EFFECT OF URBAN REGENERATION ON RESIDENTIAL PROPERTY VALUE IN UYO METROPOLIS

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ABSTRACT

Urban regeneration strategies are now essential in every city in Nigeria and other third-world countries due to the necessity to revitalize abandoned and outdated city structures and city expansion. This is typically observed in cities that could have been better designed or planned. The purpose of the study is to evaluate how Uyo City's residential property value is affected by urban renewal. The study has four main goals: to prove that urban regeneration initiatives are carried out in Uyo Metropolis; to pinpoint the primary signs that the area needs urban regeneration; to pinpoint the obstacles that prevent Akwa Ibom state from carrying out its urban regeneration initiatives; and to determine any potential effects it may have on Uyo Metropolis property values. The stratified random sampling technique was adopted in the study. The data collection instrument was validated by being scrutinized by professionals in the field of research. A total of 396 questionnaires were administered, but 380 were retrieved. The study's findings included an overview of the city's most significant urban regeneration projects. It concluded that the main issues

impeding the implementation of the redevelopment plan were inadequate compensation and post-construction effects. Successful urban regeneration initiatives improve society and raise property values.

Keywords: *Urban regeneration; Residential; property value; infrastructures*

INTRODUCTION

Cities have always been the heart of civilization and the driving force behind national economies. Over the past half-century, developing nations have experienced a dramatic shift from rural to urban living.

The World Bank report (1991) revealed that the urban population of developing countries surged from less than 300 million to 1.3 billion between 1950 and 1991.

Another World Bank report (2008) highlighted the rapid urbanization in Africa, with some cities experiencing a 10% annual growth rate, the fastest ever recorded. This rapid growth puts immense strain on existing urban infrastructure and services. The deteriorating conditions in Nigerian urban centres are evident in the rise of homelessness, pollution, traffic jams, limited land access, poor roads, inadequate waste management, shrinking open spaces, and failing infrastructure like water and electricity. These issues, coupled with poverty and outbreaks of diseases like cholera, dysentery, and typhoid fever, paint a bleak and distressing picture. The pervasive poverty in developing countries has severely impacted urban environmental quality, threatening the liveability of cities. Enhancing the productivity of urban centres is crucial to maintain their economic role.

Urbanization and land use decisions are crucial factors determining environmental quality. In developing countries, where cities are expanding unprecedentedly, distorted land markets and ineffective land management practices have depleted environmentally sensitive resources. Sustaining the environment, promoting economic growth, and providing affordable housing for the impoverished require effective urban management

Even though urbanization generally improves a nation's performance, the urban poor suffer from the increase in the price of urban land because they are priced out of the legal urban market. Typically, they are forced to relocate to subserviced illegal sub-divisions in undesirable locations, often on the outskirts of cities where environmental conditions are deplorable. Urban centres require revitalization to function as engines of growth fully, a process often referred to as 'Urban Regeneration,' 'Revitalization,' or 'Regeneration.' This revitalization is inevitable in development, as decay is a natural consequence of urban growth over time (George, 2002).

Uyo Urban is facing a critical issue of urban decay, fuelled by physical and economic obsolescence. Poor management and lack of maintenance exacerbate this problem, forming slums and blighted areas, particularly in densely populated neighbourhoods.

LITERATURE REVIEW

The American housing economist Miles Colean is credited with coining the term "urban regeneration" (Winkelhake et al., 1970)). A planned, long-term adjustment of existing city areas to meet current and future requirements for urban living and working has been referred to as urban regeneration (Grebler, 1965). Urban regeneration typically encompasses three primary program types, namely;

Rehabilitation: This involves upgrading substandard structures to meet established standards.

Conversion: This combines rehabilitation with selective demolition to enhance an area.

Redevelopment: This entails the complete demolition and reconstruction of an entire area, often on a large scale. (Weimer and Hoyt, 1966). Historically, urban regeneration has also included the extensive demolition of dilapidated structures to clear large areas of land. This approach allowed for the planning and construction of new buildings, streets, and public spaces, often intending to revitalize town centres. This deterioration has become a significant social problem, casting a bleak and distressing shadow over the city. While housing issues in Nigeria were present for centuries, they received significant attention in the

latter half of the 20th century (Onibokun, 1973). The first concrete steps towards addressing these problems were taken in the early 1970s with the establishment of the National Council on Housing, the Federal Housing Authority, and Rent Control Panels. However, the earliest documented evidence of a housing crisis in Nigeria dates back to the 1924 bubonic plague outbreak in Lagos. The epidemic spread to nearby towns in 1925 (Agbola, 1986), primarily affecting densely populated, unsanitary areas. This event highlighted the urgent need for improved housing conditions and urban planning.

