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Housing Condition in Student Village, Federal Polytechnic, Bida, Niger State

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Abstract

Housing is of paramount importance to human existence, as it ranked among the top three basic needs of man aside food and clothing. The aim of the study is to assess the housing condition in the student village of Federal Polytechnic Bida. The research is guided by three objectives. One is to take inventory of the existing housing stock. The second describe the characteristics of the housing in relation to the standard of decent housing; with emphasis on accessibility, living condition of the people, room occupancy ratio, functionality of facilities, age of building and maintenance of the buildings. While the third objective recommends measures to improve the housing condition in the study area. Systematic random sampling procedure was employed in this study. The sample frame was 350 buildings. The sample size for the students were 70 buildings, representing 20% of the sample frame. Fourteen (14) house-owners representing 5% of the house-owners of the 70 buildings were also randomly selected for questionnaires administration, in total; eighty-four (84) questionnaires were administered. The result revealed that 51.5% of the student's respondents had more than 10 rooms in their lodges, leading to over-utilisation of the existing facilities. However, the room occupancy ratio was averagely low with 58.6% of students occupying 1-2 students per room. The main accommodation type was compound house (74.2%). Many of the houses (57.4%) were between 21-30 years old range. Housing maintenance by the landlord was poor as only 14.3% of them had bi-annual maintenance. The access road within the study area was fair (57.2%)

subjecting the area to flooding during raining season. 70% of the building flooring material was cement block while 100% of roofing material was aluminum roof and were old. These findings conclude that the housing condition in the student village fails to promote decent housing. It, therefore, serve as a wakeup call to the Nigerian government to exhibit an interest in housing by promoting, among others, public-private partnerships (PPPs) in constructing sustainable students' housing particularly in Bida, and, generally in Nigeria's educational areas.

Keywords: Housing condition, Students, Accessibility, Occupancy ratio, Flooring material.

Introduction

Housing is of paramount importance to human existence as it ranked among the top three needs of man. Research interest on living environments has risen in recent times, and various approaches, concepts and viewpoints have been applied by housing researchers from an extensive range of disciplines (Anguelovski and Connolly, 2021). The term "housing" as defined by UN-Habitat, (2012) is a multidimensional concept that refers to the activity, a process, of residing, as well as to the objects of dwellings and their environment. The main attributes of housing as a dwelling are its location (determining access to livelihood), tenure arrangements, cost and physical structure. Housing is at the same time physical structure, as well as social structure, functioning at different spatial scales (homes, neighborhoods, cities and other settlements, regions and countries). It is also a sector of the economy, and important category of land-use in cities and in other settlements. These linkages with the national economy and with overall urban system are an integral part of understanding of the concept of housing (UN-Habitat, 2012).

Housing does not only imply shelter alone (i.e., flour walls and a roof) but together with its supporting infrastructural facilities and services such as water supply, electricity, refuse dump, good roads, enabling shopping facilities needed for an environment or community to be worth living in (Olotuah & Bobadoye, 2009; Babalola, (2012) As a unit of the environment, housing has a profound influence on the health, efficiency, social behavior, satisfaction and general welfare of the community. It is, therefore, a reflection of the cultural, social and economic value of a society and country (Olotuah & Bobadoye, 2009).

Housing can also be referred to as layout and development of residential unit in which people can live in pleasant, functional, convenient, peacefully, aesthetically pleasing, and healthy surroundings with social, cultural and recreational facilities (Galadima, 2013; Adinnu, 2016) Davies and Jokiniemi (2008) define housing as policies, regulations, development and other matters relating to residential buildings, when viewed as a whole; a general term for a group of dwellings. Housing is a combination of characteristics which provide a unique home within any neighbourhood; it is an array of economic, social and psychological phenomena. In other words, housing could be

seen as a multidimensional package of goods and services extending beyond shelter itself. It is widely acknowledged that adequate housing is essential for good life (Mbazor, 2021).
Quality housing has always been one of the very basic human needs. Overtime, its provision has been met in the form of dwellings which are temporary or permanent, natural or adapted (Burchil, 2017). However, the need to look into the standard of housing and its implication on human health is very vital, being that the nature or standard of housing in any society determine all other activities like health, economy, social, political and cultural aspects of people (Adedeji, 2017).
The definition of housing quality embraces many factors which include the physical condition of the building and other facilities and services that make living in a particular area conducive. The quality of housing within any neighbourhood should be such that satisfies minimum health standards and good living standard, but should also be affordable to all categories of households (Okewole and Aribigbola, 2016). Housing quality is determined by the building design, roofing materials, wall materials, condition of buildings, age, internal and external facilities, etc. Many Nigerian cities are usually associated with poor housing conditions, evidenced by overcrowding and inadequate dwelling units; inadequacy of essential public and infrastructural services; solid waste problems; increasing deterioration of the natural landscape; water, air and noise pollution. However, a decent and habitable home requires the availability of clean air, potable water, adequate shelter and other essential services and facilities. This is, nevertheless, only feasible when housing standards are adhered to. Standards are the tolerable minimum requirements of building code and space standards that housing has to meet in order for it to be habitable. The housing condition in student village, Bida is, thus, under study to observe its adherence to housing standards.

