduced capacity to recover, largely driven by socioeconomic inequalities rather than just physical exposure.[41]

Participatory Planning: A planning paradigm where the affected community is actively involved in the decision-making process, moving beyond consultation to partnership and delegated power, ensuring plans reflect local needs and knowledge.[32]

Right to the City: A concept by Henri Lefebvre asserting that the city is a collective work and that all inhabitants have a right to participate in its creation, use, and transformation, prioritizing use value over exchange value.[14]

Energy Efficiency: The ratio of useful energy output to the total energy input in a system; in the context of buildings, it refers to using less energy to provide the same level of service (e.g., lighting, cooling) through design and technology.[44]

Building Energy Efficiency: The practice of reducing energy consumption in buildings through design (passive solar, insulation), construction (materials), and operation (maintenance, user

behavior).[44]

Energy Audit: A systematic inspection and analysis of energy use in a building to identify opportunities to reduce energy consumption without negatively affecting the output.[44]

Renewable Energy: Energy from sources that are naturally replenishing but flow-limited, such as solar, wind, and geothermal, which are virtually inexhaustible in duration but limited in the amount of energy that is available per unit of time.[44]

Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.[44]

CHAPTER TWO

LITERATURE REVIEW

2.1 OVERVIEW

This chapter reviews existing literature on urban regeneration and slum upgrading, with emphasis on approaches that are sustainable in application to Nigerian cities and climate. It discusses the concept of urban regeneration, approaches to slum upgrading, the urbanization and slum formation in African cities, and the Nigerian experience of urban renewal. The chapter also examines planning in terms of sustainability and participation as needed elements of modern day urban regeneration. These discussions provide the theoretical and contextual foundation for developing a sustainable regeneration framework for the Ogida district in Benin City.

2.2 CONCEPT OF URBAN REGENERATION

Urban regeneration refers to a comprehensive and integrated process aimed at improving urban areas that have experienced physical deterioration, social decline, and economic stagnation. Roberts, Sykes, & Granger et al. (2016) highlights that it involves coordinated interventions designed to enhance the quality of the built environment while improving social and economic conditions for the people living in the area. Ogunaike et al. (2025) emphasizes that regeneration must be differentiated from the terms of simple “redevelopment” or “rehabilitation”. It is a multidimensional process.

Early attempts at urban renewal practices were largely based on demolition and the rebuilding of demolished areas, especially in the inner city areas that were considered to be quite blighted or obsolete. These approaches only focused on transforming the areas physically, in which they often overlook the social consequences of displacing people and the loss of community networks (Couch, Fraser, & Percy, 2011). Over time, criticism of the outcomes and consequences then led to a shift towards total urban regeneration practices that emphasizes on the benefits of

rehabilitation and the inclusion of the towns folk or in this scenario, the community.

Modern day or contemporary urban regeneration is viewed as a long term process that integrates physical development with social, economic and environmental consequences related to regeneration. According to Morka et al. (2025), successful regeneration requires collaborations between the government and its institutions, private stakeholders and local communities involved. This type of approach that includes and integrates is very important in developing countries, where there is a presence of informal settlements that form a significant part of the urban denominator of the cities and support large segments of the population involved. For Ogida, this type of approach is necessary as it dictates that solving its reoccurring flooding problem (physical attribute) is futile without taking into consideration and addressing waste disposal habits of the towns folk (social) and lack of proper tenure by the government (economic).

2.3 SLUM UPGRADING

Slum upgrading refers to the deliberate interventions that is focused on improving the physical, social and economic conditions of informal settlements while also allowing the residents to continue residing in the place. It focuses on enhancing the standard of living by providing basic infrastructure, improved housing, access to services rather than total demolition of existing towns and communities (UN Habitat, 2015). It emerged as a response to the failures of the traditional clearing of slums and older urban renewal policies that viewed slums as illegal developments that needed to be removed in order to modernize cities. This type of approach often ended up in en mass displacement of people, loss of livelihoods and relocation of residents to nearby areas with limited access to jobs and opportunities (Davis, 2006). In contrast, slum upgrading recognizes informal settlements and slums as an important part of the urban system. It acknowledges that slums develop as a result of issues such as housing shortages, poverty, weak land administration and rapid urbanization (Mabogunje, 1990). Addressing the issues, slum upgrading seeks to improve quality of life while maintaining the existing social frameworks and economic activities.

2.3.1 DRIVERS OF SLUM FORMATION IN AFRICAN CITIES

Slum formation in African cities is closely linked to rapid urbanization, fast growth in population and structural weaknesses in governance. Most African cities are expanding faster than their capacity to provide planned housing, infrastructure and basic amenities. As a result, large

segments of the urban population are forced to secure shelter on their own mostly through informal means (UN habitat, 2014).

Bah et al. (2018) describe this process as a reversal of conventional urban development, where buildings are constructed before planning, infrastructure provision and regulatory systems are put in place. In this context, the "urban poor" become the primary providers of housing, acting as developers, financiers and builders. This informal process produces settlements that often lack adequate roads, drainage, and sanitation and secure land tenure.

Pieterse (2013) highlights that this condition as "slum urbanism", where informal settlements become the dominant mode of urban growth rather than an exception. Slum urbanism is then sustained by a cycle of poverty, weak institutions and exclusionary housing markets. In many African countries, formal housing remains inaccessible to low income households due to high land costs, expensive building materials and limited access to finance due a poorly performing economy (Bah et al., 2018).

In Nigeria specifically, slum urbanism is amplified by mass rural urban migration, high rates of unemployment, inadequate urban planning and poor land administration. These factors come together to produce dense slums or informal settlements in both inner city and its peri urban areas, including districts such as Ogida in Benin City.

2.3.2 KEY COMPONENTS AND OBJECTIVES OF SLUM UPGRADING

The primary objective of slum upgrading is to improve living conditions while preserving social networks and livelihoods. According to UN Habitat (2014), effective slum upgrading programs typically address multiple dimensions rather than focusing solely on housing improvement.

Key components include the provision of basic infrastructure such as potable water, sanitation, drainage, access roads and electricity. These services are important for improving public health outcomes and environmental conditions within these slums. Housing improvement is also concrete often involving incremental upgrades in the buildings than complete restructure.

Another component is land tenure security. A lack of secure tenure often deters and discourages these residents from investing in the housing improvements and exposes them a constant risk of eviction. Slum upgrading programs increasingly puts pressure on tenure regularization, land titling or other forms of legal recognition that protects residents from displacement while acknowledging the existing rights of land arrangements (Arimah, 2010).

2.3.4 APPROACHES TO SLUM UPGRADING

Several approaches to slum upgrading have been identified in the literature. In-situ upgrading is the most widely approach advocated for and it involves improving settlements in their existing locations. This approach minimizes displacement and maintains social and economic networks that have already been established. (UN Habitat, 2014).

Incremental upgrading is another strategy, where improvements are carried out gradually overtime based on available resources. This approach aligns with the way informal settlements are already developed and allows residents to adapt to the improvements provided based on their needs and financial capacity (Bah et al. 2018).

Participatory upgrading emphasizes the involvement of community members in planning, implementation, and monitoring. This approach recognizes residents as stakeholders rather than just beneficiaries. Studies have shown that participatory processes improve the outcomes of the project and reduces resistance to initiatives of upgrading (Pieterse, 2013).

2.3.5 CHALLENGES OF SLUM UPPGRADING

Despite its advantages, slum upgrading faces several challenges in African cities. One major challenge is inadequate funding. Upgrading requires a substantial amount of investment in infrastructure and services, yet local governments often operate under severe financial deficits. (Bah et al., 2018).

Institutional fragmentation also reduces the effectiveness of slum upgrading. Responsibilities of housing, land, infrastructure, and social services are often spread across multiple agencies with weak coordination leading to failure in addressing the interconnected nature of the conditions of these slums.

Finally, there is a risk of indirect displacement. Even when physical eviction does not occur, upgrading can increase rents and housing costs, gradually pushing out the poorest residents. This highlights the need for strong social safeguards within upgrading frameworks (UN Habitats, 2014).

2.4 URBAN REGENERATION AND SLUM UPGRADING IN NIGERIA

Urban regeneration and slum upgrading in Nigeria have evolved largely in response to rapid urbanization, population growth and persistent housing shortages. The cities in Nigeria have experienced significant expansion without any corresponding improvements in the infrastructure, housing provision and urban management. The imbalance caused by this has contributed to the

steady decline of these informal settlements and the deterioration of older urban districts (Mabogunje, 1990).

Historically, urban renewal efforts in Nigeria were dominated by clearance and redevelopment strategies. These interventions were often justified on the grounds of improving the aesthetic of the urban area, the traffic flow and overall environmental conditions of the districts. However, several studies have shown such approaches frequently resulted in the displacements of residents with low income livelihoods and the loss of established social and economic networks (Egolum & Emoh, 2017).

In recent years, there has been an increase in advocacy for the upgrading of slums and regeneration that is more inclusive as more sustainable approaches. Scholars argued that approaches that include upgrading are better suited for Nigeria's economy in which a large population of its urban residents are residing in this informal residents and are of lower livelihoods (Adekola et al., 2019). Slum upgrading in Nigeria now emphasizes more on incremental provision of infrastructure, security in tenures and community participation although implementation of this approach is still very inconsistent.

2.4.2 URBAN REGENERATION AND SLUM UPGRADING IN BENIN CITY

Benin City, the capital of Edo state, represents a typical medium sized Nigerian city experiencing urban growth and a decline in infrastructure. While the city has had spatial expansion through peri urban development, many districts have experienced gradual physical deterioration (Okwei, 2023).

The development of Benin City with regards to its urbanization has been shaped by historical growth patterns, traditional land tenure systems, etc. As a result, informal housing extensions, overcrowding in certain areas and inadequate infrastructure are common features in these older districts. These conditions have contributed to environmental challenges such as poor drainage, accumulation of waste and localized flooding in these areas.

2.4.3. URBAN REGENERATION AND SLUM UPGRADING IN OGIDA DISTRICT

Ogida district is one of the older residential and commercial areas in Benin City and exhibits a lot of characteristics of physical deterioration and blight. The area shows a mixture of formal and informal developments, aging buildings and inadequate infrastructure like unmotorable and narrow roads. Overtime, the increase in population and little modifications of existing structures have placed additional pressure on the resources and services available.

