

## **Examining the Prevalence of Contradictory Tendencies and Prognosis for the Problem of Slums in Nigeria**

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### **Abstract**

*Slum development in Nigeria is essentially caused by rapid urbanization and the inequality that exist in provision and maintenance of housing and infrastructure. Most of the housing related problems in Nigeria results largely from inadequately planned land use and non-secure land tenure, self-help housing, which results from poverty and in turn we see it manifest buildings that are constructed poorly with weak development control. The consequences are the proliferation of slums which are characterized by overcrowding, flooding, dilapidated structures, existence of poor environmental control with stagnant waste water in generally dirty and unclean living environments. This paper examines the prevalence of contradictory tendencies and prognosis for the problem of slums in Nigeria and attempts to highlight useful management inputs. While drawing useful information from survey interviews in focus study areas and review of relevant literature on existing slums in Nigeria and other countries, the paper proposes some specialized input approaches and solutions that can suit local conditions in Nigeria. Specifically, the paper outlines how architects can make significant contributions to slum prevention and control. It suggest that rehabilitation; planning and implementation should be inclusive of the input of architects working closely with slum dwellers, governments and other relevant stakeholders to ensure that prevalence of slums are reduced to the barest minimum and sustainable development is ensured.*

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**Keywords:** *Housing, Prognosis, Rehabilitation, Slums, Sustainable*

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### **1.0 Introduction**

A slum is a heavily populated urban informal settlement characterized by substandard housing and squalor UN-Habitat, Kenya (2007). While slums differ in size and other characteristics, most lack reliable sanitation services, supply of clean water, reliable electricity, law enforcement and other basic services. Slum residences vary from shanty houses to professionally built dwellings that because of poor-quality construction or

provision of services have deteriorated into slums. UN-Habitat, Kenya (2007).

Slums have been theorised as a group of buildings or an area categorised by overcrowding, deterioration, insanitary conditions, or absence of basic and essential facilities like potable water, drainage system, schools, health facilities, recreational grounds, post office, among others. Slums were common in the 18th to early 20th centuries in the United States and Europe Ashton 2007. More recently slums have been predominantly found in urban regions of developing and undeveloped parts of the world, but are also found in developed economies UN-Habitat 2007.

According to UN-Habitat, around 33% of the urban population in the developing world in 2012, or about 863 million people, lived in slums. The proportion of urban population living in slums was highest in Sub-Saharan Africa (61.7%), followed by South Asia (35%), Southeast Asia (31%), East Asia (28.2%), West Asia (24.6%), Oceania (24.1%), Latin America and the Caribbean (23.5%), and North Africa (13.3%). Among individual countries, the proportion of urban residents living in slum areas in 2009 was highest in the Central African Republic (95.9%). Between 1990 and 2010 the percentage of people living in slums dropped, even as the total urban population increased. The world's largest slum city is found in the Neza-Chalco-Ixtapaluca area, located in the State of Mexico Daniel, 2011.

Slums form and grow in many different parts of the world for many different reasons. Some causes include rapid rural-to-urban migration, economic stagnation and depression, high unemployment, poverty, informal economy, poor planning, politics, natural disasters and social conflicts United Nations Habitat Group, 2011. Strategies tried to reduce and transform slums in different countries, with varying degrees of success, include a combination of slum removal, slum relocation, slum upgrading, urban planning with citywide infrastructure development, and public housing.

Slums are home to the poorest of urban populations in Africa. The houses populated by slum dwellers are mostly dilapidated, overcrowded, in neighbourhoods that are prone to flooding and beset with poor environmental condition with shortage of clean potable water. Urbanization can be seen as the quick changes in the structure and distribution of urban population as well as in the size and character of a settlement. Slums are easily formed in areas experiencing rapid urbanisation without corresponding increase in the provision and maintenance of housing and infrastructure. Slums generate spontaneously and are in some cases, a direct result of the prevalence of poverty experienced by the inhabitants of cities. Slums, which are observed as an element of decay of the urban fabric, also result from congestion in overcrowded cities where poor immigrants seek to settle for just any available accommodation irrespective of quality.