Aim and Objectives

The aim of the study is to assess the condition of housing in the student village of Federal Polytechnic Bida. The objectives are: to take inventory and stock of the existing housing in the study area; to describe the characteristics of housing in the study area; and to recommend measures that will improve the housing condition in the study area.

Scope of the Study

The scope of the study covers the student village opposite Federal Polytechnic Bida, Niger state. That is, the housing facilities in the student village that are located within an intermediate walking distance of 20 minutes from the campus main gate. The variables adopted to examine whether the housing condition in the student village meet the standard of decent housing were accessibility, living condition of the people, occupancy ratio, qualities of the building, materials used, types of building, functionality of facilities, age of building and maintenance of the buildings. The accommodation in student village is predominantly supplied by private landlords and ranges from single-room apartments and self-contained units to shared flats.



Figure 1: Earth image of the student village, opposite Federal Polytechnic, Bida
Source: Google Earth Image (2022).

The lodges under study in the student village comprised barracks lodge, Chelsea lodge, and others as shown in table 1.

Table 1: Names of Lodges under Study

1. Bethel Lodge	11. Mocab Lodge	21. Senate Villa	31. YYM Lodge	41. London Estate	51. Air Force-Base	61. American Embassy
2. Life Quarters	12. Goodness and Mercy	22. Award Lodge	32. Chosen Lodge	42. Heaven Lodge	52. Peace Lodge	62. Chief daddy empire
3. French Embassy	13. Etsu Yahaya lodge	23. New era lodge	33. Ozone lodge	43. Kakausa lodge	53.Emmy lodge	63. Instagram lodge
4.Chelsea lodge	14. 2go lodge	24.Alhikima lodge	34. Kunlab lodge	44. Ummis villa	54. Unity lodge	64. Ken bright lodge
5.Galilee lodge	15. House assembly	25. Lyon palace	35. Galaxy lodge	45. Suleman estate	55. Palastina lodge	65.CMO lodge
6. MQ lodge	16. Gallery lodge	26. Ramat lodge	36. Ajaratu lodge	46. Dave joy lodge	56. Apple lodge	66.Ubandoma lodge
7. Barracks lodge	17.Manchester lodge	27. Promise land	37. Aisha lodge	47. BBK extension	57. Cetel lodge	67. Yaba lodge
8. Makama lodge	18. Logita lodge	28. Douch lodge	38. Cape town	48. BKB lodge	58.Mr Jay lodge	68. Sky point lodge
9. Western villa	19. Wazobia lodge	29. New heaven	39. Yusfuad lodge	49. City grace lodge	59. God glory lodge	69. Emmanuel villa
10. Award lodge	20.Strength of God	30. Five-star lodge	40. Legacy lodge	50. SBS lodge	60.Al-mustapha lodge	70. Perfect lodge

Source: Fieldwork, 2022.

House and Housing

A house is defined by the National Building Organization as an authentic or semi authentic unit of dwelling that can accommodate an average household. A house is useful in various ways; it is a place where one can take rest, sleep and cook food. It can also be used as shop or working place or for conducting business of all kind. Housing has potentiality to a great extent in promoting human welfare, social life, economic growth, and health of the community (Mbazor, 2021). It also promotes other related aspects of human life, to achieve human sustainability both in rural and in urban settlement. Aesthetically, housing in general sense is the layout and development of residential units in which people live in pleasant peaceful and healthy surroundings with social, cultural and recreational facilities (Hiraskar 2012).

The National Housing Policy (NHP, 2022) defines "housing" as the process of providing functional shelter in a suitable neighborhood, with sustainable maintenance of the built environment, supporting the daily living and activities of individuals and families. It emphasizes ensuring safe, comfortable, affordable, and identifiable shelter within a community, while reflecting socio-economic and cultural aspects. These include sustainable attributes like energy efficiency and resource conservation, and also encompasses planning or provision by authorities. The World Health Organisation (WHO, 2021), likewise, describes housing as a residential environment which includes the physical structure used for shelter, all necessary services, facilities, equipment and devices needed or desired for the physical and mental health and social wellbeing of the family and individuals.

