

EVALUATION OF HOUSING QUALITY IN ANGUWAN SHANU KADUNA NORTH LOCAL GOVERNMENT AREA OF KADUNA STATE, NIGERIA

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Abstract

This paper conducted an evaluation of housing quality in Anguwan Shanu, Kaduna North Local Government Area, Kaduna State. Lack of localized information and research on Housing quality prompted this study. Most of the existing literature are on major towns and cities not a ward or morphological units within towns and cities. The study utilized both qualitative and quantitative data. Quantitative data provided statistical insights into housing conditions, demographics, and residents' perceptions, while qualitative data enriched understanding of personal experiences and contextual realities. Primary data was obtained through administration of questionnaire on the 398 respondents out of the study population. The study adopted multi-stage sampling technique beginning with stratified sampling of the study area into three (formal housing areas, informal settlements, and mixed-use zones). This is to ensure that the different types of housing units are represented in the sample. Simple random sampling was adopted in the selection of the respondents. The major findings of the study reveals that majority of the building are made of concrete, more than half of the building do not have basic amenities required in household such as water, electricity and sewage. Further, findings reveal that more than one-third of the respondents are not satisfied with the available facilities within the environment. The study recommends among others, investment in infrastructure, community participation, enforcement of physical planning rules and provision of affordable housing to improve the quality of human for healthy well-being and livelihood.

Keywords: *Housing, Quality, Infrastructure, sustainable wellbeing*

Introduction

Housing is one of the fundamental human needs and a key determinant of overall well-being, social stability, and economic development. The provision of adequate housing has far-reaching implications for health, safety, and quality of life, serving as a cornerstone for individual and community resilience. The United Nations recognizes the significance of housing in its Sustainable Development Goals (SDGs), particularly Goal 11, which aim to make cities and human settlements inclusive, safe, resilient, and sustainable by 2030 (United Nations, 2015). However, achieving this goal is a formidable challenge, particularly in developing nations where rapid urbanization often overwhelms existing infrastructure, leading to the proliferation of informal settlements characterized by inadequate housing conditions (UN-Habitat, 2020).

In Nigeria, the housing crisis is exacerbated by a high rate of urbanization. According to the National Bureau of Statistics, Nigeria's urban population is projected to reach over 70% by 2050 (National Bureau of Statistics, 2021). This urban migration creates an enormous demand for housing, often resulting in overcrowded, substandard living conditions, especially in Nigerian cities such as Kaduna. Kaduna State has experienced significant population growth, leading to a pressing need for adequate housing solutions. Many urban areas are plagued by problems such as overcrowding, insufficient infrastructure, and inadequate access to essential services like clean water, sanitation, and electricity (Federal Ministry of Works and Housing, 2019). The quality of housing is one of the critical indicator of the general well-being of a community. Poor housing conditions have been linked to a wide range of social, health, and environmental problems. Housing quality is intricately linked to social and economic opportunities.

The housing crisis in Nigeria has reached critical levels, particularly in urban areas where rapid population growth often outstrips the capacity of existing infrastructure. Many cities, including Kaduna, grapple with severe housing shortages, leading to the emergence of informal settlements characterized by substandard housing conditions (UN-Habitat, 2020). In Anguwan Shanu, located in Kaduna North Local Government Area, these challenges are particularly pronounced, as the demand for housing has resulted in overcrowding, inadequate infrastructure, and insufficient access to basic services (Abdullahi and Suleiman, 2018). Despite housing being a fundamental human need and a crucial determinant of quality of life, little empirical research has been conducted to comprehensively assess housing quality in Anguwan Shanu. Most existing studies focus on broad housing issues in Nigeria without addressing the specific conditions and challenges faced by residents in this locality (Mohammed, 2021). Consequently, there is a significant gap in understanding how factors such as building materials, access to utilities, sanitation facilities, and local socio-economic conditions impact the overall housing quality in the area.

There is a limited research providing localized data on the specific challenges of housing quality and feasible interventions in areas like Anguwan Shanu. This study aims to bridge these gaps by focusing on Anguwan Shanu, Kaduna North LGA. It will provide a comprehensive assessment of housing quality, integrate socio-economic well-being into the analysis, and identify localized challenges and opportunities for improvement.