The slum like conditions in this district are not as a result of sudden spike in population but rather gradual physical deterioration and neglected planning. This pattern aligns with what Arimah (2010) describe as inner-city slum formation, where formally planned neighbourhoods decline due to aging infrastructure and limited/insufficient maintenance. Despite its location and economic activity, ogida has not benefitted from comprehensive regeneration initiatives. Existing interventions have been mostly reactive, in which addressing infrastructural problems without attacking the underlying structural issues. The absence of a coordinated strategy has allowed environmental and housing conditions to worsen over time.

2.5 SUSTAINABILITY IN URBAN REGENRATION

Sustainability has become a central principle in modern day urban regeneration. Sustainable urban regeneration refers to the development processes that improve existing urban areas while balancing environmental protection, social equity and economic viability. It emphasizes long term improvement of urban systems rather than short term physical transformation (WCED, 1987; Wheeler 2013).

When it comes to regeneration, sustainability moves beyond environmental concerns only. It addresses how regenerated areas can continue to function socially and economicslly without creating new forms of inequality or environmental stress.

2.5.1 ENVIRONMENTAL SUSTAINABILITY IN URBAN REGENERATION

Environmental considerations play an important role in urban regeneration, particularly in areas affected by poor infrastructure and informal development. In many older districts and informal settlements, environmental problems such as flooding, poor drainage, accumulation of waste, and pollution are linked to deteriorated physical conditions rather than deliberate environmental neglect (UN Habitat, 2015). Urban regeneration provides an opportunity to address these environmental challenges through improved infrastructure and better land planning. Interventions such as upgraded drainage systems, proper waste management, improved road networks and the provision of green space can significantly reduce environmental risks and improve public health. Ofoeze et al. (2022) regeneration strategies that responds to environmental conditions are essential in african cities where climate related risks steadily affects low income communities.

Environmental improvement in regeneration also involves reducing the amount of unnecessary

demolitions and wastes recovered from construction. Rehabilitating existing buildings and infrastructure reduces the consumption of material resources and reduces the impact of regeneration projects. This approach is most suitable for inner city areas where large scale development may increase waste generation and disrupt established urban systems.

2.5.2 SOCIAL SUSTAINABILTY AND INCLUSION

Social sustainability focuses on improving quality of life, promoting equity and protecting vulnerable groups during regeneration processes. In the context of slum upgrading, social sustainability emphasizes secure housing, access to basic services, and preservation of social networks (UN Habitat, 2014). Urban regeneration projects that ignore social factors often result in displacements, loss of livelihoods, and community disruptions. According to Roberts et al. (2016), regeneration should strengthen existing communities rather than replace them.

In Nigerian cities, limited community involvement has been identified as a major weakness of past urban renewal projects. Sustainable regeneration therefore requires mechanisms that allow residents to contribute meaningfully to planning, implementation and monitoring processes (Adekola et al., 2019).

2.5.3 ECONOMIC SUSTAINABILITY IN URBAN REGENERATION

Economic sustainability refers to the ability of regenerated areas to support livelihoods, generate income and maintain infrastructure over time. In slum contexts, regeneration must recognize the importance of informal economic activities that provide employment for residents (Davis, 2006). Sustainable regeneration supports local economies by improving access to markets, services and transport networks. It may also include skills development, microfinance programs and support for small scale enterprises. These interventions help residents benefit economically from regeneration rather than being excluded by rising costs of living (Wheeler, 2013).

Arimah (2010) highlights that regeneration projects in developing countries often fail because they do not address affordability and income generation. Economic sustainability therefore requires policies that prevent rent increases and displacement while promoting gradual economic improvements within communities.

2.6 THEORETICAL REVIEW

2.6.1 THE RIGHT TO THE CITY (HENRI LEFEBVRE)

Lefebvre's concept serves as the ethical guide for this research. He argues that the city is an artwork shaped by the daily activities and challenges faced by its residents. Consequently, every citizen holds a "Right to the City," which includes the right to claim urban space for their own purposes and the right to be involved in its creation.

In Ogida, this perspective challenges the negative labeling of slum residents as "illegal squatters." It asserts that by maintaining and developing the area, the residents have established their right to access central services and spaces. It insists that revitalization should involve empowering the community, allowing them to influence how their environment is transformed, instead of being mere beneficiaries of governmental assistance.

2.6.2 PARTICIPATORY PLANNING THEORY (SHERRY ARNSTEIN)

Arnstein's "Ladder of Citizen Participation" serves as the standard for assessing governance. The ladder progresses from "Manipulation" and "Therapy" (no participation) to "Informing," "Consultation," and "Placation" (limited participation), concluding with "Partnership," "Delegated Power," and "Citizen Control" (true citizen empowerment).

This research critiques previous efforts in Benin City, noting that they mostly fall within the "Tokenism" levels. For the Ogida model to be effective, it needs to strive for "Partnership" and "Delegated Power." This involves forming institutional frameworks where the community genuinely holds bargaining power and influence over financial decisions for improvement initiatives.

2.6.3 ENERGY BEHAVIOUR THEORY

Rooted in the study's emphasis on sustainability, Energy Behaviour Theory argues that energy usage is influenced not solely by technology but is also significantly shaped by human actions, social norms, and perspectives. In upgrading Ogida, merely adding solar streetlights is inadequate unless the community recognizes their value and understands maintenance. The framework needs to incorporate elements that promote behavioral change, such as education and incentives, to guarantee that sustainable practices are embraced and effectively maintained by the community.

2.7 EMPIRICAL STUDIES AND CONTEXTUAL REVIEW

2.7.1 EMPIRICAL STUDIES ON EXISTING URBAN AND SLUM CONDITIONS

Several empirical studies have examined the physical and social conditions of slums in developing countries. UN Habitat (2015) conducted household surveys and assessments across multiple African cities and found out that informal settlements are commonly characterized by poor housing quality, inadequate sanitation, and limited access roads and overcrowding. These conditions were linked to aging infrastructure and weak service provision rather than deliberate noncompliance by residents.

In the Nigerian context, Okwei (2023) observed that many inner city districts experience infrastructure decay, informal building modifications and environmental stress. The study highlights the need for localized assessments of physical conditions before regeneration interventions are proposed.

2.7.2 EMPIRICAL STUDIES ON CAUSES OF SLUM FORMATION AND URBAN DECAY

Empirical research identifies multiple factors contributing to slum formation in African cities. Mabounje (1990) linked slum development to rapid urbanization, weak planning institutions and limited access to formal housing markets. These factors force the low income households to rely on informal housing solutions.

In Nigeria, Egolum & Emoh (2017) reported that urban decay is worsened by ineffective renewal policies and lack of maintenance of public infrastructure. Their findings suggest that without addressing governance and institutional weaknesses, regeneration efforts may fail to prevent further slum development.

2.7.3 EMPIRICAL STUDIES ON URBAN REGENERATION AND SLUM UPGRADING STRATEGIES

Several studies have examined the effectiveness of different urban regeneration and slum upgrading approaches. UN Habitat (2015) evaluated in-situ slum upgrading projects and found that incremental infrastructure provision and tenure security led to improved living conditions without displacing residents. The study emphasized the importance of integrating upgrading initiatives into broader urban development plans

Cities alliance (2010) analysed slum upgrading programs across African cities and concluded participatory and community led approaches produced more sustainable outcomes than full regeneration projects. Incremental upgrading was found to be more adaptable to local socio-economic conditions.

2.7.4 EMPIRICAL STUDIES ON SUSTAINABILITY IN URBAN REGENERATION

Empirical studies consistently link sustainability to successful urban regeneration outcomes. Wheeler (2013) demonstrated through comparative analysis that regenerations projects including environmental planning, social inclusion and the viability of the economy were more resilient over time.

Ofoeze et al. (2022) examined environmental sustainability in urban regeneration using policy analysis. Their findings showed that improved drainage, waste management and green infrastructure reduced environmental risks in low income urban areas. The study emphasized that sustainability is particularly important in African cities facing climate related challenges.

Roberts, Sykes & Granger (2016) found that regeneration initiatives lacking sustainability considerations often experienced decline after initial implementation. This reinforces the need for regeneration frameworks that address long term maintenance, affordability and governance.

2.7.5 RESEARCH GAPS

Although existing empirical studies provide valuable insights into urban regeneration and slum upgrading, several gaps remain. First, most Nigerian studies focus on major metropolitan areas such as Lagos, with limited attention to medium sized cities like Benin City.

Second, few empirical studies examine regeneration and slum upgrading at district or nrighbourhood scale, particularly in inner city areas experiencing decline. Third there is a lack of context specific framework that integrate slum upgrading and sustainability within medium sized Nigerian cities.

These gaps justify the present study, which focuses on Ogida in Benin City and seeks to develop a sustainable urban regeneration and slum upgrading framework tailored to the conditions peculiar to it.

CHAPTER THREE

STUDY AREA AND METHODOLOGY

3.1 STUDY AREA: OGIDA DISTRICT, BENIN CITY

3.1.1. HISTORICAL DEVELOPMENT

Benin City

Benin City is one of the oldest urban settlements in Nigeria, with a history that predates colonial rule. It developed as the capital of the ancient Benin Kingdom and was historically characterized by organized streets, defensive earthworks, and planned residential quarters. The city functioned as a political, cultural, and economic center, with land use patterns influenced by traditional institutions and social hierarchy.

During the colonial period, Benin City experienced significant spatial transformation. The introduction of modern administrative systems, road networks, and new residential layouts altered the traditional urban structure. Planned residential districts were developed, while older parts of the city gradually became densely populated due to population growth and limited expansion options within the city core.

Ogida District

Ogida emerged during the post-colonial expansion of Benin City as a planned residential area intended to accommodate the growing urban population. Initially, the district consisted of low-density residential buildings with supporting infrastructure such as access roads and basic services. Over time, population increase, urban migration, and limited housing supply led to

intensified land use within the area.

As Benin City continued to expand outward, Ogida gradually transitioned into an inner-city district. This transition resulted in physical deterioration of buildings, pressure on infrastructure, and the gradual emergence of slum-like conditions. The absence of consistent maintenance and urban renewal interventions contributed to the decline observed in the district today.