Housing is an issue that touches the life of individuals as well as that of the nation. A great importance is, therefore, ascribed to its roles in engendering human comfort by both nature and society. It represents a bundle of goods and services which facilitate and enhance good living; and a key to neighbourhood quality and preservation (Meng, Hall and Roberts, 2016). Agbola (2018) notes that housing is a combination of characteristics which provide a unique home within any neighbourhood; it is an array of economic, social and psychological phenomena. In other words, housing could be seen as a multidimensional package of goods and services extending beyond shelter itself.

Housing Quality

Good quality housing standards are essential and basic to planning, these not only ensure the safety and wellbeing of people but also promote beauty, convenience and aesthetics in the overall built up environment. Good quality housing means adequate privacy, space, security, physical accessibility, security of tenure, structural stability and durability. It also means adequate lighting, heating and ventilation; adequate basic infrastructure, such as water supply, sanitation and waste management facilities, suitable environmental quality and health related factors, and adequate and accessible location with regard to work. All of these qualities should be available and determined together with the people concerned (Payne. 1977 cited UN-habitat 2006)

Goodman (2018) considers three indicators of housing quality: financial burden, crowding unit and neighborhood quality. The determinants of housing quality in the Goodman studies

were assumed to be income, family size, education and race. Overcrowding and poor neighborhood environment were found to be critical to the health of renters group among the sampled households from Siegrist (2014) research. Furthermore, indoor air pollution, arising from cooking stove, burnt mosquito repellant, mould and fungi growth, tobacco smoking and insecticide spray in the homes showed significant effects on the respiratory symptoms (cough, wheezing pneumonia, bronchitis and asthma) among children.

The United Nations habitat report (2019) equally confirmed the two evident environmental problems faced by a large proportion of the third worlds urban population that lives and works in very poor condition. One is the presence of pathogens in the human environment due to lack of basic infrastructure and services and the second is crowded and cramped living conditions. These are in addition to the fact that the poor inhabit many different low-quality forms of housing.

However, past and current housing programmes have not paid adequate attention to housing quality. Thus, inadequacies exist in housing. These inadequacies are treated under housing suitability, housing habitability, tenure security and freedom from crowding (Onibokun. 2000 cited in Oni 2012).

Housing occupies a central position in the sustainable urbanization agenda in Nigeria, and African traditional family housing unit constitutes a significant component of the urban housing stock. There is, thus, need to ensure housing adequacy in other to facilitate a better quality of life as well as maintain stable urban communities. This entails a process of building our communities so that we can live comfortably by providing lasting secure livelihoods which minimize resources depletions and social instability. (Jiboye, 2004).

Classifications of Housing

According to Statistics Canada (2017), some of the classifications of housing are:

Single-detached house: it has open space on all sides, and has no dwellings attached to it. A mobile home fixed permanently to a foundation is also classified as a single-detached house.

Semi-detached house: One of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure. The two units together have open space on all sides.

Row house: One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses.

Apartment or flat in a duplex: One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.

Apartment in a building that has five or more storeys: A dwelling unit in a high-rise apartment building which has five or more storeys.

Other single-attached house: A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., a store or a church) or occasionally to another residential structure e.g., an apartment building.

Condition of Housing

Regarding adequacy, global housing units are known to be inadequate, deficient, and lagging and probably need an adjustment (Moore, 2019). Housing and its condition concern urban planners, though little or no improvement has recently been seen despite countless policy formulations.

Ezeanah (2021) highlighted some housing challenges that prompted the Federal Government of Nigeria to construct 59,000 and 202,000 dwelling units during the nation's second and third National Development Plans; and observed that, at the end of the plan periods, only 12.0% and 15.0% of the target were constructed, respectively.

