Assessment of Housing Satisfaction Among Women in Nigeria:

Experience from Ibadan Municipality

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Abstract

This study investigated satisfaction with public housing amongst women in Ibadan Municipality, Nigeria. A cross-sectional survey of residents in two selected housing estates owned by the Oyo State was conducted using structured questionnaire as data collection instrument. Data were analyzed using descriptive statistics and inferential. It was observed that most women living in public housing sampled in the study area were low and middle income earners and not satisfied with their present housing conditions. The management aspects of the housing schemes, size and security of the dwelling units were the main factors that determined respondents' satisfaction with their housing environment. Therefore, the paper concluded that there is need for more knowledge of the peculiarity of housing needs of women among policy makers, investors and housing developers as well as the involvement of women at all stages of housing provision in Nigeria.

Keywords: *Housing, Satisfaction, Women, Urban, Public Housing, Nigeria*

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Introduction

Housing is a decisive integral of spatial formation, balanced development and ecological unit. It is one of the most important needs in man's life. In fact, housing which used to be regarded as mere shelter is now much more than that, thus in today's parlance, housing is the totality of the house and the environment in which it is situated and those infrastructural facilities which make living in them convenient and safe (UN-Habitat,2006:34; Ajanlekeoko, 2001:13). It has different meanings for different cultures, groups and individuals. Okupe (2002:3) sees housing as a strategic asset to man, irrespective of his/her socioeconomic status, color or creed and as such there lies a passion and emotional attachment to housing in African traditional setting. Nevertheless, the level of housing production in Nigeria despite the number of housing programmes and policies is still at its lowest ebb (UN-Habitat, 2009:4; Onifade and Saibu, 2020:302).

Housing, therefore, is a fundamental product of every human effort irrespective of his or her financial standing. Provision of shelter is that passive and primary function of housing while its secondary function is the creation of an environment that is best suited to the way of life of a people - in other words a social unit of space (Salisu, Odulaja, Ogunseye, Fasina and Okunubi, 2019:183). Housing symbolizes the social status of the family to both the wider community and in the nuclear family setting itself. While the quality and quantity of housing stock is a reliable barometer of measuring the technology, culture and above all, civilization level of any nation. It contributes to the general wellbeing of a people, race or community (Cooks, 1988:131: Mabogunje, 2003). When we use the word quality in this study, its usage is on a broad base, and encompassing a variety of meanings defined by researchers in almost all fields. The quality of a house determines the reference as home if it performs some fundamental function for the residents. A house with all its necessary physical attributes must have a rich set of evolving cultural, demographic and psychological meanings attached to it to be 25 called a home (Weisman, 1992:23; Gilroy and Woods, 1994; Agbola, 1990:179; Mohit and Al-Khanbashi Raja, 2014:48).

Anita and Marais (2006:72) confirmed the fact that women are more affected by the housing condition than men. The various researches on housing satisfaction have been able to determine some factors that determine housing satisfaction which may vary between different socioeconomic and cultural groups in a society. Gilroy and Woods (1994:3) researched on housing satisfaction among Korean American elders and discovered that the housing or residential physical environment was not significant to their level of satisfaction while (Yoade, Adeyemi and Adeyemi, 2005:246) was able to research on housing satisfaction of single mothers in Columbus and found their income level affecting their housing condition and satisfaction.

Housing satisfaction on the other hand can be defined as the level of fulfilment of a need and pleasure an individual wants to derive from a particular quality of housing. Ibem, Anozike and Azuh (2011:426) corroborated with (Mohit, Ibrahim and Rashid, 2010:19) that housing or residential satisfaction can be defined as a

measure of the difference between the residents' actual and desired housing and neighborhood situation based on their needs, aspirations and expectations as well as with environment. They also corroborated with (Moser, 1987:2) that housing satisfaction is the degree of contentment experienced by an individual or a family member with regard to the current housing situation.

Studies on housing satisfaction have been carried out for various purposes such as to measure the success of housing policies or projects (Ogu, 2002:38; Onibokun, 1985:68), as guide policy (UN-Habitat, 2009:22); assess housing quality (Onibokun, 1974:192) and many more. Housing satisfaction studies help in discovering the levels of satisfaction and dissatisfaction of occupants of a particular housing type. Mohit et al., (2010:156) posited that it helps in predicting behaviors and housing mobility in an area. Also, it helps in determining the various factors which contribute to these rates or levels of satisfaction with peculiarity to different groups in the society.

