

Evaluation Of Mass Housing Quality in Ilorin Metropolis, Kwara State, Nigeria

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Abstract- The study evaluates the housing quality of selected mass housing estates in Ilorin Metropolis, Kwara State, Nigeria, with emphasis on housing and neighbourhood characteristics and residents' perceptions of housing quality. The aim is to assess the quality of mass housing developments by examining the adequacy of housing and neighbourhood characteristics and analysing residents' perceptions of housing quality. A multistage sampling technique was adopted in selecting seven mass housing estates representing Federal Government, Kwara State Government, Public-Private Partnership (PPP), and private housing developments. A total of 556 occupied housing units were selected using the Slovin formula, and structured questionnaires were administered to household heads or their representatives, complemented with field observations. Data were analysed using the Statistical Package for the Social Sciences (SPSS Version 27), employing descriptive statistics, percentages, mean scores, and Mean Weighted Values (MWV). The findings reveal that the selected mass housing estates generally provide satisfactory housing conditions, with building condition, internal layout, natural ventilation, electricity supply, and road network emerging as the most adequate housing and neighbourhood characteristics. Residents also expressed positive perceptions of housing quality, with ventilation recording the highest Mean Weighted Value (MWV = 3.95), followed by natural lighting (MWV = 3.85), water supply (MWV = 3.78), adequacy of living room space (MWV = 3.74), and electricity supply (MWV = 3.72). Conversely, noise level control (MWV = 3.18), road accessibility (MWV = 3.28), roofing materials (MWV = 3.29), wall finishes (MWV = 3.31), and neighbourhood security (MWV = 3.33) recorded comparatively lower ratings, indicating areas requiring improvement. The overall Mean Weighted Value (MWV = 3.54) indicates that residents perceived the housing quality of the selected mass housing estates as satisfactory.

The study concludes that while the selected mass housing estates provide satisfactory residential environments, improvements in neighbourhood infrastructure, environmental management, accessibility, maintenance, and security are necessary to enhance residents' satisfaction and the overall performance of future mass

housing developments. The findings provide empirical evidence to guide architects, planners, housing developers, and policymakers in improving the planning, design, and delivery of sustainable mass housing in Kwara State and similar rapidly urbanising cities in Nigeria.

Keywords: *Housing Quality, Mass Housing, Residents' Perception, Neighbourhood Characteristics, Ilorin Metropolis, Nigeria.*

I. INTRODUCTION

Housing is a fundamental human need and an important indicator of social well-being, public health, and sustainable urban development (Amao, Oyadokun & Soyebbo, 2024; Rolfe, 2020). Beyond providing shelter, quality housing promotes safety, comfort, privacy, and improved quality of life. However, rapid urbanization and population growth have intensified the demand for housing, particularly in developing countries where housing provision often fails to keep pace with increasing urban populations (Akinyode, Khan, & Ahmed, 2019).

To address this challenge, governments have implemented mass housing programmes aimed at increasing access to affordable housing. In Nigeria, these programmes have contributed to reducing housing shortages; however, concerns remain regarding the quality of the housing provided. Many mass housing estates are characterized by inadequate neighbourhood infrastructure, poor maintenance, environmental deficiencies, and housing designs that do not adequately respond to residents' needs, thereby reducing residential satisfaction and overall housing performance (Babalola, Ibe, Olotuah, Opoko, Adewale, & Fulani, 2020; Enisan, 2023). Consequently, housing quality has become an important criterion for assessing the effectiveness of mass housing developments.

Housing quality extends beyond the physical condition of dwelling units to include neighbourhood characteristics, environmental quality, infrastructure, accessibility to basic services, and residents' perceptions of their living environment (Preetha & Sheeba, 2020; Teketel & Huang, 2021). Therefore, evaluating housing quality requires consideration of both the objective characteristics of housing and the subjective experiences of residents, as occupants' perceptions provide valuable insights into the overall performance of residential environments.

Ilorin Metropolis, the capital of Kwara State, has experienced rapid urban expansion in recent years, leading to increased demand for affordable housing and the development of several mass housing estates. Figure 1 shows the location of Ilorin Metropolis within the context of Nigeria. Although these developments

have contributed to increasing housing supply, limited empirical evidence exists regarding the quality of the housing and neighbourhood environments provided and how residents perceive them. This knowledge gap limits informed decision-making for future housing planning and development.

This study therefore evaluates the housing quality of selected mass housing estates in Ilorin Metropolis by examining their housing and neighbourhood characteristics and analysing residents' perceptions of housing quality. The findings are expected to provide empirical evidence that will assist architects, planners, housing developers, and policymakers in improving the planning, design, and delivery of future mass housing developments in Kwara State and other rapidly urbanising cities in Nigeria.