The study seeks to address the following research questions:

- i. What is the current state of housing quality in Anguwan Shanu, Kaduna North LGA?
- ii. What are the factors contributing to housing quality in Anguwan Shanu?
- iii. What are the factors influencing the choice of Anguwan Shanu?
- iv. How do housing quality affect the socio-economic well-being of residents in Anguwan Shanu?

Material and methods

Study Area

Anguwan Shanu is a residential neighborhood located in Kaduna North Local Government Area (LGA) of Kaduna State, in northwestern Nigeria. Kaduna North is one of the 23 LGAs in the state and forms a core part of the Kaduna metropolis, the administrative and economic capital of Kaduna State. Anguwan Shanu is primarily an urban settlement with a mix of planned and unplanned residential structures, inhabited by diverse socio-economic groups. The study area covers a diverse population comprising various socio-economic backgrounds, which contributes to the complexities surrounding housing quality and infrastructure (Abdullahi and Suleiman 2018).

1.7.1 Location and Size

Anguwan Shanu lies between latitude 10°32'41" N and 10°345 N" and longitude 7°27'7" E and 7°25'48" E latitude making it an attractive area for urban development and planning initiatives as shown in Figure 1. Anguwan Shanu is situated in the central part of Kaduna North LGA, which is one of the most densely populated regions in Kaduna State. The neighborhood is strategically located near major urban centers and is easily accessible through major roads. Its proximity to the city center enhances its appeal for residents; however, this has also led to increased pressure on housing and urban services.

The demographic profile of Anguwan Shanu is diverse, with a mixture of different age groups, ethnicities, and socio-economic backgrounds. As part of Kaduna North Local Government Area, Anguwan Shanu reflects the urbanization trends and population growth common to Nigerian cities, influenced by both rural-urban migration and population expansion within the metropolis. The exact population of Anguwan Shanu is not readily available, but it is part of a densely populated urban region within Kaduna North. The population density is relatively high, with residential structures often overcrowded due to rapid urban expansion and migration into the area in search of economic opportunities. According to the 2018 Nigerian Population Census projection, the population of Kaduna North LGA is over 800,000 and a significant portion of this population resides in urban neighborhoods like Anguwan Shanu (Abdullahi and Suleiman, 2018).

Housing in Anguwan Shanu is a mix of formal and informal structures, with many homes constructed using locally available materials such as mud, corrugated metal, and bricks. While some houses are relatively well-built, a significant proportion are substandard, with inadequate essential amenities such as running water, sanitation facilities, and electricity among others (Mohammed, 2021). Overcrowding is a prevalent issue, as multiple families often share limited living spaces, exacerbating the challenges of poor sanitation and health risks.

Methods

Reconnaissance Survey

A reconnaissance survey was carried out in Anguwan Shanu to familiarize the researcher with the study area. The preliminary visit allowed for observation of the housing structures, infrastructure, and general living conditions. This informed the development of the research instrument and identification of key locations for sampling.

Type and Sources of Data

The study utilized both qualitative and quantitative data. Quantitative data provided statistical insights into housing conditions, demographics, and residents' perceptions, while qualitative data enriched understanding of personal experiences and contextual realities.

Two major sources of data were employed: Primary Data: Collected directly from respondents through structured questionnaires and Secondary Data: Obtained from academic journals, government reports, previous research studies, and other relevant publications on housing and urban planning.

Instrument of Data Collection

A structured questionnaire was used as the main data collection instrument. It was divided into five sections addressing demographic information, housing quality, access to amenities, socio-economic implications, and resident preferences. The questionnaire included both close-ended and Likert-scale questions.

To ensure validity, the instrument was reviewed by experts and piloted among a small group of respondents. Reliability was confirmed using the Cronbach Alpha technique with a coefficient of 0.83.