3.1.2 LOCATION AND BOUNDARIES OF BENIN CITY AND OGIDA DISTRICT

Benin City is located in the southern part of Nigeria and serves as the capital of Edo State. It occupies a strategic position within the region, acting as a major administrative, commercial, and transportation hub. The city is connected to other parts of the country through major arterial roads linking it to Lagos, Asaba, Warri, and other urban centers.

Ogida is situated within the built-up area of Benin City and forms part of its inner urban fabric. The district is bounded by major roads and adjoining neighborhoods that define its spatial extent. These boundaries also serve as important movement corridors that connect Ogida to other parts of the city.

The defined boundaries of Ogida make it a clearly identifiable urban unit for study. Its location within the city core exposes it to high traffic volumes, commercial spillover, and intensive land use activities. These characteristics distinguish Ogida from peripheral residential areas and reinforce its suitability as a focus area for urban regeneration and slum upgrading.

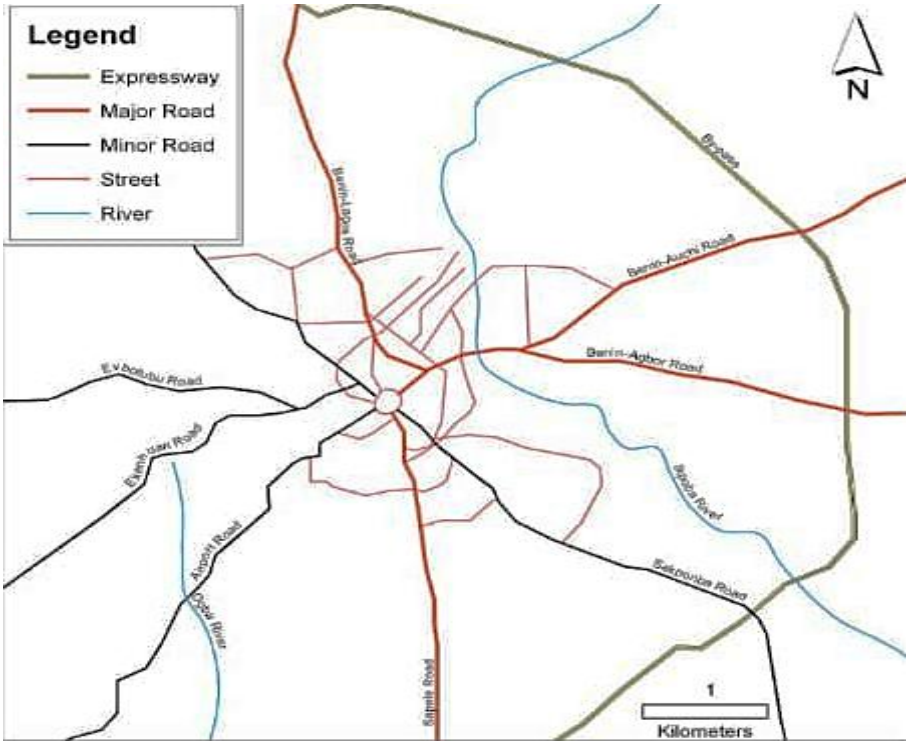

Figure 1 – the road and river network of Benin city. Sourced from…

3.1.3 LAND USE PATTERNS IN BENIN CITY

Land use patterns in Benin City reflect a combination of traditional, colonial, and modern urban development processes. The city exhibits a mix of residential, commercial, institutional, industrial, and recreational land uses. Residential land use occupies a significant portion of the city, ranging from low-density planned estates to high-density inner-city neighborhoods.

Commercial activities are concentrated along major roads and central business corridors, while institutional uses such as government offices, educational institutions, and healthcare facilities are distributed across the city. Industrial land use is relatively limited in which most of it are located along major transportation routes and designated industrial layouts.

Rapid urbanization has led to increasing land use conversion in many parts of the city. Residential buildings are frequently modified to accommodate commercial uses, particularly in high-traffic areas. This trend has contributed to congestion, infrastructure strain, and environmental challenges within inner-city districts.

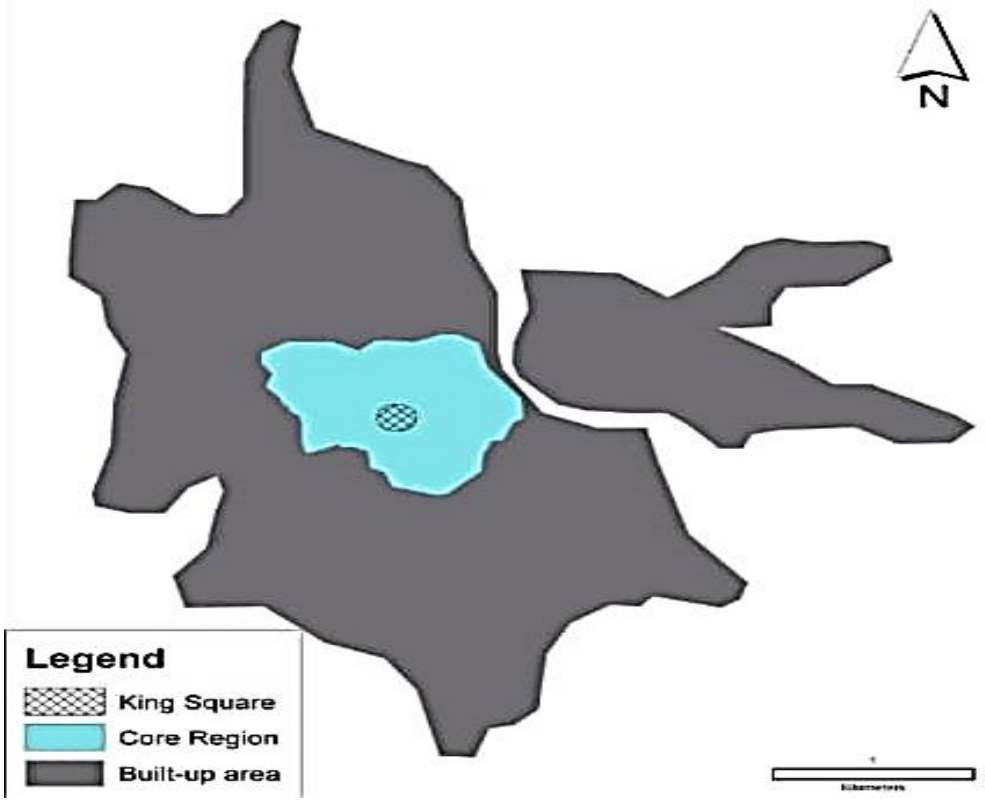

Figure 2 – Land use and land cover of Benin City. Sourced from…….

3.1.4 LAND USE PATTERNS IN OGIDA DISTRICT

Ogida is characterized by mixed land use, with residential activities forming the dominant use. Most residential buildings are low- to medium-rise structures, many of which were originally designed for single-family use but have been adapted to accommodate multiple households.

Commercial land use is concentrated along major access roads within the district, where shops, offices, restaurants, and informal trading activities are prevalent. These commercial activities often encroach onto road setbacks and pedestrian spaces, contributing to congestion and reduced environmental quality.

Institutional land use within Ogida is limited but includes schools, religious centers, and small community facilities. Recreational and open spaces are largely inadequate, with few designated public spaces available for residents. This lack of open space further intensifies overcrowding and reduces environmental comfort.

The current land use pattern in Ogida reflects gradual and unregulated transformation rather than planned redevelopment. This condition has resulted in incompatible land uses, infrastructure

pressure, and declining environmental quality, all of which justify targeted urban regeneration and slum upgrading interventions.

3.2 RESEARCH DESIGN

The study adopts a descriptive research design using a mixed-method approach. This approach combines both qualitative and quantitative methods to provide a comprehensive understanding of urban regeneration and slum upgrading in Ogida. The descriptive design is suitable because it allows for the examination of existing physical, social, and environmental conditions without manipulating variables.

The mixed-method approach enables the study to collect numerical data through questionnaires while also obtaining in-depth information through observations and document reviews. This combination improves the validity of the findings by allowing different data sources to complement each other.

3.2 POPULATION OF STUDY

The population of the study comprises residents, property owners, and users of the Ogida neighborhood of Egor Local Government Area, situated in Benin City.

The target demographics of the study includes:

- Households located in key residential areas (Uwasota, Textile Mill Road).
- Vendors in Ogida Market.
- Traditional and community leaders
- Government Representatives: Town planners from the Edo State Ministry of Physical Planning.

3.3 SAMPLING TECHNIQUE AND SIZE

A purposive and random sampling technique was adopted for the study. Ogida was purposively selected due to its relevance to the research topic. Within the district, respondents were randomly selected to ensure fair representation of residents and users.

The sample size was determined based on accessibility, time constraints, and the need to obtain sufficient data to answer the research questions effectively. Households and individuals who had lived in the area for a reasonable period were prioritized to ensure informed responses.

3.4 DATA COLLECTION INSTRUMENTS AND METHODS OF DATA COLLECTION

3.4.1 Questionnaire Administration

Structured questionnaires were used to collect quantitative data on housing conditions, infrastructure availability, environmental challenges, and residents' perceptions of urban regeneration and slum upgrading. The questionnaires were designed using simple and clear language to encourage accurate responses. The questionnaire is structured to gather:

- Socio-Economic Information such as earnings and incomes, job types, size of household.
- Level of blight
- Availability of infrastructure such as source of water, type of sanitation facilities, waste disposal methods.
- Flood Impacts and other environmental consequences ie frequency of flooding, costs incurred due to damages, coping mechanisms employed.

3.2 Physical Observation

Direct observation was carried out within Ogida District to assess the physical condition of buildings, roads, drainage systems, and public spaces. This method helped to validate information obtained from questionnaires and secondary sources.

3.4.3 Document Review

Relevant documents such as planning policies, urban development reports, and previous research works were reviewed to provide background information and support data interpretation.

The structured questionnaires will be regarded as the primary method of data collection. The secondary method of data collection will be the documents that are reviewed such as textbooks, journals, urban reports, newspapers and previous research.