In Osogbo, Nigeria, urban regeneration initiatives have been proven to dramatically raise commercial property rental values (Ekemode, 2019). A comparison of rental values before and after the renewal program was made using data analyzed between 2008 and 2017. Rental values increased statistically significantly when infrastructure, such as roads, drainage systems, and water supplies, was improved, according to the findings. From this, urban regeneration initiatives can improve commercial property investment returns and generate additional money for governments through property taxation.

Adewale's (2015) study in Ile-Ife, Nigeria, explored the socio-economic factors influencing urban renewal options. The research found that old, mud-built structures and low household income characterize the traditional core area. Statistical analysis revealed a strong correlation between residents' income, education level, occupation, and preferences for renewal options. The study highlights the importance of considering residents' socio-economic constraints when implementing urban renewal projects to ensure their needs are met and they benefit from the process.

A study by David and Columba (2014) examined the impact of urban renewal initiatives in Calabar, Nigeria, on residents' quality of life. The study found that urban renewal projects, including road rehabilitation, landscaping, and waste management, have significantly improved quality of life, including better transportation options, increased residential satisfaction, and improved water supply. However, the study also

recommends government action to raise residents' incomes, involve residents in planning, and establish a solid legal framework for future urban renewal projects.

Njoku and Okoro (2014) carried out explanatory research on Urban renewal in Nigeria: a case study of Lagos state. As reviewed, the problems of urban centres in Nigeria are that most of them are disorganized, overcrowded, declined, dilapidated, and blighted areas with developed slums. The causes of slums in Nigeria include the country's fast urbanization, poverty, a shortage of affordable housing, a lack of enforcement of local authorities' rules governing urban growth and administration, and a lack of upkeep and repairs for existing housing.

It is necessary to destroy the outdated buildings in these slums and rebuild them with contemporary infrastructure that reimagines the neighbourhood. Site assembly, relocation, and viability are the issues with these changes. Urban renewal can only be accomplished if the original residents and the neighbourhood's environment are considered during the environmental impact assessment of the area to be regenerated.

Bello and Nwosu (2011) looked into how residential property values in two Akure, Nigeria, neighbourhoods were affected by urban renewal. The study aimed to determine how Akure's urban renewal initiative affected the prices of residential properties in the Oke-Aro and Odopetu neighbourhoods—using the Systematic Random Sampling Technique with 448 structured questionnaires given to a subset of inhabitants in the two neighbourhoods (Oke–Aro and Odopetu). The Multiple Linear Regression Technique was used to evaluate the collected surveys. The outcome demonstrated that urban renewal initiatives, particularly infrastructure upgrades, increased rental values for residential properties in the Oke-Aro and Odopetu neighbourhoods. The study further recommended that the government expand infrastructure improvements to boost property values further.

RESEARCH METHODOLOGY

Research Design

For this study, a descriptive survey approach was used because it can provide an account of the events as they are, the apparent effects, and

the emerging trends. It is appropriate for researching individuals, occasions, and locations by gathering the necessary data using questionnaires, interviews, and observation.

3.2 Study Population and Sample Size

The 2006 population census in Uyo urban identified 41,944 households (National Population Commission, Uyo), forming the study population. This focus on households aimed to minimize bias by ensuring equal representation among residents sharing the same dwelling.

To achieve a representative sample of the entire Uyo urban population, the Yaro Yamani formula for sample size determination was employed. This formula, developed by Yaro Yamani (1964) utilizes the following equation to calculate the optimal sample size from a given population:

$$n = \frac{N}{1 + N\,(e)^2}$$

Where:

n	=	sample size
N	=	the finite population
e	=	level of significance (Error limit)
1	=	unity

Applying the above formula, since n = 41,944 and assuming e = 0.05

$$n = \frac{41{,}944}{1 + 41{,}944\,(0.05)^2}$$

Hence, the sample size is 396

Sources of Data

Throughout the study, data from primary and secondary sources were consulted.

