



UDU

USMAN DANFODIO UNIVERSITY
ACADEMIC CONFERENCE

2024

BOOK OF PROCEEDINGS

**TRANSFORMATION AGENDA FOR
THIRD WORLD COMMUNITIES IN
EVOLVING AS GLOBAL DEVELOPED
NATIONS: MULTI-DISCIPLINARY
APPROACH**

**FEBRUARY
27-29
2024**

PROCEEDINGS

FOR THE

**MULTIDISCIPLINARY ACADEMIC CONFERENCE ON
THIRD WORLD COMMUNITIES AS GLOBAL DEVELOPED
NATION**

THEME:

**TRANSFORMATION AGENDA FOR THIRD WORLD
COMMUNITIES IN EVOLVING AS GLOBAL DEVELOPED
NATION: MULTIDISCIPLINARY APPROACH**

DATE:

27TH TO 29TH FEBRUARY, 2024

**USMAN DANFADIO UNIVERSITY, SOKOTO,
SOKOTO STATE, NIGERIA, WEST-AFRICA.**

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The Academic Conference of Cambridge Research and Publications International on Third World Communities as Global Developed Nation: Multidisciplinary, Vol. 31, No. 2, 29th February, 2024- Usman Danfodio University, Sokoto, Sokoto State, Nigeria, West-Africa.

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SUB THEME

- Engineering Research
- Environmental Design and construction management
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PROGRAMME OF ACTIVITIES

Days	Time	Activities
Day 1: Monday, February 26, 2024		Arrival/Pre-conference Meeting
Day 2: Tuesday, February 27, 2024	08.00-10.00am	Registration
	10.00-12.00pm	Opening Ceremony
	12.00-01.00pm	Launch/Break
	01.00-02.00pm	Preliminary Section
	02.00-04.30pm	Paper presentation
	04:30-05:30pm	Certificate Presentation
	05:30-06:00pm	Closing Prayer
Day 3: Wednesday, February, 28, 2024	08.00-10.00am	Registration Resume
	10.00-12.00pm	Opening Ceremony
	12.00-01.00pm	Launch/Break
	01.00-02.00pm	Preliminary Section
	02.00-04.30pm	Paper presentation
	04:30-05:30pm	Certificate Presentation
	05:30-06:00pm	Closing Prayer
Day 4: Thursday, February, 29, 2024	08.00-10.00am	Registration Resume
	10.00-12.00pm	Opening Ceremony
	12.00-01.00pm	Launch/Break
	01.00-02.00pm	Preliminary Section
	02.00-04.30pm	Paper presentation
	04:30-05:30pm	Certificate Presentation
	05:30-06:00pm	Closing Prayer
Day 3: Friday, March 1, 2024		Departure

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SOCIOECONOMIC EFFECT ON HOUSING QUALITY IN LAFIAGI TOWN, NIGERIA

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Abstract

Housing quality is a critical aspect of the overall well-being and health of individuals and families. However, there are significant socioeconomic factors that can influence housing quality and access to safe, healthy, and affordable housing. This study examines the impact of socioeconomic factors on housing quality in Lafiagi, a city in Indonesia. A sample of 396 residents was surveyed using stratified random sampling, and the relationship between socioeconomic attributes and housing quality was assessed. The results showed that income and education significantly influence housing quality, with correlation coefficients of 0.52 and 0.48, respectively. A significant positive correlation ($r = 0.64$) was found between the housing quality index and socioeconomic attributes in Lafiagi. The findings suggest that improving socioeconomic conditions may be a key strategy for improving housing quality and promoting positive outcomes for individuals and communities. The study provides valuable insights into the relationship between housing quality and socioeconomic factors in Lafiagi, aiming to promote overall well-being.

