

The Socio–Cultural Responsiveness of Household Size on Housing Quality In Osogbo, Nigeria

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INTRODUCTION

It has been asserted that large scale housing deficiencies and poor social and residential environments in forms of slums and squalors characterize most urban centres in the emerging nations of Africa, Asia and Latin America. The absence and non-consideration of the Socio-cultural differences among others of various subcultures by housing developers and planners are major reasons adduced for these deficiencies. Rather, the planning practices and urban rehabilitation strategies of the developed nations are exported and adopted in majority of our cities. Hence majority of these renewal and housing projects have failed from achieving its objectives (Onibokun, 1985).

In Nigeria for instance, House built before the pre-colonial period were noted to be somehow crude, primitive and lacked geometric precision, yet were done to achieve shelter desirability, comfort, convenience and socio-cultural relevance to the users. Then the concept of Housing and the relevance of socio-cultural factors to housing as defined and documented by many authors and researchers (Rapoport, 1969; Muller, 1984; Gyuse, 1993; Gur, 1994; Godwin, 1997) could be well appreciated and understood as people built houses to fulfill and meet their socio-cultural needs and relevance. Unfortunately, the present day housing situation in majority of Nigerian cities could not justify the above realities rather, is in a crisis state and characterized by numerous inadequacies and unhealthy environment in the forms of slums, squatters and squalors. A phenomenon described by Godwin (1997) as “sub-human and sub-standard.”

The involvement of indigenous housing developers; architects, planners and government agencies in housing provision have not yielded any desirable effect in solving the housing crisis. The problem lies in the absence, neglect and non-inclusion of the relevant socio-cultural values and preferences among others of the target population

to housing designs and development.

Using Osogbo township as a case in point, the paper aims at demonstrating that household size (among other factors) of the different sub-cultures and target population is an important socio-cultural factors that could affect the quality and outcome of housing and urban development schemes in our cities. Hence the need to consider its relevance by decision – makers and planners with respect to housing development programmes.

BACKGROUND TO THE STUDY AREA

Osogbo is situated on latitude 7.7° N and longitude 4.5° E of Greenwich Meridian. It was founded in the late 18th century and originated as a traditional as well as cultural town which derives its name from the proclamation by the goddess of Osun River. The town is known for her very rich arts and cultural heritage (Adenaike, 1991; Awe and Albert, 1995).

Following the creation of Osun State in 1991, Osogbo assumed the status of a State capital, It has two local governments which are Osogbo and Olorunda, Its population based on 1991 census was 189,733 and the total land area is about 2,875 sq.km before it became the State capital (Akanji, 1994; Akinola, 1998; Osun, 1992).

Over the years Osogbo has witnessed tremendous growth both spatially and in population. The establishment of a railway station is perhaps the most important single factor in the growth of Osogbo. Apart from the railway, postal and telecommunication, NEPA regional station, road network and some small as well as large-scale business exist. Osogbo thus became a major trading and distribution center for people within and outside its immediate environment.

In recent times, the location of Osogbo as a state capital coupled with other factors mentioned earlier has led to the influx of people from other towns and villages, thus giving it the status of a twin city, that is, a traditional as well as a modern

city. (Adenaike, 1991; Egunjobi, 1995).

PHYSICAL CHARACTERISTIC AND PATTERN OF SPATIAL DEVELOPMENT OF OSOGBO

Osogbo like any other traditional Yoruba town has a considerable variation in its physical pattern and growth. The Oba's palace and the traditional market (Oja Oba) acts as a central focus (Ojo, 1966). This is surrounded by residential districts which form the core of the city. This area comprises of buildings and development dated back to the pre-colonial period. Building types here comprise of the traditional compound extended family dwellings some of which have now been modified into contemporary house types. The area is inter connected by network of roads albeit most of them in bad condition. Most of the buildings and infrastructure in the interior part of Osogbo are already very old and in need of rehabilitation.

