

Original Research Article

An Analysis of Self-Help Housing Conditions in Jos South LGA of Plateau State, Nigeria

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This paper seeks to analyze the self-help housing conditions in Jos south local government area of Plateau State with a view to making recommendations towards improving the conditions of houses in the area. The study examined the socio-economic characteristics of residents in the area, the present state of self-help housing and as well the factors that determine the present condition of self-help housing. A total of 120 questionnaires was administered using the Stratified random sampling technique, 118 copies of the questionnaires were returned. The variations in the self-help housing conditions within and between areas in the study area were measured using the Analysis of Variance (ANOVA). The result showed that there is no significant difference in self-help housing conditions within and between areas of Jos south local government area. Based on the findings, recommendations were made to help policy makers and the academia thereby creating a conducive environment for private sector participation in housing development for better housing conditions.

Keywords Self-Help, Housing, Housing-Conditions, Jos South LGA of Plateau State, Nigeria

INTRODUCTION

Housing is a major element of people's material living standards because it is essential to meet basic human needs (shelter). The essence of shelter is to protect man from physical factors such as cold, wind, rain and heat amongst others (Billard, 2010). Housing also provides privacy, increase the degree of comfort, and as well serves as a focal place for daily life. Shelter provision is second after food as a basic necessity of human life with clothing being the third as observed by Obatomi (1978). In the olden days, dwellings were very easy to come by because building materials were easily obtained from the surrounding environment.

However, as a result of the increase in population, economy and other social Characteristics of the society, the form of housing has changed considerably (Smith, 2004). Presently houses are not adequately available and cannot meet the increasing needs and where they are available the cost of renting them is very high. Developing countries such as Ghana, Kenya, Nigeria and Malawi amongst others have been experiencing a major thrust in urban growth and this is putting so much pressure on housing, which reflects on the housing

conditions in the urban centers of these countries (Selena, 2013).

Rapid urbanization and inadequate capability to cope with the Housing needs of the populace in urban areas of most developing countries of the world such as Madagascar, Burundi, Nigeria, Togo, and Mauritania amongst others has contributed to the development of self-help housing, which has become one of the most difficult challenges governments of the third world countries continually face (Bingel, 1978). The inability to effectively deal with the problem of inappropriate housing for the urban poor in most urban centers has led to environmental depletion of the quality of the Living conditions of the urban poor communities because of poverty and neglect by authorities. These poor communities live in unhealthy surroundings of self-generated poorly built houses that are often characterized by overcrowding, congestion, poor access for vehicular traffic, lack of good drinking water, and bad method of sewage disposal amongst others (Odoula, 2009). Living in this area often poses significant health risk because the inhabitants are often exposed to a wide range of pollution either due to lack of sanitation or overcrowding (Lloyd, 2013).

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It is therefore becoming evident that the combined effects of urbanization which is encouraged by migration and natural increase has resulted in a global disturbing issue of housing, which have generated enormous problems such as that of self-generated dwellings, slum dominance which is caused by the increase in the cost of land and high housing rents that is often in short supply and out of reach of the majority of urban households (Choji, 2007).

The theory considered in this paper is the Distributive coalitions / urban bias theory. It was spearheaded by Lipton in (1977) who explained the dichotomy that exists between urban and rural areas in both developing and developed countries; the theory focuses on the bias of governments towards the provision of basic infrastructure to urban areas through policies that often leaves the rural areas behind thus becoming underdeveloped. Efforts made to improve and alleviate poverty as well as decentralize development by government through the formulation of policies on development strategies have not been successful. In both developed and developing countries, urban and rural areas are created with the hopes of providing resources to all areas and to the people; proclaiming to decentralize development.

The theory works within a geographical and economic boundary that have been set in the urban and rural areas

showing disparity in the allocation of resources, plus the proliferation of projects that favour the urban areas and a move to forecast the relocation if not to refocus development to rural areas.

It has also given rise to the large number of self-generated housing areas that are characterized by overcrowding, absence of Basic Amenities such as pipe borne water, toilets and drainage systems, etc., which are mostly found in the third world countries such as Botswana, Guinea Bissau, Niger amongst others (Okoye, 2011). In Nigeria several research works have been conducted on housing with a view to provide solutions to the housing problems, but unfortunately none has addressed the issue of self-help housing conditions appropriately (Gotom, 2005). The Federal government policies on housing delivery have not really resolved the problem of self-help housing.