Keywords: Housing Quality, Socioeconomic attributes, Wellbeing, Lafiagi,

INTRODUCTION

Housing is a crucial aspect of human existence, providing shelter and facilitating normal life and well-being. It is not just a physical barrier against natural elements or weather but also provides economic, social, biological, and physiological needs for humans (Mabogunje, 1990). Housing also includes facilities, amenities, and utilities that support community interaction, economic prosperity, physical and sound mental health (Owoeye and Ogundiran, 2013). Housing quality studies are justified due to the importance of housing in human existence. Cities worldwide face challenges in affordably and sustainably housing growing populations, with the lack of affordable housing being the leading cause of homelessness (Oswald *et al.*, 2021). Housing quality is an important factor in the well-being of individuals and communities. It has been shown that poor quality housing can have negative impacts on physical and mental health, educational outcomes, and economic opportunities (Hillier-Brown *et al.*, 2016; Howden-Chapman *et al.*, 2011; WHO, 2010). However, the availability and quality of housing is often linked to socioeconomic status, with low-income households at greater risk of living in substandard housing (Downs, 2010).

Studies have found that housing improvements can lead to significant improvements in health outcomes, including reduced asthma and respiratory illnesses (Krieger *et al.*, 2003; Thomson *et al.*, 2013), and that improved housing quality increases children's school attendance and academic achievement (Cutts *et al.*, 2011; Jacobs *et al.*, 2010). Furthermore, improved housing has been linked to reduced healthcare costs, improved economic opportunities, and decreased homelessness (Lebrun-Harris *et al.*, 2011; Saegert *et al.*, 2003).

Housing quality is an important indicator of socioeconomic status and a significant contributor to overall health and well-being. Research has shown that there are strong links between socioeconomic factors and housing quality. Socioeconomic status and housing quality are deeply intertwined, with researchers suggesting that low socioeconomic status can often lead to poor housing quality, and vice versa (Gallagher *et al.*, 2019). In one study, researchers found that housing quality was significantly worse in areas with a high poverty rate (Dolan & Blackwell, 2016). This is particularly true for elderly and low-income individuals who may be forced to live in substandard housing due to financial constraints (Oladokun, 2019). Additionally, the lack of affordable housing options can lead to overcrowding, which can have

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significant negative impacts on health outcomes. For example, overcrowding has been linked to an increased risk of respiratory infections, stress, and poor mental health (Chetty et al., 2016). Overcrowding is particularly prevalent in urban areas, where housing costs are often high and low-income individuals may be forced to live in apartments with insufficient space for their needs (Okafor, 2018).

The quality of the physical housing structure can also be impacted by socioeconomic factors. For example, homes located in areas with high levels of pollution or other environmental hazards may be more susceptible to damage and decay (Gallagher et al., 2019). Additionally, homes that lack appropriate maintenance and repair are likely to be of lower quality and pose potential health and safety risks (Dolan & Blackwell, 2016). Also, the lack of access to resources and support systems can further exacerbate the effects of socioeconomic disadvantage on housing quality. For instance, low-income individuals may not have access to repair services, legal advice, or information about available resources to maintain or improve their housing (Oladokun, 2019).

Despite this evidence, a significant proportion of the global population continues to live in substandard housing. In the United States, for example, approximately 30% of homes have moderate to severe physical problems, including leaks, lead, and pest infestations (HUD, 2018). Moreover, low-income and minority populations are more likely to live in substandard housing and face higher rates of eviction and housing insecurity (Desmond & Gershenson, 2017). Overall, while the links between housing quality and socioeconomic status are complex, research highlights the need to address the socioeconomic factors that contribute to poor housing quality. The quality of housing is dependent on the perceptions or values that residents place on it. House typology of the townscape can be seen as a projection of cultural, social, and economic values in a community, and it can also assist in documenting the surge of historic sequences of events (Clapham et al., 2017). Housing thus, is an important social determinant of health, and understanding the range of ways in which a lack of housing or poor-quality housing can negatively affect health and well-being is crucial for addressing the challenges faced by cities worldwide.

This study, therefore, assesses the socioeconomic effect on housing quality in Lafiagi town. There are three contexts in which housing quality can be seen: neighbourhood, location, and structural quality (Babalola et al., 2019; Brkanić, 2017). Users or residents's satisfaction is also a major component of housing quality evaluation (Bankole & Oke, 2016).