Condition of housing largely depends on the available building materials; condition of maintenance and services available. Majority of Nigerians depend on locally available and cheap building materials for their indigenous housing construction (Udoudoh, & Bassey, 2021). In addition, housing is durable and may deteriorate overtime at a rate dependent on maintenance and repair decisions of owners, with proper maintenance the length of housing service (quality) can be sustained at a longer time period (Adinnu 2016). The age of buildings and the condition of maintenance cannot be over emphasized, the problem of maintenance is greater for old buildings than new ones. In many settlements in Nigeria, many of the houses are too old, in a stage of despair, and quite a number are no fit for habitation (Onibokun, 2017). Apart of building material and age structure that are considered as factors which affect maintenance and condition of buildings, the flow of income is a very important factor that cannot be thrown aside, if one is to determine the quality of housing, the flow of income to the owner of the building must be regular and adequate to meet up the challenges in the present-day market. However, the flow of income to people in Nigeria is not only inadequate but also seasonal. Services is also important in determining the condition of housing in urban areas, the provision of services is generally undertaken by the government, but in some areas, it is usually based on community effort.

Housing Infrastructure in Tertiary Institutions

The student population in the higher institutions have consistently risen over the last 20 years and most universities and polytechnics have been unable to keep pace with demand for adequate students' housing (Jones, et al., 2019; Barnes, 2024). The implication of this is that students far outnumber the available units of housing, and competition for housing has caused an increase in the bid and asset prices. To increase the provision of housing for students would take time (Easthope, 2023). Therefore, the supply of student residences is bound to continue to lag behind the demand for such housing. This imbalance in the students' housing market has manifested in a number of problems.

According to Agbola et al (2021), one major factor responsible for student accommodation problems all over the world is the ever-increasing number of students. The situation is not different in the rest of the world. In London, for instance, Tabet (2021) reports that traditional halls of residence have been provided in considerable numbers, but they have not kept pace with the growth of the student population. Morgan et al (2019), also state that the provision of

accommodation in all sectors of higher education in Nigeria has barely kept pace with the expansion of the student' population.

Amole (2017) contends that students' housing policies and practices in Nigeria also compound the problem of students' housing. Amole (2017) argues that at the level of the National Universities Commission (NUC), there are no existing firm policies with respect to students' housing. Suggestions and recommendations have, however, been made by the NUC and each institution is left to implement and adopt these recommendations as it deems suitable. For example, the National Universities Commission recommended that residential universities should provide accommodation for at least one-third of its student population. This recommendation does not, however, outline the categories of students that ought to benefit from university accommodation (Agbola et al, 2021). Thomsen (2018) found the following results that are related to students' prospects of living off-campus. Demographically, the male gender had a higher possibility of living off-campus. The positive reasons for students to live off-campus were: ability to cook meals, length of lease/contract, proximity to campus/town, parking accommodation, ability to live with or near friends, and a private bathroom. Dasimah et al. (2011) reported that academic achievement of off-campus students is not influenced by the environment, although, living off-campus is said to be more challenging than staying on campus.

Methodology

A reconnaissance survey of socio- economic and physical characteristics of student village was carried out before the actual field survey to have firsthand information about the housing condition of the study area.

Primary and secondary sources of data were used. This study used personal observation, direct interview using a structured questionnaire, it was administered using face to face interview with the student and landlords. The secondary sources of data involve the consultation of relevant journal, publications, past projects, write-ups, text books, and lecture notes to review the concept of rural housing and quality.

The total population size of the student village (study area) comprised 350 private buildings. For the purpose of this research, 70 buildings which represented 20% of the 350 private buildings were used as sample size for questionnaire administration. The sampling techniques used to collect data regarding the building condition of residents of the student village was systematic random sampling procedure. It was employed to give the respondents equal chance of being selected. The first respondent was picked from the first building, after that, every 5^{th} building was selected for questionnaire administration. Fourteen (14) questionnaires were administered to the house-owners, in total, eighty-four (84) questionnaires were administered in the student village. The statistical analysis employed to interpret the findings entailed simple statistic method like percentages, bar, pie charts and tables.

Findings and Discussions

This section contains the result from the questionnaires administered in the study area.

Sex distribution of respondents

As indicated in the Table 2, there were more female students' respondents than male students' respondents, in contrary to Thomsen (2018) assertion. All the landlords were, however, men.

Table 2: Sex Distribution of The Respondents

Respondent	Student	Percentage	Landlord	Percentage
Male	28	40%	14	100%
Female	42	60%	-	-
Total	**70**	**100%**	**14**	**100%**

Source: Fieldwork, 2022.

The occupation of 57.1% of the landlords were farming as indicated in Figure 2. While 21.4% were civil servants, 14.2% were trader and 7.1% were engaged in craft and self-employed. The monthly income of all the 14 landlords was above 35,000 naira. Their level of exposure will thus influence their choice of local material used for construction as stated by (Udoudoh, & Bassey, 2021).