The choice of Jos-South Local Government Area is one of the local government council areas located 15km away from the city center. It lies between latitude 9°08'66.7"00'N, and 8°52'00"E and longitude 9.80.00.00N, and 8.86.66.70E. It has an area coverage of about 510km² (Marshall, 2008). It has an elevation of about 3,993ft (1,217m). See figure 1.

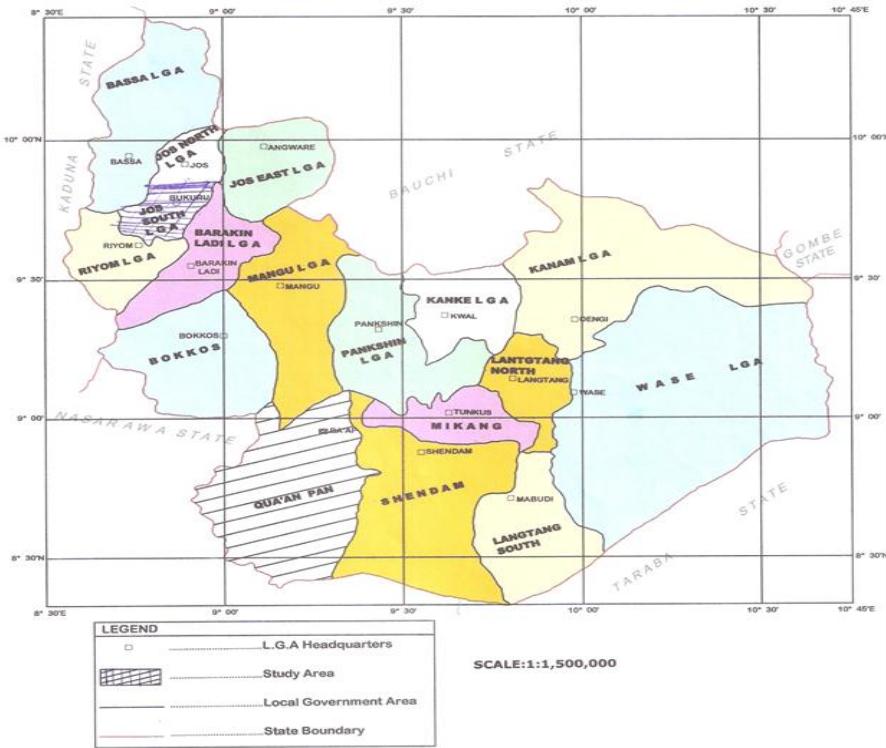


Fig 1: Map of Plateau State showing Jos South

Jos South is divided into four districts which include; Du, Vwang, Gyal, and Kuru with its capital in Bukuru. According to the National Population Commission, 2006 census, it has a population of about 306,716 persons. Jos-South is an upland area that is characterized by undulating hills, mountains, outcrops, forest reserves, mining, ponds, rivers, settlements, fertile land for dry and rainy season farming amongst others (Macleod, 2001).

The major ethnic group in the local government is the Berom, beside other Nigerian ethnic groups like Hausa, Igbo, Miango and Yoruba amongst others. The major occupation of

the people is farming. The local government hosts the National Institute for Policy and Strategic Studies (NIPSS) Kuru, The National Veterinary Research Institute (NVRI) Vom amongst others (Bourne, 2013). The region has become unstable due to violent attack by a group of religious extremist known as; 'Boko Haram' meaning western education is a Taboo. Unless the planning authorities become more determined to address urban development and managing the situation is likely to degenerate.

Based on the aforementioned, this paper seeks to analyze the self-help housing conditions in Jos-South Local

Government Area of Plateau State, Nigeria with a view to make recommendations on better ways of improving self-help housing in the area. By considering the following questions: 1. What are the conditions of Self-help houses in the context of developing countries and 2. What are the factors that determine the present conditions of self-help houses in Jos South Local Government Area, Plateau State, Nigeria?

LITERATURE REVIEW

What are the Conditions of Self-help housing?