The major sources are the questionnaire distributed at the time, as well as the numerous field observations, conversations with respondents, and professional interviews conducted.

Sampling Technique

The Uyo Capital City Development Authority (UCCDA), the Ministry of Works in Uyo, textbooks, journals, publications on relevant topics, and information from the Ministry of Lands and Housing's research and statistics department are just a few of the secondary sources of data that were used.

This research uses a stratified sampling technique to focus on property occupiers within a specific study area. The study area is divided into three sectors based on population density:

A high population and haphazard housing characterize high-density areas, and they are often occupied by low—to medium-income earners.

Medium-density areas: Featuring moderate population.

Low-density areas: Exhibiting a deficient population typically occupied by high-income earners.

A stratified sampling approach was employed, with the questionnaire administered proportionally reflecting the density stratification. A ratio of 2:3:6 was applied, resulting in 190 questionnaires distributed in the high-density area, 127 in the medium-density area, and 63 in the low-density area.

Simple random sampling was used to select respondents within each stratum. Observations were also conducted, and the study's purpose was explained to participants. Confidentiality was assured, emphasizing that responses would be used solely for academic purposes. A total of 396 questionnaires were administered, with 380 retrieved.

Research Instrument

The questionnaire is the primary tool for obtaining pertinent information from study participants. Its design makes it self-explanatory and straightforward for respondents to understand. In addition to closed-ended and open-ended questions, the questionnaire had a five-point Likert scale so that respondents could select the answer they thought was best. However, the researchers' program for observations and interviews was also accepted.

Validity and Reliability of Research Instrument

To ensure the instrument's validity, two copies will be submitted to two research experts in the relevant field at the University of Uyo for review. Their feedback will be

carefully incorporated into the questionnaire before administering the final version.

The instrument's reliability will be assessed based on the total number of questionnaires administered compared to the number retrieved. The higher the retrieved rate, the higher the instrument's reliability status, and vice versa.

The reliability co-efficient is deduced thus;

$$R = \frac{QR}{QN} \times \frac{100}{1}$$

Where; QR = Number of Questionnaires retrieved

QN = Total number of Questionnaire administered

RESULTS AND DISCUSSION

Respondents demographical information

Descriptive statistics comprising frequency count and percentage were used to analyse the data to enable the researcher to determine the responses of respondents. The frequency distribution will be used to achieve this analysis. The results are interpreted in the form of tables for ease of understanding.

The data are presented in tabular form and analysed with the use of percentages. A total of 396 questionnaires were distributed and 380 were recovered, which accounted for 95.95 per cent of the total questionnaires. This is illustrated in Table 1.

Table 1: Questionnaires Administered on Respondents

Respondent	Sample size	The number of Questionnaire returned	Rate of Response (%)
Property Occupiers	396	380	96%

Source: Field Survey, 2021.

Table 1 shows that the response rate of the respondents reflects 96 per cent.

Based on the test for reliability of the instrument (as seen in 3.6), it is posited that the higher the retrieved rate, the higher the reliability status of the instrument and vice versa. Hence, the reliability co-efficient is deduced thus;

$$R = \frac{QR}{QN} \times \frac{100}{1}$$

Where; QR = Number of Questionnaires retrieved
QN = Total number of Questionnaire administered

$$R = \frac{380}{396} \times \frac{100}{1} = 96\%$$

Suffice it to say that the reliability coefficient at 96% has passed the reliability test.