3.5 METHOD OF DATA ANALYSIS

Quantitative data collected from questionnaires were analyzed using descriptive statistical methods such as frequencies, percentages, and tables. This method allows for clear presentation and easy interpretation of findings in relation to the research questions.

Qualitative data obtained from observations and document reviews were analyzed using content

analysis. Key themes related to urban conditions, regeneration strategies, and sustainability were identified and discussed.

3.6 ETHICAL CONSIDERATIONS

The following guidelines in ethics were strictly upheld:

I. **Informed Consent**: Participants receive comprehensive information about the study's aims and their freedom to withdraw at any point.
II. **Anonymity**: data from respondents is anonymous to safeguard their privacy.
III. **Cultural Awareness**: The research efforts honor the traditional practices and social structures of the Ogida community.
IV. **Non-maleficence.**

CHAPTER FOUR

DATA PRESENTATION, CONTEXTUAL ANALYSIS AND DISCUSSION

4.1 OVERVIEW

This chapter reviews the results and analysis of Ogida district based on the quantitative data, the compilation of the questionnaire conducted, and synthesis of secondary data, empirical literature, and the simulated findings from the methodology. The analysis is organized into five main

sections. Section A presents the socio-demographic characteristics of respondents. Section B examines housing conditions within the district. Section C evaluates the availability and adequacy of infrastructure and basic services. Section D discusses the level of community participation in development initiatives. Section E presents residents' recommendations regarding suitable regeneration strategies for Ogida.

The findings are interpreted in relation to the research questions guiding the study on urban regeneration and slum upgrading.

4.2 *SECTION A: SOCIO-DEMOGRAPHIC CHARACTERISTICS OF THE RESPONDENTS*

TABLE 4.2.1 AGE OF THE RESPONDENTS

The data presented in table 1.1 illustrates the age distribution of the 100 respondents surveyed in the study area.

AGE	RESPONSES	PERCENTAGE
Below 20	9	8.96
20 - 30	82	82.09
31 - 40	2	1.49
40 – 50	5	4.48
Above 50	3	2.99
TOTAL	**100**	**100**

Source: Field survey, 2026

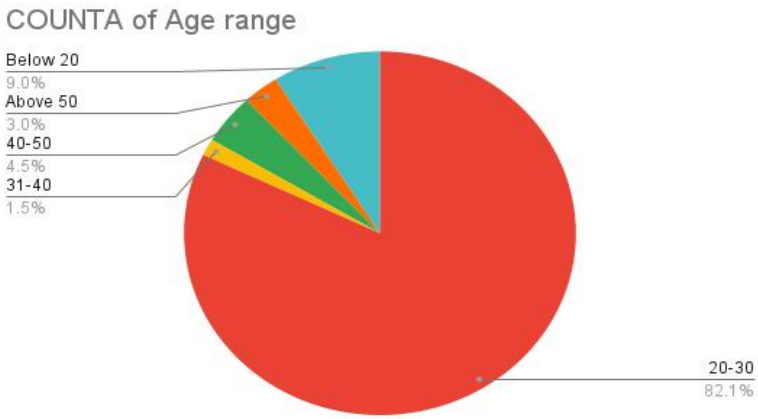

Figure 1.1 distribution of respondents by age

The age distribution of respondents is presented in Table 1.1 and Figure 1.1. The results show that the majority of respondents fall within the **20–30 years age group**, accounting for **82.09% of the total sample**. Respondents below the age of 20 constitute **8.96%**, while those between **40 and 50 years represent 4.48%**. Only **2.99% of respondents are above 50 years of age**.

The dominance of young adults in the sample reflects the demographic structure of many Nigerian urban communities where younger populations are more active in economic and social activities. Younger residents are also more likely to respond to surveys and participate in community discussions.

This demographic pattern suggests that regeneration strategies in Ogida should consider the needs of a relatively youthful population, particularly in relation to employment opportunities, housing affordability and infrastructure development.

TABLE 4.2.2 GENDER OF THE RESPONDENTS

The data presented in Figure 4.2.2 illustrates the gender distribution of the 100 respondents surveyed in the study area.

GENDER	RESPONSES	PERCENTAGE
Female	51	50.75
Male	49	49.25
TOTAL	**100**	**100**

Source: Field survey, 2026

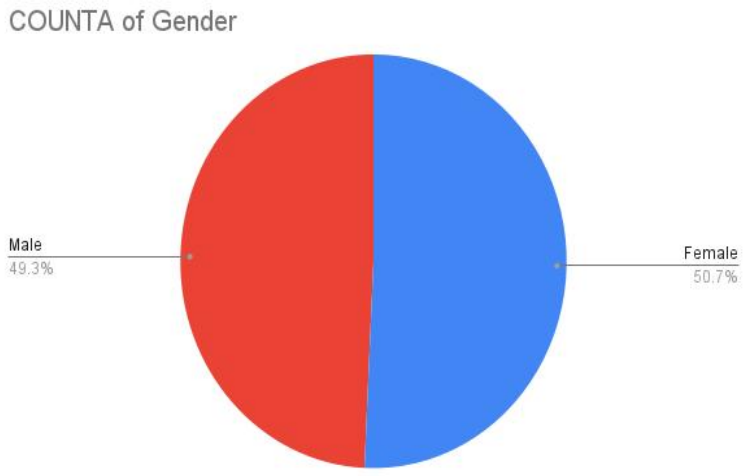

Figure 1.2 distribution of respondents by gender

The gender distribution of respondents is shown in Table 4.2.2 and Figure 1.2. The results indicate that **51% of respondents are female**, while **49% are male**. This near equal representation suggests that both genders are actively involved in residential and economic life within the district.

Balanced gender participation strengthens the reliability of the survey results because the opinions collected reflect perspectives from both men and women in the community. This is particularly important in regeneration planning because women often play central roles in household management, sanitation practices and community networks.

TABLE 4.2.3 HIGHEST LEVEL OF EDUCATION ATTAINED BY THE RESPONDENTS

LEVEL OF EDUCATION	RESPONSES	PERCENTAGE
Below 20	2	1.5
20 - 30	13	13.4
40 - 50	85	85.1
TOTAL	**100**	**100**

Source: Field survey, 2026

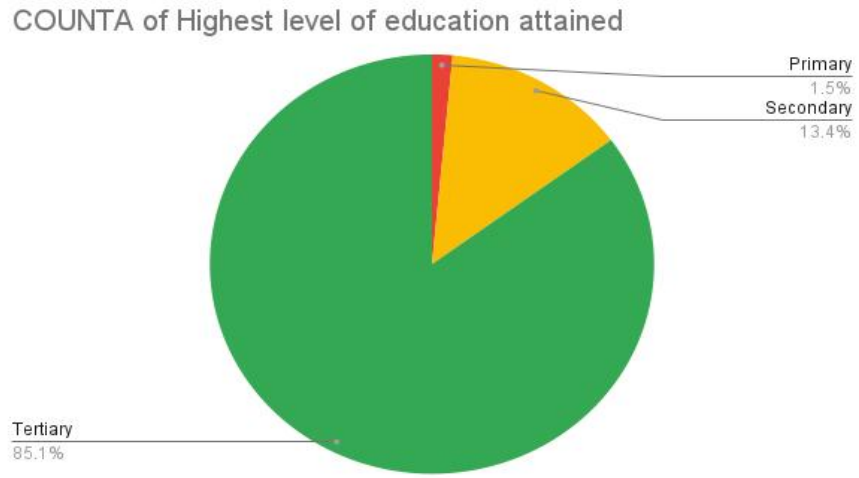

Figure 1.3 distribution of respondents by education level.

Table 4.2.3 presents the highest level of education attained by respondents. The results show that **85.1% of respondents possess basic or secondary level education**, while only a small percentage have higher educational qualifications.

The findings suggest that a large proportion of residents in the study area have limited formal education. This has important implications for urban regeneration planning. Communication strategies, policy information and development programs must therefore be presented in simple and accessible language to ensure effective community participation.

Low educational attainment can also influence employment opportunities and income levels, which may contribute to the persistence of low-income housing conditions within the district.

TABLE 4.2.4 OCCUPATION OF THE RESPONDENTS

OCCUPATION	**RESPONSES**	**PERCENTAGE**
Architect	2	1.5
Artisan	9	9
Civil Servant	9	9
Corper	2	1.5
Entrepreneur	3	3
Street Architect	2	1.5
Student	57	56.7
Trader	6	6
Teacher	2	1.5
TOTAL	**100**	**100**

Source: Field survey, 2026

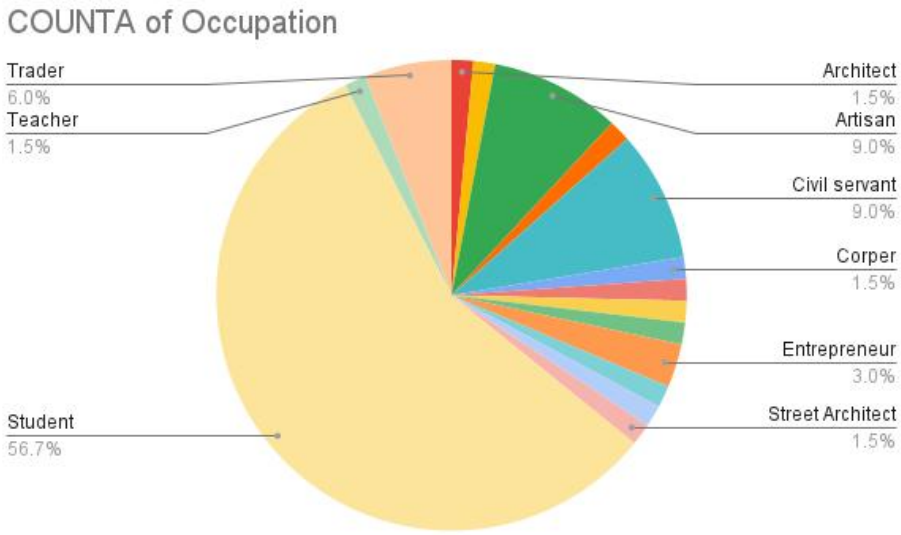

Figure 4.2.4: distribution of respondents by occupation.