Figure 1. *Location of Ilorin Metropolis within the Context of Nigeria.*
Source: Cartographic (2024).

II. LITERATURE REVIEW

Housing quality has attracted considerable attention because of its influence on residents' health, well-being, and quality of life. Earlier studies focused

mainly on the physical condition of dwellings, whereas recent research recognizes housing quality as a multidimensional concept encompassing structural condition, neighbourhood environment, infrastructure, accessibility to services, safety, and residents'

satisfaction (Bonney, 2007; Irem & Amole, 2013). Consequently, housing quality is increasingly evaluated using both objective indicators and residents' perceptions to determine how effectively housing meets occupants' needs.

Globally, housing quality has become central to sustainable urban development. Developed countries emphasize energy efficiency, environmental quality, neighbourhood amenities, and healthy living environments, while developing countries continue to face challenges associated with rapid urbanization, inadequate infrastructure, overcrowding, and poor maintenance (Bonney, 2007). These challenges have increased the need for regular evaluation of housing performance to support sustainable residential development.

In Nigeria, government intervention through mass housing programmes has improved housing supply; however, concerns remain regarding housing quality. Studies by Irem and Aduwo (2013), Babalola et al. (2020), and Enisan (2023) reported recurring problems including inadequate neighbourhood facilities, poor maintenance, weak infrastructure, and housing designs that inadequately respond to residents' socio-economic needs. Similarly, architectural design, maintenance practices, and neighbourhood characteristics have been identified as major determinants of residents' satisfaction and overall housing quality (Olotuah, 2016; Fadare, 2013).

Previous studies conducted across Nigerian cities have largely assessed housing conditions, affordability, and residents' satisfaction (Akintoye & Adesanya, 2016; Oladapo, 2015; Suleiman & Abubakar, 2019). Although these studies provide valuable insights, they pay limited attention to the combined assessment of housing and neighbourhood characteristics alongside residents' perceptions of housing quality, particularly within mass housing estates in Ilorin Metropolis. Consequently, evidence required to support context-specific housing design and planning decisions remains inadequate.

This review demonstrates that while housing quality has been widely investigated, localized studies integrating housing characteristics, neighbourhood conditions, and residents' perceptions within Ilorin Metropolis remain limited. This study therefore

evaluates the housing and neighbourhood characteristics of selected mass housing estates and analyses residents' perceptions of housing quality to provide evidence for improving future mass housing developments in Kwara State.

III. METHODOLOGY

A multistage sampling technique was adopted for this study. Ilorin Metropolis was purposively selected because of its high concentration of government and privately developed mass housing estates in Kwara State. The metropolis was stratified into Ilorin East, Ilorin West, and Ilorin South Local Government Areas, after which housing estates were grouped according to ownership: Federal Government, Kwara State Government, Public–Private Partnership (PPP), and Private housing estates. Seven housing estates—Kulende Estate, Irewolede Estate, Mandate Estate III, Low-Cost Estate Oloje, Emirate Estate, Kam Abioye Estate, and Las Vegas Estate—were selected to ensure adequate representation of the different housing providers.

The sampling frame comprised 1,176 occupied housing units across the selected estates. Using the Slovin formula, a sample size of 556 housing units was determined, comprising 100 one-bedroom, 240 two-bedroom, and 216 three-bedroom housing units. Simple random sampling was employed to select the housing units, while structured questionnaires were administered to household heads or their representatives. Field observations were conducted concurrently to assess housing and neighbourhood characteristics, including building condition, infrastructure, environmental quality, accessibility to facilities, and maintenance status.

Data were analysed using the Statistical Package for the Social Sciences (SPSS Version 27). Descriptive statistics, including frequencies, percentages, mean scores, and weighted mean values, were used to examine the housing and neighbourhood characteristics of the selected mass housing estates. Inferential statistics were employed to analyse residents' perceptions of housing quality and the factors influencing these perceptions.