However, more recently, residents' satisfaction with social housing in Selangor, Malaysia, was assessed based on the dwelling unit features, housing unit support services, public facilities, social environment and neighborhood facilities (Onibokun, 1976:333). Ibem and Amole (2011:286) added that housing satisfaction can be measured based on the socioeconomic characteristics of the residents such as marital status, income and educational background. Numerous researchers have investigated housing satisfaction based on demographic and socioeconomic characteristics of different cities such as (Salleh, 2008:489) who worked in Abuja and Benin (in Nigeria). Many others argued on different number of determinant factors of housing satisfaction such as housing facilities, housing environment, and housing maintenance. Currently in Nigeria, only few researchers have been able to work on gender sensitive housing satisfaction matters in the area of urban women (Asiyanbola and Filani, 2007:9).

However, there is much gap in examining housing satisfaction level among urban women living in Lagos public housing estates; one the most populous and fastest growing cities in Africa (Clement and Kayoe, 2012:117). It is obvious that there are little or no research efforts on housing needs, satisfaction, perceptions, and aspirations of specific social groups such as women in family units which could be different from men (Ibam and Amole, 2012; Morakinyo, Okunola, Odewande, and Dada, 2014:48). Hence, there is need for research efforts to be devoted towards this direction in order to ascertain the satisfaction level of urban women with their residential facilities. This research aims at determining the factors that affects urban women housing satisfaction in Ibadan municipality and suggesting a policy guide in achieving a socially and environmentally inclusive housing development effective at meeting its targets as well as contributing to the body of knowledge. This paper therefore provide answers to the following questions; what are the socioeconomic characteristics of women in the selected housing estates; the housing condition or quality in the study areas, the level of satisfaction among women with their housing in the selected estates.

Methods and Materials

The Study Area

Ibadan is located on longitude 30 54'E of the Greenwich Meridian and latitude 70 34'N of the equator. Ibadan is a product of Yoruba civil wars that raged between 1810 and 1893. It had served as the administrative headquarter of the defunct Western Region, while it is presently the capital city of Oyo State which is one of the 36 States of Federal Republic of Nigeria. The city is plaque with myriad of environmental problems such as overcrowding and shortage of housing both in quantity and quality (Ibam and Amole, 2012; Morakinyo, Okunola, Odewande, and Dada, 2014:48; Asiyanbola and Filani, 2007). These trends culminated in the government developing a model environment known as site and services scheme. There are twenty four of such public sites and services scheme in Ibadan metropolitan area.

Thus Bashorun and Alalubosa housing scheme were conceived as a site and service scheme where in a large parcel of land was divided into serviced plots was open up for residential development. The Oyo state housing corporation was the government body directly responsible for the scheme. The corporation was responsible for the plot applications, approval of design drawings, maintenance and services and the initial provision of services which included: roads, water supply, market, school, filling station, worship centers (churches and mosques), police station, refuse disposal and other infrastructures. The housing estate is directly managed by the Oyo State housing corporation and the housing corporation is in charge of general sanitation, refuse collection, security and future development coordination (Ibam and Amole, 2012; Morakinyo, Okunola, Odewande and Dada, 2014:48).

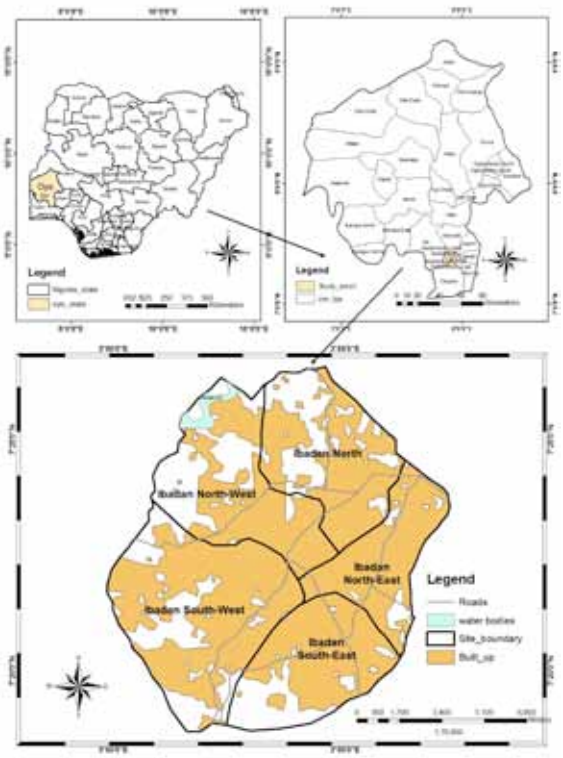

Figure 1. Map of the study area in the Nigerian context. Adapted from Olatunji, Yoade & Adeyemi (2021).