Table 4.2.4 illustrates the occupational distribution of respondents. The data show that **students form the largest group, representing 56.7% of respondents**. Other occupations include artisans, traders, civil servants, entrepreneurs and teachers.

The dominance of students in the survey results may reflect the proximity of the study area to educational institutions and the presence of student housing within the district. Informal sector occupations such as trading and artisanal work also constitute a significant portion of employment.

This pattern indicates that the local economy of Ogida relies heavily on informal economic activities. Urban regeneration strategies should therefore avoid displacing small businesses and informal traders, as these activities provide essential livelihoods for many residents

TABLE 4.2.5 MONTHLY INCOME OF THE RESPONDENTS

MONTHLY INCOME	**RESPONSES**	**PERCENTAGE**
Above N200,000	12	11.94

Below N50,000	27	26.87
N100,001 - N200,000	19	19.40
N50,000 - N100,000	42	41.79
TOTAL	**100**	**100**

Source: Field survey, 2026

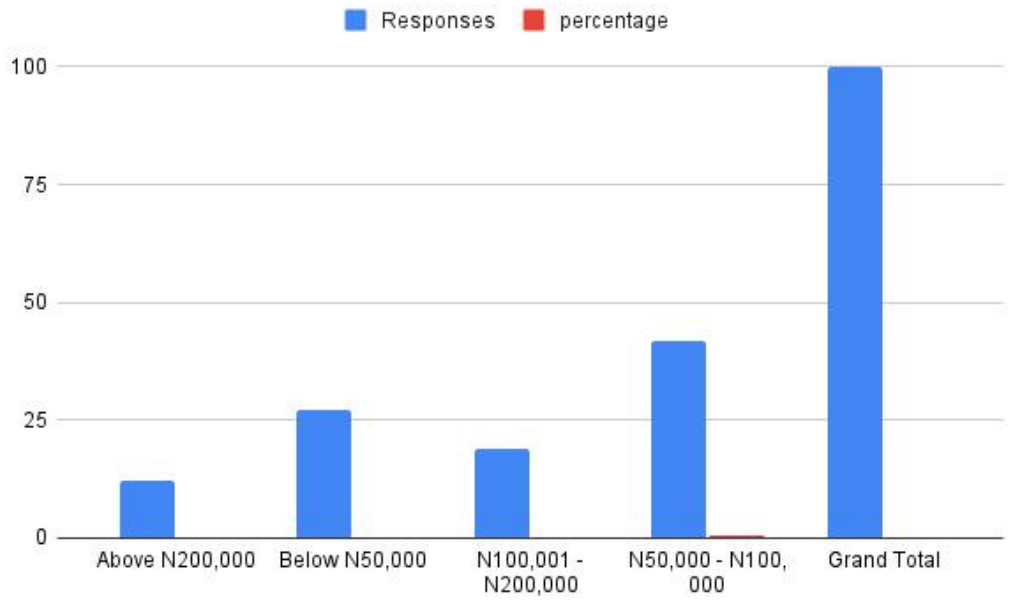

Figure 4.2.5: Distribution of respondents by monthly income

The income distribution of respondents is presented in Table 4.2.5. The results indicate that **41.79% of respondents earn between ₦50,000 and ₦100,000 monthly**, while **26.87% earn below ₦50,000**. Only a small percentage earn above ₦200,000 per month.

These findings confirm that the majority of residents in the study area belong to the **low-income and lower-middle income categories**. Limited income levels can restrict residents' ability to improve housing conditions or invest in infrastructure improvements.

Therefore, regeneration strategies in Ogida must incorporate **affordable housing solutions and incremental upgrading approaches** rather than expensive redevelopment schemes that could displace existing residents.

TABLE 4.2.6 ETHNICITY OF THE RESPONDENTS

OPTIONS	RESPONSES	PERCENTAGE

Yes	48	47.8
No	52	52.2
TOTAL	**100**	**100**

Source: Field survey, 2026

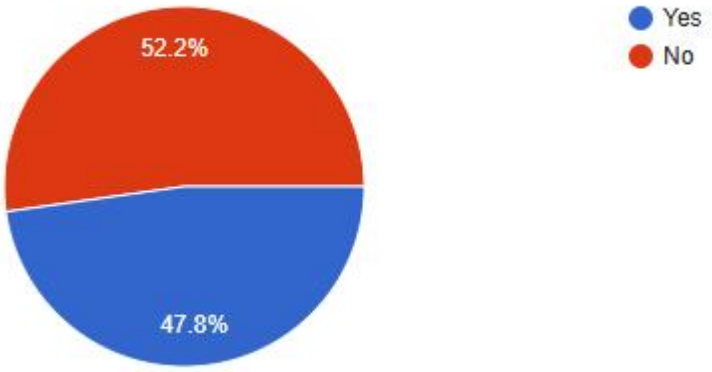

Figure 4..6: Distribution of respondents by ethnicity.

Table 4.2.6 shows the ethnicity of the respondents that live in or operate in Ogida. The data indicate that **47.8% of respondents are indigenes of Edo state**, while **52.2% are not indigenes of the state.** This shows the urban fabric of Ogida is quite diverse in terms of ethnicity

TABLE 4.2.7 LENGTH OF RESIDENCE IN OGIDA

OPTIONS	**RESPONSES**	**PERCENTAGE**
Non-resident	31	31.3
Less than 5 years	45	44.8
5 -10 years	13	13.4
11 – 20 years	3	3
Above 20 years	8	7.5
TOTAL	**100**	**100**

Source: Field survey, 2026

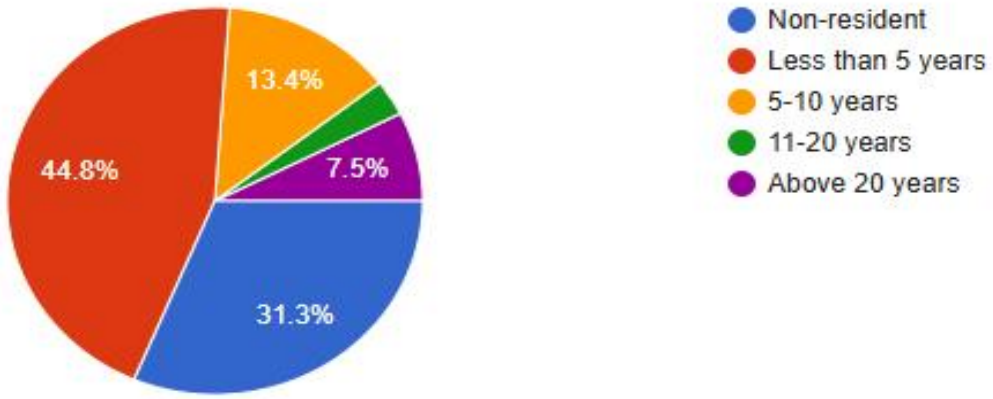

Figure 4.2.7: distribution of respondents by length of residence in Ogida.

Table 4.2.7 shows the length of time respondents have lived in Ogida. The data indicate that **44.8% of respondents have lived in the area for less than five years**, while **13.4% have lived there between five and ten years**. A smaller percentage of residents have lived in the district for over twenty years.

This distribution suggests that Ogida experiences a relatively high rate of population mobility, with new residents moving into the area over time. Such mobility may contribute to changes in land use patterns and increased housing density.

However, the presence of long-term residents also indicates that strong social networks exist within the community, which can support participatory regeneration initiatives.

4.3 SECTION B: HOUSING CONDITIONS OF OGIDA DISTRICT

FIGURE 4.3.1 TYPE OF BUILDING OCCUPIED

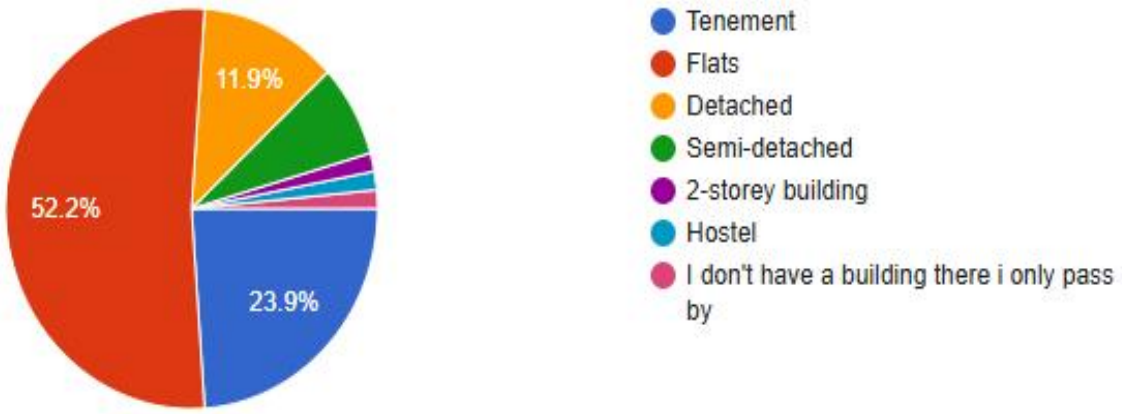

Figure 4.3.1 distribution of respondents by building type occupied.

Source: Field Survey, 2026

FIGURE 4.3.2 PHYSICAL CONDITION OF BUILDINGS

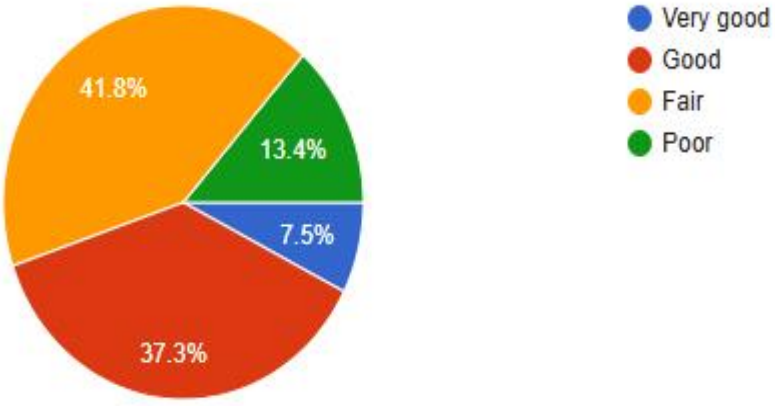

Figure 4.3.2 distribution of respondents by physical condition of buildings occupied..

