



SPECIAL APPELLATION OR SPECIAL CARE? A QUANTITATIVE ANALYSIS OF THE CHALLENGES FACING DEVELOPMENT-INDUCED INTERNALLY DISPLACED PERSONS IN OGUN STATE, NIGERIA

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Abstract

Urban renewal is usually a government-sanctioned exercise to clean up decaying portions of cities. Following unintended negative consequences like internal displacements arising from the exercise in developing countries, scholars call for naming those displaced by it “special categories of IDPs” to receive humanitarian assistance like those displaced by conflicts. This research aims to examine the challenges faced by development-induced IDPs in Ogun State, South-West Nigeria. About 420 adult IDPs who have had either their houses or shops demolished were randomly selected from two purposively chosen Local Government Areas (LGAs): Abeokuta North and Ado-Odo/Ota out of the five LGAs where massive urban renewal took place recently. Logistic regression results showed significant relationships between those forcefully displaced and occupational, income as well as health consequences. Traders, for instance, are three times more likely to lose customers and subsequently close business than civil servants who are the reference category in the regression results (OR= 3.0; $P < 0.001$). Results also show a significant relationship between forced migrants and symptoms of depression arising from displacement through urban renewal because those affected were 12.8 times more likely to be depressed than those who were not displaced (RC=12.8; $P < 0.001$). We recommend that in future similar exercise, the better and lasting solution is to compensate development-induced IDPs commensurately rather than calling them names that do not solve their problems.

Keywords: Urban renewal, internal displacement, humanitarian assistance, consequence, compensation

Introduction

The challenge of uncontrolled urban population in many developing countries has sometimes necessitated urban renewal in many highly populated cities. Every month, the global urban population grows by 5 million; every day more than 100,000 people move to slums in developing countries; that is one person every second (Norwegian Refugee Council, 2015). When a city grows without planning by relevant authorities, it causes proliferation of slums, shanty and squatter settlements thereby aggravating inner city poverty and unemployment as the case is in most slums. Forced to engage in menial and informal jobs as a result of factors beyond their control, the urban poor frequently exerts undue pressure on the limited resources bringing about degradation and diseases in such cities (Adekola, Allen & Akintunde, 2014). A study by carried out by

Aluko and Amidu (2006) show that 43% of urban population of all developing countries lives in slums against only 6% in developed regions and it is estimated that between 20% and 80% of urban growth in developing countries is informal, usually inhabited by low income earners. United Nations (2011) estimated that a third of world's urban population today does not have access to adequate housing, lack access to safe water and sanitation. This is because most cities in developing countries have been stretched beyond their carrying capacity through uncontrolled in-migration from rural areas which has stimulated rapid urbanization. Rapid urbanization without corresponding action by the government to increase the economic and infrastructural capacities of a town causes environmental degradation (Jimoh, Omole & Omosulu, 2013). Lagos for example has empirically

proved that urban growth without corresponding economic growth is foundation laying for the construction of slum. Today, 50% of Nigerians live in urban areas and this is expected to increase to over 65% in 2050 (Population Reference Bureau, 2015).

Slum proliferation and its associated challenges most times force government to carry out urban renewal to clean them up. Besides increasing the social status and capital wealth of a town as found by Nwanna (2012); urban renewal also helps to reduce crime rate in an area. It also beautifies the environment, slows suburban sprawl and reduces urban decadence. These merits notwithstanding, the exercise, if poorly executed as it is the case in Nigeria, brings grave implications such as entrenched poverty and lower quality of life especially on the local residents of the area being renewed.

Another avoidable negative effect of urban renewal in Nigeria is forceful evictions leading to internal displacements (Adekola, Allen & Tinuola, 2017). Internal displacements induced by urban renewal have social, economic, environmental, health and political implications. Apart from loss of lives and property, it normally amplifies local unemployment. Development-induced IDPs most of who are resident in Southern Nigeria should not be confused with crisis-induced IDPs who take temporal residence in IDP camps in Abuja and North-East Nigeria. Most displaced persons in Nigeria are always thought to be displaced by insurgency but this is not so. Between 1990 and 2010, research shows that approximately 1.4 million people and 150,548 households were displaced via urban renewal at various cities in Nigeria (United Nations High Commission for Refugees, 2016). The challenge is most of these people were not compensated, resettled or adequately carried along in the demolition exercises. The defenseless development-induced IDPs do not normally receive any form of helps unlike their crises-induced counterparts in Northern Nigeria. Scholars and NGOs have called the attention of humanitarian organisations to the challenges they face which are similar to those displaced by crises.

