

PUBLIC PRIVATE DIALOGUE: AN INNOVATIVE POLICY APPROACH TO HOUSING DELIVERY IN LAGOS STATE.

Achime, V. U; Oyesode, S. A; Jayeoba, S. B. & Dare-Abel A. O.

*achimevictor@gmail.com (corresponding author)

Abstract

Public Private Dialogue (PPD) is an institutional arrangement that engages the public and private sector in discussions to resolve issues. These dialogue sessions may last for a few hours or continue for several months or years until an inclusive policy is formulated. This study focused on public-private dialogue in housing policy formulation in Lagos State. It explored how PPD can create increased housing delivery through innovative changes in policy formulation. Studies show that proactive public and private sector engagements create better opportunities for housing policy formulation. The government should intensify efforts and create opportunities for private participation in discussions through town hall meetings and dialogue sessions to formulate workable housing policies and reforms that will help actualize the housing needs of the citizens. The study employed selective sampling. Data was obtained through administered questionnaires on a population of 150 household heads in IKorodu on how involved they were in formulating Lagos State government housing policies. The data collected was analyzed using descriptive statistics. The results show that State housing policies were designed through public sector initiatives with little or no input from the private sector. The study further revealed that institutions that adopt the PPD approach in their engagements and operations have higher staff motivation and increased productivity.

Keywords: *Housing provision, Inclusive governance, Innovative changes, Policy formulation, Public Private Dialogue (PPD).*

1.0 Introduction.

Public Private Dialogue (PPD) is a discussion that brings together government, private sector, and relevant stakeholders in a formal or informal process to achieve shared objectives and play a transformational role in a particular set of issues. (Hetherington, 2016). PPD can be a powerful driver of innovative institutional and environmental reforms. The concept of PPD has not been widely recognized in project execution by most States of Nigeria, as seen from the project procurement methods prevalent in the country. Governments are usually burdened with the responsibility of providing the most needed infrastructure, including housing (NESG, 2021). Public Private Partnership is an alternative to funding that will complement the government's dwindling budgetary capacity and this is seen as a natural response to meet the colossal demand for housing. The private sector could facilitate project funding while the government continues to play regulatory roles to ensure quality control. As the influential partner in housing delivery, the government could review regulations related to land supply, building materials, target groups, affordability, building bylaws, and regulatory framework as and when necessary (Sobhan & Azhar, 2005). PPD as a joint venture approach will bring together the technical and managerial expertise of the private sector and the

accountability and fair obligation of the public sector to improve the delivery of good quality housing.

There are many other forms of public-private partnership used in project execution in many countries such as public-private partnership (PPP), in which government service or private business venture is funded and operated through a partnership of government and one or more private sector companies (Sobhan & Azhar, 2005). In this partnership, public and private actors share costs, revenues, and responsibilities. These methods of project implementation could be contrasted with privatization policy where full responsibility for project implementation and management is handled by the private sector. Public Private Dialogue (PPD) involves a contract between a public sector authority and a private party in which the private party produces a project and may assume substantial financial, technical, or operational risks (Sobhan & Azhar, 2005). United Nations Habitat has been at the forefront of liaising with governments and the private sector to address the housing needs of low-income families in developing countries under variations of PPP. These partnerships involve the active participation of local communities (Malik & Bardhan, 2023). There are several contemporary examples of such meaningful PPPs between governments and members of the public for better housing delivery in developing countries, such as India and South Africa. The government of India has launched several Public-Private Partnership (PPP) initiatives to improve housing delivery, such as the Rajiv Awas Yojana (RAY), which aims to provide affordable housing to low-income groups through PPPs. Under the RAY initiative, the government partners with private developers to build affordable housing units, providing subsidies and incentives to the developers (Chaudhari & Padhya, 2021).

The initiative also involves active participation of the community through the formation of housing cooperatives to ensure that the housing units are responsive to the needs and preferences of the community. This approach has improved housing delivery, increased access to affordable housing, and leveraged private sector resources and expertise (Chaudhari & Padhya, 2021). The government of South Africa has used PPPs to deliver housing projects under the Breaking New Ground initiative, which aims to provide affordable housing to low-income households (Manomano & Tanga, 2018). The initiative involves partnerships between the government and private developers, providing subsidies and incentives to the developers and the private developers building and managing the housing units (Manomano & Tanga, 2018). The initiative also involves active participation of the community through the formation of housing cooperatives to ensure that the housing units are responsive to the needs and preferences of the community. This approach has improved housing delivery, increased access to affordable housing, and leveraged private sector resources and expertise (Manomano & Tanga, 2018).