Though slums possess an overwhelming negative, there are some positive aspects to slums. In recent years, some environmentalists and organizations such as the United Nations Population Fund submitted that despite the poor living conditions, slums are positive both environmentally and socially. Because slums are characterized by very high density of housing, its environmental impact is smaller than that of dispersed rural communities. Furthermore, as noted by Brand, 2011 some merits of slums could be seen that the fertility rate of new slum dwellers is below the replacement rate; this mitigates dangers associated with overpopulation that results from manpower-intensive subsistence agriculture, and frees up arable land for the nature, or more efficient industrialized agriculture. Slum dwellers also appear to have vastly better opportunities for getting jobs, starting small businesses and climbing out of poverty than rural inhabitants.

According to Arimah & Ben 2001, Nigeria is ranked as one of the countries with high slum occurrence. The increase of shanty dwellings, squatter settlements and slums in most of our cities in Nigeria and other less developed nations of the world is attributed to a chain of factors. Of course, such factors are closely associated with the low level of socio-economic and cultural lifestyles of the inhabitants (Omole, 2010). With an emphasis on Nigeria, though drawing examples from some countries in Asia and Africa, this paper examines the causes of slums and approaches to its management. Another focus of the paper is to see to the impact of the contribution of the architect significantly to slum prevention and control through the Continuous professional development programme.

### **1.1 Problem Statement**

Nigeria like many countries around the world lacks the adequate supporting framework of urban infrastructure. According to Ajanlekoko (2001) the phenomenal rise in population, number and size of our cities over the past few years have manifested in the acute shortage of dwelling units which resulted in overcrowding, high rents, poor urban living conditions, and low infrastructure services and indeed high crime rates”. There is no city in Nigeria where the “housing failure” is more manifest than in Lagos (UNCHS, 1993).

It is been accepted that more migrants move into the urban area hence it’s difficult for the available housing to meet the influx of the growing population. In order to cope with the fast rising population in cities like Lagos, it has been estimated that about 100,000 additional residential units are required each year (UNCHS, 1993). However, there is evidence that nothing near this target is being built each year, either by government and its housing agencies or by private/public sector participation. The immediate consequence of this is that in many parts of Lagos, especially where the poor and low-income people live, there is congestion, inadequate infrastructural facilities for the ever-increasing demands place on them, inadequate provision of water supply, power and poor methods of waste disposal. Such inadequacies place a tremendous impact on the production of housing. Occasionally it has led to demolition, eviction, inaccessibility, substandard houses and many are outright uninhabitable.

The individuals affected most by this conditions are the poor, low-income earners and urban migrants. These people with little resources, financial and otherwise, have adopted the option of illegally inhabiting a piece of vacant land to build rudimentary or make-shift houses. These factors have been observed to be the main facilitator that leads to increase in urban slums.

### **1.2 Aim and Objectives of the Study**

This study aim to examine the prevalence of contradictory tendencies and prognosis for the problem of slums in Nigeria

- To inform policy-makers so that they can properly address the real problems characterizing the prevalence of slum development in Nigeria in order that the government of the day aid in providing adequate response
- To develop an approach for a successful Slum Eradication
- Preventive measures that can be taken to forestall the emergence of slum settlements.

### **1.3 Research Questions**

- To What extent can policies be harnessed to curb the prevalence of Slum development in Nigeria?
- What approach can be taken for a successful slum eradication programme to be effective?

- What are the measures that can be adopted to forestall the emergence of slum settlements?