IV. RESULTS AND DISCUSSION

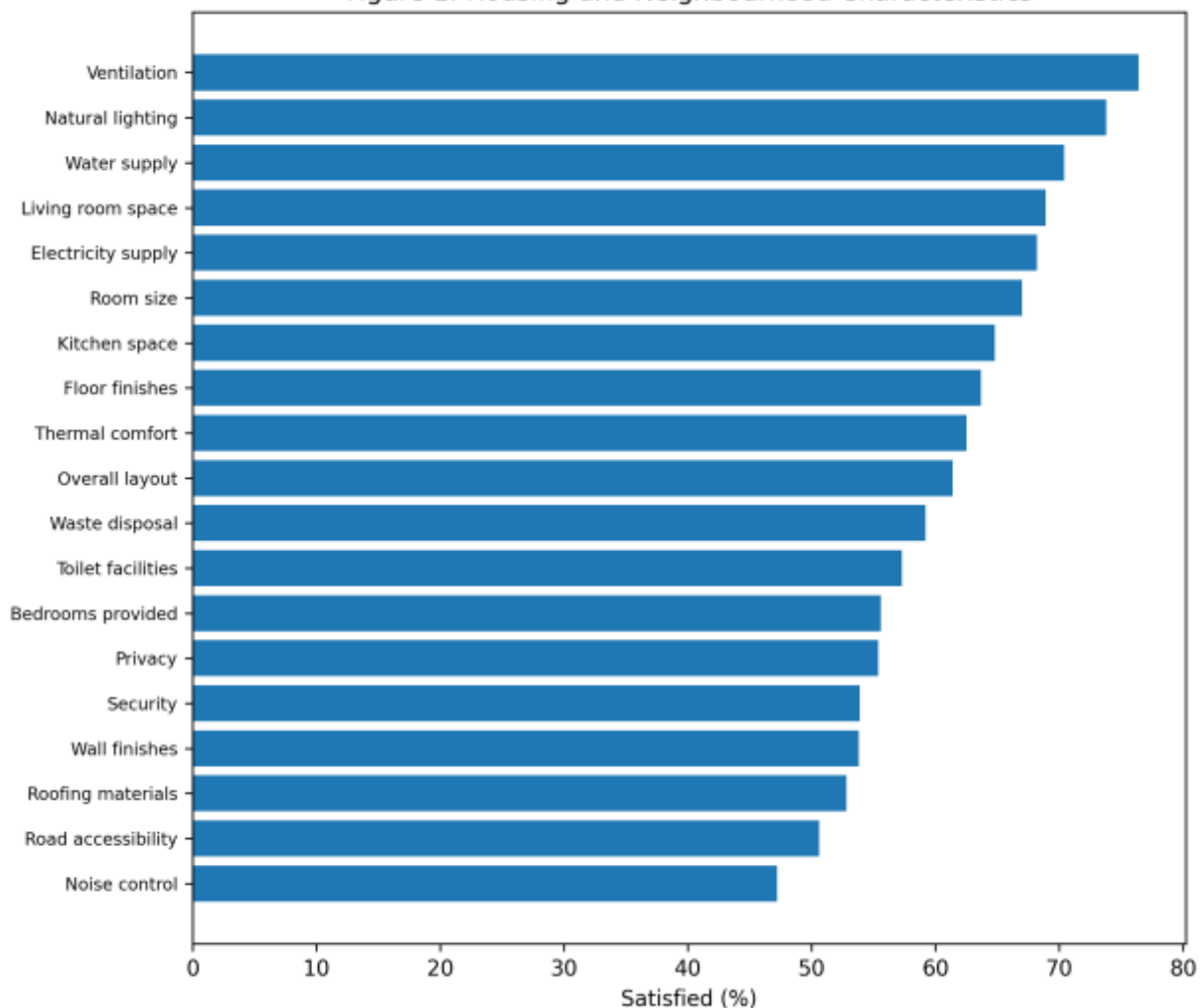
Housing and Neighbourhood Characteristics

The housing and neighbourhood characteristics of the selected mass housing estates are presented in Figure 1. The analysis indicates that the estates generally possess the basic housing and neighbourhood facilities required for residential living, although the level of adequacy varies across the study area. Building condition, internal layout, natural ventilation, electricity supply, and road network recorded the highest ratings, indicating that these facilities were generally considered adequate by residents. Conversely, neighbourhood maintenance, landscape quality, waste management, recreational facilities, and

drainage recorded comparatively lower ratings, suggesting deficiencies in the quality of the surrounding residential environment.

The findings suggest that although the selected mass housing estates provide satisfactory housing units, improvements are required in neighbourhood infrastructure and estate management to enhance residents' quality of life. The relatively lower ratings recorded for recreational spaces, environmental maintenance, and landscape quality indicate that the provision of housing should extend beyond the dwelling units to include functional neighbourhood facilities capable of supporting sustainable residential development.

Figure 1: Housing and Neighbourhood Characteristics



These findings are consistent with the studies of Ibem and Aduwo (2013), Babalola *et al.* (2020), and Enisan (2023), who reported that while mass housing estates in Nigeria generally provide adequate housing units, deficiencies in neighbourhood infrastructure, environmental management, and maintenance continue to reduce residents' satisfaction and the overall quality of the residential environment.