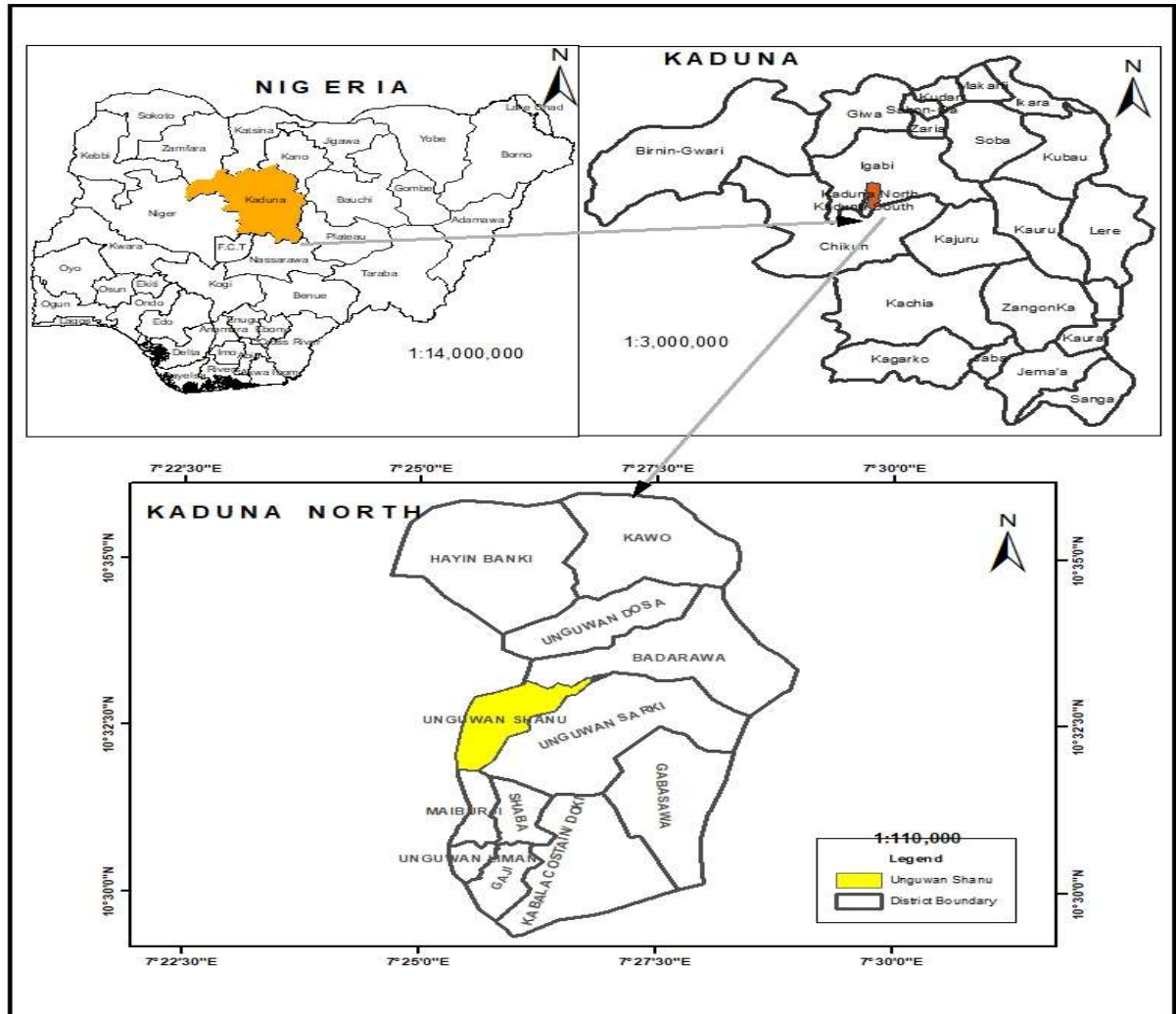


Figure 1: Nigeria showing Kaduna state and the study area (Anguwan Shanu)

Source: Modified from Grid3 administrative map of Nigeria

Sampling Frame and Techniques

The study population comprises the residents of Anguwan Shanu, a low-income neighborhood located in Kaduna North LGA of Kaduna State. The projected population of Anguwan Shanu is 66,535 as of the most recent projections for 2023. The population is diverse, including both homeowners and tenants living in various types of residential buildings, such as bungalows, flats, and informal housing units. Given the urban setting of Anguwan Shanu, the population will include people of different socio-economic backgrounds, with varying access to infrastructure and basic services like electricity, water, and sanitation among others

To determine the sample size for this study, the Yamane formula (Yamane, 1967) was used. The formula is suitable for ensuring a statistically significant sample while considering the study area's population size and margin of error.