## 2.0 History of Slums

Slums were common in the United States and Europe before the early 20th century. London's East End is generally considered the locale where the term originated in the 19th century, where massive and rapid urbanisation of the dockside and industrial areas led to intensive overcrowding in a warren of post-medieval streetscape. The suffering of the poor was described in popular fiction by moralist authors such as Charles Dickens – most famously *Oliver Twist* (1837-9) and echoed the 'Christian Socialist' values of the time, which soon found legal expression in the Public Health Act of 1848. As the slum clearance movement gathered pace, disadvantaged areas such as Old Nichol were fictionalized to raise awareness in the middle classes in the form of moralist novels such as *A Child of the Jago* (1896) resulting in slum clearance and reconstruction programmes such as the exemplary Boundary Estate (1893-1900) and the creation of charitable trusts such as the Peabody Trust founded in 1862 and Joseph Rowntree Foundation (1904) which still operate to provide decent housing today.

Slums are now often associated with Victorian Britain, particularly in industrial English towns, lowland Scottish towns and Dublin City in Ireland. Engels described these British neighborhoods as "cattle-sheds for human beings" (Mike, 2006). These were generally still inhabited until the 1940s, when the government started slum clearance and built new council houses (University of the West of England, Bristol, 2008). There are still many examples left of former slum housing in the UK, but many have been removed by government initiative, redesigned and replaced with better public housing. In Europe, slums were common (Eckstein, 1990). By the 1920s it had become a common slang expression in England, meaning either various taverns and eating houses, "loose talk" or gypsy language, or a room with "low going-ons". In *Life in London* Pierce Egan used the word in the context of the "back slums" of Holy Lane or St Giles. A footnote defined slum to mean "low, un-frequent parts of the town". Charles Dickens used the word slum in a similar way in 1840, writing "I mean to take a great, London, back-slum kind walk tonight". Slum began to be used to describe bad housing soon after and was used as alternative expression for rookeries (Dyos, Cannadine, David, Reeder & David 1982). In 1850 the Catholic Cardinal Wiseman described the area known as Devil's Acre in Westminster, London as follows:

"Close under the Abbey of Westminster there lie concealed labyrinths of lanes and potty and alleys and slums, nests of ignorance, vice, depravity, and crime, as well as of squalor, wretchedness, and disease; whose atmosphere is typhus, whose ventilation is cholera; in which swarms of huge and almost countless population, nominally at least, Catholic; haunts of filth, which no sewage committee can reach – dark corners, which no lighting board can brighten" (*Ward & Wilfrid 2008*).

This passage was widely quoted in the national press, leading to the popularization of the word slum to describe bad housing (Wohl & Anthony, 2002).

In France as in most industrialized European capitals, slums were prevalent in Paris and other urban areas in the 19th century, many of which continued through first half of the 20th century. The first cholera epidemic of 1832 triggered a political debate, and Louis René Villermé study (Nancy, 2002) of various arrondissements of Paris demonstrated the differences and connection between slums, poverty and poor health (Ann-Louise, 1985). New

York City is believed to have created America's first slum, named the Five Points in 1825, as it evolved into a large urban settlement (Ashton, 2006)

## **2.2 Causes of Slums**

### **2.2.1 Poverty**

Poverty is a broad concept which implies several understandings. It may be considered as the contradiction existing in our cities, countries or world. While some people are living in good housing conditions, some others do not have access to adequate housing or are purely homeless. It is also a vibrant expression of inequality in our living space. Like inequality, poverty is easy to recognize. Around the country, especially in townships, living conditions of residents reveal a high degree of poverty. According to the World Bank, "Poverty is hunger. Poverty is lack of shelter. Poverty is being sick and not being able to see a doctor. Poverty is not having access to school and not knowing how to read. Poverty is not having a job, is fear for the future, living one day at a time. Poverty is losing a child to illness brought about by unclean water. Poverty is powerlessness, lack of representation and freedom" (<http://web.worldbank.org>). Some schools of thought have established a closer relationship between poverty and underdevelopment. The high rate of poverty and illiteracy has also been identified as factors that contribute significantly to the formation of slums in Nigeria. Slum areas are center of poverty where various factors that enhance slum development and growth are noticeable (Omole, 2010). Low income earnings affect the level of capital formation, which deprives the people of sufficient resources to utilize in improving their homes and keep their environment healthy for comfortable living. This partially explains why six to ten people would live in a room (George, 1999).