United Nations Millennium Development Goals (MDGs) were developed through the active participation of the private sector. The private sector was very involved in drafting the 17 new Sustainable Development Goals (SDGs) and their 169 targets that represent the post-2015 development agenda through 2030 (Herzberg & Sisombat, 2016). In many contexts, donor interventions have successfully fostered dialogue that has led directly to

a wide range of improvements in the investment climate (NESG, 2021). The joint venture of the public and private sectors in housing production through collaborative efforts will enhance trust between them (NESG, 2021). Not everything private is good, and not everything public is bad. While the public sector is expected to articulate and implement policies, visions, and plans beneficial to the people, private sector participation should support the process by providing timely and constructive inputs and feedback and augmenting the government's weak implementation capacity. The combined failures of the first, second, and third Nigerian national housing policies could be traced to inadequate, inaccessible and unaffordable housing delivery to low-income groups in Nigeria (Ocholi, et al 2015). This was mainly due to a lack of policy formulation dialogue with the private sector. These observations are a motivation for a further empirical study to examine the participation of low-income groups such as civil servants in Ikorodu in the formulation of housing policies for the delivery of affordable housing in Lagos State (Aribigbola, 2008). Housing policies are better formulated through the PPD process so that both the private and public sector operators can adopt the policy for better implementation. PPDs bring together a wide variety of actors, including the private sector, government, civil society, academia, and others who share common interests or concerns surrounding specific development and economic issues. They also involve different forms and sizes of companies and organizations, such as multi-national corporations, small and medium-sized enterprises (SMEs), and relevant public agencies, to work on different types and sets of issues. (Herzberg & Sisombat, 2016).

Pressure from public debt in many countries has encouraged their governments to involve private sector entities in a variety of economic and social infrastructure developments, such as toll roads, schools, housing and car parks. (Liu, et al, 2014). This method of privately financed partnership is referred to as the Public-Private Partnership (PPP). Housing is a fundamental human need and a key component of sustainable development (Adabre et al., 2022). In developing countries like Nigeria and localities like Ikorodu which is the study area, the demand for affordable housing often outstrips the supply, leading to overcrowding, poor-quality housing, and inadequate sanitation. The combined failures of the first, second, and third national housing policies significantly contributed to the inadequate, inaccessible, and unaffordable housing delivery to low-income groups in Nigeria (Ocholi, et al, 015). These conclusions show the need for further studies to examine the participation of low-income groups and civil servants in public-private dialogue (PPD) in delivering affordable housing in Nigeria. Enormous challenges facing urbanization of Sub-Saharan Africa, have made problem-solving in isolation outdated (Sobhan & Azhar, 2005). The need for brainstorming through public-private dialogue has become a better alternative for housing provision. Many countries seem to have accepted that a dialogue process between the government and the private sector is essential for reducing poverty through increased economic growth by promoting shared sustainable prosperity (Herzberg & Sisombat, 2016). On the other hand, housing policies in Nigeria and Lagos State seem to have been formulated by the ruling class and imposed on the masses with little or no contribution from the stakeholders and the private sector. This study on the public-private dialogue policy

approach in housing delivery focused on Ikorodu, the twelfth largest city in Nigeria and the third most populous city in the southwest of Nigeria, according to the latest United Nations ranking of Nigerian cities (Kunnuji, 2022).

1.1 Research Objectives

The following objectives were postulated for the study:

- i. To examine the contributions of the private sector in the housing policies of Lagos state
- ii. To find out the involvement of the stakeholders in the formulation of the government housing policies.
- iii. To know the effect of the housing policies on housing delivery in Ikorodu.

1.2 Research Questions

The following research questions will be answered in the study:

- i. What were the contributions by the private sector to the housing policies of Lagos State?
- ii. How did the stakeholders participate in the formulation of the housing policy of Lagos State?
- iii. What were the effects of government policies on housing delivery in Lagos State?

