

Social Housing Provisions in the Nigerian Educational Institutions: A Panacea for Rebuilding Trust in Our Educational System.

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Abstract

The study investigated social housing in the Nigerian educational institutions. Four research questions guided the study. A survey research design was employed for the study. The sample for the study was one hundred and twelve (112) persons (50 staff and 62 students) chosen from Owerri and Asaba cities of South-East and South-South Geo-Political Zones. A structured questionnaire having 41 items was used for collecting data. The instrument was validated by three experts from the building industry. Pearson product-moment correlation statistical tool was used to determine the reliability of the instrument, with a coefficient of 0.82. One hundred and twelve (112) copies of the instrument were administered to respondents by the researcher. One hundred (100) copies were retrieved and analyzed using mean statistics and simple percentages. The study found that the level of construction of social housing is not commendable. As a result, staff and students pay high rents to landlords, and this causes them to indulge in unethical academic practices and poor integrity. Challenges such as a lack of funds and poor governance affect social housing in schools. The study recommended among others, that all hands should be on deck to deliver mass social housing schemes as a way of increasing improved academic ethics and integrity, there by rebuilding trust in the educational system.

1. INTRODUCTION

The level, type, standard of housing found in any country tells a lot about the standard of living of the citizens of that country. The level, type or standard of housing tells us about the cost of living. According to Wang and Curs (2019), The dramatic changes in urban housing provision in China after 1980 have been widely described and assessed. New housing problems from housing privatization and commercialization emerged but Chinese Government is working to provide affordable social housing. From the foregoing, it is clear that Nigeria needs to work like the counterpart, China has done. China has got a huge population but is doing something positive about housing needs. Nigeria also need to do something especially in our educational institutions so as to reduce the cost of house rents. High rents have made many to indulge in negative sharp practices leading to unethical academic practice and lack of integrity.

Housing is one of the best indicators of a person's standard of living and his place in the society. Like food and clothing, housing ranks among the three (3) basic human needs. Its availability is very crucial to the welfare of every human being. (Emiedafe, 2015). It follows that housing is a basic need of man and should be at the heart of governance, just like food and clothing. Government at all levels in Nigeria should do something serious to save its citizens from high cost of living by providing adequate social houses. This will reduce sharp practices to the barest minimum leading to a rebuilt trust in our educational system.

A house as used here refers to a structure serving as residential abode for person(s). It is a building accommodating a person(s) for purpose of domestic living. It is an enclosure for living, sleeping, resting,



cooking, safe keeping of properties etc. but not official work or office apartment. Housing is the activity of providing residential or domestic home apartments for people i.e. staff & students. Social refers to the society especially a welfare package for the society. So, social housing refers to welfare homes or buildings provided by government or big organizations to make accommodation cheaper, easier or even totally free for its citizens. It is a public, welfare or affordable houses meant to reduce the high payment of rents to landlords. It also includes any measure taken to enable citizens build their own homes easily.

According to Madden (2015), Dependable and affordable public housing is more important now than ever. If you work full time for the minimum wage in America, the number of states where you can afford to rent a one-bedroom apartment on the private market is exactly zero.” This is exactly the same in Nigeria today. Social houses have huge deficit leaving most fulltime workers who earn by the minimum wage at the mercy of the landlords of which most of them, charge exorbitantly. Minimum wage earners discover that they spend more than they should on just rents even as they are forced to pay in bulk for a year or even more. Nigeria ‘s population is put at 170 million and is growing by approximately 2.8% per year according to World Bank as reported by Nweke (2016). There is 18 million housing unit deficit in Nigeria and Nigeria need to build approximately 700,000 housing units yearly. Presently, only about 100,000 housing units are built annually. It is also estimated that 108 million Nigerians are homeless based on a 6 people per house estimate (Nweke, 2016). This points to the fact that there is need for social housing for Nigerian citizens especially in schools.