Generally, self-help housing refers to housing built by an individual for himself, but the definition of self-help housing is context – specific and as opined by John (2006), its definition varies from place to place depending on the level of development in the society. Of the various definitions that have been proposed the one suggested by the United Nations (U.N) Habitat program is probably the most widely applicable. According to the United Nation (U.N) habitat program, self – help housing is unplanned dwelling units that are not in compliance with current planning and Building Regulations. Many other terms and definitions have also been devised for Self-help housing, for instance; unplanned dwellings, squatter houses, marginal housing, or unconventional houses.

Generally, self-help housing units are characterized by inadequate infrastructural facilities such as water, light, toilets amongst others. Self-help housing is also commonly defined by the number of housing units occupied by households, but considered inappropriate for human habitation. Self-help housing has come to include the vast informal housing units found in most developing parts of the world such as Peru, Panama, Columbia, Mozambique, Nigeria amongst others that are Characterized by inadequate basic services and facilities such as water, light roads, amongst others (United Nations Habitat, 2003). The term self-help housing is what people generally return to as a result of their inability to acquire available houses for their comfort. (Unauthorized Housing).

The deteriorating environmental conditions that characterize self-help housing areas have been identified as the obvious sources of health hazard to those who live in such areas because they lack adequate and good drinking water, sewage facilities for human waste disposal and drainage systems amongst others (United Nations Habitat, 2003). As self-help housing also continue to spring up, a major problem that grows along with them is the problem of slum dominance because as the people who live in this areas cluster, they look for various means to shelter themselves from the harsh weather conditions and often hurriedly, they construct dwelling or houses that are substandard and lack basic facilities (Utilities) such as light, water, roads amongst others (Robert, 2003).

Self-help housing is a concept that has received several operational definitions from different people over time and space. According to the Dublin school of environmental science journal (2000, Edition) on geographical studies university of Dublin, Ireland, Self-help housing include all informal houses that are characterized by inadequate access to safe water, inadequate access to sanitation, and other infrastructure; poor structural quality of housing, overcrowding, insecure, residential state, low socio-economic status of its residents as well as inaccessible road network amongst others. Segun (1983) observed that informal housing are self-generated houses that are very poor and lack good utilities which are essential for sustainable living. According to him informal houses are usually characterized sub-standard

Building materials which indicate their bad condition. The United Nations expert group on environment was even of the opinions that about 47% of urban dwellers in most developing countries live in self-help generated houses.

However, as a result of an increase in population growth rate the rise especially in urban population has triggered the proportion of self-help dwellers, resulting in about one billion people worldwide live in self-help generated dwellings (Wilson, 2004) and this figure is likely to grow to 2billion by 2030 (United nations experts group on Habitat, 2004). Buttressing this, Jamok (1983) stated that about 75% of the dwelling unit in most Nigeria's urban centers are sub-standard with the dwelling situated in informal housing areas. Self-help housing traditionally refers to housing areas that were once relatively affluent but which deteriorates as the original dwellers move to newer and better parts of the city that have now come to include the vast informal houses found especially in most cities of the developing world (David and Reader, 1982). Though their features vary between geographic regions, they are usually inhabited by the very poor and socially disadvantaged, self-help housing also varies from simple shacks to permanent and unmaintained structures, but most self –help houses in general, lacks good clean water, electricity, sanitation facilities and other basic services amongst others (United Nations Habitat, 2003)

In many self-help houses, especially in the poor countries, the characteristics and politics associated with them vary from place to place over time and space (Stoneburg, 1970). Self-help houses are usually characterized by lack of basic infrastructural facilities such as water, drainage system, sanitation facilities, inaccessibility and lack of sufficient space amongst others. They are also commonly seen as breeding grounds for social vices and problems such as crime, drug addiction, alcoholism, high rates of psychological illnesses as well suicide, in many poor countries they exhibit high rates of disease spread due to unsanitary conditions, malnutrition and lack of Basic Health care facilities amongst others (Jack, 2004).