The formula is:

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

Where:

- n = Sample size
- N = Total population (66,535)
- e = Margin of error (5% or 0.05)

$$\begin{aligned} n &= \frac{66535}{1 + 66535(0.05^2)} \\ n &= \frac{66535}{1 + 66535(0.0025)} \\ n &= \frac{66535}{1 + 166.3375} \\ n &= \frac{66535}{167.3375} \\ n &\approx 398 \end{aligned}$$

Thus, the required sample size is approximately 398 households.

To ensure the representativeness of the data, a multistage sampling technique would be used. This involves:

Stage 1: Stratified Sampling – Anguwan Shanu will be divided into different strata based on housing typologies and location within the area (formal housing areas, informal settlements, and mixed-use zones). This will ensure that the different types of housing units are adequately represented in the sample.

Stage 2: Random Sampling – After stratification, Simple random sampling technique would be adopted amongst the population. This procedure will be adopted in order to save time and cost since it is very difficult to obtain data on every individual within a short period of time. This procedure will also give the respondents residing in that area equal chance of being selected in order to avoid biasness. The purpose of this sampling technique is to minimize cost, for greater speed (i.e. the data to be collected and summarized more quickly) for greater scope and accuracy.

Data Analysis Techniques

The data collected were analyzed using the Statistical Package for the Social Sciences (SPSS). Descriptive statistics which include, frequencies and percentages were employed to summarize the data. Results were presented in tables and charts for clarity. Comparative analysis was also conducted using insights from previous studies to support interpretation of findings.

Results and Discussion

This section presents, analyzes, and discusses the data collected from respondents regarding housing quality and its socio-economic implications in Anguwan Shanu.

Socioeconomic and Demographic Characteristics of Respondents

The data were collected using structured questionnaires administered within Anguwan Shanu, Kaduna North Local Government Area of Kaduna State. A total of sum of three hundred and ninety-eight (398) copies of questionnaire were administered and retrieved.

Table 1 shows the demographic characteristics of respondents. It provides insight into the age, gender, marital status, educational level, and occupation of the study population.

Table 1 Description of the Respondents' Background

S/N	Respondent Background	Frequencies	Percentage
1.	Age Range (Years)		
	18 – 24 yrs	86	21.6
	25 – 34 yrs	123	30.9
	35 – 44 yrs	119	29.9
	45 and above	70	17.6
	Total	398	100
2.	Gender		
	Male	226	56.7
	Female	172	43.3
	Total	398	100
3.	Marital Status		
	Married	169	42.5
	Single	137	34.4
	Divorced	39	9.8
	Widowed	53	13.3
	Total	398	100
4.	Educational Level		
	Primary	66	16.6
	Secondary	128	32.1
	Tertiary	123	30.9
	Adult Literacy	81	20.4
	Total	398	100
5.	Occupation		
	Student	70	17.6
	Trader	119	29.9
	Civil servant	123	30.9
	Farmer	86	21.6
	Total	398	100

Source: Field Survey 2025

The age distribution reveals that the respondents were predominantly within the age brackets of 25–34 years and 35–44 years. Specifically, 123 respondents (30.9%) were aged 25–34 years, while 119 respondents (29.9%) fell within the 35–44 years range. Respondents aged 18–24 years

accounted for 86 individuals (21.6%), and those aged 45 years and above comprised 70 respondents (17.6%). This suggests that the majority of the population were in their productive and economically active years. With respect to gender, the study population was skewed slightly towards males. Out of the total respondents, 226 (56.7%) were male, while 172 (43.3%) were female. This indicates that male respondents formed the majority of the sample.

Analysis of marital status indicates that half of the respondents were married (169 respondents, 42.5%). Single individuals constituted 34.4% (137 respondents), while 53 respondents (13.3%) were widowed. Only 39 respondents (9.8%) reported being divorced. This shows that a significant proportion of the respondents were either married or single, with relatively few being widowed or divorced.