2.0 National Housing Policies.

Housing policy in Nigeria can be categorized into five distinct phases. These are, the colonial period (before 1960), the post-independence period (1960-1979), the second civilian administration (1979-1983), the military era (1984-1999), and the post-military era, the democratic dispensation (1999 to date) (Ibimilua and Ibitoye, 2015). The colonial period was primarily concerned with the housing of their staff who were basically expatriates and a few indigenous people. (Festus & Amos, 2015). This era witnessed the creation of Urban Councils, the Lagos Executive Board (LEBD), the formation of the Nigerian Building Society and the enactment of the Regional Housing Corporation in 1959. Also, the post-independence period experienced improvements in housing provision during the first and second National Development (Ibimilua and Ibitoye, 2015). Specifically, the formulation of the National Council on Housing in 1971 led to further improvement in housing delivery. The third National Development Plan made additional improvements to Nigeria's housing programmes, policies, and delivery (Otubu, 2014).

Housing policy development in the 1980s and 1990s created a great dichotomy between rural areas and urban areas (Ocholi, et al 2015). The rural areas were neglected, while the housing stock in the urban areas was improved. This was due to the non-involvement of the stakeholders and the private sector in the policy formulation which resulted in the migration of rural dwellers to the urban cities. The military era brought some improvement in housing delivery with the promulgation of mortgage institution decree No. 53 of 1989 (Ocholi, et al 2015). The decree was aimed at making funds available for house ownership in Nigeria. Economic liberalization by the military administration supported the participation of private organizations in housing delivery.

Other policies were the Urban and Regional Planning Decree and the National Housing Fund (NHF) Decree brought by the military regime. The NHF was also to provide continuous fund flow into the construction industry (Ocholi, et al 2015). The policy of housing for all by the year 2000 was formulated before the millennium to provide housing for Nigerians, but this suffered a setback due to the non-involvement of the stakeholders in its formulation and administrative bottlenecks (Aribigbola, 2008). In 2002, a Housing and Urban development policy was formulated, which was meant to correct the inconsistencies of the Land Use Act and allow financial flow into the hands of private operators for a free market economy (Aribigbola, 2008). Hence, the emphasis of the new policy should be on private sector participation in the form of Public Private Partnership in housing finance and investment and can only be achieved through engagement of the stakeholders through public-private dialogue.

2.1 Lagos State Housing Policies and Programmes.

Lagos State government made many policies on housing as recorded in housing journal reports from the days of the Lagos Executive Development Board (LEDB) in the 1950s. LEDB was eventually dissolved into Lagos State Development and Property Corporation (LSDPC) with a similar mandate of housing delivery to the teeming population (Otubu, 2014). The Lagos State Development and Property Corporation (LSDPC) was saddled with the execution of a gigantic low-cost housing program in the early eighties, which yielded close to 10,000 units (Otubu, 2014). The government tried to solve the housing shortages through the supply of housing units on a large scale by direct housing production through LSDPC or private initiatives. By 1992, about 17,000 units were built in several locations (Olugbenga & Adekemi, 2013). Between 1972 and 1999, LSDPC delivered 20,120 housing units, while 1,818 housing units were delivered from 2000 to 2010 (Olugbenga & Adekemi, 2013). During the same period, the population of Lagos State rose from 3.5 million in 1975 to 10.28 million in 1995 and from 13.42 million in 2000 to about 18 million in 2010 (Olugbenga & Adekemi, 2013). The total stock from LSDPC was 22,419 housing units an average of 590 units per annum (LSDPC, 2010). Other housing policies established by Lagos State include the New Towns Development Authority (NTDA), an organ that provides site and service schemes for individual middle-income housing (Mayaki, 2009). Apart from the direct construction approach, the Ministry and other government agencies adopted other options for delivering houses to the citizens: a public-private partnership in housing delivery, urban renewal and regeneration program, the establishment of new towns, and provision of the site and service scheme (Olugbenga & Adekemi, 2013). The combined stock of all these strategies is less than 5,000 units per annum in a state requiring 500,000 units per annum to bridge the deficit of an estimated 5 million over the next ten years (Olugbenga & Adekemi, 2013).