### **2.2.2 Inequality**

Inequality is the reality that our communities, cities, countries, world face. In relation to the housing issue, it is the situation that explains why some households are living in poor housing conditions while others live in good housing conditions. As Okun (1980: 15) asserts, "inequality is very easy to recognize". Inequality may be generally understood as the differences existing between individuals, cities, communities, countries, etc. It is not only a local reality but also a global phenomenon. It may be observed that some differences existing among individuals are natural (sex, race, etc) and some others are intentionally created in order to dominate or to exclude other individuals from the economic and political life of the society.

### **2.2.3 Rural-Urban Migration**

Rural–urban migration is one of the causes attributed to the formation and expansion of slums (UN Habitat, 2007). Since 1950, world population has increased at a far greater rate than the total amount of arable land, even as agriculture contributes a much smaller percentage of the total economy. For example, in India, agriculture accounted for 52% of its GDP in 1954 and only 19% in 2004 (Geraldo, 2008); in Brazil, the 2005 GDP contribution of agriculture is one-fifth of its contribution in 1951 (Judy, 2008). Agriculture, meanwhile, has also become higher yielding, less disease prone, less physically harsh and more efficient with tractors and other equipment. The proportion of people working in agriculture has declined by 30% over the last 50 years, while global population has increased by 250% (UN Habitat, 2007). Many people move to urban areas primarily because cities promise more jobs, better schools for poor's children, and diverse income opportunities than subsistence farming in rural areas (Judy, 2008).

#### **2.2.4 Urbanization**

The formation of slums is closely linked to urbanization (Davis, 2006). In 2008, more than 50% of the world's population lived in urban areas. In China, for example, it is estimated that the population living in urban areas will increase by 10% within a decade according to its current rates of urbanization (United Nations Population Fund, 2007) The UN-Habitat reports that 43% of urban population in developing countries and 78% of those in the least developed countries are slum dwellers (UN Habitat, 2003). Some scholars suggest that urbanization creates slums because local governments are unable to manage urbanization, and migrant workers without an affordable place to live in, dwell in slums (Hammel & Eugene 1964).

#### **2.2.5 Colonialism and Segregation**

Some of the slums in today's world are a product of urbanization brought by colonialism. For instance, the Europeans arrived in Kenya in the nineteenth century and created urban centers such as Nairobi mainly to serve their financial benefits. They regarded the Africans as temporary migrants and needed them only for supply of labour. The housing policy aiming to accommodate these workers was not well enforced and the government built settlements in the form of single-occupancy bed spaces. Due to the cost of time and money in their movement back and forth between rural and urban areas, their families gradually migrated to the urban centre. As they could not afford to buy houses, slums were therefore formed (*Obudho & Aduwo 1989*). Others were created because of segregation imposed by the colonialists. For example, Dharavi slum of Mumbai – now one of the largest slums in India, used to be a village referred to as Koliwad, and Mumbai used to be referred as Bombay. In 1887, the British colonial government expelled all tanneries, other noxious industry and poor natives who worked in the peninsular part of the city and colonial housing area; to what was back then the northern fringe of the city – a settlement now called Dharavi. This settlement attracted no colonial supervision or investment in terms of road infrastructure, sanitation, public services or housing. The poor moved into Dharavi, found work as servants in colonial offices and homes and in the foreign owned tanneries and other polluting industries near Dharavi. To live, the poor built shanty towns within easy commute to work. By 1947, the year India became an independent nation of the commonwealth, Dharavi had blossomed into Bombay's largest slum (Jan, 2010).