Next to the core area is the intermediate zone (between the core and the new area/periphery). This zone is made up of buildings and development which existed from between 1935 and 1960. Then the town had expanded to cover an area of about 580 hectares of land. Majority of dwellings here are of the contemporary types. This zone is followed by the periphery and the newly developed area. The houses here are of better quality than those of other zones. It consist of modern building development interspersed by few traditional and contemporary house types. It is noted that development in Osogbo is noticed as one moves from the interior towards the outskirts while most of the business districts are interwoven with residential districts (Egunjobi, 1995).

Despite the provision and availability of some basic infrastructures like water, electricity, telecommunication and road networks in Osogbo, the level and condition of these facilities are still very inadequate and deplorable considering the rate

of urbanization and population growth witnessed in the town in recent times (Onimode, 1995).

METHOD OF DATA COLLECTION

The data used in this paper were derived from the field work of previous research by the author on "The influence of socio-cultural factors on Housing Quality in Osogbo." Osogbo was divided into three areas of residential development based on the pattern of city growth: the traditional core area, (zone A), intermediate area (between the core and the outskirts (zone B) and the periphery/newly developed area (zone C). Residential districts existing within Osogbo were stratified into each of the zones identified. Sampled areas were selected randomly from each of the zones. Consequently, Oja Oba was selected from the core, part of Alekuwodo and Ayetoro areas were selected from the intermediate zone and Otaefun/Kola-Balogun area was selected from the periphery/newly developed zone Table (1).

The selection of houses for sampling was by systematic method; every fifty house was picked along each street or lane in all the areas. One household head was sampled in every house selected.

Considering the 1991 estimated population figures for Osogbo; the core area has about 1,882 houses, the intermediate area has 1,729 houses while the periphery has about 1,971 houses. Consequently about 96, 90 and 220 houses were sampled from zone A, zone B and zone C residential areas respectively. A total of about 406 household heads were sampled during the questionnaire survey out of a total of 500 questionnaires administered (Table 1).

The data was analyzed using frequencies, cross tabulation of variables and one-way analysis of variance (ANOVA) to test and confirm the significance of socio-cultural parameter on housing quality.

Table 1: Selected areas in each zone

| Zones | Total Housing Population | Areas Selected | Number of housing sampled | % of houses sampled |
|--------|--------------------------|---------------------|---------------------------|---------------------|
| Zone A | 1882 | Oja Oba | 96 | 5 |
| Zone B | 1729 | Alekuwodo/Ayetoro | 90 | 5 |
| Zone C | 1971 | Otaefun/Kolabalogun | 220 | 11 |
| Total | 5582 | | 406 | 21 |

Source: Population Census, 1991. Author's Field Survey, 2001.

Appendix I: Selected Housing Quality Attributes

1. Availability and source of water supply
2. Availability and source of electricity supply
3. Waste disposal facilities
4. Duration/frequency of disposal
5. Drainage system disposal/condition
6. Road Network condition
7. Availability of social Infrastructure within neighbourhood
8. Number of sleeping rooms.
9. Impression on building design
10. Likes and dislikes about the living spaces
11. Adequacy of building spaces
12. Adequacy of room sizes
13. Availability and adequacy of facilities within house
14. Need for modification of building space
15. Conditions of building elements/parts
16. Opinion on overall building environment
17. Neighbourhood interaction.

The Questionnaire!

The main instrument for data collection was a questionnaire containing Thirty-Four items from which eleven items dealt with the personal/socio-economic and cultural characteristic of the respondents and their families. These include: age, sex, marital status, ethnicity, income, occupation, educational status, housing type and form household size etc. The remaining items were questions related to the perception and assessment of selected quality attributes of housing and overall housing environment in Osogbo (Appendix 1).

The attributes were selected from two main sources; mainly from literature, for those factors generally considered to influence housing satisfaction (Anantharajan, 1983) and also through structured questionnaire and interview employed in previous research by the author (Jiboye, 1999)

The respondents were asked to indicate their levels of satisfaction with each of the selected attributes on a five-point rating scale.

RESULTS AND DISCUSSION

The analysis involved the calculation of the mean score for each of the quality attributes. Firstly, the respondents were treated as a group within the entire Osogbo township and secondly, they were classified and treated according to the three identified zones of Housing development in Osogbo.