Data Analysis

This study was carried out in Ibadan, Oyo state, South-Western part of Nigeria. The study investigated the women living in Basorun and Alalubosa Estates that were provided by the Oyo State Government. Basorun housing estate contains 479 housing units while Alaluboa housing Estate has 201, making the total of 680 housing units (Morakinyo, Okunola, Odewande and Dada, 2014:48; Asiyanbola and Filani, 2007) (See appendix of housing images 1-8). The sample frame for this study is 680 (the total number of housing units), the sample size is calculated using the following formula. This is approximately 50% of the total sampling frame; therefore 340 housing units were sampled. The sample distribution was done based on the housing units. Purposive sampling approach was used to sample the respondents from each household unit in the study area. This is because this study is meant specifically for women inhabitants residing in the selected estates; therefore, questionnaires were distributed to the women in the study area. This resulted in the administration of 340 questionnaires, 319 of which were successfully retrieved.

Further, the Condition of Infrastructure Index (CII) and the Residents Satisfaction Index (RSI) were used to analyze residents' assessment of the condition of housing infrastructural facilities and residents' level of satisfaction with housing infrastructure, respectively. However, the underlying principle is essentially the same as what obtains in the more popular Relative Importance Index (RII). Consequently, the computation of CII and RSI follows a process similar to the CII's. Literature abounds with many other similar applications. Corroborating with the studies of (Yoade, 2018; Afon, 2000:120, 2006:149; Olojede, Yoade and Olufemi, 2017:329;) Olojede, Agbola and Samuel, 2019:348 Sambasivan, and Soon, 2007:524). The respondents were guided through the rating of the two variables of interest following the principle of the Likert-type scale (Vagias, 2006). In each case, the scale was from 5 through 1 in a descending order of significance (Excellent, Very Good, Good, Fair and Poor). The total weight value (TWV) for each variable was obtained through the summation of the product of the number of responses for each rating of the variable and the respective weight value. The mathematical expression for this is:

$$TWV = \sum_{i=1}^{5} N_i \quad X\, W_i \quad \ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots \quad (1)$$

where N_i = the number of respondents rating the variable and W_i = the average weight value assigned to the variable by the respondents.

Thus, the CII was computed by dividing the summation of all the responses to each of the five ratings on it by the total number of respondents who rated the road infrastructure facility (N).
The mathematical expression is

$$RSI = TWV/N \quad \ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots \quad (2)$$

The closer the RSI of a facility is to 5, the higher the residents' rating of it; the farther it is from 5, the weaker the rating of respondents of such a facility. The RSI was also measured and computed the same way.

Results

Socioeconomic Characteristics of the Respondents

The below table is an illustration of the socioeconomic characteristics of the female respondents in the survey. Findings reveal that majority (57.4%) of respondents were age range between 41 to 60 years while just 0.9% of the respondents were less than 20 years of age in the study area. Most of the respondents were married, 6.6% were widow, while 2.3% of the respondents were singles while 1.6% of the respondents were either divorced or separated in the study area. Findings show that majority (59.2%) of the respondents have tertiary education, 22.6% of the respondents have senior school certificate holders while just less than 1% were holders of primary leaving certificate. Findings show that majority (64.6%) of the respondents were public servant while 34.5% were private business owners in the study area.

Findings reveal that majority (57.4%) of the respondents earn more than #100,00 per month while just 3.4% of the respondent earns less than #50,000 in a month. Finding establish that majority (63.6%) of them had household size of more than six persons, suggesting that they have children and/or relations living with them while 45.2% of the women and their families had lived in their present residences for between four year and six years.

Indices	**Frequency**	**Percentage (%)**
Age		
Less than 20 years	3	0.9
20-40 years	117	36.7
41-60 years	183	57.4
61 years and above	16	5.0
Marital Status		
Single	9	2.8
Married	284	89.0
Divorced/separated	5	1.6
Widowed	21	6.6
Educational Level		
Primary school level	2	0.6
Secondary school level	72	22.6
Tertiary school level	189	59.2
Informal education	56	17.6
Employment Status		
Public	206	64.6
Private	113	35.4
Monthly Income		
Less than 50,000	11	3.4
50,001 – 100,000	125	39.2
Above 100,000	183	57.4
Household Size		
Less than 3	10	3.1
3-6	106	33.2
More than 7 persons	203	63.6
Length of stay		
1-3 years	107	33.5
4-6 years	144	45.2
7-9 years	50	15.7
10 years and above	18	5.6
Total	319	100.0

Figure 2. Table of respondents' socioeconomic characteristics.