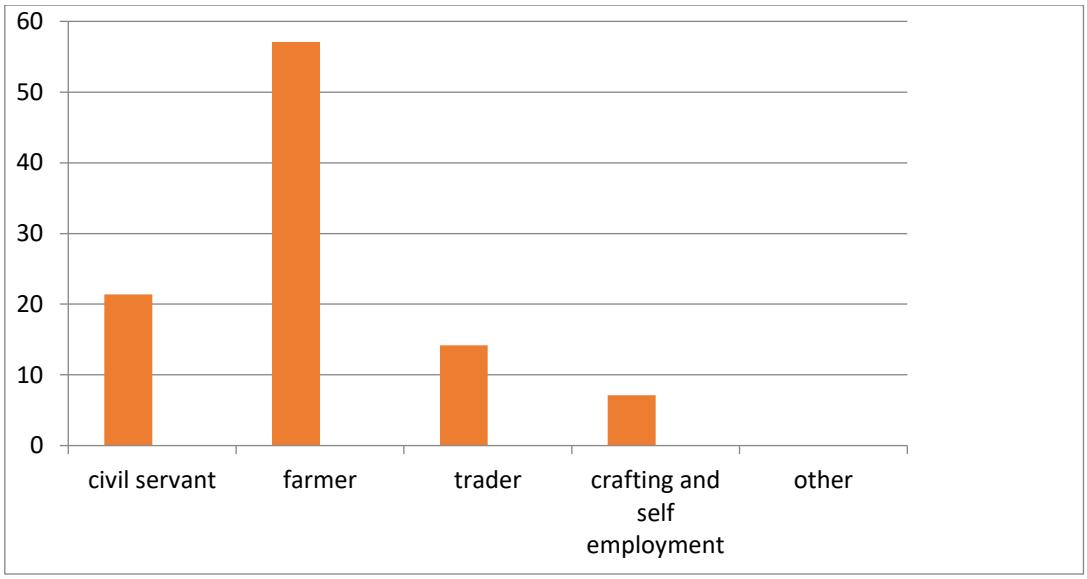


Figure 2: Occupation of the Landlord Respondents
Source: Fieldwork, 2022.

Number of rooms per lodge

The number of rooms per lodge is shown in Table 3. There were many rooms in each of the lodges. The students' responses revealed there were many lodges (51.5%) with more than 10 rooms or households, while 48.5% students' respondents had 6 to 10 rooms in their lodge. For, the landlords, 42.8% had 6 to 10 rooms/households in their lodge and 35.7% had1 to 5 rooms per lodge while 21.4% of the landlords had more than 10 rooms in their lodge. This revealed that there were many rooms in a single student lodge, this will eventually make

housing facilities to be over-stressed and result to poor housing conditions as stated by Siegrist (2014); Goodman (2018) and United Nations habitat report (2019).

Table 3: Number of Rooms per Lodge

Respondent	Student	Percentage	Landlord	Percentage
1-5	-	-	5	35.7%
6-10	34	48.5%	6	42.8%
10 and Above	36	51.5%	3	21.4%
Total	**70**	**100%**	**14**	**100%**

Source: Fieldwork, 2022.

Room Occupancy Ratio

However, students' respondents on housing occupancy ratio in Table 3 revealed that 58.6% of students occupied 1-2 students per room, while 31.4% were 2-3 students per room, only 10% of the students were 4-6 occupants per room. The planning implication of this is that the higher percentages of the respondents meet up with the planning standard of two persons per room.

Table 4: Housing Occupancy Ratio per Room

Respondent	Student	Percentage
1-2	41	58.6%
2-3	22	31.4%
4-6	7	10%
Total	**70**	**100%**

Source: Fieldwork, 2022.

Type of Accommodation

The accommodation type of the respondents is revealed in Table 5. The percentage of the students living in compound house were 74.2%, while 18.6% lived in *face me, I face you* (Brazilian type), and 7.2% lived in bungalow. The implication of compound housing type is that it encourages overcrowding, that is higher occupancy ratio and also their mode of construction, building material, building design are poor as stated by United Nations habitat report (2019).

Table 5: Type of Accommodation

Respondent	Student	Percentage
Compound house	52	74.2%
Tenement	-	-
Bungalow	5	7.2%
Other	13	18.6%
Total	**70**	**100%**

Source: Fieldwork, 2022.

Age of Building

As revealed in Figure 3, questions on the building age were directed to the landlords. 57.4% of the houses were between 21-30 years old range, while 21.3% respondents each had their building age to be between 10-20 years and less than 10 years. The implication of the age of the structure was obvious, there was a close connection between the age of the building and the condition of its maintenance, as such, the older the building, the more deteriorated it becomes, this confirms Onibokun, (2017) assertion.