#### **2.2.6 Scarcity of Lands, Services and Security of Tenure**

The inability of most low income earners to secure cheap plots which are close to the urban areas with services and the prevalence of non-secure tenures invariably breed squatting, congestion and consequently the growth of slums

#### **2.2.7 Poor House Planning**

Inadequate affordable low cost housing and poor planning encourages the supply side of slums (London School of Economics and Political Science, 2009). The Millennium Development Goals proposes that member nations should make a "significant improvement in the lives of at least 100 million slum dwellers" by 2020 (United Nations, 2000). If member nations succeed in achieving this goal, 90% of the world total slum dwellers may remain in the poorly housed settlements by 2020. Choguill & Charles, 2007 claim that the large number of slum dwellers indicates a deficiency of practical housing policy. Whenever there is a significant gap in growing demand for housing and insufficient supply of affordable housing, this gap is typically met in part by slums. The Economist summarizes this as, "good housing is obviously better than a slum, but a slum is better than none" (The Economist, 2012).

### **2.2.8 Political Determination**

Many local and national governments have, for political interests, subverted efforts to remove, reduce or upgrade slums into better housing options for the poor (UN Habitat Group, 2011). Throughout the second half of the 19th century, for example, French political parties relied on votes from slum population and had vested interests in maintaining that voting bloc. Removal and replacement of slum created a conflict of interest, and politics prevented efforts to remove, relocate or upgrade the slums into housing projects that are better than the slums. Similar dynamics are cited in favelas of Brazil, slums of India (Joshi & Unnithan, 2005) and shanty towns of Kenya (Irene & Jack, 2010)

### **2.2.9 Poor Implementation of Sanitation Laws**

Many cities in Nigeria do not enforce environmental sanitation laws. This creates waste management problems which is a major problem in many towns and cities especially the slum areas. Also, many houses in Nigerian cities do not have sanitary facilities such as toilets, bathrooms, sewers, etc; hence, human excreta, domestic wastes, and wastewater end up in rivers, streams, canals, gullies, etc untreated, thereby resulting in poor environmental waste control.

### **2.3 Prevalence of Slums**

Slums exist in many countries and have become a global phenomenon. A UN-Habitat report states that in 2006 there were nearly 1 billion people settling in slum settlements in most cities of Latin America, Asia, and Africa, and a smaller number in the cities of Europe and North America. In 2012, according to UN-Habitat, about 863 million people in the developing world lived in slums. Amongst these, the urban slum population at mid-year was around 213 million in Sub-Saharan Africa, 207 million in East Asia, 201 million in South Asia, 113 million in Latin America and Caribbean, 80 million in Southeast Asia, 36 million in West Asia, and 13 million in North Africa. Among individual countries, the proportion of urban residents living in slum areas in 2009 was highest in the Central African Republic (95.9%), Chad (89.3%), Niger (81.7%), and Mozambique (80.5%); UN Habitat 2014.

The distribution of slums inside a city varies throughout the world. In most of the developed countries, it is easier to distinguish the slum-areas and non-slum areas. In the United States, slum dwellers are usually in city neighborhoods and inner suburbs, while in Europe, they are more common in high rise housing on the urban outskirts. According to UN HABITAT 2008/2009 many developing countries, slums are prevalent as distributed pinches of densely constructed informal settlements. In some cities, especially in countries in Southern Asia and sub-Saharan, slums are not just marginalized neighborhoods holding a small population; slums are widespread, and are home to a large part of urban population. These are sometimes called slum cities.

The percentage of developing world's urban population living in slums has been dropping with economic development, even while total urban population has been increasing. In 1990, 46 percent of the urban population lived in slums; by 2000, the percentage had dropped to 39%; which further dropped to 32% by 2010.