All these efforts by the governments however seem not to favour the low-income earners who don't have security of tenure and property ownership rights. While houses for the upper-income segment of society have never been in short supply, housing for the poor has remained a vexing issue, with various government programmes unable to meet the

deficit recorded in this segment (Olugbenga & Adekemi, 2013). This low-income group comprising people of different income backgrounds resorted to a self-help housing strategy through informal means of property acquisition by buying untitled land from an informal market dominated by the traditional family landowners referred to as “Omo-Onile” in the Yoruba language. After purchasing the land, most of these people will take it upon themselves to construct their roads, provide water and extend electricity for kilometers to provide a roof over their heads. Over 90% of the housing supply in Lagos is from this sector, with the resultant effects of a lack of standardization and a distorted urban planning system (Olugbenga & Adekemi, 2013)

2.2 Housing Demography of Ikorodu

Ikorodu is a conurbation of many distinct neighborhoods, communities, and towns, and has a land coverage area of 48,058.25 Hectares. Ikorodu was chosen as the study population because this peri-urban area of Lagos State is the fastest-growing division of the five divisions of Lagos State, namely, Ikeja, Badagry, Ikorodu, Lagos Island, Epe (IBILE). According to the latest ranking of cities by UN population estimates and projections, Ikorodu is one of the major urban agglomerations in Lagos State with a population of 1,041,166 inhabitants and currently Nigerian 12th largest city (Kunnuji, 2022). Population congregation across Ikorodu is found primarily on the highlands of Ikorodu, Igbogbo, Odogunyan, Agbede, Owutu, Imota and Agbowo. The lowlands are a large expanse of wetland in the west by Majidu, Ogoloto, Ajegunle, Agboyi, Isheri, Owode–Elede, in the east by Isiu, Agunfoye, Agbowo–Ikosi accommodating considerable population compared with villages and farm settlements such as Iganke (Cityscape Planning, 2016).

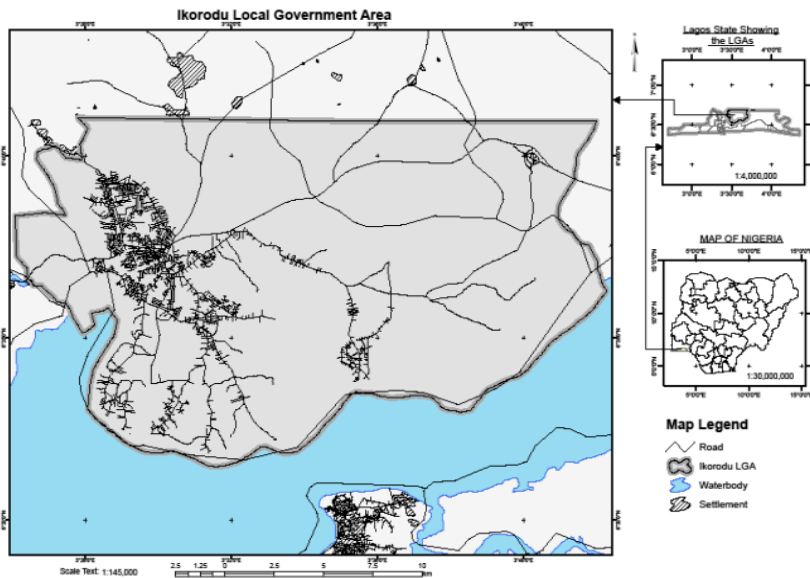


Figure 1: Map and Location of Ikorodu Local Government Area (Source: World Scientific News 31 (2016))

Table 1: Ikorodu population and housing shortage.

LCDA	POPULATION 2016	HOUSING REQUIREME NTS	HOUSING ESTIMATES	HOUSING SHORTAG E/ EXCESS	REM ARK
Igbogbo/ Baiyeku	184,413	41,805	70,939	29,134	
Ikorodu North	356,587	85,104	52,191	(32,913)	
Ijede	84,596	20,940	27,306	6,366	
Imota	72,121	16,618	31,500	14,882	
Ikorodu	407,823	101,449	69,144	(32,305)	
Ikorodu West	282,026	68,955	61,252	(7,703)	
Ikosi Ejinrin	42,229	9,240	23,328	14,088	
Ikosi Isheri	151,233	45,967	4,561	(41,406)	
Agboyi Ketu	171,375	41,479	11,888	(29,591)	
Ikorodu Sub-Region	1,752,403	418,884	352,109	(66,775)	