Some of these scholars suggested an appellation such as “special categories of IDPs” so as to open development-induced IDPs up and to attract national and international humanitarian assistances (Amnesty International, 2006; Orunbon, 2014; SERAC, 2009). Over time, this appellation, at least in Nigeria has not yielded the desired result of opening them up for assistance. Authors wish to know which

is better between compensation that is commensurate with the value of property demolished or a special appellation that solves none of their social problems. This is where the title for this paper emerged. Moved by these myriads of consequences, this research seeks to critically seek answers to one basic question as touching issues surrounding urban renewal and catering for the displaced in Nigeria. The question is what are the socioeconomic implications of massive urban renewal on displaced persons residing in Ogun State? This informs the general objective of this research which is to examine the socioeconomic implications of urban renewal on those displaced by it in Ogun State, Southwestern Nigeria.

A Review of Relevant Empirical Literature

Reasons for demolition may sound very nice but if not executed holistically by trying to resettle or compensate everyone who has legitimate claims, it may cause serious socio-economic implications. Internal displacements, emotional stress, acute poverty, helplessness, dislocation of family ties, serious unemployment, mortality of different age cohorts, economic downturn, incomplete schooling, emotional breakdown, anxiety, psychological disorder, depression and social isolation were some of the socioeconomic and health implications of urban renewal identified in literature (Adekola et al., 2017; Adoga, 2016; Uwadiogwu, 2015; Nwanna, 2012; Aluko & Amidu, 2006; Jimoh et al. 2013; Amnesty International, 2006; Kehinde, 2003). In an empirical study by Jimoh et al., (2013), a survey research design was employed to examine the urban renewal exercise of Badia East, Apapa, Lagos, with a view to examining the merits and demerits of this exercise. A total of 125 questionnaires for 125 households out of the 501 dwellings, representing 25% of the households was sampled using systematic sampling technique. The questionnaire centred on the dwellers' experience of urban renewal exercise and their level of involvement in the execution. They found that though the exercise brought a new life to the place as it gave it a facelift and improves its environmental attractiveness; some residents however suffered some losses in various degrees. Many landlords lost their homes while many residents found it difficult to resettle back after the renovation because the cost of house rentage in the community skyrocketed that they could no longer afford it. They had to look elsewhere that fits their purchasing power.

In a study of urban renewal at Maroko, a former slum in Lagos, Nwanna (2012), discovered that only about 2,000 out of over 10,000 former Maroko house-owners were resettled and up till today, the remaining 8,000 were neither assisted to find alternative accommodation nor offered compensation. The rest could not financially afford to live in the edifice that the then government had erected in the area after the renewal exercise. Part of this same place is occupied by biggest multinational organizations and one of the most beautiful residential estates in Nigeria today. It was redeveloped after forcefully evicting the local residents and sold to big companies. So, the motive of the government from the outset is questionable. Implications such as stress, emotional breakdown, anxiety, depression, psychological trauma and the likes were recorded for those not relocated or compensated. A similar incidence was also recorded in Goma Region, Congo DR where massive urban renewal took place. According to Norwegian Refugee Council (2015), a third of the displaced children do not attend primary school, compared to approximately 10% among residents and host families, mainly due to inability to pay school fees or meet associated expenses because most of their means of livelihood such as shops and business concerns from where they pay children school fees have been demolished.

Another grave implication of urban renewal in developing countries is violation of economic, social and cultural (ESC) rights of local residents. ESC rights generally include the right to work, right to social security, the right to housing, food, education and the right to health and a healthy environment all of which can be induced by forceful evictions. There are several instances of spontaneous demolitions in Nigeria to back this claim. The most recent is the demolition of some parts of Oshodi Market in Lagos Metropolis where goods worth millions of naira were destroyed in January 2016. According to Odinaka (2016), government felt that crime rate at that axis of Oshodi Market, believed to be induced by congestion was becoming frequent. To address this challenge, the demolished area was transformed into an ultra-modern bus terminus with new shelters that are befitting of a structured park in a megacity while the affected traders and shop owners were forcefully evicted and relocated to the newly built Isopakodowo Market Stalls at Bolade area of Oshodi. While this sounds very good but why was the relocation not done before the forceful evictions? In fact, Odinaka (2016) reported that police were deployed to apprehend reporters taking pictures as traders were