The lack of infrastructural facilities, such as, good water, electricity, roads in self-help housing units is usually caused by the low income levels, government neglect and inadequate planning regulations by government. Additionally informal houses are often faced with the brunt of natural and man-made disasters such as landslides, fire outbreaks, earthquakes and tropical storms amongst others which often poses a serious problem for instance the 2004 fire outbreak in downtown Dhaka in Bangladesh was attributed to the nature of the housing condition in that area as observed by the United Kingdom Federal Housing Authority (U.K.F.H.A, 2006).

Factors Determining the Conditions of Self-Help Houses

Housing problems have generally been accepted as being diverse and complex and within the spectrum of these problems one can easily identify both quantitative and qualitative deficiencies. Abiodun (1983) observed that the major housing problem in Nigeria is that of the insatiability of human needs for Housing. Housing challenges are more serious for the low income groups where problems have been complicated by rapid population growth. Inflated real estate values, lack of planning amongst others. Okpala (2006), asserts that the increasing shift in the form and design of housing from the rooming form to the flat and single family house forms, serves as a factor responsible for the acute shortage of housing for the lower income groups in most developing countries of the world.

The problem of inadequate housing, is experienced in both urban and rural areas of Nigeria, for instance, a recent study conducted by the urban development Bank (UDB) in the nine southern states of Nigeria in 2012 reveals that the projected demand of housing units on an average of six persons per dwelling unit for the nine states is 5.2 million in 1990, 7.0 million in 2000, 9.5million in the year 2010 and subsequently 12.2million in the year 2020 (Olayiwola et al, 2004). Other manifests of the housing problems are high rent in the housing market, inadequate mortgage finance and inaccessibility to mortgage loans. These problems have created overcrowding, poor and inadequate social amenities, unsatisfactory and unwholesome environmental conditions and urban squalor, others include absence of open space, the over-development of land area leading to the overcrowding of buildings, inaccessibility within residential areas as well as scarcity and high cost of building materials amongst others (Emiefele 1984).

Gotom (2005) argued that about 75% of the Nigerian population live in very poor houses, in an unsanitary environment. This deficiency in the housing stock, has been attributed to the rapid changes in factors like Urbanization, Income status, Population Growth Rates and Migration Government policies amongst others. Urbanization is the processes whereby human beings congregate in relatively large numbers at one particular point on the earth's surface (Joan 1996). It is simply the process in which cities grow and as cities grow people often hurriedly resort to cheap self-generated dwellings (Shuppel, 1982). It is therefore important to note that what can be defined as urban or urban areas differ from one country to another that is to say that what is referred to as an urban area in Nigeria may not be an urban area in the developed countries such as Canada, United Kingdom amongst others.

Urban population growth is synonymous to urbanization which eventually results to overcrowding, self –help generated dwellings, slums and squatter shacks amongst others, especially in the less developed countries of the world such as Uganda, Zimbabwe amongst others. Mabogunje (2001) observed that as the movement of people to urban areas accelerates, the social cost of haphazard growth is certain to rise and one third of the population of rural dwellers are sure to move to the cities where opportunities are assumed to be present for the people to utilize. Various countries exhibit different reasons for the increase in urbanisation for instance, while the movement occurs so as to escape conditions of temporary insecurity in the country sides especially in the developing countries of the world, others migrate because of the opportunity to earn higher income and with the hope of living a better life in the city.

Daniel (2000) observed that in many areas of Africa, Latin America and some parts of Asia, urban explosion has led to a serious problem of overcrowding, especially in poor housing units that are found in inner cities, the land is also often densely occupied with inadequate housing utilities divided by a narrow rambling alley always as many houses which are filled to capacity beyond normal. According Daniel (2000), the much denser the concentration of the urban population, the more serious the problems which require attention because as population increases in the urban centers shortage in urban facilities and services emerge, especially in the housing stock. The problem of housing is a universal one, though, the degree and magnitude of the problems varies from place to place (Abrams, 1999).

Urbanization and the rapidly expanding population in developing countries has swelled the demand on infrastructural

facilities such as housing, which have a significant effect on the other basic needs of the urban residence and the productivity level of urban workers (Syaggo, 2008). The nature and standard of houses in most urban areas of the developing world is deplorable, This is not so much dependent on the material characteristics of the buildings, but on their organization as a spatial unit and the slow process of urban planning and zoning in the face of rapid urbanization in most urban centers, which has resulted in the poor layout of buildings with inadequate road between them for vehicular movement (John, 2001).