Source: *Cityscape Planning, 2016.*

2.3 Public, Private Dialogue (PPD)

Public, Private Dialogue is a method of financing public projects through the private sector initiative. It comes in various forms and partnerships such as Public-Private Partnership (PPP). (Liu et al, 2014). Many governments have increased their interest in using PPPs for public project procurements hence the debate changed from ideological arguments about their advantages and disadvantages to focusing on how they can be structured to achieve public policy goals (Yong, 2010, Liu et al, 2014). Public-private dialogue in housing policy formulation should be intensified to attract the private sector which will lead to increased housing construction and consequently lead to housing delivery. The private sector has the capacity to inject funds into housing by establishing in-house fund-generating communities like staff cooperative societies, establishing primary mortgage institutions, and liaising with all tiers of government in the provision of houses. The dialogue will also look critically at the impediments of past housing policy implementation and will attempt to proffer long-lasting solutions. The national housing policy reform is beset with a significant dilemma of balancing market liberalization, government intervention, and social mechanisms (Ocholi, et al, 2015). The public-private dialogue will likely address policy issues like restrictive and discriminatory land-use policy, land acquisition constraints, people's apathy and non-involvement in government policy, the high cost of the building approval process high-cost building materials, and the absence of proper coordination of public housing agencies among others.

The need to review the institutional framework engaged by housing policymakers has become obvious because past efforts to provide affordable housing have not yielded good results in Nigeria (Ocholi, et al 2015). A policy review through the active participation of all stakeholders in a dialogue will encourage private investment in delivering affordable housing (Ocholi, et al 2015). It should involve citizens' participation in property ownership rights and land pricing policy. The immediate

amendment to the Land Use Act, such as land use registries in local government areas, and a review of local government land allocation committee composition to include relevant professionals should be done (Ocholi, et al 2015).

The emergence of the Land Use Act (LUA) in 1978 was received with hope due to its welfare contents. The purpose of the Act is to regulate the ownership, alienation, acquisition, administration and management of land within the Federal Republic of Nigeria. Section 1 of the Land Use Act vests all land comprised in the territory of each state in the Federation of Nigeria in the Governor of that state and such land shall be held in trust and administered for the use and common benefit of all Nigerians in accordance with the provisions of the Act. Many sections of the act have become obsolete like the compensation act which does not reflect the present-day economic value of land. There are no guidelines on fixing ground rent and no time frame for the payment of compensation. It has been suggested that LUA should be removed from the constitution of the Federal Republic of Nigeria to allow quick and easy resolution of land matters. Due to the method of land registration in Nigeria, many lands are not registered in the government land burau giving rise to the situation known as ungoverned spaces. Ungoverned spaces are the physical spaces that are beyond the reach of the State to exercise sovereignty and control. These are the hinterlands while the non-physical spaces considered to be ungoverned are those within a State where the government is not able or willing to exercise authority or control (Nsemba, 2018) Procedures for land registration using survey and cadastral maps as a national system for compulsory land registration need improvement. There is also a need to consider the improvement of housing finance to benefit ordinary people who may not have collateral to secure bank loans. Improving the quality and availability of local building materials will reduce construction costs. The effectiveness of these policy measures depends much on the stakeholders' buy-in, which could be enhanced through public-private dialogue for proper implementation.

Public-private dialogues (PPDs) come in various forms and names and the main purpose is to promote the engagement of stakeholders in conversations that will promote a relationship between the government and the private sector. Some of the known PPDs are in the form of business forums, water forums, public-private alliances, state-business relations and public-private collaboration. All such are aimed at interventions in project sponsors and implementation (Herzberg & Sisombat, 2016). While these activities may be known by many different names and can take on many different forms, their basic guiding principles are universal, to bring the public entities together with the private sector in a discussion towards finding a workable solution to the challenge being addressed, whether housing or any other.

Affordable housing delivery needs a lot of resources which the government cannot meet in the light of their dwindling economy and budgetary allocations. Private investment will play a major role in making this possible, especially in Lagos State where the population is growing exponentially. The demand for affordable housing in Lagos State is significant and the housing deficit has continued to soar. According to Pison, the total number of formal houses in Lagos is 1, 490,000 houses, and when you reconcile this

number, with the 4, 690,000 million units that Lagos needs, it puts the housing deficit for Lagos at 3.2 million housing units (Nairametrics, 2022). On the other hand, most of the new housing production caters to upper-income households, leaving an acute housing shortage for middle- and lower-income families. The greatest need for affordable housing is in lower-income households in urban areas. Almost 50% of the Nigerian population lives in cities, and about 80% of this urban population lives in substandard conditions. (Moore, 2019).