The increase of slums in Nigeria has been over the years a matter of great concern. According to a study by Olotuah 2006, 75% of the dwelling units in urban centres in Nigeria are substandard and the dwellings sited in slums. The inadequacy of the quality of most urban housing stems mainly from the poor physical state of the buildings. They are usually very insecure and doubtful and do not provide adequate shelter from the elements of weather. The

environment in which the buildings are located is filthy in most cases, and this generally leads to slum conditions. Table 1, show the occurrences of slums in some major cities in Nigeria.

**Table 1: Slum Occurrence in Nigeria Cities**

Source: Sunday A. B & Alexander A. F., 2011 Field work

S/No	Nigerian Cities	Slum Areas
1	Lagos	Ajegunle, Makoko, Agege, Bariga, Badia, ilaje, Ijeshatedo/ Itire, Iwaya, Amukoko
2	Kano	Kurna Asebe, Sabon gari, Nassarawa,
3	Ibadan	Beere, Oje, Inalende, Mapo, Oke-Padi, Yemetu, Oniyarin, Agbokojo, Akobo- Ojuirin, Bodija, Ojoo
4	Akure	Erekesan, Obanla, Isolo, Idiagba/Ijemikin
5	Kaduna	Angwar Kurmin Gwari, Television, Nasarawa, Angwar Shanu
6	Jos	Bayan Rogo, Gangare, Katakò, Angwan Rukuba
7	Enugu	Akwuka, Ugwuaji, Abakpa, Emene, Akegbeugwu
8	Port Harcourt	Njemanza, Igbo-etchè, Bundu Waterside, Mile 1, Eleme
9	Ado Ekiti	Oke -Isa, Irona, Oke-Ila
10	Abuja	Dutsen Alhaji, Karimu, Gwagwa, Kabusa, Kuchi Bena
11	Minna	Tudun Fulani, Kpakungu, Angwan Biri, Dutsen Kura
12	Makurdi	Wadata, Agwan Jukun, Idye, Logo
13	Zaria	Parts of Samaru, Hagin Dogo

## 2.4 Features of Slums

Slums usually begin at the outskirts of a city. Over time, as the city expand most often past the original slums, enclosing the slums inside the urban perimeter. New slums sprout at the new boundaries of the expanding city, usually on publicly owned lands, thereby creating an urban sprawl mix of formal settlements, industry, retail zones and slums. This makes the original slums valuable property, densely populated with many conveniences attractive to the poor (Rosa, 2011).

Informality of land tenure is a key characteristic of urban slums (UN Habitat, 2007). At startup, slums are typically located in least desirable lands near the town or city, which is state owned or philanthropic owned or religious entity, owned or have no clear land title (Rosa, 2011). Some immigrants regard unoccupied land as land without owners and therefore occupy it (Agbola & Elijah 2009). In some cases the local community or the governments allocate lands to people, which will later develop into slums and over which the dwellers don't have property rights (Boley, 2006). Informal land tenure also includes occupation of land belonging to someone else (Brueckner & Harris 2009).

The extensive use of sub-standard materials causes rapid deterioration of houses and infrastructure and aid the growth of slums. One of the identifying characteristics of slums is the lack of or inadequate public infrastructure (UN Habitat, 2011) From safe drinking water to electricity, from basic health care to police services, from affordable public transport to fire/ambulance services, from sanitation sewer to paved roads, new slums usually lack all of these. Established, old slums sometimes garner official support and get some of these infrastructures such as paved roads and unreliable electricity or water supply (Chandrasekhar, 2005).



### **3.0 Research Methodology**

The interview method would be employed to achieve the necessary data and details required, existing data would also be collected and analysed which would also be a useful tool. This study is to focus on the causes and solution to slum development, environmental control and chaotic landscape issues of Zinariya Area of Angwan Rogo, Jos North Plateau State as a focus.