Residents' Perception of Housing Quality

Residents' perceptions of housing quality are presented in Figure 2, while the Mean Weighted Values (MWV) and ranking of the housing quality indicators are presented in Table 1. The findings

indicate that residents generally expressed positive perceptions of housing quality, with an overall Mean Weighted Value (MWV) of 3.54, indicating that the housing quality of the selected mass housing estates was satisfactory. Among the indicators, ventilation (MWV = 3.95) recorded the highest rating, followed by natural lighting (MWV = 3.85), water supply (MWV = 3.78), adequacy of living room space (MWV = 3.74), electricity supply (MWV = 3.72), size of rooms (MWV = 3.64), and quality of kitchen space (MWV = 3.64). These findings indicate that residents were generally satisfied with the physical design, environmental comfort, and essential services provided within their housing units.

Table 1: Mean Weighted Values (MWV) and Ranking of Residents' Perception of Housing Quality

Rank	Housing Quality Indicator	MWV	Remark
1	Ventilation	3.95	Satisfied
2	Natural lighting	3.85	Satisfied
3	Water supply	3.78	Satisfied
4	Adequacy of living room space	3.74	Satisfied
5	Electricity supply	3.72	Satisfied
6	Size of rooms	3.64	Satisfied
7	Quality of kitchen space	3.64	Satisfied
8	Bedroom space adequacy	3.59	Satisfied
9	Quality of floor finishes	3.58	Satisfied
10	Thermal comfort	3.56	Satisfied
11	Overall design/layout of house	3.54	Satisfied
12	Waste disposal system	3.46	Moderate
13	Toilet/bathroom facilities	3.42	Moderate
14	Number of bedrooms provided	3.41	Moderate
15	Privacy within house	3.39	Moderate
16	Security in neighbourhood	3.33	Moderate
17	Quality of wall finishes	3.31	Moderate
18	Quality of roofing materials	3.29	Moderate
19	Road accessibility	3.28	Moderate
20	Noise level control	3.18	Moderate

Overall Mean Weighted Value (MWV): 3.54 (Satisfied)

Source: Authors' Field Survey (2026).

However, comparatively lower ratings were recorded for noise level control (MWV = 3.18), road accessibility (MWV = 3.28), quality of roofing materials (MWV = 3.29), quality of wall finishes (MWV = 3.31), security in the neighbourhood (MWV = 3.33), and privacy within the house (MWV = 3.39). Although these indicators were rated as moderate, they represent aspects of housing quality requiring

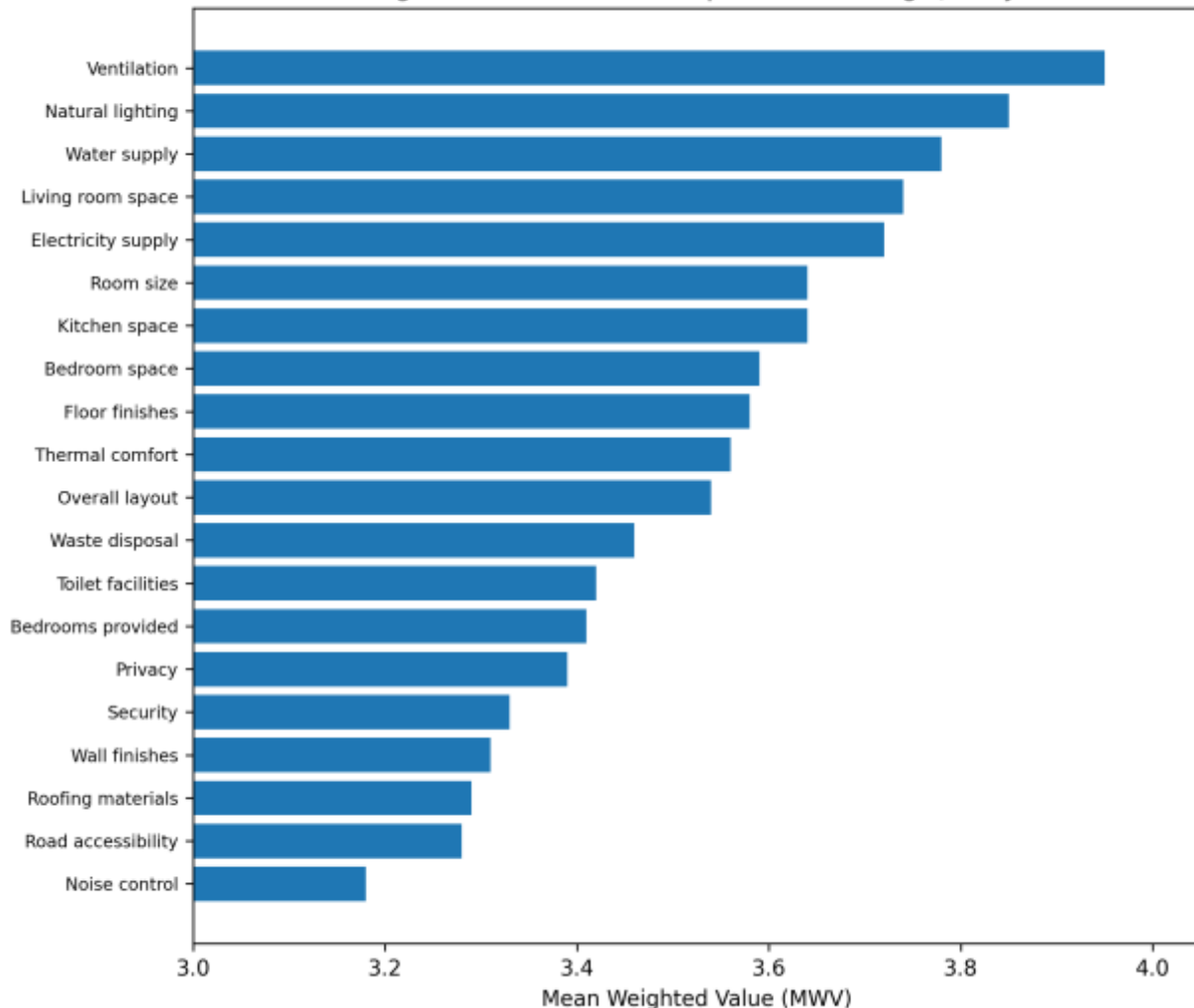
improvement. The findings further suggest that residents' satisfaction is influenced not only by the physical characteristics of the dwelling units but also by neighbourhood conditions and supporting infrastructure.