Perceived Condition of Building Components and Facilities

Prior to assessing the residents' satisfaction with the housing facilities in the study area, the respondents were asked to assess the state or condition of housing infrastructure in the city with focus on sixteen distinct elements. The table in figure 3 gives the summary of their assessment of the state of these housing infrastructure elements. According to Figure 3, on the average, the condition of housing infrastructure elements provided by the governments in the study area is generally fair. Lightning and air circulations topped the assessment as the best housing infrastructure element. Bathrooms, size of the living room, ventilation, roofing, kitchen, aesthetic and landscape of the estates, parking and parking facilities ranked next with 3.4, 3.3, 3.1, 3.0, 2.9, 2.8, 2.7 2.6 and 2.5, respectively. The least element ranked is 1.7. Further, a mean score of 3.5 was obtained for all the elements taken together. This shows that the respondents rated the state of housing infrastructure in the city are fairly okay.

Ventilation is the movement of fresh air around a closed space, or the system that does this while ventilations is the act or process of ventilating; that is, circulation of air a room with (an installation in a building that provides a supply of fresh air)

Indices	**Condition/state of facilities**						
	Excellent	**Very Good**	**Good**	**Poor**	**Bad**	**CII**	**Rank**
Parking facility	25	63	112	29	92	2.7	8
Kitchen	56	78	72	16	87	2.9	6
Bathroom facilities	43	103	79	33	127	3.4	2
Toilet facilities	28	79	45	53	114	2.5	10
Ceiling	37	42	93	115	32	2.6	9
Electricity	38	33	31	98	119	2.3	12
Roofing	79	68	45	39	88	3.0	5
Water supply	13	76	30	105	95	2.4	11
Ventilation	17	15	85	101	101	1.9	15
Windows and doors	23	16	116	52	150	1.7	16
Plumbing work	-	64	48	106	101	2.2	13
Ventilations	91	56	47	50	75	3.1	4
Size of the living room	209	54	-	26	30	4.2	1
Size of the bedroom	27	49	45	18	180	2.1	14
Natural lightning and air circulation	83	89	56	50	41	3.3	3
Aesthetics and landscape of the estate	12	75	103	109	20	2.8	7

Figure 3. Table of perceived condition of building components and facilities.

Respondents' Satisfaction Level

Following the assessment of the state of housing infrastructure elements, the respondents were asked to assess level of satisfactions with housing infrastructure in the study area. Table 3 gives the summary of their level of their satisfaction with housing infrastructure. As presented in Table 3, respondents were moderately satisfied with the housing infrastructure and facilities in the city. Aesthetics and landscaping of the estates was rank first with an RSI score of 4.0 out of 5. Roofing, serenity of the estate and natural lightning and air circulation followed with 3.9,

3.8 and 3.7 respectively. A mean score of 3.6 out of 5 was obtained as the overall performance of the local governments in Ile-Ife on road infrastructure delivery. This is an indication that women in the study area moderately satisfied with housing infrastructure in the study area.

Indices	**Level of satisfaction**						
	Very Satisfied	**Moderately Satisfied**	**Fairly Satisfied**	**Unsatisfied**	**Very Unsatisfied**	**RSI**	**Rank**
Prices of goods and services	19	-	78	109	133	2.1	13
Accessibility	56	93	101	89	20	3.6	5
Transportation	13	16	121	86	83	2.3	12
Privacy	52	72	84	95	16	3.2	7
Noise level in the estate	102	135	34	30	18	3.9	2
Roofing	53	47	98	92	29	3.0	8
Recreational facilities	39	17	40	172	51	2.4	11
Serenity of the estate	126	84	61	19	29	3.8	3
General maintenance	7	6	64	99	143	1.9	14
Schools	115	45	59	92	8	3.5	6
Shopping mall	18	27	14	86	174	1.8	15
Reduced crime rate	32	42	72	119	26	2.5	10
Size of the living room	36	63	54	98	68	2.8	9
Size of the bedroom	19	34	-	177	89	1.6	16
Natural lightning and air circulation	103	91	61	41	23	3.7	4
Aesthetics and landscape of the estate	111	108	86	5	9	4.0	1

Figure 4. Table of Respondents' Satisfaction Index.