There are other constraints on the participation of the private sector in housing provision in Lagos State that require collaboration to resolve. These include easy access to land, high cost of land registration, lack of infrastructure, difficulties in obtaining construction permits and lack of skilled labour (Sobhan & Azhar, 2005). Addressing these needs in a public-private dialogue will encourage property developers to bring private capital into the housing market (Sobhan & Azhar, 2005). A profitable housing model policy through improved ease of accessing land and property documentation will be critical to unlocking private investment.

The United Nations Sustainable Development Goals (SDGs) were built on the achievements of the Millennium Development Goals (MDGs), which focused on economic growth to reduce poverty and embrace private sector growth as the economic driver to lift developing countries out of poverty (Herzberg & Sisombat, 2016). PPD played a vital role in gathering information from citizens and businesses through adapting technology. The integration of technology into PPD also suggests an alignment with the broader theme of a data-driven public sector whereby the government utilizes data from citizens and businesses to understand needs better and develop more effective policies (Nielsen, 2021). This could trigger institutional innovations and technological advancements in a more significant way. There are many ways the government can interact with the private sector; through direct information gathering, consultation with the people on their views and comments on policy matters, a town hall meeting, two-way dialogue to exchange opinions and partnership in the decision-making process (Pinto, 2023). PPD mechanisms thrive through using two-way dialogue and partnership with the people in the process of developing collective action toward specific solutions (Nielsen, 2021). In other words, PPD involves dialogue and a consensus between the citizens and the government, not just gathering people's opinions and using them to form policies.

3.0 Methodology

This research used a quantitative method of data gathering from the household heads and stakeholders in the sample population area. The questionnaire based on the research objectives was distributed to a population of 180 respondents within the sample frame. Of these, 140 people responded. The response rate of 83.3% is more than the 50% threshold and thus satisfies the rules of academic research (Saleh & Bista, 2017; Ching et al., 2020). The questionnaire was designed on a 5-point Likert rating scale (Table 2). The data were analyzed using descriptive statistics and presented using tables, charts, and textual reporting.

Table 2: 5-point Likert scale.

SCALE	VALUE	RANGE
Strongly disagree (SD)	1	1.00 – 1.80
Disagree (D)	2	1.81 – 2.60
Neutral / Neither (N)	3	2.61 – 3.40
Agree (A)	4	3.41 – 4.20
Strongly agree (SA)	5	4.21 – 5.00

4.0 Results and Discussion of Findings

The population surveyed was household heads that are stakeholders; landlords, civil servants, professionals, community heads, and religious leaders who have lived in the sample frame area for a period not less than five years. They were selected from the dwelling houses among the sample population based on their age and length of time lived in the locality. The data show that 60% were male while 40% were female. The target selection was necessary to give credence to the information requested as it involves policy matters that ran over a period. The Pie charts of the socio-demographic biodata are presented in Table 3 below.

Table 3: Household Head's Socio Demography / Biodata

Variables	Values	N = 140	Percentage (%)	
Household distribution	units'	Ikorodu central	24	17.1
		Igbogbo/Bayeku	31	22.2
		Ikorodu north	15	10.7
		Ikorodu west	15	10.7
		Ijede	31	22.2
		Imota	24	17.1
Household monthly income	head's	₦25,000 - 50,000	30	21.4
		₦50,001 - 150,000	35	25.0
		₦150,001- 250,000	51	36.4
		₦250,001- 350,000	12	8.6
		₦350,001 and above	12	8.6
Household occupation/Profession	head's	Civil service	42	30.0
		Informal Trading	27	19.3
		Professional services	30	21.4
		Retired/pensioner.	14	10.0
		Artisan /Self-employed	27	19.3
Household Educational Qualifications	head	None	-	-
		Primary school	-	-
		WAEC/GCE	35	25.0
		HND/BSc	60	42.9
		MSc/MA	33	23.5
Age range		PhD	12	8.6
		20-30 years	31	22.1

	31-40 years	34	24.3
	41-50 years	33	23.6
	51-60 years	24	17.1
	61-70 years	14	10.0
	Above 70 years	4	2.9
Marital status	Married	95	67.9
	Single	28	20
	Divorced	17	12.1
	Single parent	-	-
Gender	Female	56	40.0
	Male	84	60.0

Descriptive Analysis of the Contributions of the Private Sector to Housing Policy

The summary of the responses to the questionnaire on the contribution of the private sector on housing policies of Lagos State. Data from the respondents was gathered using a 5-point Likert scale with values ranging from 1 to 5. (1 = Strongly Disagree, 2 = Disagree, 3 = Neutral, 4 = Agree, 5 = Strongly Agree). The results from the 5 variables show that 28% have an interest in governance and policy matters, 35% show no interest, and 37% are neutral. 48% agree that policy is only from government functionaries while 18% disagree with that, and 34% are neutral. 16% of the respondents agreed that the private sector contributed to the policy trust while 53% disagreed with the proposition and 31% were neutral. 71% and 56% respectively agree that the policy did not address most of the issues needed by the people while 21% and 22% disagree. The above information shows that government policy formulation did not adopt the use of public-private dialogue to evolve and this affected housing delivery in Ikorodu local government area.

