

## **Housing the People with Disabilities in the Periphery area of Ado Ekiti, Nigeria- Property Developers Compliance.**

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### ***Abstract***

*The paper examines the compliance of property developers with housing the people with disabilities in the Periphery area of Ado Ekiti, Nigeria. The need for housing for every human being irrespective of status was highlighted. Universal Housing Index was adopted as determinant of compliance and the responses of residents was ranked using 5-point Likert scale. The result shows that the sloping walk around the houses are gentle enough for the physically challenged to walk through and are ranked first (4.02,) in order word the most complied with while proper installation of handrails in the bathroom and toilet areas are least complied with and ranked least (1.91). The study concluded that housing units in the neighborhood are generally disable friendly and recommended that the house designers (Architects) and town planners totally adopt list of housing features as contained in the Universal Housing Index in their building's designs and plan approval respectively; for all types and categories of buildings. The policy makers should amend discrimination against people living with disabilities Act 2018 to include right and accessibilities to residential accommodation.*

**Keywords:** *Private Developers, People with Disability (PwD), Ado Ekiti*

### **1.0 Introduction**

Housing is defined as a permanent structure, a dwelling place for human habitation (Williams, 2007; Adenubi and Windapo, 2007). Housing being one of the necessities for human beings is ranked second after food (Olayiwola, Adeleye and Ogunsakin, 2005; Omole, 2010; Ayedun and Oluwatobi, 2011). Housing delivery are both public and private oriented. In Nigeria, from the time immemorial, it has been more of private ventures than public, as private developments account for over 90% of Nigeria Housing Stock (CASSAD,1993; Olotuah 2005); in other words, almost all the housing stock in Nigeria emanates from private developers).

Every human being irrespective of status deserves a house, it is a fundamental human right (Select Committee, 2008). El Gibbs (2016) posits that the disabled also needs affordable, accessible, safe, and secured home. Persons with Disability (PwD) Act, 2018 of Nigeria stipulates the right of a person with disability to access the physical environment and buildings on an equal basis with others. In other words, the buildings and their facilities must be disable friendly. This paper examines property developers' compliance with this Act in Nigeria using peripheral of Ado Ekiti as a case study.

The relevance of this research is also hinged on; first, the importance of housing as a means for measuring man's welfare, life sustenance and survival (Onibokun, 1985; Ayedun and Oluwatobi; 2011). Second, no research known to the author in the case study is on housing for the physically challenged, and the need for special consideration for the people in this category. The rest of the paper has four sections. Section two discussed People with Disabilities, section three provides a methodology adopted for the study, while section four provides the results and discussion. Finally, section five provides conclusion and recommendations.

## **2.0 People Living with Disability (PwD)**

Discrimination against persons with disabilities Act 2018 (Nigeria) as a person with long term physical, mental, intellectual, and sensory impairment which in interaction with various barriers may hinder their full and effective participation in society on equal basis with others. Person with disabilities constitute minority in the world (United Nations Enable, 2014) and in Nigeria (Basharu, 2011; United Nation Population Fund, 2021), hence the need prevent discrimination against PwD and to protect their rights. Discrimination against persons with disabilities Act 2018 cut across various headings: Prohibition of discrimination and awareness programmes, Accessibility to physical structures (on which this study is all about), Roads transportation, Seaports, railway and Airport facilities, Liberty, rights to education, health and first consideration in queues, accommodation in emergencies, Opportunity for employment and participation in politics and public life, Establishment of national commission for PwD and other miscellaneous provisions, these are not without fines and or damages payable by offenders. The act is aimed at providing the full integration of PwD into the society.

Shahrom and Zainol (2015) discussed list of housing features with characteristics and benefits for people with disabilities, this is as contained in the Centre for Universal Design College of

Design (2006) and City of Irvine (2014). The study focusses on housing design for PwD, principles of universal design, housing features, design, space and accessibility. This paper examines the compliance of property developers with the universal housing index in the peripheral of Ado Ekiti township.

### **3.0 Data Source and Methodology**

Periphery zone is the outskirts of the city and features mostly new and modern buildings and houses that are under construction. These areas include Adeun, Ilawe Road, Iyana Emirin, Oke Ila, Adebayo/EKSU, Textile/ Basiri, Ikere Road. Developments here are residential occasionally dotted by retails outlets. The choice of peripheral zone for the study is informed by presence of new buildings here and on - going developments and compliance with the Act could be verified, other zones (core and transition zones- city centre and its surroundings) of the city are age long and traditional settlements and comprises houses that have been in existence before enactment of the Act. Three Hundred (300) structured close ended questionnaires on housing features and characteristics were administered to residents (Landlord and tenants) of the case study out of which 70% amounting to 210 was returned. The questionnaires were analysed using both frequency count and 5-point Likert scale.