Overall, the results demonstrate that the selected mass housing estates provide a satisfactory residential

environment, particularly with respect to ventilation, lighting, space adequacy, and basic utility services. Nevertheless, improvements in neighbourhood security, accessibility, building finishes, environmental management, and noise control would

further enhance residents' perceptions of housing quality and the overall performance of the housing estates.

Figure 2: Residents' Perception of Housing Quality



The findings corroborate previous studies by Oladapo (2015), Akintoye and Adesanya (2016), and Suleiman and Abubakar (2019), who reported that residents in Nigerian mass housing estates were generally satisfied with the physical characteristics of their housing units but expressed comparatively lower satisfaction with neighbourhood infrastructure, maintenance, and environmental quality. The findings therefore reinforce the need for an integrated approach to mass housing development that combines quality housing design with adequate neighbourhood infrastructure

and effective estate management to improve residents' overall quality of life.

V. CONCLUSION AND RECOMMENDATIONS

The findings revealed that the selected mass housing estates in Ilorin Metropolis generally provide satisfactory housing conditions, particularly in terms of ventilation, natural lighting, water supply, living room space, electricity supply, and overall internal design (see Figure 2 and Table 1). These attributes recorded the highest levels of residents' satisfaction,

indicating that the physical design of the housing units largely meets the basic residential needs of occupants. However, relatively lower ratings were recorded for noise control, road accessibility, roofing materials, wall finishes, neighbourhood security, and waste management, suggesting that improvements are required in neighbourhood infrastructure, environmental management, and building maintenance to enhance the overall quality of the residential environment.

The study further revealed that housing quality extends beyond the physical dwelling units to include the surrounding neighbourhood environment. Although residents expressed general satisfaction with the housing units, moderate ratings for accessibility, environmental quality, security, and maintenance indicate that these neighbourhood attributes significantly influence residents' overall perception of housing quality. These findings emphasize the need for an integrated approach to mass housing development that combines quality housing design with adequate infrastructure and effective estate management.

Overall, the selected mass housing estates were perceived to provide satisfactory housing quality, with an overall Mean Weighted Value (MWV) of 3.54. Consequently, future mass housing developments in Ilorin Metropolis should prioritize adequate natural ventilation, lighting, functional spatial layouts, and reliable utility services while simultaneously improving neighbourhood infrastructure, environmental quality, maintenance practices, accessibility, and security. Such an integrated approach would enhance residents' satisfaction and provide valuable guidance for the planning and design of future mass housing developments in Kwara State, Nigeria.

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attributes, including accessibility, infrastructure,
environmental quality, and public services.