EFFECT OF URBAN REGENERATION ON RESIDENTIAL PROPERTY VALUE

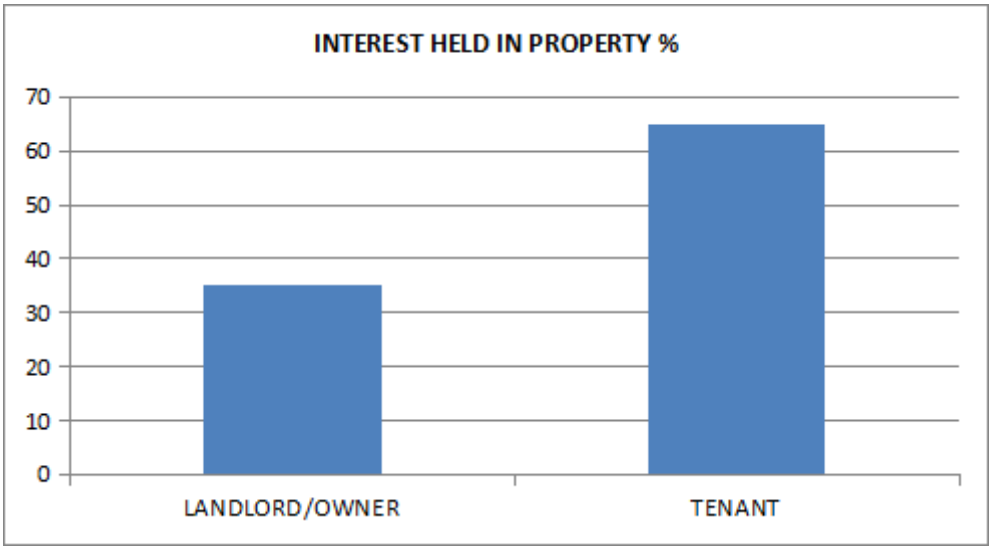
The analysis and discussion of the information gathered from surveys given to participants in the research region are presented in this chapter. The study aims to investigate the concerns raised in the objectives and presents and examines the data and results obtained using those approaches. This chapter is divided into sections, where each segment examines each goal and provides a discussion of it.

TABLE 2: Interest held in property occupied

INTEREST IN PROPERTY	NUMBER OF RESPONDENTS	PERCENTAGES
Landlord/owner	132	35
Tenant	248	65
Total	380	100

Source: Field Survey, 2022.

Fig. 2. Interest held in property occupied



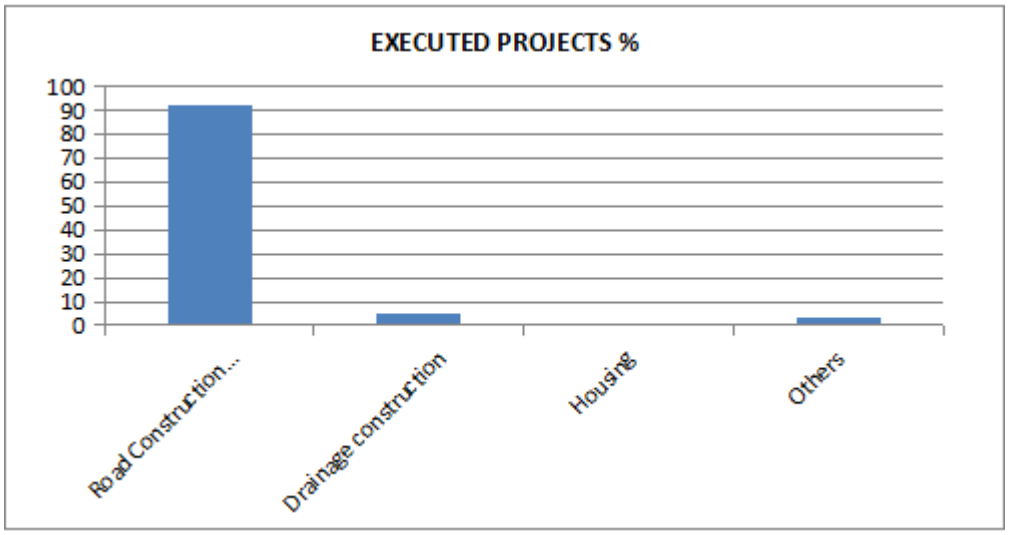
According to table 2 above, 65% of the respondents (248) were landlords/property owners, while 35% (132) were tenants. This means that most of the respondents were tenants, hence having more tenants as compared to property owners in the neighbourhoods.

TABLE 3: Executed urban regeneration projects

PROJECT TYPE	NUMBER OF RESPONDENTS	PERCENTAGES
Road Construction/ Remodeling /Rehabilitation	348	92
Drainage construction/rehabilitation	19	5
Housing Revitalization	0	0
Others	13	3
Total	380	100

Source: Field **Survey**, 2022.