### **4.0 Results and Discussion**

The study assessed the compliance of property developers with features of housing needed for accessibility of the physically challenged or disables. The results of the analyses are as presented in Tables 1 and 2.

Table 1 provides the profiles of the respondents. It is germane for discussion to make necessary inferences in the concluding part of the study. The result in Table 1 shows that most (62.86%) of respondents are male while female respondents constitute 37.14%. The entire respondents which fall within two age groups; 31-50 and above 51years are 60% and 40% respectively; they are also all literate with good credentials; mostly (60%) M.Sc/ MBA, followed by Ph.D holders (31.43%) , HND/B.Sc/B.A holders constitute the least (8.57%). Respondents are mostly within high income brackets; 8.57% of which are within N858,066 – N1,967,360, 34.29 % are within N2,011,559 – N2,467,414 and 17.14% are between N2,500,000.00 and above. Low-income earners within the range of N300,000 – N352,370 are 28.57% and N450,937 – N1,070,796 are 11.43%. Prominent type of Houses in the neighbourhood are Bungalows (77.14%) which are owners occupied next to it are tenanted Blocks of flats which constitutes 22.86%.

**Table 1: Profile of Respondents**

Variables		Frequency	Percentage (%)
<b>Age</b>	Below 30 years	0	0
	31- 50 years	126	60
	Above 51 years	84	40
	Total	210	100
<b>Sex</b>	Male	132	62.86
	Female	78	37.14
	Total	210	100
<b>Educational level</b>	HND/B.Sc/B.A	18	8.57
	M.Sc/ MBA	126	60
	P.hD	66	31.43
	Total	210	100
<b>Income Level</b>	N300,000 – N352,370	60	28.57
	N450,937 – N1,070,796	24	11.43
	N858,066 – N1,967,360	18	8.57
	N2,011,559 – N2,467,414	72	34.29
	Above N2,500,000.00	36	17.14
	Total	210	100
<b>Type of Houses</b>	Bungalows	162	77.14
	Terrace Houses	0	0
	Blocks of Flats	48	22.86
	Others	0	0
	Total	210	100
<b>Mode of Possession</b>	Owner	162	77.14
	Tenant	48	22.86
	Squatter	0	0
	Total	210	100

Table 2 shows a list of 36 features of houses that conform with disables use, adopting mean ranking; the slopy walk around the house is gentle enough for the physically challenged to walk through is ranked first (4.02). In order word the most complied with while proper installation of handrails in the bathroom and toilet areas are least complied with and ranked least (1.91).

**Table 2:** Housing list and features for the disables as adapted from City of Irvine; 2014 and the Center for Universal Design College of Design (2006) cited in Shahrom and Zainol (2015).

S/N	Statement	SD (1)	D (2)	N (3)	A (4)	SA (5)	CUM	TWV	MEAN	RANK
1	The sloping walk around the house is gentle enough for the physically challenged to walk through.	30	36	12	96	36	210	846	4.02	<b>1</b>
2.	The handles on doors are designed to be easily operable by all categories of users, including the physically challenged.	12	36	30	66	66	210	768	3.66	<b>2</b>
3.	The height of the space between the face of cabinets and walls is appropriate for individuals with physical disabilities.	30	60	18	66	30	210	762	3.63	<b>3</b>
4.	All windows are positioned at an appropriate height for viewing (maximum 900mm).	24	30	12	78	66	210	762	3.63	<b>4</b>
5.	The entrance to the house is adequately designed to accommodate individuals with physical disabilities.	18	30	36	84	42	210	732	3.49	<b>5</b>
6.	The sill height of windows is designed with accessibility in mind.	12	42	36	78	42	210	726	3.46	<b>6</b>
7.	The doors in all the rooms are wide enough to accommodate wheelchairs conveniently.	12	48	30	72	48	210	726	3.46	<b>7</b>
<b>8.</b>	The floor surfaces are designed to be non-slip for individuals with physical disabilities.	18	36	42	60	34	210	726	3.46	<b>8</b>
9.	There is a 750mmx1200mm clear floor space in public housing units for maneuverability.	18	36	42	66	48	210	720	3.43	<b>9</b>
10.	The height of the entrance provides a minimum 1.5m x 1.5m level clear space inside and outside the door.	36	30	12	78	54	210	714	3.40	<b>10</b>
11.	The interior and vertical circulation areas in the house provide sufficient space for individuals with physical disabilities (3750mm x 1200mm clear floor space).	30	24	30	84	42	210	714	3.40	<b>11</b>
12.	The space in the kitchen allows for easy maneuverability for individuals with physical disabilities.	24	42	18	102	24	210	690	3.29	<b>12</b>
13.	The height of switches and controls in all the rooms is reachable for individuals with physical disabilities (i.e., between 375mm and 1200mm).	24	48	24	78	36	210	684	3.26	<b>13</b>
14.	Sidelights are available in the housing units to enhance visibility.	18	66	12	72	42	210	684	3.26	<b>14</b>
15.	The clear opening of open doors extends at least 50mm or more at a 90-degree angle.	24	48	36	60	42	210	698	3.23	<b>15</b>
16.	There is a 750mmx1200mm clear floor space in the kitchen area.	18	21	18	102	30	210	672	3.20	<b>16</b>
17.	Nodes in the housing units are designed to ensure easy maneuverability for individuals with physical disabilities.	12	72	42	48	36	210	654	3.11	<b>17</b>
18.	Latches on doors are operable without the need for a firm grasp or twisting.	24	78	36	48	24	210	648	3.09	<b>18</b>