Regarding educational attainment, the respondents demonstrated varying levels of education. A substantial number had attained secondary education (128 respondents, 32.1%) and tertiary education (123 respondents, 30.9%). Additionally, 81 respondents (20.4%) had undergone adult literacy programs, while 66 respondents (16.6%) had only primary education. This reflects a relatively well-educated population, with the majority having at least a secondary education.

The occupational distribution of respondents showed a fairly balanced spread. Civil servants constituted the largest group, with 123 respondents (30.9%). Traders followed closely at 119 respondents (29.9%), while farmers made up 86 respondents (21.6%). Students were the smallest group, with 70 respondents (17.6%). This indicates that a significant portion of the respondents were engaged in formal employment or trade-related activities.

Overall, the findings from Table 1 indicate that the majority of respondents were adults within the age range of 25–44 years, predominantly male, and either married or single. Most had attained secondary or tertiary education and were mainly employed as civil servants or traders. This demographic structure suggests a relatively mature, literate, and economically active population.

Current State of Housing Quality in Anguwan Shanu, Kaduna North LGA

This section presents the rate of condition of housing in the study area (Anguwan Shanu, Kaduna North LGA) and the Predominant materials used in the construction of houses in the neighborhood. Table 2 shows a varied range of housing conditions across the study area.

Table 2: Rate of condition of housing in the study area

Condition	Frequency	Percentage
Excellent	49	12.4
Good	96	24.1
Fair	126	31.6
Poor	72	18.1
Very poor	55	13.8
Total	398	100

Source: Field Survey 2025

The survey data presented in Table 2 reveals a varied range of housing conditions across the study area. Only 49 respondents (12.4%) rated the condition of their housing as *excellent*, while 96 respondents (24.1%) reported it to be *good*. A significant proportion of respondents, 126 (31.6%), described their housing condition as *fair*, indicating that their homes are moderately maintained or functional but not necessarily in optimal condition. Furthermore, 72 respondents (18.1%) classified their housing as *poor*, and 55 respondents (13.8%) as *very poor*. These results suggest

that while some residents enjoy relatively decent housing, a substantial segment resides in dwellings with deteriorating or inadequate living conditions. Plates, 1, 2,,3 and 4 depicts the ppor quality of housing in the study area.

This is consistent with Eziyi (2020), who found substandard housing prevalent in semi-urban Nigeria. Table 3 shows the predominant material used in housing construction is concrete blocks.

Table 3: Predominant materials used in the construction of houses in the neighborhood

Materials	Frequency	Percentage
Concrete Blocks	258	64.8
Mud Bricks	107	26.9
Zinc (sheet metal)	33	8.3
Total	398	100

Source: Field Survey 2025

As shown in Table 3 the predominant material used in housing construction is *concrete blocks*, which accounted for 258 respondents (64.8%). This indicates a preference for durable and modern construction practices. *Mud bricks* were the second most common material, used by 107 respondents (26.9%), reflecting traditional building techniques and possibly lower income levels. In contrast, 33 respondents (8.3%) lived in houses constructed with *zinc sheets (sheet metal)*, which often signify temporary or makeshift housing. This diversity in building materials points to varying socio-economic backgrounds and housing standards within the neighborhood. The reliance on concrete reflects a gradual shift toward more durable materials as observed by Akintoye (2016).