Fig. 3. Executed urban projects



This first objective tends to ascertain the major urban renewal projects carried out in the study area. Consequentially, the relative frequency is adopted as the tool to attend to this objective. This response is analyzed in Table 3 below, using percentages. According to Table 3 above, 92 percent of the respondents ascertained that road construction, Remodeling and rehabilitation have been the major urban regeneration project in their area. 5 percent (%) of the total number of respondents ascertained they witnessed drainage construction in their area. 13 percent stated regeneration for other purposes, while none of the respondents stated housing revitalization.

From the result above, it is clear that the major and most undertaken urban regeneration projects in Uyo urban are road construction, Remodeling and rehabilitation

TABLE 4: Condition of the area before the execution of the regeneration project

CONDITION	NUMBER OF RESPONDENTS	PERCENTAGES
Good	37	10

Bad	152	40
Very Bad	121	32
Fair	70	18
Total	380	100

Fig. 4. Condition of the area before execution

The second objective tends to identify the indicators/ rationale for the execution of urban regeneration projects in the study area. This indicator is based on the condition of the area before the execution. Consequentially, the relative frequency is adopted as the tool to attend to this objective. This response is analysed in Table 4 below, using percentages.

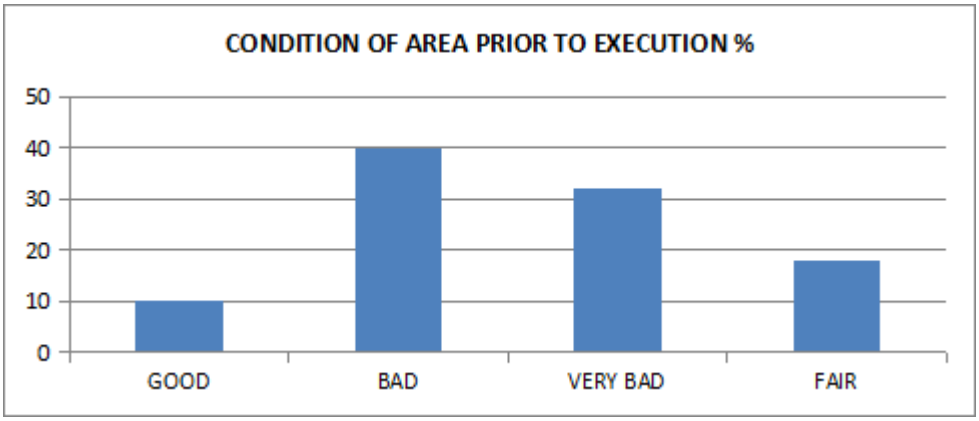


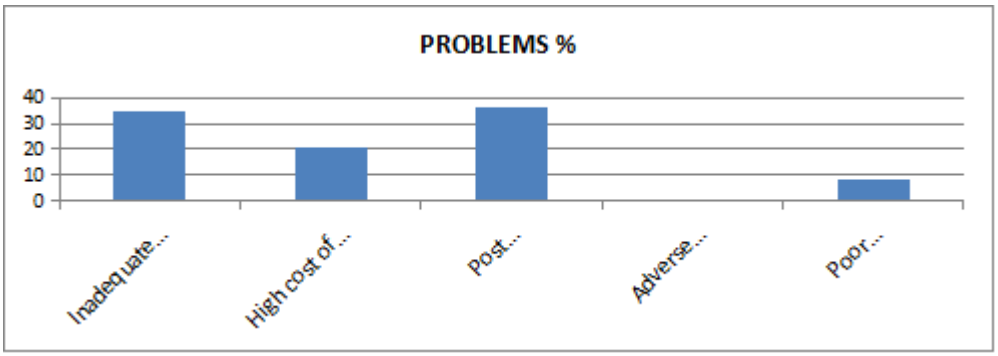
Table 4 above showed that the neighbourhood, where 40% of respondents were living in bad conditions prior to the execution of the regeneration project. 32% of the respondents indicated that their area was in a very bad condition before the execution of the project, while 18% were in a fair condition. Only 10% of the respondents admitted to having had good neighbourhood conditions before the city-wide urban regeneration.

The responses of the respondents showed there was a high level of deterioration and dilapidation of the urban infrastructures prior to the execution of urban regeneration activities in Uyo metropolis
.