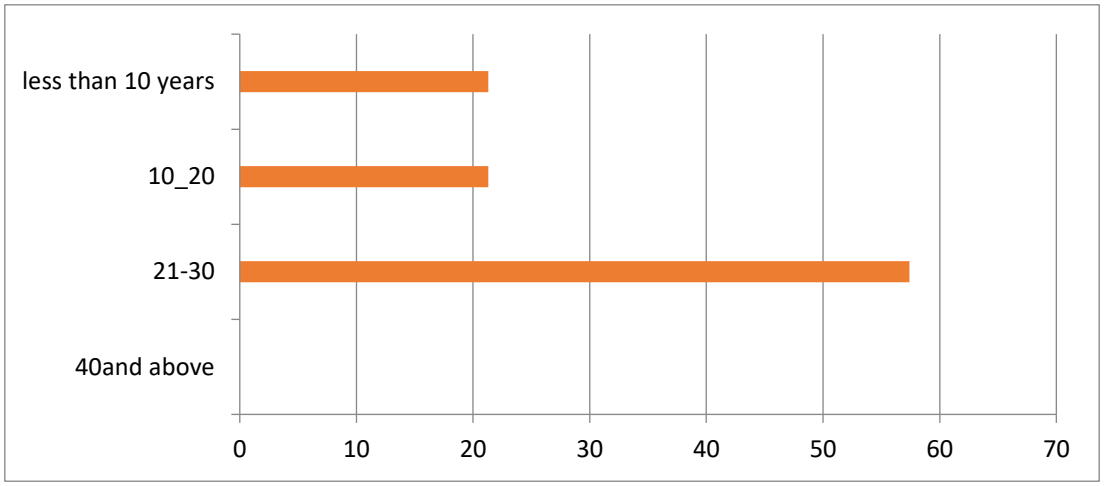


Figure 3: Age of Building Source: Fieldwork, 2022.

Condition of the Building

The analysis of the condition of the building in Table 6 according to student respondents revealed that 57.1% of the buildings were good; 20% were fair; 8.5% each of the respondents claimed it was fair and badly cracked; while 5.9% said part of their buildings were falling. This shows that the majority of the buildings in the student village were still good and decent. Although, buildings in the village did not conform to a specific design, rather plans are executed in the best ways that better profits the owners of the properties. This confirms Goodman's (2008) assertion that determinants of housing quality include income and education.

Table 6: Condition of the Building

Respondent	Student	Percentage
Good	40	57.1%
Fair	6	8.5%
Crack	14	20%
Badly crack	6	8.5%
Falling	4	5.9%
Total	**70**	**100%**

Source: Fieldwork, 2022.

Building Maintenance by the Landlords

The building maintenance as shown in Figure 4 revealed that 64.2% of the landlords maintain their structure annually, while 21.5% carried out their maintenance every 5 years and 14.3% claimed that maintain their housing bi-annually. This accentuates Adinnu's (2016) statement on regular housing maintenance.

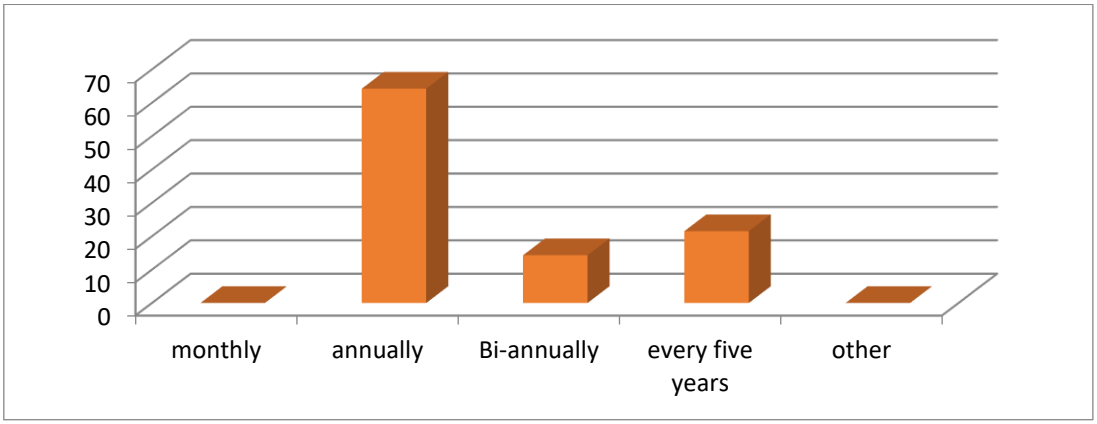


Figure 4: Building Maintenance by the Landlords
Source: Fieldwork, 2022.