not allowed to go close to get out their goods from the market being demolished. It must be noted that in the provision of new infrastructures and good-looking environment, the people for whom they are made must be carried along to minimize some negative unintended consequences. These impromptu demolitions and forceful evictions have fuelled emotional outbursts even from the enlightened as unintended consequences are mounting, bringing about opprobrium from many quarters especially in Lagos and Ogun States in recent times.

From the foregoing, Uwadiogwu (2015) recommended that in order to lessen the sufferings of the urban poor especially when a place is marked for renewal, reimbursements in the form of 'slum citizen dislocation insurance', 'eviction pension' and 'relocation microfinance grants' should be in place. This will help guarantee the socio-economic security of slum dwellers during urban renewal project. It is the opinion of the authors of this article that these provisions are far better than giving them a particular appellation which most times do not alleviate their post-demolition sufferings.

Theoretical Underpinnings for Urban Renewal

It is a demanding task getting relevant theoretical concept for urban renewal because no single theory of urban development perfectly suits all cities where urban renewal has occurred. However, literatures on urban renewal are deeply rooted in social science disciplines like Geography, Urban and Regional Planning and Sociology. Therefore, urban development theories which find their root in urban Sociology are applied in this article.

Through many studies, reasons for urban renewal have been shown to be diverse depending on the needs of inhabitants and developers. Three major groups of paradigms for the explanation of this phenomenon are; urban-ecological, neo-Marxist and hybrids integrated approaches. The first proponent of urban ecological construct and dominant user of this group of theories is Glass (1964). Glass introduced the concept of urban regeneration into sociological lexicon. She asserts that urban regeneration is a process in the housing market that occurs when the original poor residents are displaced from neighbourhoods by rising costs and other forces directly related to an influx of new wealthier residents. The housing market is therefore an excellent indication of the change in an area, based on the contention that poor people can no longer

afford to live in such areas with rising rents and house prices. She further stresses that once this process of gentrification starts in a district, it goes on rapidly until most of the original poor occupiers are displaced and the whole character of the district is changed (Glass, 1964). This is true of Maroko displacement in Lagos Island, because the government evicted the original poor occupiers, regenerated the place and sold to wealthy individuals. At completion, only very few of the former occupiers were again economically able to afford the edifices that emerged there.

The urban-ecology theories were found to be deficient by neo-Marxists notable among who was Smith (1979). He contends that urban ecological scholars have overvalued the cultural analysis of the gentrifiers, at the expense of a theoretical understanding of the role of capital investment into the cities. He argues that urban renewal is a result of uneven development of many major Western industrial cities i.e. the overvaluing of the suburbs over the inner city. He therefore applies rent-gap theory to explain the depreciation of inner city property values due primarily to suburbanization and de-industrialization, and why urban regeneration occurs. He avers that capital flows where the rate of return is the highest and the movement of capital to the suburbs, along with a continual depreciation of inner city capital eventually produces the rent gap (Smith, 1979). This rent gap ultimately creates the economic opportunity for developers, landlords, private investors and other people with a vested interest in the development of land to profit from the surplus value left by the disparity between the exchange value and the use value of the property.

In their own contributions to the explanations of urban regeneration, Hybrids theorists like Damarius (1983) and Hamnett (1984) faulted the over-compartmentalization of the urban regeneration studies by both the urban-ecologists and neo-Marxists. They therefore called for an integrated approach to the study. For instance, Hamnett (1984), after comparing various theories on urban regeneration, highlighting Smith's in particular, with residential location theory, posits that there are five main explanatory factors of urban regeneration. According to him, these five explanations, both blending the previously argued theoretical positions and introducing his own assertions, are in order of importance: first, the impact of increasing city size coupled with changes in the trade-off between

preference for size and accessibility; second, changes in the demographic and household structure of the population; third, lifestyle and preference shifts; fourth, changes in the relative house price inflation and investment; and lastly, changes in the employment base and occupational structure of certain cities (Hamnett, 1984). Hamnett insists that all sociologists, geographers and other social scientists involved in urban development should be examining the phenomenon by answering the questions "Why has urban regeneration occurred, when and where it has occurred?" This will help solve the problem of urban displacements faced by residents wherever this has taken place rather than concentrating on trivial issues that benefits neither the government carrying out the exercise nor the affected residents.