LITERATURE REVIEW

Well-being and Housing

Well-being implies the condition of health and happiness, this study thus, interlinks health well-being with housing quality, focusing on the factors that influence personal well-being of occupants. Housing quality indicators include water, poor environmental qualities, and dwelling conditions that can predispose inhabitants to diseases like typhoid, malaria, and diarrhea (Adedire & Adeghile, 2019). Housing quality emphasizes structural solidity, durability, basic services provision, unfettered accessibility, security of tenure, security, choice, and reduction of crowdedness (El Din, et al., 2013). However, the socioeconomic status in society complicates the relationship between housing quality and individual well-being. In many developing countries, such as Nigeria, lack of economic strength or poverty has undermined the quality of housing available to the majority of the poor. The environmental and dwelling attributes are influenced by socioeconomic indices, which also determine the individual level of well-being. The differentiation of housing quality occurs on the basis of several dimensions: structural or dwelling quality, neighbourhood quality, and locational quality. Each of these factors is influenced by elements such as income, family size, education, and race of residents in settlements that control them. Urban quality of life encompasses the quality of the built environment both in rural and urban areas, including human satisfaction with urban attributes and facilities (Adedire & Iweka, 2017).

Locational quality refers to the spatial position occupied by housing relative to the Central Business District, while dwelling quality measures the number of rooms per household, the quality of toilet, kitchen, availability of water and light. Dwelling quality is a crucial factor in determining the quality of housing in a community. It is measured by factors such as the number

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of rooms per household, the quality of toilets and kitchens, and the availability of water and light (Streimikiene, 2014). External quality is determined by the physical characteristics of the dwelling and the broader environmental characteristics of the area. Other factors include the presence of basic sanitary facilities, leaking roofs, poorly lit buildings, aesthetics, ornamentation, age of the building, access to basic housing facilities, burglary, spatial adequacy, noise levels, air pollution, sewage and waste disposal, and ease of movement (Bradley & Putnick, 2012). Neighbourhood quality is defined by the effects of neighbourhood characteristics on a residence, including deterioration, adequacy of services, safety and accessibility, and overall assessment. The quality of the neighbourhood, particularly in terms of socio-economic attributes, is an important determinant for housing quality (El Din *et al.*, 2013). Low-income earners in metropolitan peripheral areas often have limited access to services, poor sanitation, and informal settlements. Middle-income earners have better dwelling quality and are usually segregated from other households.

METHODOLOGY

The Study Area

Lafiagi is situated at a latitude of 8.8530° N and a longitude of 5.4164° E. Lafiagi is a town located in Kwara State, situated on the south bank of the Niger River in west central Nigeria. It serves as the headquarters of the Edu Local Government Area and has a population of approximately 30,976 as of 2008. Established in 1810 by Malam Maliki and his brother Manzuma, two Fulani leaders from Gwandu, as a fortified town in Nupe territory. It emerged as an emirate during the reign of the Sokoto Caliphate and successfully withstood numerous uprisings by the Nupe people in the 19th century. It has become a bustling hub for agricultural goods, serving as a central location for the trade of rice and dried fish.