Plates 1a, 1b, 1c. 1d Poor Housing Conditions at Anguwan Shanu, Kaduna North

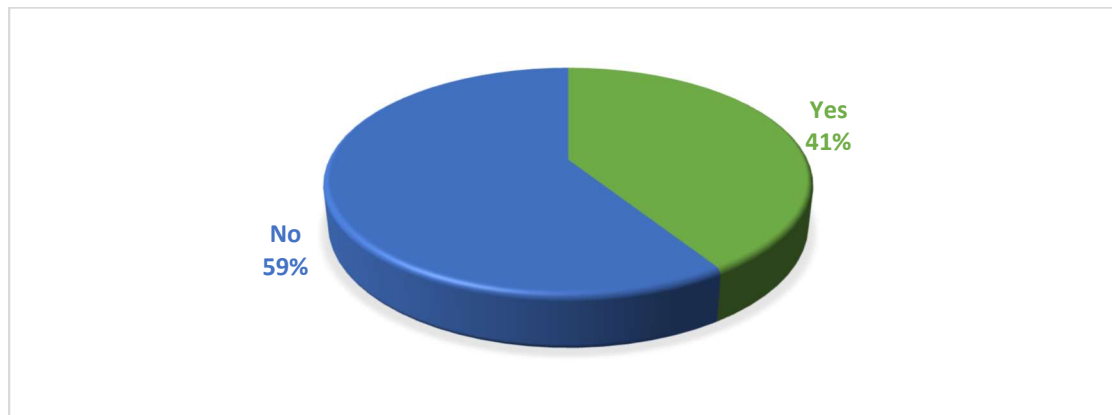


Figure 2 Availability of houses basic amenities (water supply, electricity, sewage) in the study area

Source: Field Survey 2025

Based on the data (Figure 2), only 41% respondents confirmed the availability of basic amenities such as water supply, electricity, and sewage disposal in their area, while 59% respondents indicated that these amenities were not available. This finding reflects a significant gap in essential infrastructure and services, affecting over half of the respondents and potentially contributing to diminished living standards and public health concerns in the area. Table 4 shows the demographic rent of houses in the area.

Table 4: The average rent for a house in your area

Rent	Frequency	Percentage
Less than ₦20,000	21	5.3
₦20,000 – ₦50,000	132	33.2
₦50,000 – ₦100,000	124	31.1
Above ₦100,000	121	30.4
Total	398	100

Source: Field Survey 2025

Rental affordability among respondents varied considerably. As indicated in Table 4, only 21 respondents (5.3%) paid less than ₦20,000 annually for housing. The largest proportion, 132 respondents (33.2%), reported paying between ₦20,000 and ₦50,000, followed by 124 respondents (31.1%) within the ₦50,000 to ₦100,000 range. Meanwhile, 121 respondents (30.4%) paid above ₦100,000 annually. This distribution suggests a wide spectrum of income levels and housing affordability within the area. The concentration of respondents within the ₦20,000 to ₦100,000 range indicates that the neighborhood predominantly serves middle- and lower-income residents.

These findings provide a comprehensive view of the housing landscape in the study area. While a significant number of respondents live in fair or better housing constructed predominantly from concrete blocks, a large portion still experience poor conditions and rely on less durable materials. The limited availability of basic amenities like water, electricity, and sewage poses serious challenges to overall living standards. Additionally, rent affordability varies, with most residents paying between ₦20,000 and ₦100,000 annually, reflecting moderate income levels. These insights underline the need for improved infrastructure, housing quality, and access to essential services.

Factors Contributing to Housing Quality in the Study Area

This section presents the data acquired on the factors affecting housing quality in the study area. Table 5 shows the key factors influencing the quality of housing in the area.

Table 5: Factors affecting housing quality in your area

Factors	Frequency	Percentage
Inadequate infrastructure (roads, drainage)	126	31.6
Poor building materials	37	9.3
Overcrowding	24	6.1
Unregulated construction	87	21.8
Limited access to basic services (water, sanitation)	101	25.4
Socio-economic factors (low income)	23	5.8
Total	398	100

Source: Field Survey 2025

The survey identified several key factors influencing the quality of housing in the study area (see Table 5). The most commonly cited factor was inadequate infrastructure, such as roads and drainage systems, reported by 126 respondents (31.6%). This was followed by limited access to basic services including water and sanitation reported by 101 respondents (25.4%). A significant portion of respondents (87; 21.8%) also attributed poor housing quality to unregulated construction practices, which may involve the absence of proper building codes or oversight.

Other less frequently mentioned factors include the use of poor-quality building materials (37 respondents; 9.3%), socio-economic limitations such as low income (23 respondents; 5.8%), and overcrowding (24 respondents; 6.1%). These findings underscore the multifaceted nature of housing challenges in the area, involving physical, regulatory, and economic dimensions. Table 6 shows the demographic characteristics of the respondents as presented in table.