Observation and preliminary oral interviews show that social houses are not provided enough in schools and any other place in the country. It reveals that there is housing problem in Nigeria with Lagos, Abuja and Kano being the worst hit. Research clue.com (2015) observed that the provision of adequate housing in Nigeria and other developing nations alike still remains one of the most intractable challenges facing human and national development. In the same breath, Oshodii (2018) concluded that the growth of the population of the metropolitan Lagos has assumed a geometrical proportion, and that the provision of urban infrastructure and housing to meet this demand is not at commensurate level. This situation can be linked to low level of modern housing in Nigeria. Federal Government of Nigeria, FGN (2016) observed that over 72 million Nigerians are in need of a decent accommodation. Also, Oshodii (2018) concluded that there is acute shortage of housing to the teeming population with Lagos alone accounting for about 5 million deficits representing 31% of the estimated national housing deficit of 18 million. This points to the fact that there are not enough social houses built or provided for Nigerians.

Nweke (2016) in his report over a key note address during the unveiling of a new brand for Knightstone Properties Ltd listed the following as challenges to social housing in Nigeria i.e. unfavourable government policies, lack of mortgages, unstable investment environment, difficulties and lack of transparency associated with acquiring land, bureaucracy in obtaining land documents, high cost of land, bureaucracy and difficulties with getting regulatory approvals, high cost of building materials, high interest in profit making, indiscipline and corruption. FGN (2016) also identified most of the above listed challenges as factors militating against housing provision in Nigeria.

Purpose of Study

The purpose or aim of the study was to investigate social housing in educational institutions in the South-East and South-South Geo-Political Zones of Nigeria. Specifically, the study sought to find out if:

1. Modern housing is at commendable level in our educational institutions.
2. Enough social houses are being built or provided in our educational institutions.
3. There are challenges of housing in our educational institutions.
4. There are possible recommendations/solutions to the challenges of housing.

Research Questions

1. Is modern housing at a commendable level in our educational institutions?
2. Are enough social houses provided or built in our educational institutions?
3. What are the challenges of housing in our educational institutions?
4. What are the possible recommendations\solutions to the challenges of housing?

Scope of Study

The study was restricted to educational institutions in two (2) States within the South-East and South-South Geo-Political Zones which are Imo and Delta States of which their capital cities of Owerri and Asaba respectively were points of reference.

2. METHOD

The study was a survey design. Survey design enabled the researcher to obtain respondents opinion which are then subjected to empirical analysis. Questionnaire was the instrument of data collection. It was given to respondents and collected back. Survey type of research can also be called descriptive research according to National Teachers' Institute (N.T.I.), Kaduna Nigeria (2015). It is based on data collected from questionnaires, interviews, inventories, ratings, reports and observations. Descriptive research can be utilized to get meaning and understanding of today's condition of things. Results obtained can be analyzed using statistical methods or tools. In survey researches, small or large populations can be studied or appraised using samples to ascertain the relative incidence, distribution and interrelations of variables. All these makes survey research method very suitable for this empirical research. The population for this study include all staff and students in secondary schools and tertiary institutions in Owerri and Asaba cities of South-East and South-South Geo-Political Zones of Nigeria respectively. The sample for this study is one hundred and twelve (112) persons involving fifty (50) staff and sixty-two (62) students sampled out of the numerous secondary schools and tertiary institutions within Owerri and Asaba areas of Imo and Delta States through random sampling.

The instrument for data collection was a researcher made questionnaire which had 41 items on it. The questionnaire was made up of five sections. Section one contained six (6) items seeking to find out the level of modern housing in Nigerian schools. The second section contained five (5) items searching for the numerical strength of social houses in schools. The third section had fifteen (15) items that solicited information on the challenges of housing and lastly, section four (4) solicited for information from a fifteen (15) structured items asking for the recommendations\solutions to the challenges above.. The instrument for this research was validated on face, content and constructs validation by three (3) experts, two (2) from the building construction industry and one (1) from education. Their advice and comments was utilized for the modification of instrument and final establishment in face content and construct validities.