METHODOLOGY

The approach of this study is both deductive and inductive, adopting a mixed method of data collection that is both qualitative and quantitative using secondary and primary data (Field, 2005; Saunders et al., 2009). The primary qualitative based evidence is from face to face (semi-structured) interviews with elders from the four districts from Jos South Local Government Area, Nigeria. The elders were purposively selected for the interview from the four (5) districts identified to have emerged recently within the study area (Dencombe, 2007; Mallo and Anigbogu, 2009; Dawson, 2011). The non-probability sampling technique was used as the study process was one leading to discovery rather than testing of hypothesis as observed by Dencombe, (2007) and Dawson (2011). A snowball sample method was adopted in the process to carry out the face to face interview and twelve (12) interviews were conducted. Another set of the secondary data was obtained from documents such as the National Population Commission, 2006 (NPC, 2006) (Highlighting the socio-economic and demographic characteristics of the local population), Conference paper on Housing Quality and conditions, documents such as the National Housing Policy (Hakim, 1987; Marshall et al., 1999; Ericksson et al., 2008). This forms the sources of data collected for the qualitative aspect.

A total of 220 questionnaires was administered using the stratified random sampling technique, 118 copies of the questionnaires were returned. This represented 54%, which gives the quantitative data. Subsequently, the variations in the self-help housing conditions within and between areas the factors that determined the conditions in the study area were measured using the Analysis of Variance (ANOVA), see the discussion in the preceding parts of this paper. Finally, the researchers rely on familiarity on the study area with observed severer poor housing conditions and are in dire need of rehabilitation.

DISCUSSION OF FINDINGS

Housing Conditions in the Study Area; a Case of Facilities
 Studies carried out on housing facilities showed that the conditions of the kitchen and toilet facilities were un-conducive. A large proportion of the buildings examined have these facilities only that they are substandard, inadequate or inconveniently located. Many of the toilets are just small enclosures, some of which are made of rusted iron sheets or planks at the backyard of these buildings. The use of firewood and charcoal for cooking is prevalent; hence many of the buildings have their kitchens located in the backyard, except for the few ones that used kerosene stoves as supplement to cook at the passage or right in their rooms.

Table 1: Condition of Kitchen Facilities

Condition criteria	Kugiya	Turu	Cha'a	Dungus	Total	
					Freq	Per %
Good	12	5	8	5	30	27.5
Fair	18	12	6	8	44	40.4
Poor	13	8	7	6	34	31.2
None	1	-	-	-	1	0.9
Total	44	25	21	19	109	100

Source: Authors Field Work, 2015

The table above shows that majority of kitchen facilities is in fair condition (40.4%). Those in good condition make up 27.5% of sampled houses while those in poor condition make up

31.2% and 0.9% of sampled houses had no kitchen at all. Thus, from the statistics stated above, an average of 72.5% of household kitchen facilities are not in good condition.

Table 2: Condition of Toilet Facilities

Condition Criteria	Kugiya	Turu	Cha'a	Dungus	Total	
					Freq	Per %
Good	11	4	6	3	24	22.0
Fair	13	5	4	9	31	28.4
Poor	14	8	7	4	33	30.3
None	6	8	4	3	21	19.3
Total	44	25	21	19	109	100

Source: Authors Field Work, 2015

Table 3: Condition of Refuse Disposal

Condition criteria	Kugiya	Turu	Cha'a	Dungus	Total	
					Freq.	Per %
Good	3	2	6	2	13	11.9
Fair	23	8	7	6	44	40.4
Poor	18	15	8	11	52	47.7
None	-	-	-	-	-	-
Total	44	25	21	19	109	100

Source: Authors Field Work, 2015

Table 4: Condition of Sewage Disposal

Condition criteria	Kugiya	Turu	Cha'a	Dungus	Total	
					Freq	%
Good	4	1	5	1	11	10.1
Fair	18	10	7	12	47	43.1
Poor	22	14	9	6	51	46.8
None	-	-	-	-	-	-
Total	44	25	21	19	109	100

Source: Authors Field Work, 2015

The survey revealed that 22.0% of the sampled houses have their toilets in good condition, 28.4% were in a fair state while those in poor conditions made 30.3%. A total of 19.3% of sampled houses had no toilet systems. Thus, the study has shown that an average of 88.0% of toilet systems were not in good conditions. The majority of houses in the study area have sewage disposal systems that are in a poor and fair condition 46.8% and 43.1% respectively. Those in good conditions were the least with 10.1%. Houses with poor sewage disposal systems dominate in Kuguya (50%) and Turu (42.9%) while those in fair condition dominate in Cha'a and Dungus (63.2%).