Source: Field Survey, 2026

FIGURE 4.3.3 VISIBLE SIGNS OF DETERIORATION

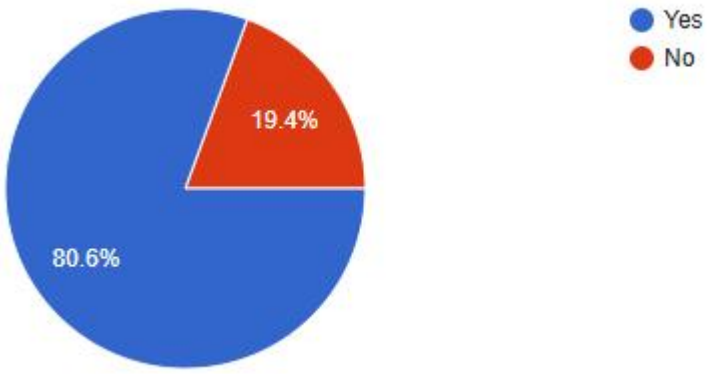

Figure 4.3.3 distribution of respondents by visible signs of deterioration on building occupied..

Source: Field Survey, 2026

FIGURE 4.3.4 LEVEL OF OVERCROWDING

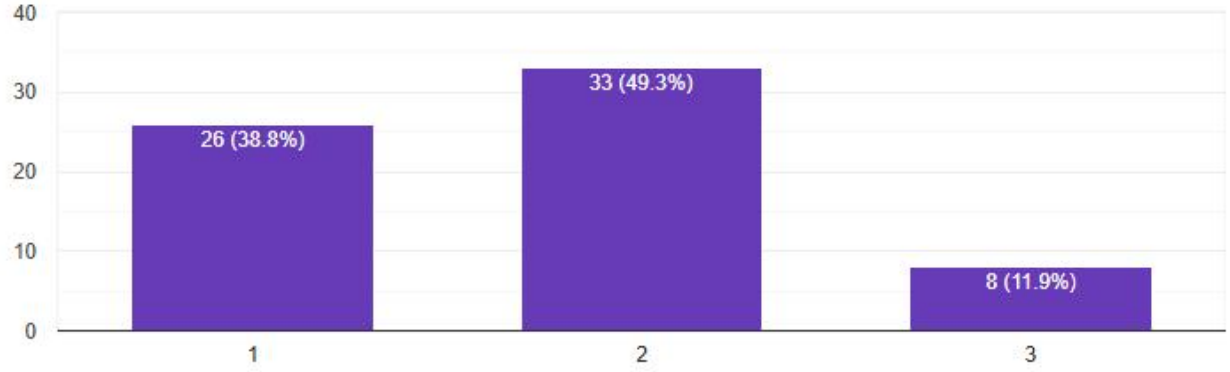

Figure 4.3.4 distribution of respondents by level of overcrowding..

Source: Field Survey, 2026

FIGURE 4.3.5 PHYSICAL APPEARANCE OF BUILDINGS

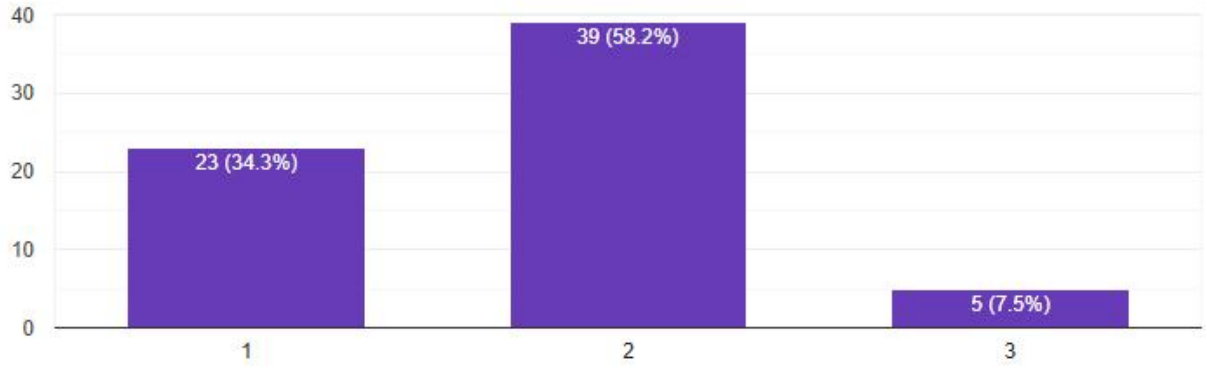

Figure 4.3.5 distribution of respondents by physical appearance of buildings in the area.

Source: Field Survey, 2026

The analysis of housing conditions reveals several indicators of physical deterioration within the district.

Results from Figures 4.3.1 to 4.3.5 show that many respondents live in **multi-household residential buildings**, commonly known as compound houses or shared tenement structures. These buildings were originally designed for single households but have gradually been modified to accommodate multiple families.

A large proportion of respondents reported that buildings in the area show **visible signs of deterioration**, including cracked walls, leaking roofs, peeling paint and structural aging. These conditions are typical of inner-city neighborhoods where buildings have existed for long periods without adequate maintenance or renovation.

Overcrowding was also identified as a major issue. Many households share limited living space, which increases pressure on sanitation facilities and basic infrastructure. Overcrowded housing conditions can negatively affect public health, privacy and overall living standards.

These findings confirm that **housing deterioration is a defining characteristic of urban decay within Ogida**, highlighting the need for targeted housing improvement programs within regeneration strategies.

4.4 SECTION C: INFRASTRUCTURE AND SERVICES IN OGIDA DISTRICT

FIGURE 4.4.1 CONTRIBUTORS TO URBAN DECAY IN OGIDA

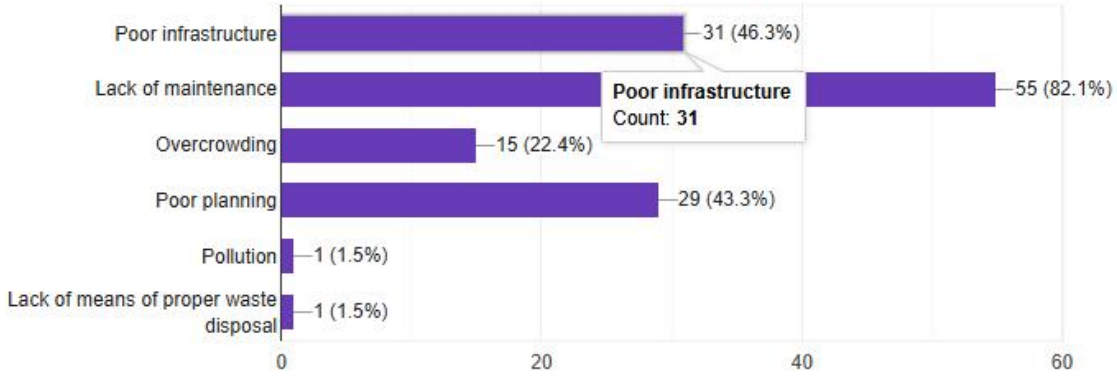

Figure 4.4.1 distribution of respondents based on contributors of decay in ogida..

Source: Field Survey, 2026

FIGURE 4.4.2 ADEQUACY OF BASIC INFRASTRUCTURE SERVICES

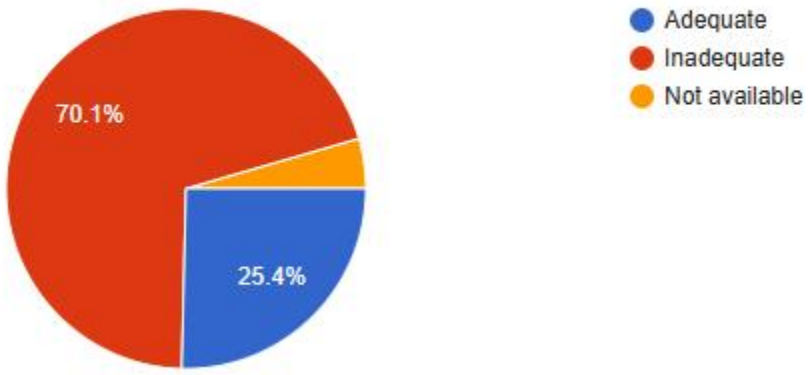

Figure 4.4.2 distribution of respondents by adequacy of basic infrastructure in the area.

Source: Field Survey, 2026

FIGURE 4.4.3 FLOODING EXPERIENCE

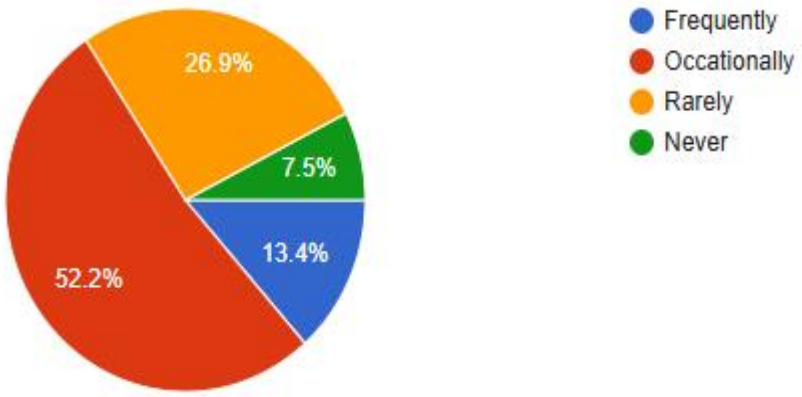

Figure 4.4.3 distribution of respondents by perception of floodimg experience in the area.