Instrument was initially given to ten (10) respondents who were not part of the sample of our study using a test-retest method of reliability test. The test was given two times at different cases. Pearson product moment correlation statistical tool was used to test the reliability and a coefficient of 0.82 was obtained which pointed to a very high reliability. The researcher went to different educational institutions in Owerri and Asaba. He briefed them on the purpose of visit and study. The necessary staff and students needed for the study was selected. Questionnaire was given to them and the necessary explanations made to ensure accurate valid data collection. The responses was then collected from them. One hundred and twelve (112) copies of questionnaire was distributed and a hundred (100) copies were retrieved, thus the return rate was less than 100%. As an addendum, interviews and physical observations were made by the researcher including inspections. The field research questions was analyzed by the use of mean statistics and simple percentage. Four (4) point scale was used and a decision rule of 2.50 was utilized. This means that any

mean of less than 2.50 were taken as disagreed while any mean from and above 2.50 was taken as agreed. A percentage (%) of less than 40% was taken as disagreed while any percentage (%) from and above 40% was taken as agreed.

3. RESULTS AND DISCUSSION

The results of this study are shown in Tables 1 - 4.

Research Question 1:

Is modern housing at a commendable level in our educational institutions?

Table 1: Level of modern housing.

The following are commendable as regards modern housing-

	Mean	Remark
A. High commitment of men	2.34	Disagreed
B. High commitment of women and other family members	1.82	Disagreed
C. Seriousness of management of private schools.	2.30	Disagreed
D. Seriousness of politicians in the sitting Government	2.14	Disagreed
E. Mouth talks about housing	2.62	Agreed
F. Lagos, Abuja and Kano have the worst housing problems.	3.22	Agreed

Research Question 2

Are enough social houses provided or built in our educational institutions?

Table 2: Numerical Strength of social houses

The following are favorable as regards social housing-

	Percentage(%)	Remark
A. Adequate number of social houses	25	Disagreed
B. Adequate quality social houses	15	Disagreed
C. Not enough social houses or high rents led to unethical academic practices	56	Agreed
D. Most cities, semi-urban towns and villages do not have social houses.	68	Agreed
E. Most schools do not have social houses for staff and students.	76	Agreed

Research Question 3

What are the challenges of housing?

Table 3: Challenges of housing.

The following are the challenges of housing-

	Mean	Remark
A. Lack of funds	3.88	Agreed
B. Unfavorable government policies	2.67	Agreed
C. Lack of mortgages	2.54	Agreed
D. Equity payment in mortgage loans	3.60	Agreed
E. Unstable investment environment	2.66	Agreed
F. Difficulties and lack of transparency associated with acquiring land	2.86	Agreed
G. Bureaucracy in obtaining land documents	2.55	Agreed
H. High cost of land	3.72	Agreed
I. Difficulties and bureaucracy with regulatory approvals	2.57	Agreed
J. Unqualified design and construction personnel	2.25	Disagreed
K. High cost of building materials	3.81	Agreed
L. High interest in profit making	2.68	Agreed
M. Indiscipline and corruption	3.86	Agreed
N. Poor economy	3.60	Agreed
O. Adequate payment of design and construction personnel	2.51	Agreed

Research Question 4

What are the possible recommendations\solutions to the challenges of housing in our educational institutions?

Table 4: Possible recommendations\solutions to the challenges of housing.

The following are possible solutions to problems of housing-

	Mean	Remark
A. Provision of funds	3.88	Agreed
B. Favorable government policies	2.80	Agreed
C. Mortgages available to all	2.66	Agreed
D. Total removal of equity payment in mortgage loans	3.72	Agreed
E. Stable investment environment	2.71	Agreed
F. Easy and transparent acquisition of land	2.86	Agreed
G. Removal of unnecessary bureaucracy in obtaining land documents	2.62	Agreed
H. Affordable price tag on land	3.82	Agreed
I. Easy getting of regulatory approvals	2.63	Agreed
J. Under payment of design and construction personnels	2.42	Disagreed
K. Affordable building materials	3.84	Agreed
L. Moderate interest in profit making	2.68	Agreed
M. Discipline and eradication of corruption	3.88	Agreed
N. Good and robust economy	3.62	Agreed
O. Adequate payment of design and construction personnel.	2.62	Agreed