This study is therefore premised on Hamnett's integrated approach because it is interested in the changes in the demographic and household structure of the population; lifestyle and preference shifts; changes in the relative house price inflation and investment; and changes in the employment base and occupational structure of the residents of a place where urban renewal is to take place.

Data and Methods

Study Area

Ogun State is in south-western region of Nigeria with a population of approximately 4.7 million people and a population density of 280persons/km² (361.3/sq. mi). She is one of the fastest growing states in Nigeria because of its proximity to Lagos, the fastest growing and most industrialized city in West Africa and because the environment is conducive to accommodate investment opportunities. Ogun State is the study focus of this research because it witnessed massive urban renewal projects between 2013 and 2016. The population of the State increased by 24.9% in the last ten years thereby raising land value in her main cities such as Abeokuta and Ota. This partly encouraged erection of illegal structures springing up in unapproved places creating environmental ugliness (Adekola, 2016; Adoga, 2016). To curb this trend, the state government embarked on massive regeneration projects in five of the twenty LGAs of the state, namely; Abeokuta North, Ado-Odo Ota, Ijebu Ode, Sagamu and Yewa South all of which caused not just population displacements at various scales but all manner of hardships to those affected.

Data and Sampling

Data for this research was collected from primary source while administration of structured questionnaire served as the instrument of data gathering. In the last five years, massive urban renewal programs have been implemented in five local government areas (LGAs) of Ogun State namely; Abeokuta North, Ado/Odo Ota, Sagamu, Yewa South and Ijebu Ode from which two (Abeokuta North and Ado-Odo/Ota) were purposively selected for this study. Abeokuta North represented urban areas while Ado-Odo/Ota represented semi-urban area. The sample populations for the questionnaire survey and the number of questionnaire distributed were determined using Taro Yamane's (1967) formula and proportional sampling respectively, since the population sizes of the two selected LGAs differ. The Taro Yamane's formula is given thus; $n = N / 1 + N(e)^2$ Where; n = Sample Size; N = Population, e = confidence level $(0.05)^2$. Since the proportion of houses affected by urban renewal to the total number of houses in the two local governments is not known, 5% estimate error was used, as this value gives sample size guarantee of an accurate prediction at 95% confidence level. The application of this formula gives a total of 400 questionnaires. The sample was further increased by 5% to account for contingencies like non-response, missing questionnaires and/or recording error making a total of 420 questionnaires. This is proportionally distributed to the two LGAs based on their population sizes since they do not both have the same population size as shown in Table 2. Random sampling method was adopted in the affected communities of the LGAs to give affected persons equal opportunities to air their views.

Data Analysis

Based on the study objective and for the purpose of analyses, presentations and decision making; descriptive and inferential statistical methods were used to analyze data collected. For the purpose of making comparisons among the effects of urban

renewal in the two local governments involved, descriptive statistics such as percentage tables which collapse bulky data for easy understanding and bivariate statistics were used. For inferential statistics, binary logistic regression model was employed to analyse data collected. All analyses were done using SPSS version 20.0.

Model Specification

Binary logistic regression model was used to analyze objective one which aims to examine the socioeconomic implications of urban renewal on development-induced IDPs in Ogun State. The requirement for using logistics regression model must be satisfied one of which is to dichotomise the dependent variable. This we did by assigning the value 1 if the response is yes and a value of 2 if the response is no. The model allows for the prediction of the likelihood of loss of jobs and fall in income (independent variables) among displaced residents of the state. The general model of the logistic regression equation is;

$$\text{Log} \left(\frac{p}{1-p} \right) = \alpha + \beta_1 X_1 + \beta_2 X_2 + \dots + \beta_n X_n \dots \dots \dots e$$

Where p is the likelihood of the occurrence of loss of jobs and fall in income of the affected residents in the aftermath of demolitions induced by urban renewal; $1-p$ is the likelihood of that not to happen; X_1, \dots, X_k are a set of independent variables (income and occupation), α is a constant and β are regression coefficients. Explicitly, the binary logistics regression equation is given thus;

$$\text{Log} \left(\frac{p}{1-p} \right) = \alpha + \beta_1 \text{INC} + \beta_2 \text{OCC} + \dots e$$

Where p is the dependent variable representing residents' probability of a loss of job (yes or no), β_0 to β_2 : co-efficient parameters of the independent variables' income and occupation; and e : error term.