Table 6: Availability of basic services (electricity, water, sanitation)

Availability of basic services	Frequency	Percentage
Very satisfied	29	7.3
Satisfied	65	16.3
Neutral	121	30.4
Unsatisfied	106	26.6
Very unsatisfied	77	19.3

Total	398	100
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Source: Field Survey 2025

Respondents expressed mixed satisfaction levels regarding access to basic services such as electricity, water supply, and sanitation (Table 6). Only 29 respondents (7.3%) reported being *very satisfied*, and 65 (16.3%) were *satisfied*. However, a notable portion of the respondents 121 individuals (30.4%) were *neutral*, possibly indicating limited or inconsistent access to these services.

In contrast, a large percentage expressed dissatisfaction: 106 respondents (26.6%) were *unsatisfied*, and 77 respondents (19.3%) were *very unsatisfied*. These responses point to a general deficiency in the delivery and reliability of basic infrastructure services in the study area, which is a critical aspect of overall housing quality. Table 7 shows the drainage and waste disposal systems.

Table 7: The drainage and waste disposal systems in the study area

Drainage and waste disposal systems	Frequency	Percentage
Very effective	29	7.3
Effective	65	16.3
Neutral	121	30.4
Ineffective	106	26.6
Very ineffective	77	19.3
Total	398	100

Source: Field Survey 2025

The perceived effectiveness of drainage and waste disposal systems mirrors the responses related to basic services. Only 29 respondents (7.3%) described these systems as *very effective*, and 65 respondents (16.3%) considered them *effective*. A significant proportion (121 respondents; 30.4%) remained *neutral*, while 106 respondents (26.65) reported the systems as *ineffective*, and 77 respondents (19.3%) as *very ineffective* (see Table 7). Plates 2 a, b and c depicts the waste disposal and drainage situations in the study area

These findings indicate substantial dissatisfaction with waste and storm-water management systems in the area. Inadequate drainage and waste disposal can lead to environmental health hazards and further degrade housing quality, especially in high-density or low-income neighborhoods.

In summary, the study identifies infrastructure deficiencies, limited basic services, and unregulated construction as the most critical factors affecting housing quality in the area. In addition, resident dissatisfaction with electricity, water, sanitation, and waste management systems reflects systemic challenges that require urgent policy attention and investment. These interconnected issues suggest that improving housing quality in the study area will require comprehensive interventions across planning, infrastructure development, and service delivery.



Plate 2a Improper waste Disposal at Anguwan Shanu, Kaduna North



Plate 2b Lack of Good Drainage System at Anguwan Shanu, Kaduna North



Plate 2c Condition of Drainage System at Anguwan Shanu, Kaduna North

Factors influencing residents' choice of Anguwan Shanu as a Place of Residence

The data on Table 8 shows the demographic factors of why residents' choice of Anguwan Shanu.

Table 8: Primary reasons for choosing to live in Anguwan Shanu

Primary reasons	Frequency	Percentage
Affordability of housing	94	23.6
Proximity to workplace/school	110	27.6
Availability of basic services (e.g., electricity, water)	43	10.8
Availability of markets/shopping centers	79	19.8
Family or cultural ties to the area	72	18.2
Total	398	100

Source: Field Survey 2025

Survey results reveal that several interrelated factors influence why residents choose to live in Anguwan Shanu (see Table 8). The most frequently cited reason was proximity to workplace or school, identified by 110 respondents (27.6%), indicating that access to employment and educational institutions plays a significant role in residential decisions. This is closely followed by affordability of housing, mentioned by 94 respondents (23.6%), emphasizing the economic considerations that shape housing choices in the area.

Other notable factors include the availability of markets and shopping centers, selected by 79 respondents (19.8%), and family or cultural ties to the area, cited by 72 respondents (18.2%). Only

a small fraction, 43 respondents (10.8%), reported that their decision was primarily influenced by the availability of basic services such as electricity and water. This suggests that while basic services are important, they are not the dominant factor guiding the decision to settle in this neighborhood.

These findings imply that location and affordability are the top considerations for most residents, while amenities and social networks also play supporting roles.