Condition of Access Road within the Village

Condition of access road within the student's village is revealed in Table 7. It indicated that 57.2% of the students claimed that the access road within the study area was fair, while 28.5% of the student claimed that the access road within the village was good and 14.3% maintained there was poor access rood in the village. Majority of the lodges in the village do not have good access road, due to lack of drainage. The planning implication is that, the area is liable to flooding especially during raining season and this can cause disease outbreak, inaccessibility of the lodges by vehicle, and can also make the building to collapse.

Table 7: Condition of Access Road within the Village

Respondent	Student	Percentage	Landlord	Percentage
Good	20	28.5%	6	42.8%
Fair	40	57.2%	5	35.7%
Bad	10	14.3%	3	21.5%
Total	**70**	**100%**	**14**	**100%**

Source: Fieldwork, 2022.

Type of Material Used for Building Flooring

Indicated in Table 8, flooring material of the building for 70% of the respondents was cement block, while 30% were tile floor. The planning implication of this is that, cement block contributes to cracked floor as shown in figure 4.2 and 4.3. This made many students covered the floor with carpet. Termites have also infested many lodges as a result of this; however, in the construction process, it is advisable to fill every block with concrete and cover it with nylon at the foundation level to avoid termite invasion. This fall short of good quality housing standards described by Payne (1977) as cited in UN-habitat (2006).

Table 8: Material Used for Flooring of the Building

Respondent	Student	Percentage
Mud	-	-
Cement block	49	70%
Burnt clay	-	-
Other	21	30%
Total	**70**	**100%**

Source: Fieldwork, 2022.

Type of Roofing Material

Shown in Table 9, the entire student respondents in the study area claimed the type of roofing materials used was aluminum roof. This was also confirmed by the landlords.

Table 9: Type of Roofing Material

Respondent	Student	Percentage	Landlord	Percentage
Corrugated iron roof	-	-	-	-
Aluminum roof	70	100%	11	78.5%
Brick roofing	-	-	-	-
Other	-	-	3	21.5%
Total	**70**	**100%**	**14**	**100%**

Source: Fieldwork, 2022.

Condition of Roofing

As indicated in Figure 5, the roofing condition was good, as claimed by 70% of the student respondents while 27.1% claimed that the condition was fair and 2.9% of the roofing condition was bad. This means that there is minimum roof leakage.

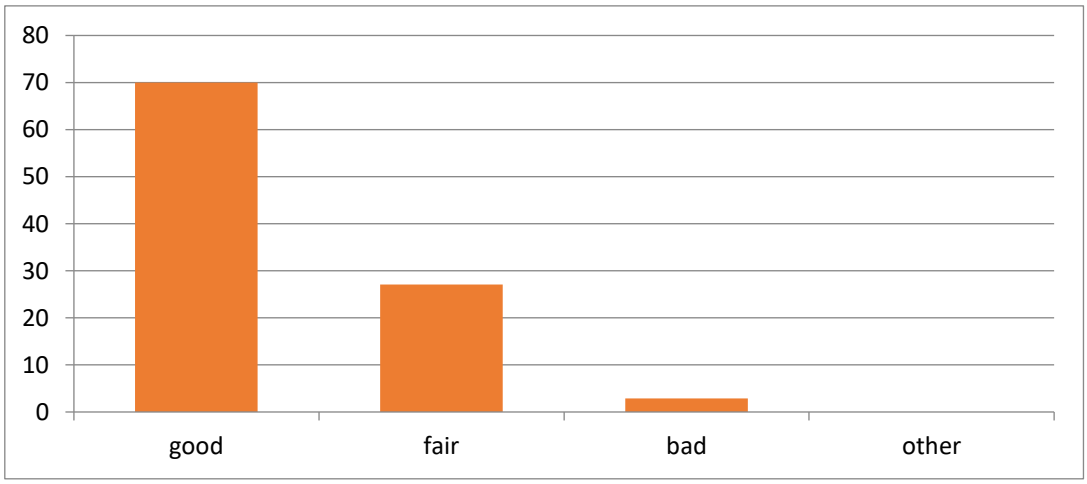


Figure 5: Condition of Roofing

Source: Fieldwork, 2022.