Table 1: Sample Size of the Study Area

LGA	Estimated 2017 Population	% of sample size	Sample Size/no of questionnaire
1. Abeokuta North LGA	248,265	27.4	115
2. Ado-Odo/Ota LGA	658,453	72.6	305
Total	906,718	100	420

Also, for objective two, binary logistics regression analysis which aims to examine the healthy implication of urban renewal on displaced persons was employed. Here, our independent variables are mortality, psychological trauma and depression. Psychological trauma and depression are health symptoms recently identified among displaced persons. Since they are psychological terms, we consulted the case definitions for them from American Psychological Association (APA) which we fed into the questionnaire as understandable responses bearing in mind that a substantial percentage of our respondents are not literate. Psychological trauma was coded as intense fear, anger, mood swing and poor concentration while depression was coded as sadness, disturbed sleep, loss of appetite, feeling of tiredness, feeling of guilt and low self-worth based on their case definitions by APA.

Explicitly, our model is stated below:

$$\text{Log} \left(\frac{p}{1-p} \right) = \alpha + \beta_1 \text{MOR} + \beta_2 \text{INF} + \beta_3 \text{ANG} + \beta_4 \text{MOS} + \beta_5 \text{POC} + \beta_6 \text{SDS} + \beta_7 \text{DIS} + \beta_8 \text{LOA} + \beta_9 \text{FET} + \beta_{10} \text{FEG} + \beta_{11} \text{LSW} + \epsilon$$

Where p: is the dependent variable representing probability of ill-health of displaced residents; β_1 to

β_{11} : co-efficient parameters of the independent variables: mortality, intense fear, anger, mood swing, poor concentration, sadness, disturbed sleep, loss of appetite, feeling of tiredness, feeling of guilt and low self-worth and ϵ : error term

Results

Descriptive Statistics

Of the 420 questionnaires administered in the study area, 380 were properly filled and returned, representing 90.5% response rate upon which all analyses for the study were based. Table 2 summarises the socio-demographic characteristics of the respondents. As shown in the table, 67.9% and 30.3% of the respondents are from Ado-Odo/Ota LGA and Abeokuta North LGA respectively. Results show that 42.9% of respondents are males while 57.1% are females. Results about their employment status show that 94.5% of them are working while 5.5% are not working. On income level, 50.5% of them earn less than #20,000 monthly, 22.1% earn between #20,000 and #40,000, 12.4% earn between #41,000 and #60,000 and 14.5% earn above #61,000. Development-induced IDPs were asked why they decided to live in the communities where urban renewal took place.

Table 2: Distribution of Respondents by Selected Socio-Demographic Characteristics

Variables	Frequency	Percent	Variables	Frequency	Percent
LGA			Gender		
Abeokuta North	115	30.3	Male	163	42.9
Ado/Odo Ota	265	69.7	Female	217	57.1
Total	380	100	Total	380	100
Occupation			Longevity in Community		
Civil servant	61	16.1	1-10yrs	156	41.1
Trading/business	199	52.4	11-20yrs	81	21.3
Artisan	52	13.7	21-30yrs	47	12.4
Self-employed/retired/nil	68	17.7	31yrs & above	96	25.3
Total	380	100	Total	380	100
Working?			Why living in this community?		
Yes	359	94.5	Family Bond		
No	21	5.5	Closeness to place of work	251	66.1
Total	380	100	Affordability of Housing	93	24.5
			Allocation from Government	29	7.6
			Others	5	1.3
			Total	2	0.5
				380	100
Income Level			Did the exercise affect your daily or monthly income?		
<#20,000	193	50.8	Yes	309	81.3
#20,000-#40,000	85	22.4	No	71	18.7
#41,000-#60,000	47	12.4	Total	380	100
>#61,000	55	14.5			
Total	380	100			

The highest percentage (66.1%) belongs to people who live there because of family bond. Other categories of reasons are closeness to work (24.5%), affordability of housing (7.6%), allocation from government (1.3%) and others (0.5%). Development-induced IDPs were also asked whether the exercise affected their monthly income and 81.3% of them responded in the affirmative while 18.7% said the exercise did not affect their monthly income.