TABLE 5: Problems that militate against the execution of urban regeneration in Uyo Urban

PROBLEMS	NUMBER OF RESPONDENTS	PERCENTAGES
Inadequate compensation for demolished structures	132	35
High cost of financing	78	21
Post adverse consequences/effects such as flooding, severance etc.	138	36
Adverse attitudes by individuals	0	0

Fig. 5. Problems that militate against the execution of urban regeneration in Uyo Urban



The third objective tends to identify the problems hindering the execution of urban regeneration projects in the study area. Based on information as deduced from the interview schedule, a couple of variables as enlisted on which responses of respondents are deduced. The relative frequency is adopted as the tool to attend to this objective. This response is analysed in Table 5 below, using percentages. With regards to the problems hindering the success of the execution of urban regeneration in Uyo urban, 35% of the respondents were of the view that the problem of inadequate

compensation constituted the major impediment to urban regeneration, 36% of the respondents ascertained post-adverse effects of the project, 8% stated poor management by administrators, while none of the respondents were of the view that adverse attitude by individuals stood as a hindrance to urban regeneration activities.

From the illustration above, problems of post-construction effects and inadequate compensation constituted the major problems militating against the execution of the redevelopment scheme.

TABLE 6: Effect of executed regeneration project on property value

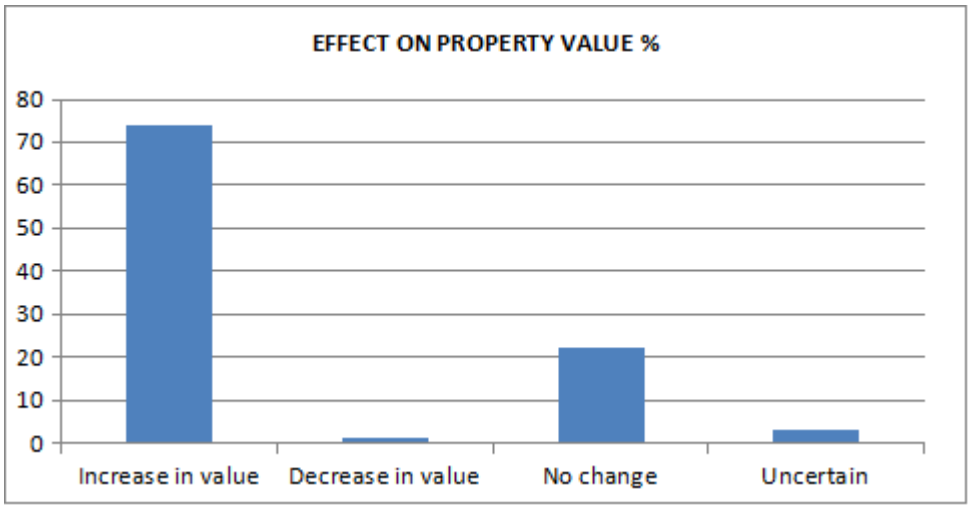


Fig. 6. Effect of executed regeneration on property value

EFFECTS	NUMBER OF RESPONDENTS	PERCENTAGES
Increase in value	281	74
Decrease in value	2	1
No change	84	22
Indifferent/Uncertain	13	3
Total	380	100

The last objective focused on the impact of urban regeneration exercise on property values in the neighbourhood. From Table 6 74% of the total respondents were of the view that the execution of the project led to an increase in property value. 22% ascertained there was no significant change; hence they were of the view that the executed regeneration project did not affect property value. Only 1% stated the execution of the project was detrimental, hence causing a decrease in property values in their neighbourhood. 13% of the respondents were uncertain in their opinion. The illustration above ascertained that urban regeneration has a positive impact on property values.