Source: Field Survey, 2026

FIGURE 4.4.4 CAUSES OF FLOODING IN OGIDA

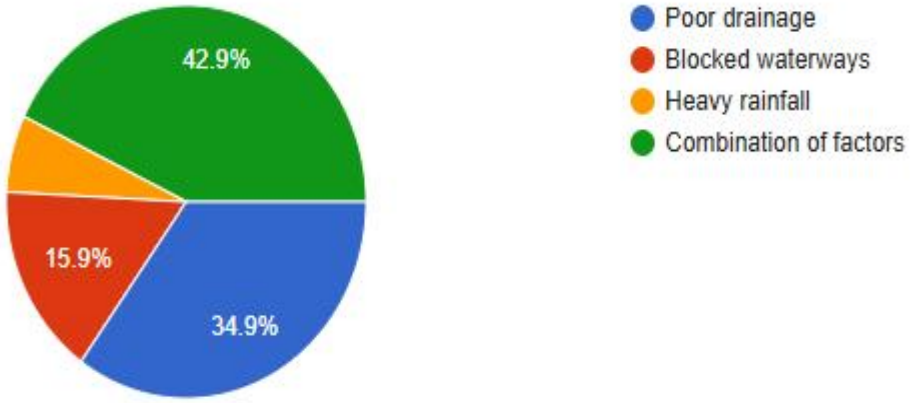

Figure 4.4.4: distribution of respondents by perception of causes of flooding in the area.
Source: Field Survey, 2026

Infrastructure conditions within the district were examined in relation to road access, drainage systems, waste management and flooding.

The survey results indicate that many respondents believe that **poor infrastructure is a major contributor to urban decay in Ogida**. Inadequate drainage systems were frequently identified as a key challenge affecting environmental quality in the area.

Flooding emerged as one of the most critical environmental problems. Many respondents reported experiencing flooding during the rainy season, particularly in areas with blocked drainage channels or poorly maintained roads.

Studies on urban slum environments in Nigerian cities have shown that poor drainage systems and improper waste disposal contribute significantly to environmental degradation and flooding problems within densely populated neighbourhoods (Yoade & Adeyemi, 2020).

Improving drainage infrastructure, strengthening waste management systems and rehabilitating road networks should therefore form an important component of regeneration strategies for Ogida.

4.5 SECTION D: COMMUNITY PARTICIPATION IN OGIDA

FIGURE 4.5.1 RESIDENTS' CONSULTATION ON DEVELOPMENT PROJECTS

The data presented in Figure 4.1 examines the extent to which residents in the study area are informed or consulted about development and improvement projects carried out in their community.

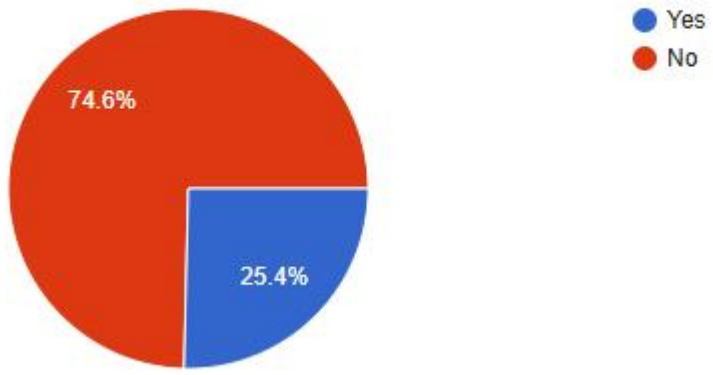

Figure 4.5.1: Distribution of Respondents by Level of Consultation on Development Projects

Source: Field Survey, 2026

Figure 4.5.1 shows that the majority of respondents indicated that they are rarely or never consulted about development projects in their area, accounting for 74.6% of the total sample. Only 25.4% reported being regularly informed or consulted prior to project implementation. This

finding highlights a significant gap in community participation within the urban regeneration process in the study area. The lack of consultation is a critical concern, as resident involvement in planning decisions is widely recognised as a key determinant of the success and sustainability of slum upgrading programmes.

FIGURE 4.5.2 RESIDENTS PERCEPTION ON COMMUNITY PARTICIPATION

Figure 4.5.2 presents respondents' views on whether community participation is important for the successful regeneration of Ogida District.

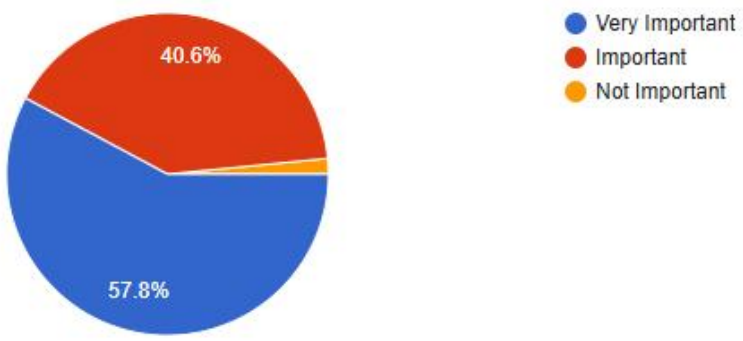

Figure 4.5.2: Distribution of Respondents by Perception of the Importance of Community.

Source: Field Survey, 2026

Figure 4.5.2 shows that an overwhelming majority of respondents 57.8% which believe that community participation is important for the successful regeneration of Ogida District. Only a very small percentage expressed the contrary view. This finding is particularly significant when read alongside Figure 4.5.1, which revealed that most of these same residents have never actually been consulted about development projects in their area. The contrast between what residents *believe should happen* and what *actually happens* exposes a deep disconnect between government practice and community expectations in Ogida District. This gap, if left unaddressed, risks undermining the long-term success of any regeneration initiative, as programmes designed without resident input are less likely to reflect actual needs on the ground.

FIGURE 4.5.3 RESIDENTS' WILLINGNESS TO PARTICIPATE IN COMMUNITY

BASED REGENERATION OR UPGRADING PROGRAMMES

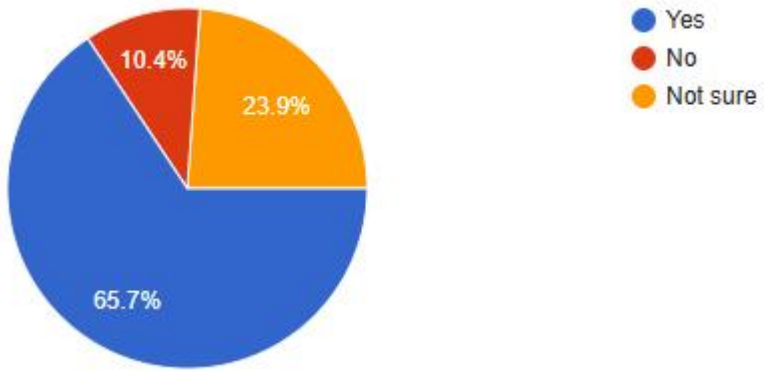

Figure 4.5.3 distribution of respondents by willigness to participate in community based regeneration programmes.

Source: Field Survey, 2026

4.6 SECTION E: RESIDENTS' RECOMMENDATION

FIGURE 4.6.1 MOST SUITABLE APPROACH FOR IMPROVING OGIDA

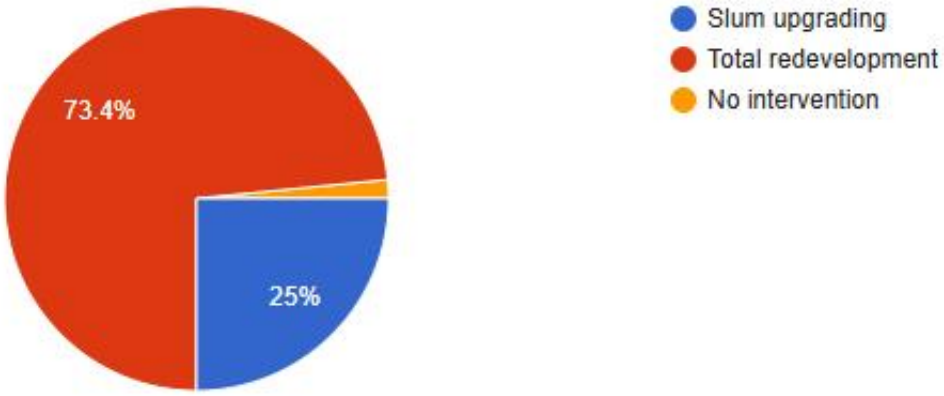

Figure 4.6.1 distribution of respondents by perception of most suitable approach for improving ogida.

Source: Field Survey, 2026

FIGURE 4.6.2 AREAS TO BE GIVEN PRIORITY TO DURING REGENERATION

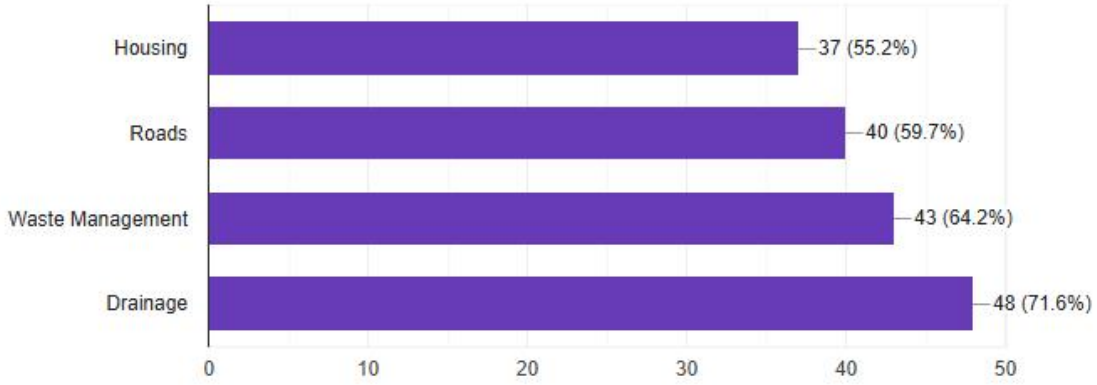

Figure 4.6.2 distribution of respondents by perception of areas to be given most priority during regeneration.