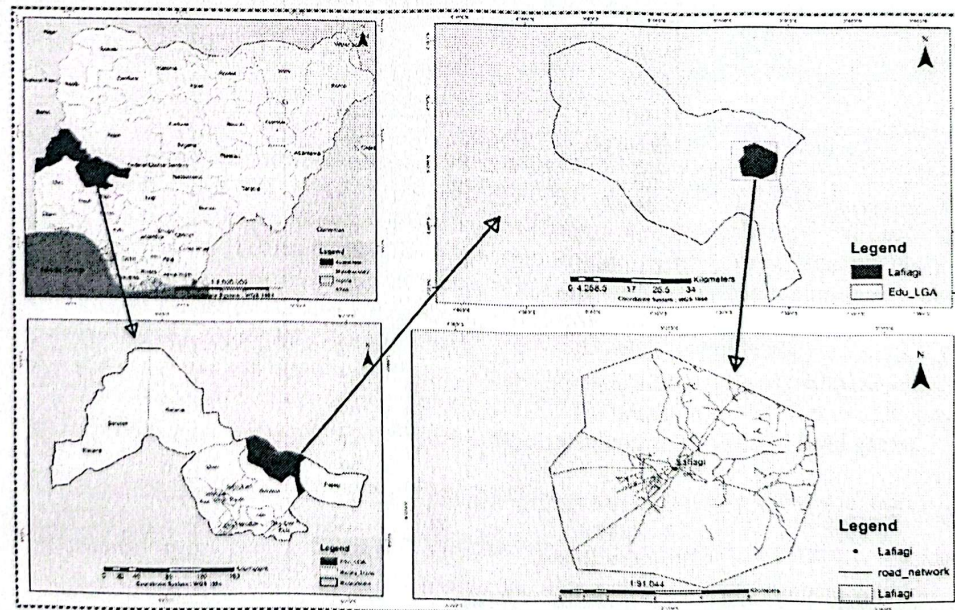


Figure 1: Nigeria showing Lafiagi Town in Kwara State.

Methods

This study utilised a cross-sectional analysis, gathering data from residents residing in different neighbourhoods in Lafiagi town. A mixed-methods approach, integrating both qualitative and quantitative techniques, was utilised to assess the effect of socioeconomic attributes on housing quality. The study's sample of 396 out of the total household size was 44,729 using the Taro Yamane formula. The Spearman correlation and regression analyses were used to test the association and effect of socioeconomic attributes on housing quality in Lafiagi. The Spearman

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correlation analysis is used to evaluate the strength and direction of the relationship. The socioeconomic attributes such as gender, age, marital status, occupation, literacy level, monthly income, and Household size were used.

RESULTS

Socio-demographic Attributes of Residents in Lafiagi Town

The demographic profile of respondents in Lafiagi town was examined based on gender, age, marital status, occupation, literacy level, monthly income, and household size. The results showed that the majority of respondents were male (57.6%), with females accounting for 42.4% of the sample as presented in table 1. The majority (28.8%) were aged between 31-40, followed by the 18-30 age group (25.8%). The least represented age group was the 51-60 age group (13.6%). Marriage status was most common (62.1%), with most being married, while 19.7% were single. The occupation was self-employed (31.8%), followed by civil servant (18.2%), and farming (12.1%). This indicates that the respondents were mostly engaged in non-agricultural activities, reflecting the urbanization and economic development of Lafiagi town. The literacy level was the highest (34.8%), with the lowest being those with postgraduate degrees (4.5%). The monthly income was low to moderate (34.8%), limiting affordability and choice of housing and well-being. The majority (37.9%) had 4-6 persons in their households, followed by those with 1-3 persons (28.8%). The least household size was 11-above persons (13.6%). The mean household size was 4.8, suggesting moderate to large household sizes, which may influence housing space, quality requirements, and well-being.

Table 1: Socioeconomic Characteristics of Respondents(n = 396)

Variable	Category	Frequency	Percentage (%)
Gender	Male	228	57.6
	Female	168	42.4
Age	18-30	102	25.8
	31-40	114	28.8
	41-50	66	16.7
	51-60	54	13.6
	Above 60	60	15.2
Marital status	Single	78	19.7
	Married	246	62.1
	Widow(er)	42	10.6
	Separate	30	7.6
Occupation	Civil servant	66	16.7
	Self-employed	126	31.8
	Artisans	78	19.7
	Farming	66	16.7
	Others	60	15.2
Literacy level	Postgraduate	18	4.5
	First degree/HND	54	13.6
	NCE/ND	66	16.7
	Secondary	138	34.8
Monthly income	Primary/Below	120	30.3
	Less than N30,000	138	34.8
	N31,000 – N60,000	102	25.8
	N61,000-N120,000	66	16.7
	N121,0000-N250,000	42	10.6
Household size	N251,000 and above	48	12.1
	1-3 persons	114	28.8
	4-6 persons	150	37.9
	7-10 persons	78	19.7
	11-above persons	54	13.6

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Socioeconomic Effect on Housing Quality in Lafiagi