The Factors that Determine Self-Help Housing Conditions

The housing conditions of a house, can be measured using the facilities provided in a house such as electricity, pipe borne water, flush toilet and access road (Umoh, 1988). This was further emphasized by Wapwera, (2009) who outlined some factors to be considered in measuring housing conditions or quality in both urban and rural areas these includes: the physical condition of the buildings or houses; the provision of basic social amenities; environmental sanitation; the building materials used (which could be broken further into locally sourced building materials and imported or foreign building materials) as well as the occupancy ratio or rates. It is instructive to note that some of these factors have been applied in this study for the identification of housing types in the study area. However, for the purpose of this study the following factors have been identified to be the major factors that determine self-help housing conditions in the study area.

Urbanization

Urbanization is the process by which towns and cities are growing and developing (Emielu, 2000). This growth and development are mainly driven by rural – urban drift, which is said to be responsible for the high rate of urbanization (Olutuah 2007). The rural areas generally lack vital social services and infrastructure such as water, electricity, roads, and telecommunication. Besides, there is inadequate provision of facilities such as educational, health, entertainment and marketing. The deficiency of these amenities constitutes push factors facilitating the migration of rural dwellers into urban centers (Mabogunje, 1980). Urban centers are generally lively places to live in, with many opportunities that cannot be found in rural areas, and therefore they continue to attract more and more people (Emielu, 2000). The growth of these urban centers has its resultant problems which include unemployment and associated crimes, traffic congestion, high cost of living, environmental pollution as well as influencing the housing type and poor housing conditions.

Due to the complexities experienced in housing as a result of a high rate of urbanization, the demand for the "good housing type" has become very high against its insufficient supply. And even when supplied, it is usually unaffordable to most people. As such, many of them become unable to find a suitable accommodation, which makes them resort to living in unhygienic and overcrowded rooms that usually lack basic facilities such as toilets, electricity, and water supply. While, others construct very poor quality dwellings for themselves, using planks, cardboard or zinc. Studies have shown that the rapid rate of urbanization in Nigeria and the consequent explosion of urban population have not been matched by a corresponding commensurate change in social, economic, and technological development which is seen in the study area (Mabogunje et al, 1979).

Income Status

One characteristic of housing is that it has an initial high cost of construction and involves high capital outlay or input. It also has a high replacement cost as any removal from the stock is always very costly to replace (Authors field work, 2015). This has made housing development and ownership to be strictly the business of a few privileged rich. As such, poor housing type in most Nigerian cities especially the one experienced in the study area is mostly associated with the low income earners who constitute the bulk of the population in Jos south local government area (Authors field work, 2005). The problem of low income affects the level of capital formation, which deprives the in the study area people of sufficient resources to utilize in improving their homes and keep their environment healthy for comfortable living. This is responsible for the reason why three to five people would live in a room as observed in the study area.

The high level of poverty of most households in the study area places the available housing stock out of their economic reach. Only about 25% to 30% of them, mostly top government officials and other rich and privileged class enjoy decent accommodations while the vast majority of households, especially those in Turu, Cha'a and Dungus live in overcrowded conditions within defective physical dwellings which do not provide adequate basic infrastructural facilities such as water, light and road amongst others.

Culture

Culture refers to the customs and beliefs, art, a way of life and social organization of a particular country or group (Oxford Advanced Learner's Dictionary). It is complex, because it is composed of different components that are dynamic, it also serves as a means through which man adjusts to social life and learns creative expressions (Kluck-hohn, 1951). Thus, culture involves every aspect of man including housing. The variations in housing types from place to place could be an indication of differences in culture. For instance, in India, where the erstwhile "Maharajas" are found in Rajasthan while the swanky apartment buildings are found in the big cities and the tiny huts are found in the far-flung villages. However, there are certain unique characteristics of Indian culture which drives the housing set-up of its larger population.