Materials Used for the Block Work (Wall)

As indicated Figure 6, the structural material mostly used in the study area was cement (74.3%), however, 25.7% of the student respondents claimed the structure materials was brick. The planning implication is that cement wall will generate a lot of heat especially during hot season which is detrimental to the health of the occupants.

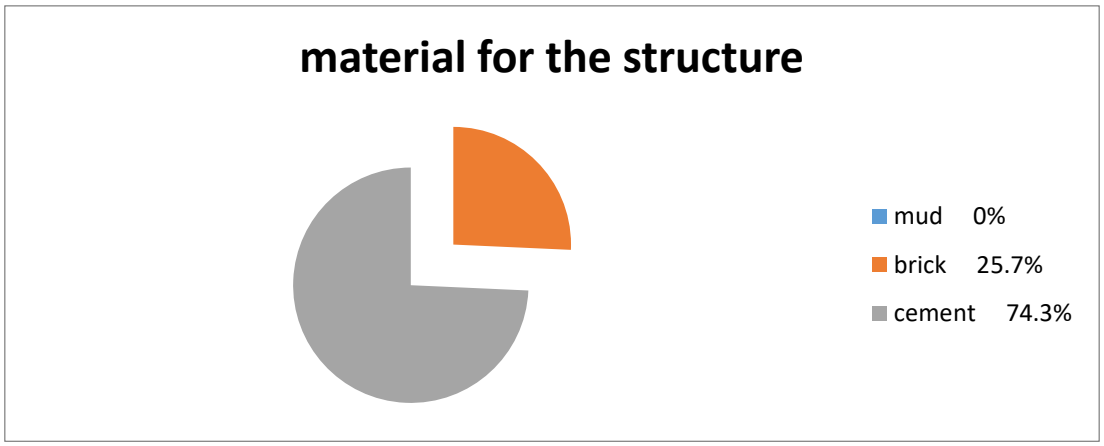


Figure 6: Materials Used for the Block Work (Wall)
Source: Fieldwork, 2022.

Shown in plates 1 and 2 are compound lodges type. They revealed the dominant type of accommodation in the study area



Plate 1: Compound house type
Source: Fieldwork, 2022.

In Plate 2 is the deteriorating building condition and the roof of one of lodges.



Plate 2: Deteriorating building condition
Source: Fieldwork, 2022.

Shown in plate 3 is the cracked wall and floor conditions in one of the lodges in the student village.



Plate 3: Wall and floor condition of building in the study area
Source: Fieldwork, 2022.

Conclusion

This study observed that the housing condition in the student village was poor and fails to promote decent housing. Majority of the residents live in an inconducive housing due to

inadequate basic facilities, predominant compound of housing type, poor quality of building materials, obsolete construction techniques and poor building expertise. The result revealed that 51.5% of the student's respondents had more than 10 rooms or households in their respective lodges, leading to over-utilisation of the provided facilities. However, the room occupancy ratio was averagely low with 58.6% of students occuping 1-2 students per room, and only 10% of the students had 4-6 occupants per room. The main accommodation type was compound house (74.2%). Many of the houses were old as the age of 57.4% of the houses were between 21-30 years old range, although, 57.1% of the students claimed the buildings were still manageably good. The maintenance level by the landlord was poor as only 14.3% of them had bi-annual maintenance. Majority of the collapsed facilities and renovations within the lodge had to wait for the annual maintenance done by 64.2% of the landlords. This resonated with the time they collected their annual house rent. This emphasis the need for loan access to the landlord. The access road within the study area was fair (57.2%). The flooring material of the building for 70% of the respondents was cement block and cracked while 100% of roofing materials was aluminum roof and were old and leaky.

Recommendations

- Development control: It was observed that the buildings were built according to the landlords' lifestyle therefore in order to avoid haphazard development, sites and services scheme should be provided by the government. It will help to solve the problem of inadequate space between buildings, lack of drainage system, and lack of good accessibility to building.
- Delegate the local planning authority with power to discharge their duties effectively by controlling development in its area of Jurisdiction to enforce effective development control in the area.
- Decentralization of the housing production and empowerment of different actors and modalities of housing development. There should also be the option of engaging Public-Private Partnerships (PPPs) in the construction of houses in the student village in Bida, this will encourage good quality housing in the study area.
- Cooperative society loan and subsidized housing materials: Government should ensure that subsidize modern building material is channeled down through the establishment of co- operative society so that they can have access to decent housing in line with the planning standard. Alternatively, the locally produced building material should be improved through the use of modern technology to enhance housing quality and prolong the life span of buildings.

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