Bivariate Relationships

Table 2 shows the association between urban renewal and some selected background variables of the respondents. The result shows that urban renewal exercise affects the daily/monthly income of working population (age groups 25-34, 35-44, 45-54 & 55-64) than those who are above 65 years of age. Meanwhile, the age group with the highest

implication on their daily or monthly income is age group 35-44 which had their daily/monthly income affected by 52% through the exercise. With regard to gender, the daily/monthly income of more women (57.6%) was affected by the exercise than men (42.4). Comparing daily/monthly income from the two local government areas (LGAs) under study, the exercise affected the daily/monthly income or more displaced persons in Ota (73.5%) than Abeokuta North LGA (26.5%).

With regard to level of education, the exercise affected the daily/monthly income of displaced persons with primary education (50.2%) and secondary education (30.4%) than other categories of education. Only 12.6% of those with tertiary education had their daily/monthly income affected by the exercise. Moreover, with regard to occupation, traders or business men & women were more affected than other occupation categories (57.6%) while only

Table 3: Percentage Distribution of Selected Background Characteristics and Implication of Urban Renewal on Daily/Monthly Income

Variable	Effect of UR on Daily or Monthly Income		Chi Square	P-value
	Yes (%)	No (%)		
Age (In years)				
25-34	46(14.9)	15(21.1)		
35-44	161(52.1)	39(54.9)		
45-54	59(19.1)	6(8.5)		
55-64	22(7.1)	10(14.1)		
>65	21(6.8)	1(1.4)	11.532	0.021
Gender				
Male	131(42.4)	32(45.1)		
Female	178(57.6)	39(54.9)	0.169	0.0389
LGA				
Abeokuta North	82(26.5)	33(46.5)		
Ado-Odo/Ota	227(73.5)	38(53.5)	10.879	0.001
Level of Education				
No Education	21(6.8)	10(14.1)		
Primary Education	155(50.2)	26(36.6)		
Secondary Education	94(30.4)	33(46.5)		
Tertiary Education	(12.6)	2(2.8)	15.581	0.001
Occupation				
Civil Servant	27(8.7)	34(47.9)		
Trading/Business	178(57.6)	21(29.6)		
Artisan	50(16.2)	2(2.8)		
Self Employed	54(17.5)	14(19.5)	71.482	0.000
Level of Income				
<#20,000	173(56.0)	20(28.2)		
#20,000-#40,000	65(21.0)	20(28.2)		
#40,000-#60,000	41(13.3)	6(8.5)		
>#61,000	30(9.7)	25(35.2)	37.136	0.000

*Significant at 0.05 level of significance; * UR = Urban Renewal

8.7% of civil servants reported any effect on their daily/monthly income by the exercise ($p < 0.001$). On income level, low income earners (<#20,000-#60,000) have combined effects of 90.3% on their daily/monthly income ($P < 0.001$) while only 9.7% of those earning above #61,000 reported that the exercise affected their daily/monthly income.

Logistic Regression Estimating the Odds Ratio of Incidence of Economic Hardship on IDPs Induced by Urban Renewal

Here we examined the socioeconomic implications of urban renewal on displaced residents of affected communities in Ogun State. Income and occupation are the two socio-economic and independent variables used to measure the socio-economic status of those affected. Binary logistics regression was used to analyse this since the dependent variable is categorical and dichotomous. The dependent variable here is whether the IDPs lost their jobs as a result of the renewal exercise whose responses were coded as 1 for “Yes” and 2 for “No”.

The odds ratio of development-induced IDPs with incidence of loss of occupation as a result of the renewal exercise is presented in Table 4. This result shows that the odds ratio of traders or business men to lose their jobs is three times more likely compared to civil servants (odds ratio=3.0; $p < 0.01$).

This simply means that traders/business men are three times more likely to be affected by the incidence

of urban renewal than other categories of workers especially civil servants.