Thus, the most common structure is for the extended family to live in the same house. Grandparents, their sons, daughters-in-law and grandchildren live in the same household sharing the same kitchen while the eldest woman in the house is involved in setting the menu as well as leading the cooking. Brothers, sisters and cousins all grow up together and each couple has their own bedroom (Wikipedia encyclopedia). One of the major forces that serves as catalyst to the growth of economic, social and technological advancement of any nation is the development of maintenance culture (Celestine 1987). In Jos south local government area, buildings (both public and private) lack adequate maintenance care or attention. It is unfortunate, but a glaring fact that our buildings are in very poor and deplorable conditions of structural and decorative disrepair. In spite of millions of Naira spent to erect imposing and monumental buildings in most Nigerian cities, they are left, as soon as commissioned, to face premature but steady and rapid deterioration, decay and dilapidation. It is quite distressful to see the way in which many buildings are allowed to fall into a bad state of disrepair due to lack of maintenance (Adenuga, 2010).

Traditionally, house occupants in the villages take pride in the proper care and maintenance of their houses and surroundings. But with the mass rural-urban migration that came in the wake of urbanization and post-independence, this culture is believed to have been lost in transit. Unless there was an attitudinal change towards the maintenance of infrastructure, we shall continue to experience a rapid decay of existing structures across the country (Daily Independent, 2011). There should be a law dictating the minimum maintenance requirements necessary to ensure safe and healthy buildings, services and surroundings. And there should also be agents to ensure that the law is duly enforced (Smith, 2003). In the study area the culture of maintenance can be said to be absent among residents. This is because the nature of their houses only depicts neglect over time.

Government Housing Policy

A policy is a plan of action, a statement of aims and ideas or a statement of intention made to guide activities in a particular field of endeavor. It therefore refers to a deliberate line of action designed carefully so as to achieve a set goal (Jinadu, 2007).

A housing policy is a necessary tool geared towards solving the numerous housing problems that are affecting any society. Efforts made so far to solve Nigeria's housing problems started as far back as the colonial era, when the government at that time focused their energy on the provision of staff quarters for expatriates and few other indigenous staff in the armed forces and railways. This then resulted in the construction of official quarters in Lagos and other regional capitals like Kaduna, Ibadan and Enugu, which accommodated senior civil servants as well as the railway and post and telegraph workers.

However, the various housing projects and programs in the nation cannot be said to have yielded desired results. This is because there is no justification for the financial and material input, as well as the human resources claimed to have been used in the various projects carried out within the nation. Successive administrations simply make proclamations that were not backed up with the appropriate political will power.

CONCLUSIONS AND RECOMMENDATIONS

This paper seeks to analyze the self-help housing conditions in Jos south local government area of Plateau State with a view to make recommendations towards improving the conditions of houses in the area. The study examined the socio-economic characteristics of residents in the area, the present state of self-help housing and as well the factors that determine the present condition of self-help housing. The Findings of the study show that since the Housing conditions in the Jos South Local Government of Plateau State, Nigeria is generally poor owing to factors such as; Urbanization, Income Status, Culture and Government Housing Policy.

To address these challenges this paper makes the following recommendations;

- To bring about an improvement in the conditions of self-help housing units within the Local Government Area;
- The government should improve the infrastructural provisions in the rural areas, to stem the urbanisation trend;
- There should be adequate funding from both public and private organizations to ensure sufficient

provision of housing units at a good standard and affordable to low income and economically weak in Jos and Nigeria as a country;

- Such housing finance should be accessible to the urban poor to enable them access it to improve their housing;
- There should be a deliberate government policy to plan and renew the areas of the local government area characterised by the numerosity of ill-maintained self-help housing; and
- There should be mass literacy campaigns to educate the populace on the need to adopt the culture of building maintenance to enhance the conditions of housing to enhance the conditions of housing in the study area.

Finally, while self-help housing provision in Jos South and Nigeria in general has become a major supplier of housing, the enunciated Housing policy for the Nigerian nation has not adequately captured the peculiar problems in the local government Area.

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