Source: Field Survey, 2026

FIGURE 4.6.3 HOUSING IMPROVEMENT CONSIDERED MOST NECESSARY

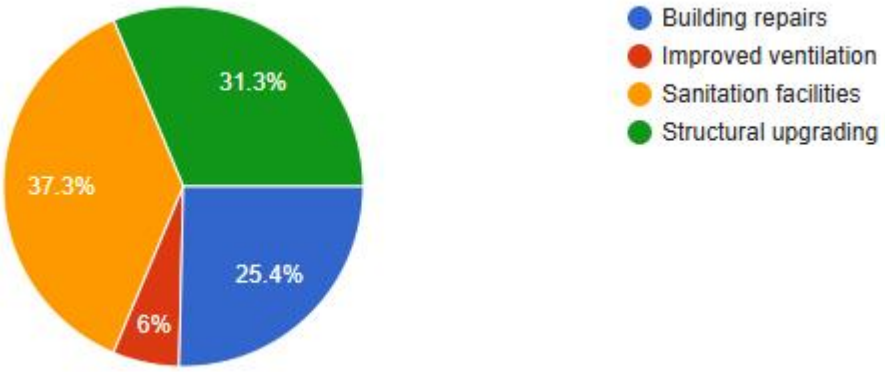

Figure 4.6.3 distribution of respondents by perception of perception of housing improvement considered most necessary.

Source: Field Survey, 2026

FIGURE 4.6.4 PLANNING INTERVENTIONS THAT WOULD MOST IMPROVE LIVING CONDITIONS IN OGIDA

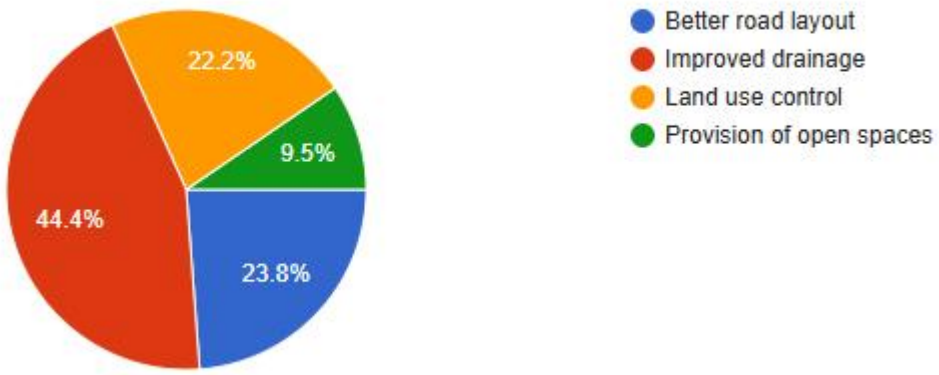

Figure 4.6.4 distribution of respondents by perception of planning interventions that would most improve living conditions in ogida.

Source: Field Survey, 2026

The final section of the questionnaire examined residents' views on the most appropriate approaches for improving living conditions within Ogida.

Many respondents indicated that **slum upgrading and infrastructure improvement** would be more suitable than complete demolition and redevelopment. This preference aligns with contemporary urban regeneration approaches that emphasize **in-situ upgrading**, which allows residents to remain in their communities while improvements are gradually implemented.

Priority areas identified by residents include:

- Improved drainage systems
- Better road networks
- Waste management services
- Housing rehabilitation
- Increased access to public facilities

These recommendations highlight the practical needs of residents and provide valuable insights for planning interventions.

CHAPTER FIVE

DISCUSSION, CONCLUSION AND RECOMMENDATIONS

5.1 SUMMARY OF THE STUDY

This study examined urban regeneration and housing conditions in Ogida District, Benin City, with the aim of identifying the key challenges affecting the area and exploring suitable strategies for improving the living conditions of residents. The research was motivated by the growing concern over urban decay, deteriorating housing conditions, and inadequate infrastructure in many inner-city neighbourhoods within rapidly growing Nigerian cities.

The study adopted a survey research approach using structured questionnaires administered to one hundred respondents residing in the study area. The data collected were analyzed using descriptive statistical methods such as tables, percentages, and charts. The analysis focused on socio-demographic characteristics of residents, housing conditions, infrastructure availability, community participation in development initiatives, and residents' perceptions of suitable regeneration strategies.

The results provided valuable insights into the socio-economic profile of residents and the physical and environmental conditions of the neighbourhood. The findings also highlighted the importance of community involvement in regeneration efforts and the need for sustainable and inclusive urban planning strategies.

5.2 SUMMARY OF KEY FINDINGS

The major findings of the study are summarized as follows:

1. Youthful Population Structure

The study revealed that the majority of respondents fall within the **20–30 years age group**, indicating that the population of the study area is largely youthful. This suggests that urban regeneration strategies should consider the needs of young residents, particularly in relation to employment opportunities, housing affordability and access to urban services.

2. Moderate Educational Attainment

Most respondents possess **secondary level education**, indicating a moderate level of literacy among residents. However, the relatively low proportion of tertiary-educated respondents suggests that many residents may face limited access to high-income employment opportunities.

3. Dominance of Informal Economic Activities

The occupational distribution shows that a large proportion of respondents are **students, traders, and artisans**, reflecting the importance of informal economic activities within the area. This highlights the need for regeneration strategies that support small businesses and informal sector livelihoods.

4. Low Household Income Levels

The findings revealed that many residents fall within the **low-income category**, earning below ₦100,000 per month. Limited financial resources restrict residents' ability to maintain buildings, improve housing conditions, or contribute to infrastructure development.

5. Poor Housing Conditions

The study found that many buildings in the area show **signs of deterioration**, including aging structures, overcrowded living spaces, and poor maintenance. Many residents live in multi-household buildings that were originally designed for fewer occupants.

6. Inadequate Infrastructure

The research also revealed that the district suffers from **poor infrastructure**, particularly inadequate drainage systems, poor road conditions, and inefficient waste management practices. These issues contribute to environmental problems such as flooding and unsanitary conditions.

7. Limited Community Participation in Development Projects

Another key finding of the study is that residents are **rarely involved in decision-making processes** regarding development projects within the community. However, many respondents expressed willingness to participate in regeneration initiatives if given the opportunity.

8. Preference for Slum Upgrading and Infrastructure Improvement

The majority of respondents indicated that **incremental upgrading of existing housing and infrastructure improvements** would be more appropriate than large-scale demolition and redevelopment. Residents prefer solutions that allow them to remain in their community while improvements are implemented.

5.3 CONCLUSION

Based on the findings of this study, it can be concluded that Ogida District exhibits several characteristics commonly associated with inner city neighbourhoods experiencing urban decline. These include deteriorating housing structures, inadequate infrastructure, overcrowding, and

environmental challenges such as flooding and poor waste management. The physical condition of many residential buildings reflects long periods of limited maintenance, while the pressure placed on available infrastructure by population growth has contributed to the gradual decline in environmental quality within the district.

The socio economic profile of residents indicates that many households have limited financial capacity to address these challenges independently. A significant proportion of residents fall within the low income category and rely on informal economic activities for their livelihood. This situation makes it difficult for individuals or households to undertake major improvements to their housing conditions or contribute significantly to infrastructure development within the community. As a result, government intervention and effective urban planning policies are necessary to improve living conditions within the district and to support sustainable development efforts.

The findings of the study also reveal that infrastructure deficiencies play a major role in shaping the living conditions within the study area. Inadequate drainage systems, poor road conditions, and ineffective waste disposal practices contribute to environmental problems that affect residents on a daily basis. Flooding during the rainy season further highlights the need for improved urban infrastructure and better environmental management within the district. Addressing these issues is essential for creating a healthier and more functional urban environment for the residents of Ogida.

Another important observation from the study is the role that community participation can play in the success of regeneration initiatives. The results indicate that many residents are willing to contribute to development activities within their community if they are given the opportunity to participate in decision making processes. Involving residents in planning discussions and development initiatives can help ensure that regeneration programs reflect the real needs and priorities of the community. Community participation also promotes a sense of ownership among residents, which can encourage cooperation and long term commitment to maintaining improvements made within the neighbourhood.

Overall, sustainable urban regeneration in Ogida should focus on housing rehabilitation, infrastructure improvement, environmental management, and participatory planning approaches. These strategies provide practical pathways for addressing the physical and socio economic challenges identified in the study while supporting inclusive development within the district. When carefully implemented, such interventions have the potential to improve the quality of life of residents, enhance the functionality of the urban environment, and strengthen the long term resilience of the community.

In conclusion, improving the conditions of inner city neighbourhoods such as Ogida requires a coordinated effort involving government agencies, urban planners, community leaders, and residents themselves. By combining effective policy implementation with community involvement and infrastructure development, it is possible to achieve meaningful improvements in housing conditions and environmental quality. These efforts will contribute to the broader goal of sustainable urban development within Benin City while preserving the social and economic fabric of the community.

5.4 RECOMMENDATIONS

Based on the findings of this study, the following recommendations are proposed:

1. Improvement of Drainage Infrastructure

Local government authorities should prioritize the construction and rehabilitation of **efficient drainage systems** in the district. Proper drainage infrastructure will help reduce flooding during the rainy season and improve environmental sanitation.

2. Rehabilitation of Roads and Public Infrastructure

Road networks within the district should be upgraded to improve accessibility and mobility. Improved road infrastructure will facilitate economic activities and enhance transportation within the area.

3. Housing Rehabilitation Programs

Government and urban planning agencies should introduce **housing rehabilitation programs** aimed at improving the structural condition of existing buildings. Such programs may include technical assistance, building renovation initiatives and incentives for property owners to maintain their buildings.

4. Strengthening Waste Management Systems

Efficient waste collection and disposal systems should be introduced to address the problem of improper waste disposal within the district. Public awareness campaigns should also be conducted to educate residents on proper waste management practices.

5. Promotion of Community Participation

Residents should be actively involved in urban regeneration initiatives through community meetings, participatory planning workshops and local development committees. Community participation can improve project implementation and ensure that development interventions address the needs of residents.

6. Support for Informal Economic Activities

Urban regeneration policies should support small businesses and informal sector activities that provide livelihoods for many residents. Creating designated spaces for local businesses and markets can help sustain economic activities within the community.

5.5 SUGGESTIONS FOR FURTHER RESEARCH

While this study focused on the socio-economic and physical conditions of Ogida District, future research could explore additional aspects of urban regeneration within Benin City. For example, further studies may examine the role of government policies in urban regeneration, the impact of regeneration programs on housing affordability, or comparative studies of regeneration efforts in other urban neighbourhoods.

Such research would provide deeper insights into sustainable urban development strategies for Nigerian cities.

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