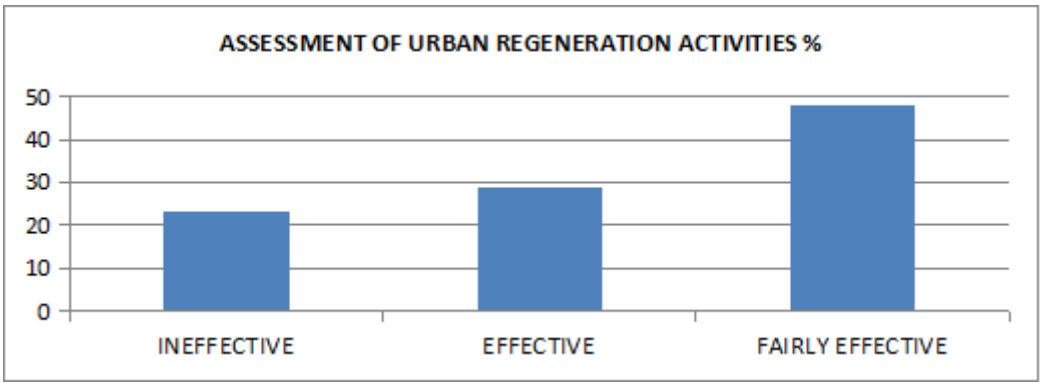


TABLE 7: Assessment of Urban Regeneration activities carried out in Uyo urban

ASSESSMENT		NUMBER OF RESPONDENTS	PERCENTAGES
Ineffective		86	23
Effective		111	29
Fairly Effective		183	48
Total		380	100

Fig.7. Assessment of Urban Regeneration

Activities in Uyo's urban

According to Table 7 above, 29% of the respondents think that urban regeneration exercises executed within Uyo Urban are very effective. 23% stood in for ineffective, while 48% were of the view that it is fairly effective.

In the above illustration, a greater percentage of the respondents are of the view that urban regeneration activities carried out in Uyo urban are not at their best. There still exist some flaws in its execution.

4.3 Urban Regeneration Strategies

Urban regeneration strategies are diverse, adapting to the specific needs and circumstances of the affected area. A combination of strategies may be employed, tailored to achieve desired outcomes.

Redevelopment: This approach involves complete demolition and reconstruction of substandard areas, often deemed beyond rehabilitation. This 'slum clearance' strategy is justified when existing conditions are deemed irredeemable. A thorough analysis of the factors contributing to the slum conditions is crucial before embarking on redevelopment.

Challenges of Redevelopment:

This strategy can lead to displacement of residents, disruption of family and social networks, and challenges in maintaining proximity between homes and workplaces. Financial implications can also strain budgets, potentially diverting funds from other essential services.

Rehabilitation: Recognizing the drawbacks of redevelopment, a more practical and cost-effective approach is rehabilitation. This strategy focuses on improving the quality of deteriorating areas through code enforcement and private initiatives by property owners. These initiatives include repairs, upgrading standards, and enhancing facilities.

Conservation: This strategy is applied to areas deemed fundamentally sound, aiming to prevent further deterioration. Property owners are responsible for regenerating and maintaining their structures to a higher standard. This approach emphasizes infrastructure development and upgrading existing facilities to preserve the area's integrity.

CONCLUSION

Uyo, rapidly elevated from a local government to a state capital in 1987, faced a significant challenge:

a lack of infrastructure to support its new status. This resulted in haphazard development, creating a pressing need for urban regeneration to revitalize the city centre.

Urban regeneration projects, upon completion, hold the promise of a brighter future for Uyo, transforming it physically, functionally, and economically. Physically, this translates to the removal of unsightly areas and informal settlements, enhancing the city's aesthetic appeal. Functionally, projects like flyovers address traffic congestion and improve circulation within the metropolis, while improved drainage systems combat flooding. These improvements, in turn, contribute to the creation of decent housing.

The economic benefits of urban regeneration are particularly significant for this study, focusing on real estate attainment. Successful urban regeneration initiatives lead to increased property values, ultimately contributing to a better quality of life for the community.

RECOMMENDATION

The following suggestions are thought to be realistic in light of the study's above-stated findings.

To prepare for the upcoming population growth, the government should foster an acute maintenance culture through careful planning and forecasting. To achieve this, it may be necessary to build additional roads, such as the one that is currently being opened by the Uyo Capital City Development Authority (UCCDA) and other service roads within the town centre, renovate already-existing roads, maintain and create efficient drainage systems, and ensure that developers follow the town centre's building regulations.

To curb the problem of post-construction effects of urban regeneration projects, such as severance, litigation matters arising from compensation issues, etc,

The government should make sure they hire the right consultants in the relevant fields to minimize any potential after-effect issues a thorough pre-development analysis needs to be done to address the floods and loss of access to properties.

To minimize disruption to residents, the government, through its supervising agencies like the Ministry of Works and the Ministry of Housing and Urban

Regeneration, should closely monitor urban regeneration projects and ensure their timely completion.

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