Odds Ratio from Binary Logistic Regression Model for Incidence of Hard life through UR on Income Differentials

In the same vein, the likelihood of severe effects of urban renewal was conducted for various levels of income among development-induced IDPs. Result shows that low income earners (persons who earn less than #60,000 monthly) combined in the two local governments are twelve times more likely to be adversely affected in the aftermath of urban renewal income-wise than high income earners ($p < 0.01$). High income earners (those earning above #61,000 monthly) on the other hands are less likely to be economically affected after a renewal exercise in a locality (odd ratio 4.0; $p < 0.01$) when compared to low income earners as presented in Table 5.

Logistic Regression Model estimating the odds ratio of Incidence of Ill-health Induced by Urban Renewal in Ogun State

Here, we established the association between urban renewal and incidence of ill-health on development-induced IDPs of Ogun State in the aftermath of the exercise. Again, logistics regression analysis which aims to establish the likelihood of the occurrence of ill-health among development-induced IDPs was used.

Table 4: Odds Ratio from Binary Logistic Regression Model for Incidence of Job Lost on Selected Occupation Types

Variables	Odds ratio/Exp(B)	p-value	Std. error
Type of Employment			
Civil servant	RC		
Trading/Business	3.0	0.00**	0.4
Artisan	1.0	0.90	0.3
Self Employed	0.8	0.70	0.4

RC = Reference Category; Key: ** significant at 5%

Table 5: Odds Ratio from Binary Logistic Regression Model for Incidence of Hard life through UR on Income Differentials

Variables	Odds ratio/Exp(B)	p-value	Std. error
Level of Income			
<#20,000	RC		
#20,000-#40,000	3.0	0.00***	0.3
#41,000-#60,000	9.0	0.00***	0.4
>#61,000	4.0	0.00***	0.4

RC = Reference Category; *** significant at 1%

Table 6: Odds Ratio from Logistic Regression Model for Incidence of Mortality and Morbidity Induced by Urban Renewal & Displacement

Variables	Odds ratio/Exp(B)	p-value	Std. error
Mortality	0.0	0.00**	0.5
No	RC		
Psychological Trauma			
No	RC	-	-
Anger	0.5	0.18	0.6
Intense Fear	1.2	0.86	1.0
Mood Swing	1.0	0.98	1.3
Poor Concentration	3.0	0.30	1.1
Depression			
No	RC	-	-
Sadness	0.1	0.00**	0.7
Disturbed Sleep	12.8	0.00**	0.9
Loss of Appetite	0.1	0.00**	1.0
Tiredness	0.7	0.70	0.8
Guilt	1.3	0.81	1.1
Low Self-worth	1.2	0.07	1.0

RC = Reference Category; ** significant at 1%

Our dependent variable is whether there was ill-health among development-induced IDPs in the affected communities or not (Yes or No) while our independent variables are mortality, psychological trauma and depression. Psychological trauma, as earlier noted has been coded as intense fear, anger, mood swing and poor concentration while depression has also been coded as sadness, disturbed sleep, loss of appetite, feeling of tiredness, feeling of guilt and low self-worth according to APA.

Results as presented in Table 6 show that the likelihood of occurrence of mortality in the midst of development-induced IDPs is significant ($p < 0.01$). It can be observed from the table that the incidence of depression among them is also high. Worth mentioning is the fact that the cases of sadness (odds ratio = 0.1; $p < 0.01$), disturbed sleep (odds ratio = 12.8; $p < 0.01$) and loss of appetite (odds ratio = 0.1; $p < 0.01$) are significantly higher among them than those who claimed that the incidence did not lead to any form of depression on them. Persons in this category are almost thirteen times more likely to lose sound sleep (disturbed sleep) than others. Our benchmark is that any of the respondents who have issues with at least two of these health indicators can be said to be having the health challenge in that regards. So, it can be said in this case that most affected development-induced IDPs have issues with

depression as three out of the six indicators were very significant for them as shown in Table 6.

Discussion

This study tried to examine the association between urban renewal and socio-economic implications among the displacements in Ogun State as well as to establish the fact that compensating those displaced is superior to calling them some special appellations that solve none of their problems. Urban renewal projects upon which study is drawn displaced more women (57.1%) than men (42.9%) which confirm the conventional outcome of such event. In many places where urban renewal has taken place in Africa, women and children are always at the receiving ends. Norwegian Refugee Council (NRC, 2016) confirmed a similar scenario in Goma Region of the Democratic Republic of Congo where women and school-going children suffer the most after a conflict-induced displacement in that region in 2015. Similar cases have also been reported in Ghana and Kenya (NRC, 2015) and since many of such women and children do not hold secure jobs, they are likely to resort to begging.