In the first instance, arising from this study,

the Yoruba socio-cultural ethnic origin predominate over all other ethnic origins resident in Osogbo. This account for about 97.5% respondents treated as a group. In the zones, it accounts for about 99% in zone A, 100% in zone B and 95.9% in zone C respectively. Arising from the finding above, zones A and B which represents the core and intermediate areas have more respondents of the Yoruba socio-cultural origin than in zone C (the newly developed area). It is to be noted here that a typical traditional Yoruba family is a polygamous/extended type. Also to be noted here that a typical African family setting is inclined to the extended family structure. The assertion by Goffman (1959) and Muller (1984) that "the effect of changes in family relationship in Africa due to urbanization and migration processes leading to an increase in the attachment and inclination to the nuclear family structure has nonetheless eroded the significance of the extended family structure in our society is being upheld by this study as the data on household size reveals an average of above six (6) persons per household residents in Osogbo. This value account for about 70.9% respondents of the total samples in Osogbo. It accounts for about 77.3% in zone A (core) 80.9% in zone B (intermediate) and 64.1% in zone C (periphery) respectively.

Arising from this finding, it is revealed that there are more respondents with household sizes above (6) six persons per family residents in zones A and B which are primarily inhabited by the indigene and traditional people of Osogbo than that of residents in zone C which is occupied by people from different ethnic origins. These figures are indicative of the Yoruba socio-cultural affiliation to the extended family structure on one part and that of many children per nuclear family on the other. A situation that is opposed to the nuclear family structure embraced by western culture, where a family consists of the father, mother and an average of two children.

Housing Quality and satisfaction attributes were assessed by the same respondents within the 3 zones identified in Osogbo in order to allow for the evaluation of the pattern of Housing quality. This was employed to test the significance of the socio-cultural attribute to housing quality.

To do this, the mean values of all the attributes rated by respondents were subjected to a hypothetical test using Analysis of variance (ANOVA). The findings revealed that there is a

significant difference in the pattern of housing quality among the three zones in Osogbo. The test yielded an F-ratio of 24.786 at less than 0.05 level of significance (i.e., $P = 0.000$) (Table 2a).

A further attempt was made using a multiple comparison (post hoc) test to determine the zone having the highest variation in the pattern of housing quality. The findings revealed that zone C has a greater mean value of 59.95 than zones A and B (53.11 and 54.65) while that of zones A and B are not statistically different from each other. (Table 2b).

This indicates that zone C has a higher rating of housing quality than the other zones in Osogbo. Thereafter, the relationship between Household size and overall housing quality was determined using (ANOVA) test. The findings revealed that Household size has a significant influence on overall housing quality in Osogbo. The test yielded an F-ratio of 10.76 at less than 0.5 level of significance (i.e., $P = 0.000$) (Table 3).

This finding is indicative that it is imperative to consider household size of families when

deciding on qualitative Housing provision.

SUMMARY OF FINDINGS

The findings of this study reveals that majority of residents in Osogbo belong to the Yoruba socio-cultural and ethnic origin with inclination towards polygamous and extended family structure which is typical of every African family (Muller, 1984) Hence, the average household size of every family is above six (6) persons. This structure is found to be prominent within the traditional core and intermediate areas of Osogbo where the indigenous people reside, unlike at the periphery where residents are from different socio-cultural origins and have had contact with western civilization and culture.

It was revealed that the quality of housing and its general environment varies among the zones identified in Osogbo. There is better and higher Housing quality in zone C (periphery) while zones A and B have a comparatively low and poor housing quality. This is expressed in terms of the

Table 2a: Pattern of housing quality in Osogbo

| Source of Variation | Sum of Squares | Mean Square | Df | F | P |
|---------------------|----------------|-------------|-----|--------|-------|
| Between Groups | 3860.82 | 1930.41 | 2 | 24.786 | .000* |
| Within Groups | 31386.41 | 77.88 | 403 | | |
| Total | 35247.22 | | 405 | | |

* Significant ($P < 0.05$)