19.	Handrails are provided along the stairs for individuals with physical disabilities.	36	42	48	42	42	210	642	3.06	<b>19</b>
20.	The sizes of the bathroom and toilet areas are adequate to accommodate people with physical disabilities.	42	42	12	90	24	210	642	3.05	<b>20</b>
21.	The bathroom and toilet areas provide adequate space for individuals with physical disabilities.	42	60	6	60	42	210	630	3.0	<b>21</b>
22.	Outside open-loop handles are provided on doors.	12	78	36	66	18	210	630	3.0	<b>22</b>
23.	The bathroom and toilet areas have single-level handles for ease of use.	24	72	30	60	24	210	618	2.94	<b>23</b>
24.	Easy touch or hands-free switches are installed in all the rooms to accommodate individuals with physical disabilities.	36	72	12	60	30	210	606	2.89	<b>24</b>
25.	Curbless showers are available to ensure accessibility for individuals with physical disabilities.	30	66	42	48	24	210	600	2.86	<b>25</b>
26.	The toilet is provided with a door wide enough to accommodate wheelchairs and walkers.	30	84	12	60	24	210	594	2.82	<b>26</b>
27.	The maximum reach control in the kitchen area is within 600mm x 1150mm for individuals with physical disabilities.	42	66	30	54	18	210	570	2.71	<b>27</b>
28.	The height of door handles is not more than 1.2m.	12	24	12	57	48	210	564	2.68	<b>28</b>
29.	Clear knee space is provided under the kitchen table for individuals with physical disabilities.	18	78	18	42	30	210	546	2.60	<b>29</b>
30.	Portable battery power or remote-control options are available for switches and controls in the house.	66	48	36	24	36	210	546	2.60	<b>30</b>
31.	Adjustable height in-wall cabinets are available in the kitchen.	54	60	36	36	24	210	546	2.6	<b>31</b>
32.	A lighted doorbell installed at the entrance area is reachable by all categories of users of the building.	60	54	36	48	12	210	528	2.50	<b>32</b>
33.	The height of ramp/curb areas in housing units is adequate to accommodate people with disabilities.	78	72	36	18	6	210	450	2.14	<b>33</b>
34.	Sidelights or glass panels are incorporated into doors.	78	72	30	18	12	210	426	2.03	<b>34</b>
35.	Ramps are available in the housing environment with a maximum slope of 1:12.	84	72	36	12	6	210	414	1.97	<b>35</b>
36.	Handrails are properly installed in the bathroom and toilet areas.	78	90	30	6	6	210	402	1.91	<b>36</b>

Source: Author field survey (2023)

## 5.0 Conclusion and Recommendations

The study identifies that all housing features for the disables are almost complied with as they have rating of 2.5 and above. This may not be unconnected with the findings that the study area is populated by learned and high income earners who are owner occupiers of the dwelling units and are likely to pay attention to housing details; however four housing features are defective namely; adequacy of height of ramp/curb areas in housing units to accommodate people with

disabilities, incorporation of sidelights or glass panels into doors, availability of ramp in the housing environment with a maximum slope of 1:12 and installation of handrails in the bathroom and toilet areas as they recorded mean rating of 2.14, 2.03, 1.97 and 1.91 respectively. The study therefore concludes that housing units in the neighborhood are generally disable friendly and recommended that the house designers (Architects) and town planners totally adopt list of housing features in their building's designs and plan approval respectively, of all types and categories of buildings. Also, for the policy makers, right and accessibility of PwD should also include residential accommodation as Act 2018 stressed more about public buildings. The act only mandated schools, employees, and services providers to give PwD first consideration in provision of accommodation and does not include design specification for the residential accommodation.



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