More so, in a bid to execute urban renewal in Africa generally and in Nigeria in particular, violation of peoples' economic, social and cultural (ESC) rights

are not uncommon. For example, in a bid to execute Abuja Master Plan, authorities in charge contributed in no small measures to the increasing cases of violation of economic, social and cultural (ESC) rights (Adoga, 2016). Developing countries are very notorious for violating peoples' ESC rights all in the name of urban renewal. The case of very short notice before demolishing a section of Oshodi market as reported by Odinaka (2016) where goods worth millions of naira were destroyed is another clear case of ESC violation. In fact, police were deployed to apprehend reporters taking pictures as traders were not allowed get out their goods from the market being demolished. This is unlike the situation in China and Hong Kong as reported by Lee (2008) where compensation or relocation issues will be thrashed out even before the commencement of urban renewal.

Our results also show that artisans and business men and women were more affected in the two LGAs than other categories of employments especially civil servants. This, of course, is unsurprising because civil servants are seated in government offices that it does not mean appointment termination even if the office blocks are affected; they will simply be relocated. This does not however work for traders or business men because demolition of a shop can devastates a business if most customers are lost through the relocation of the business concern from its initial strategic location. Also, this exercise affected low income earners than others in all selected communities. This has been confirmed in many similar studies in Nigeria and beyond. The case of old Maroko inhabitants in Lagos Nigeria captured by Nwanna (2012) and Kehinde (2003) establish the fact that the urban poor always bear the brunt of urban renewal wherever it is embarked upon. Maroko, a sprawling Lagos settlement which was home to over 300,000 people was demolished in July 1990 on the orders of the then Military Administrator of the State, Colonel Raji Rasaki following the expiration of a seven-day vacation notice! These slums were completely demolished within few days by relevant agencies without due process, compensation and resettlement of the displaced. Even with the return to civilian government, forced evictions have become more frequent, widespread, massive and brutal which low-income earners always suffer more.

Relationship between health challenges among residents affected and urban renewal was also explored and results show that many affected persons had issues with depression. This was because

sadness, loss of appetite and disturbed sleep was the order of the day in their midst. These have even caused graver health challenges such as stroke, heart attack, hypertension and a host of other associated health challenges. This may not be strange because about 79% of those whose properties were demolished said they didn't get enough compensation compared with the value of what was demolished. This was confirmed by Orunbon (2014) who empirically found that most of the court cases where developers were ordered to stop demolition were routinely ignored by the government citing lack of Certificate of Occupancy (C-of-Os) and other relevant documents as reasons they were ignored. However, reports had it that even those who have legitimate claims such as C-of-Os and other relevant documents were also ignored. This result confirms the findings of Oyefara & Alabi (2016) in an empirical study on implication of urban renewal on women in Lagos. This study shows that many of the displaced women are just coping with varied degree of depression symptoms.

However, urban renewal in Ogun State shows no significant relationship with psychological trauma because almost all indicators for measuring it (anger, intense fear, mood swing and poor concentration) were not significant. This may not be surprising because the univariate statistics show that 85% of those affected by the demolition have been pre-informed before the actual demolition exercise, so it did not catch them unaware. Issue of psychological trauma can therefore hardly arise.

Conclusion

In developing countries, relocation of development-induced IDPs and/or payment of compensation that is commensurate with the value of properties demolished are always problematic. The situation in Ogun State is not different as about 79% of those whose properties were either completely or partially demolished said they didn't get enough compensation compared to the cost of what was demolished. This study concludes by stating that giving appellation such as "*special categories of IDPs*" is good but the better step is to lessen their sufferings by doing what is required of stakeholders rather than giving appellation. This will help them to relocate or build another good house so that the inclusive and conducive accommodation challenge for which United Nations listed number 11 of the current SDGs can become a reality in developing countries come year 2030.

Based on the above conclusion, we recommend that compensations paid to development-induced IDPs who would be affected in any future occurrence of a similar event should be commensurate with the value of properties demolished. This is because majority of the respondents in this study reported that compensation received was not anywhere near the

value of property demolished. If this is done, grave consequences such as untimely deaths, depression and serious financial and business crises found among affected persons in this research will be minimized.

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