Table 2b: Multiple comparison of mean values of pattern of overall housing quality among three housing zones in Osogbo

| Pattern of Housing Quality | N | X | SD | Mean Difference | Std Error | P |
|----------------------------|-----|-------|------|-----------------|-----------|------|
| Zone A Zone B | 90 | 54.65 | 7.92 | -1.54 | 1.29 | .495 |
| Zone A Zone C | 220 | 59.95 | 9.82 | -6.84* | 51.076 | .000 |
| Zone B Zone A | 96 | 53.11 | 6.99 | 1.54 | 1.295 | .495 |
| Zone B Zone C | 220 | 59.95 | 9.82 | -5.298* | 1.109 | .000 |
| Zone C Zone A | 96 | 53.11 | 6.99 | 6.84 | 1.076 | .000 |
| Zone C Zone B | 90 | 54.65 | 7.92 | 5.298* | 1.109 | .000 |

• Significant ($P < 0.05$)

Table 3: Influence of household size on overall housing quality

| Source of Variation | Sum of Squares | Mean Square | df | F | P |
|---------------------|----------------|-------------|-----|-------|-------|
| Between Groups | 2620.68 | 873.56 | 3 | 10.76 | 0.000 |
| Within Groups | 32626.54 | 81.16 | 402 | | |
| Total | 35247.22 | | 405 | | |

• Significant ($P < 0.05$)

physical appearance of buildings and the general sanitary condition of the housing environment. Factors that accounted for such variation could be traced to; time of development, age of buildings, lack of maintenance of buildings and absence of adequate physical planning in the affected area.

Generally, the age of buildings and period of development was highest at the core area and decreased to the periphery of the city. Similarly, the decay and deterioration of housing amenities and public infrastructures are more pronounced and critical at the core than elsewhere in the city. Incidentally housing density with high occupancy ratio is high at the core and reduces outwardly to the periphery. (Akinola, 1998).

In assessing the relevance or responsiveness of socio-cultural parameter on the Housing quality in Osogbo, the findings revealed that inspite of the variation in the pattern of housing quality amongst the three zones identified in Osogbo, household – size (socio-cultural variable) has a significant influence on the overall housing quality in Osogbo.

CONCLUSIONS/RECOMMENDATION

This paper has established that the absence or non consideration of the relevant users socio-cultural parameters, by housing planners, to housing development in our cities will produce a house which lacks relevance and originality. The importance of socio-cultural factors in the evolution of spatial structure in Osogbo housing districts has implication for residential planning in the town. It suggests that planners and housing developers must organize their thinking and design concept to accommodate the socio-cultural preferences and peculiarities of different types of people rather than in terms of physical character of their dwellings. Consequently, house owners and users would have access to the much desired qualitative housing devoid of resource wastefulness, slums, squalors and the overall urban decay.

The overall quality of the existing housing stock and environment could be improved through government intervention in the form of compulsory rehabilitation and urban renewal programs. This could be by granting of soft loans to affected house-owners through cooperative or community Associations while self-Help community participation should be encouraged for the

overall improvement of urban housing neighbourhoods.

KEY WORDS Housing Quality. Socio-cultural Factors. Household Size

ABSTRACT This paper which emanated from a previous research by the author identified household size as one of the required Socio-cultural parameters with respect to the target population in the provision of adequate housing for the different sub-cultures. In doing this the township of Osogbo has been selected for the study. Information on housing quality and Socio-cultural parameters of respondents was collected from 406 houses using the household heads in three (3) identified zones reflecting periods of urban development in Osogbo; Data analysis was by frequencies, cross tabulation and analysis of variance (ANOVA) The analysis revealed a high level of significance between household size and the overall housing quality in Osogbo. It also revealed the predominance of the Yoruba ethnic group over other ethnic groups (Hausa, Igbo etc) while the average household size recorded in each of the three zones identified is above six (6) persons. The data further revealed a poor quality of the existing housing and physical environment of the city's core area than other residential areas of Osogbo. The paper submitted that overall quality of the existing housing stock and environment should be improved through government intervention in the form of compulsory rehabilitation and urban renewal programs.

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