Impact of Housing Quality on the Socio-economic well-being of Residents in the Study Area

Table 9 shows the demographic illustration of residents' perceptions of how housing quality affects their general well-being as presented in table

Table 9: Perceptions on how housing quality affects their general well-being

Effects	Frequency	Percentage
Significantly improves my well-being	53	13.3
Somewhat improves my well-being	68	17.1
No effect on my well-being	111	27.9
Somewhat negatively affects my well-being	95	23.9
Significantly negatively affects my well-being	71	17.8
Total	398	100

Source: Field Survey 2025

Table 9 illustrates residents' perceptions of how housing quality affects their general well-being. While a combined total of 121 respondents (30.4%) stated that housing quality *significantly* or *somewhat improves* their well-being, a larger proportion expressed concerns. Specifically, 95 respondents (23.9%) reported that poor housing quality *somewhat negatively affects* their well-being, while 71 respondents (17.8%) indicated a *significant negative impact*. Additionally, 111 respondents (27.9%) stated that housing conditions have *no effect* on their well-being. These results indicate that while a minority benefit from good housing conditions, a substantial portion of the population experiences detrimental effects on their quality of life due to poor housing, signaling critical areas for intervention. This supports UN-Habitat's assertion (2020) that poor housing directly impacts quality of life.

Table 10: Perceptions on if improving housing quality in study area improves the socio-economic status of residents

Perception	Frequency	Percentage
Yes	238	59.8
No	107	26.9
Not sure	53	13.3
Total	398	100

Source: Field Survey 2025

Table 10 reflects widespread belief in the potential of housing improvement to positively influence residents' economic and social status. A strong majority of respondents 238 individuals (59.6%) believe that enhancing housing quality would improve the socio-economic status of the community. Meanwhile, 107 respondents (26.9%) disagreed, and 53 respondents (13.3%) were unsure. This optimism suggests that housing is not only viewed as a shelter but also as a key driver

of upward mobility, influencing health, productivity, and educational outcomes. This aligns with findings by Ibem and Amole (2010) who argue that adequate housing is a pathway to improved socio-economic outcomes.

Conclusion and Recommendations

Housing quality not only in Kaduna but Nigeria remains a significant socio-economic challenge, influenced by rapid urbanization, inadequate planning, poverty, and weak regulatory enforcement. Many urban and rural communities face substandard housing conditions, including overcrowding, poor ventilation, insufficient water supply, inadequate sanitation, and structural deficiencies. These issues negatively impact public health, safety, and overall quality of life.

The gap between housing demand and supply continues to widen due to population growth and rural-urban migration, while government and private sector interventions often fail to meet the needs of low- and middle-income groups. Improving housing quality requires a multi-dimensional approach that addresses affordability, durability, environmental sustainability, and access to basic services. To attain the Goal of SDG 11 (Sustainable Cities and Communities) housing quality must be improved through appropriate policies, funding and institutional frameworks. This will go a long way in ensuring that Nigerian citizens have access to safe, healthy, and affordable housing, ultimately contributing to improved quality of life and sustainable urban development

The following recommendations were put forward by the study:

- i. There is a need for government to ensure that all properties to be developed must be in physically planned layouts. This is to prevent the emergence of unplanned/informal settlements capable of disrupting the urban fabric. Ensuring compliance to planning rules is one big step towards improving housing quality.
- ii. All tiers of government (Federal, State and Local) should invest in provision of infrastructure such, access road, water and sanitation. This will surely enhance not only housing quality but also environmental quality.
- iii. State and Local Government should also enforce compliance with building regulations and standards. Clear guidelines for construction and maintenance should be rolled out by the planning agency. This will help in improving the quality of new and existing structures.
- iv. Government at all levels should promote affordable housing provision. This is by coming up with policies to support low-income earners in accessing decent and qualitative housing.
- v. On the part of people and communities, proper awareness campaign must be embarked upon to improve hygiene and maintenance of properties. This will empower residents to maintain homes and promote healthy living environment.
- vi. State Government should embark on massive urban renewal activities. This could result in upgrading unplanned neighbourhoods and improve livability and serviceability of the urban environment.
- vii. Government should ensure inclusiveness by engaging residents in the planning and development of housing projects to ensure that solutions are culturally relevant and meet the needs of the people and the community.

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