The below table in figure 5 shows the respondents' satisfaction level in the study area with socioeconomic characteristics using the Likert scale. It can be deduced from this table that the privacy of the respondents top ranked highest with average mean of 4.2. Also, noise level in the estate, shopping facilities rules in the estate and school around the estates with average mean of 3.4, 3.3, 3.1 and 3.1, respectively. While considering socioeconomic characteristics of the women in the estate, it has affects their satisfaction level with housing infrastructure.

INDICES	**VERY SATISFIED**	**MODERATELY SATISFIED**	**FAIRLY SATISFIED**	**UNSATISFIED**	**VERY UNSATISFIED**	**SUMATION OF WEIGHT VALUE**	**MEAN OF WEIGHT VALUE**
Privacy of respondents	74	104	96	22	23	319	4.2
Noise level in the estate	66	84	105	27	24	309	3.4
Rules of the estate managers	63	48	52	104	14	281	3.1
Crime rate in and around	39	43	105	62	70	319	2.7
Cleanliness of the estate	41	52	75	35	66	269	2.8
Shopping facilities	68	62	71	54	31	286	3.3
Schools around the estate	51	92	12	97	32	284	3.1

Figure 5. Table of respondents' satisfaction with socioeconomic characteristics.

Also, the result of correlation analysis that revealed a positively weak relationship between household size of respondents and respondents' satisfaction in and around the estate (n=319, r=0.18, p=0.01). This established that the higher the household size of respondents, the better the satisfaction in and around the estates; this may be because the women with larger household size had more motivation to increase their earning rate from opportunities around.

Findings shows results on multivariate analysis showed that the socioeconomic predictors (independent variables) of housing satisfaction had a total contribution of 58.6%. This means that there are other factors responsible for the state of housing satisfaction in the study area. The ANOVA also revealed a significant variation between the predictors. Findings of this study corroborate (Mahamad, and Ramayah, 2006; Ibem, 2012; Lu, 2012:276; Ibem and Azhu, 2013) that housing satisfaction is determined by the characteristics of the individual, the housing unit and surrounding neighborhood (Jiboye, 2009:243; Leah and Park, 2010:45). Also, that housing satisfaction is related to housing attributes such as the function and physical adequacy of the dwelling, quality and adequacy of social and community facilities, living convenience, the nature and effectiveness of official policies and personnel attitudes, the condition and maintenance of the home environment, maintenance of the dwelling facilities, privacy, territoriality and neighborhood security among many others. It further emphasized (Ibem, Anosike and Azuh, 2011:429; Aalakinde and Olorunfemi, 2013; Oyedele and Oyesode, 2019:401; Onifade and Saibu, 2020:305) that housing satisfaction is positively associated with household income.

Conclusion

This paper examined housing satisfaction among urban women using Alalubosa and Bashorun Housing Estates Ibadan, Nigeria as a case study. This study corroborated the findings in most literature focusing on gender that inadequate housing tends to have a negative impact on women, who spend a majority of their time in the home and its immediate environment. The identified determinants calls for improvements to increase the level of satisfaction in the study areas. However, there is need to consider specific needs of women and their involvement at all stages of housing provision in Nigeria. Also, there is a need for improved knowledge of the specific housing needs of women among policy makers and housing developers as well as the involvement of women at all stages of housing provision in Nigeria. Lastly, there is need for policy makers and housing providers to recognize that the design and construction of housing units to specified standards are not enough, rather the maintenance of existing facilities, provision of housing services and social infrastructure in social housing schemes are also important in meeting the needs of women and enhancing their satisfaction levels with such schemes.

Appendix of Housing Images

Figure 1. Main Entrance of Bashorun Housing Estate, Ibadan, Oyo State, Nigeria.

Figure 2. Set of Buildings at Bashorun Housing Estate, Ibadan, Oyo State, Nigeria.

Figure 3. View of Bashorun Housing Estate, Oyo State, Nigeria.

Figure 4. Set of Buildings at Bashorun Housing Estate, Ibadan, Oyo State, Nigeria.

Figure 5. Main Entrance of Alalubosa Estate, Oyo State, Nigeria.

Figure 6. Set of Buildings at Alalubosa Estate, Oyo State, Nigeria.

Figure 7. Set of Buildings at Alalubosa Estate, Oyo State, Nigeria.

Figure 8. Set of Buildings at Alalubosa Estate, Oyo State, Nigeria.

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