### **3.1 Results and Discussion**

#### **3.2 Physical Environment**

Zinariya has several significant environmental problems; including air and water pollution from houses especially waste water, oil and local shops. The production of waste, detergents lead to the emission of acidic components, the primary cause of various environmental hazards in the area. Acidic compound increases the acidity of soil and water and can damage aquatic life, cause health problems and damage vegetation. Houses are seriously juxtaposed on a sloppy terrain making the vista of the environment unorganized. What should be obtained is that planning authorities should establish environmental acts, which aids uniform processes for assessing the potential environmental impacts of new developments. Their central goal should be to ensure that potential environmental problems are identified while streamlining the approval process for proposed projects.



**Figure 1: Zinariya Layout.**

**Source: Google Earth Pro, Viewed 14/08/ 2017**



**Figure 2: Zinariya Layout, Jos North**

**Source: Field Work, 2017**

#### **3.2 Traffic, Roads and Transportation**

This settlement is accessed through the Bauchi Road and the Bauchi Ring Road with poor setbacks and airspaces which would have helped in curbing the effect of fire outbreaks. Roads that exist in this town are predominantly service/feeder roads which are accessed

directly from houses, shops and worship ground. Road widths are less than four meters, untarred and sandy. Roads are seen to meander at different points and corner due to the topography of the land which has lots of rock outcrops. Footpaths and walkways are seen not to be defined.



**Figure 3: Basic Road Layout.**  
Source: Field Work, 2017

### 3.3 Sewage Disposal Methods

The major sewage disposal system is very bad and health hazardous. The toilets facilities are a mix of pit and water closet system with little planned water disposal system. The pit mostly available is left open at the top since it is located at the outer part of the building. Waste are hipped at a disposal site within the bottom of the undulating landscape in the neighbourhood. Of recent, this site has been acquired and housing development is on-going. This site is prone to natural disaster.



**Figure 4: Waste Disposal Site cum Site for Residential Development.**  
Source: Field Work, 2017

### 3.3 Drainage

The drainage situation in Zinariya is typical of most slum areas. The facilities are pitiful, in most cases rain water and soil water flows in front of residencies. Though the area has a sloppy nature, the drainage systems have not been planned in any way, so when there is a heavy downpour the houses suffers over flow of water into some residence.



**Figure 5: Undefined Drainage Path**  
Source: Field Work, 2017

### 4.0 Risk Prevalent in Slums

#### 4.1 Prone to Natural Disaster and Man Made Hazards

Slums are often located amongst the places vulnerable to natural disasters such as landslides and floods (Smith, 2013). In cities located over a mountainous terrain, slums begin on slopes difficult to reach or start at the bottom of flood prone valleys, often hidden from plain view of city center but close to some natural water source. In cities located near lagoons, marshlands and rivers, they start at banks or on stilts above water or the dry river bed; in flat terrain, slums begin on lands unsuitable for agriculture, near city trash dumps, next to railway tracks, and other shunned, undesirable locations (Rosa, 2011). However, the ad-hoc construction, lack of quality control on building materials used, poor maintenance, and uncoordinated spatial design make them prone to extensive damage during natural disasters.

#### 4.2 Violence

According to Kabiru et al, 2012, crime is one of the main concerns in slums. Empirical data recommend crime rates are higher in some slums than in non-slums, with slum homicides alone reducing life expectancy of a resident in a Brazil slum by seven years than for a resident in nearby non-slum (Mehta, 2013). In some countries like Venezuela, officials have sent in the military to control slum criminal violence involved with drugs and weapons (Karl, 2013). Rape is another serious issue related to crime in slums. In Nairobi slums, for example, one fourth of all teenage girls are raped each year (Newer, 2013).

#### 4.3 Unemployment

Due to lack of skills and education as well as competitive job markets, many slum dwellers face high rates of unemployment (World Health Organization, 2010). The limit of job opportunities causes many of them to employ themselves in the informal economy, inside the slum or in developed urban areas near the slum. This can sometimes be lawful informal

economy or unlawful informal economy without working contract or any social security. Some of them are seeking jobs at the same time and some of those will eventually find jobs in formal economies after gaining some professional skills in informal sectors (*Gupta & Arup, 2002*).