The study examined the socioeconomic impact on housing quality in Lafiagi town, focusing on the correlation between housing quality index scores and socioeconomic attributes. The results showed that the housing quality index scores were positively and significantly correlated with respondents' socioeconomic attributes, except for household size. The strongest correlation was found between monthly income ($r = .52, t = < 0.01$) and housing quality index, followed by literacy level ($r = .48, t = < 0.01$). The weakest and negative correlation was found between housing quality index and household size ($r = -.08, t = > 0.05$). The coefficient of determination (r^2) indicated that monthly income was the most important predictor of housing quality among respondents, accounting for 27% of the variation in the index. Literacy level also played a significant role, explaining 23% of the variation in the index. Other socioeconomic attributes had lower r^2 values, suggesting they had less impact on housing quality. The lowest r^2 value was for household size, which was not significantly correlated with housing quality index. The study concluded that socioeconomic attributes collectively explained 73.4% of the variation in housing quality index among respondents, indicating that these attributes were good predictors of housing quality in Lafiagi.

Table 2: Correlation between housing quality index and socioeconomic attributes in Lafiagi

Socioeconomic attribute	Correlation coefficient(r)	Coefficient determination(r^2)	Significance level(t)
Gender	0.16	0.026	0.01
Age	0.24	0.058	0.00
Marital status	0.20	0.040	0.00
Occupation	0.32	0.102	0.00
Literacy level	0.48	0.230	0.00
Monthly income	0.52	0.270	0.00
Household size	-0.08	0.006	0.18

The study found that socioeconomic attributes significantly predicted respondents' housing quality index scores ($F(7, 2) = 7.39, p < 0.01, r^2 = 0.734$, adjusted $r^2 = 0.624$), explaining 73.4% of the variation in these scores (See Table 3). The Durbin-Watson statistic of 1.92 indicated no autocorrelation in the residuals. The regression coefficients indicated the direction and magnitude of each socioeconomic attribute's effect on the housing quality index. The results showed that gender ($\beta = 4.32, p = .01$), age ($\beta = 0.21, p < .05$), marital status ($\beta = 3.45, p > .05$), occupation ($\beta = 1.23, p = .01$), literacy level ($\beta = 5.67, p < .01$), and monthly income ($\beta = .64, p < .01$), had positive and significant effects on the housing quality index, while household size ($\beta = -.08, p > .05$), had no effect. Monthly income, was the strongest predictor, followed by literacy level, occupation, gender, marital status, and age.

Table 3: Socioeconomic Attributes in Predicted Respondents' Housing Quality in Lafiagi

Variable	β	SE	t	p	95% CI
Constant	34.26	9.77	3.51	0.01	[13.36, 55.16]
Gender	4.32	2.12	2.04	0.07	[-0.18, 8.82]
Age	0.21	0.09	2.36	0.04	[0.02, 0.40]
Marital status	3.45	1.67	2.07	0.07	[-0.11, 7.01]
Occupation	1.23	0.36	3.42	0.01	[0.48, 1.98]
Literacy level	5.67	0.81	7.01	0.00	[3.99, 7.35]
Monthly income	0.64	0.08	8.00	0.00	[0.47, 0.81]
Household size	-0.08	0.48	-0.17	0.87	[-1.07, 0.91]
R-squared	0.734				
Adjusted R-squared	0.624				

PROCEEDINGS

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F	7.39	0.00
Durbin-Watson	1.92	

CONCLUSION

A study in Lafiagi, Nigeria, found that socioeconomic factors, including monthly income, literacy level, occupation, gender, marital status, and age, collectively explain the variation in housing quality among respondents. The study suggests improving physical and housing environmental conditions to improve residents' quality of life. Targeted programs for low-income groups may be beneficial. Recommendations include setting minimum quality standards for rental housing, providing subsidies for sustainable building materials, and integrating well-being impact assessments into housing development plans. Improving housing quality and well-being in Lafiagi includes providing affordable housing units, improving environmental quality, and promoting education and literacy among residents, especially women. Overall, these studies suggest that socioeconomic factors have a significant impact on housing quality, and that improving socioeconomic conditions may be a key strategy for improving housing quality and thereby promoting positive outcomes for individuals and communities.

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