Summary of Findings

The findings of this study can be summarized as follows-

1. The level of construction of modern housing in our educational institutions is not commendable. Mass modern housing mostly ends up at the talking level without implementation.
2. The number of social houses is small. Most schools do not have enough social houses, accommodation, hostels and staff quarters.
3. The challenges facing housing in schools in Nigeria can be stated as follows: lack of funds, unfavorable government policies, lack of mortgages, equity payment in mortgage loans, unstable investment environment, difficulties and lack of transparency associated with acquiring land, bureaucracy in obtaining land documents, high cost of land, difficulties and bureaucracy with getting regulatory approvals, high cost of building materials, high interest in profit making, indiscipline and corruption, poor economy, adequate payment of design and construction personnel etc.
4. Possible recommendations\solutions to these challenges are as follows:
Provision of adequate funds, favorable government policies, making mortgages known and available to all, total removal of equity payment in mortgage loans, stable investment environment, easy and transparent acquisition of land, removal of unnecessary bureaucracy in obtaining land documents, affordable price tag on land, easy getting of regulatory approvals, affordable building materials, moderate interest in profit making, discipline and eradication of corruption, good and robust economy, adequate payment of design and construction personnel.

Discussion of Results

The results of this study show that the rate of construction of modern housing units in our educational institutions is not commendable when compared to the huge population. Little or nothing is really done to solve this problem. The results agreed with observation and preliminary oral interviews which revealed that social houses are not provided at a good rate. It also revealed that there is housing problem in Nigeria with Lagos, Abuja and Kano as worst places. The results agree with Researchclue.com(2015) who observed that the provision of adequate housing in Nigeria and other developing nations alike still remains one of the most intractable challenges facing human and national development. Also, it agrees with Oshodii (2018) who concluded that the growth of the population of the metropolitan Lagos has assumed a geometrical proportion, and that the provision of urban infrastructure and housing to meet this demand is not at commensurate level. The findings of this study agree with FGN (2016) who observed that over 72 million Nigerians are in need of a decent accommodation. Oshodii (2018) concluded that there is acute shortage of houses in Nigeria with Lagos being one of the most affected cities. The study was in consonance with the opinion of Nweke (2016) on all he listed as challenges of housing.

4. CONCLUSION

The study concluded that social houses and housing in general are not provided enough in our educational institutions. It concluded that modern housing construction is not at a commendable level in schools. Not enough social houses are provided in schools and elsewhere in the Country. It also concluded that there are many challenges facing social housing in schools and elsewhere in the Country. Therefore, Government at all levels, captains of schools and industries in the private sector etc. should play their roles very well to overcome these challenges so that many more social houses can be built in schools to reduce unethical sharp practices to the barest minimum, bring back integrity in academics and rebuild trust once again.

5. RECOMMENDATIONS

The following recommendations were made based on the findings of the study:

1. Adequate funds should be made available by all tiers of Government for mass social housing projects in every part of the country especially in our academic institutions.
2. Captains of industries and educational institutions in the private sector should provide social houses for their staff and students.
3. Government at all levels should develop the will to implement all favorable housing policies especially towards schools.
4. Equity payment in mortgage loans should be totally removed.
5. Land should be made affordable for people to purchase through making for a favorable economy.
6. Unnecessary bureaucracy in obtaining land documents, regulatory approvals etc. should be removed.
7. Investment environment should be made stable.
8. Prices of building materials should be reduced to the barest minimum.
9. Government should ensure that there is good and robust economy.
10. Design and construction personnel should be paid handsomely.
11. Good governance, discipline and eradication of corruption should be enthroned at all levels of governance or management of the private sector.

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