### **4.3 Epidemics**

Slums have been historically linked to epidemics. This trend has continued in modern times. For example, the slums of West African nations such as Liberia were crippled by as well as contributed to the outbreak and spread of Ebola in 2014. Slums are considered a major public health concern and potential breeding grounds of drug resistant diseases for the entire city, the nation, as well as the global community (*Alirol et al, 2011*).

### **4.4 Child Labour and Malnutrition**

Child labour and malnutrition is more common in slums than in non-slum areas (*Ghosh & Shah, 2004*). In Mumbai and New Delhi, 47% and 51% of slum children under the age of five are stunted and 35% and 36% of them are underweighted. These children all suffer from third-degree malnutrition, the most severe level, according to WHO standards. A study conducted by Tada et al. in Bangkok slums illustrates that in terms of weight-for-age, 25.4% of the children who participated in the survey suffered from malnutrition, compared to around 8% national malnutrition prevalence in Thailand (*Tada et al, 2002*). In Ethiopia and the Niger, rates of child malnutrition in urban slums are around 40% (*United Nations Human Settlements Programme, 2006*).

### **5.0 Recommendation**

Recent years have shown a dramatic growth in the number of slums as urban populations have increased in developing countries (*Adam, 2010*). Nearly a billion people worldwide live in slums, and some have projected that by 2030 the figure may grow to 2 billion, if governments and global community ignore slums and continue current urban policies. United Nations Habitat group believes change is possible.

Some city and state officials have simply sought to remove slums (*The Hindustan Times, 2013*). This strategy for dealing with slums is rooted in the fact that slums typically start illegally on someone else's land property, and they are not recognized by the state. As the slum started by violating another's property rights, the residents have no legal claim to the land (*Gardiner, 1997*). Though this position is argued by critiques that removing slum doesn't solve the problem without addressing the social problems that caused and maintained the slum. Slum dwellers can't be rendered homeless through slum clearance; unless the factors that caused them are address, no real solution can be achieved.

Management of Slums basically entails the prevention, control and upgrading of slums. Slum upgrading and prevention policies have helped reduce prevalence in urban areas (*United Nations –Habitat, 2006*). The basic approaches are most popular in slum management, namely preventive and curative measures (*Bello, 2009*). Preventive measures taken to prevent the prevalence of slum settlements squatting activity are the most desirable option. Based on the foregoing, efforts should intensify towards curtailing the development of new slum settlements. This study also identified two key actions for slum prevention in Nigeria. First, provision of affordable land and services for the urban poor; and early occupation and adequate monitoring of acquired land to prevent encroachment (*Onyike & Joachim, 2007*). However, where a slum settlement has evolved with its associated problems, adopting

appropriate curative measures becomes imperative. Nonetheless, cognizance should be taken of the socio-economic implications of the options to be adopted. A study by World Bank suggested three options namely; eradicating the slum and relocating residents, clearance and redevelopment; and slum upgrading (World Bank, 2002).

## 5.2 Conclusion

Government must seek to integrate the housing issue with other challenges such as, unemployment, lack of education, HIV and Aids, etc. It is clearly established that most poor households need jobs and believe that through this they are able to improve their poor housing conditions. Creating jobs may constitute one of the effective ways to empower poor households and to include them in the whole of society.

Architects can also contribute in the Micro and Macro Levels. At the micro level, design should be conceived to be sustainable. By having designs that conform with the climate of the locale while conforming with the building laws and global best practices, this will ensure that we have a sustainable environments that takes into cognisance of the use of natural and renewable resources found in the community hence reduce cost of building design and construction. At the macro level, architects should design with the people and not for the people. We have to understand the need of the poor thereby involving the in the evolution of their building design

To achieve the goal of "cities without slums", the UN claims that governments must undertake vigorous urban planning, city management, infrastructure development, slum upgrading and poverty reduction.

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