Table 4: Responses to the contribution of the private sector to housing policies in Lagos State.

Research Objective	Survey questionnaire Section	Ranking	Frequency	Percentage %
To examine the contributions of the private sector in the housing	1. How interested are you in the policies and governance of Lagos State?	Very interested	18	13
		Interested	21	15
		Neutral	52	37
		No interest	27	19
		Not very interested	22	16
	2. Policy formulation in Ikorodu Lagos State is only through elected	Strongly Agree	34	24
		Agree	33	24
		Neutral	48	34
		Disagree	18	13

policies of Lagos state	government officers and functionaries.	Strongly disagree	7	5
	3. Policy formulation in Ikorodu involves other informal Parties and Individuals such as family heads, Area boys, Land grabbers and powerful individuals and groups.	Strongly Agree	11	8
		Agree	11	8
		Neutral	43	31
		Disagree	43	31
		Strongly disagree	32	22
	4. Government policies on housing did not adequately address transportation of the population of people living in Ikorodu LGA	Strongly Agree	34	24
		Agree	66	47
		Neutral	20	14
		Disagree	14	10
		Strongly disagree	7	5
	5. Different policy thrusts by different Power Regimes, such as the Low-Cost Housing Scheme, Site and Service Scheme, and Home Ownership Mortgage Scheme, affected housing provisions in Ikorodu LGA.	Strongly Agree	22	16
		Agree	57	41
		Neutral	30	21
		Disagree	19	14
		Strongly disagree	12	8
			140	100%

Descriptive Analysis of the Involvement of Stakeholders in Housing Policy

Figure 2a – 2e below shows the descriptive analysis of the involvement of stakeholders in housing policy.

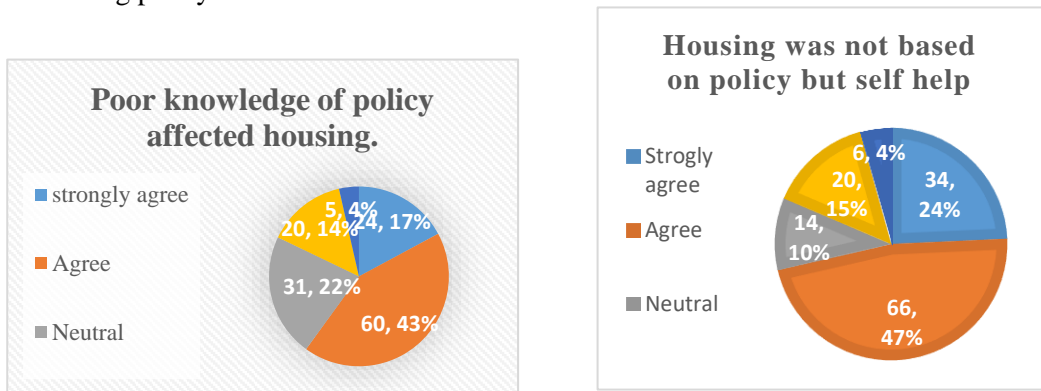


Figure 2a

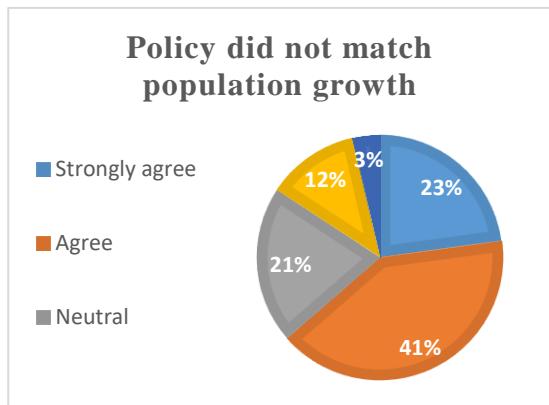


Figure 2b

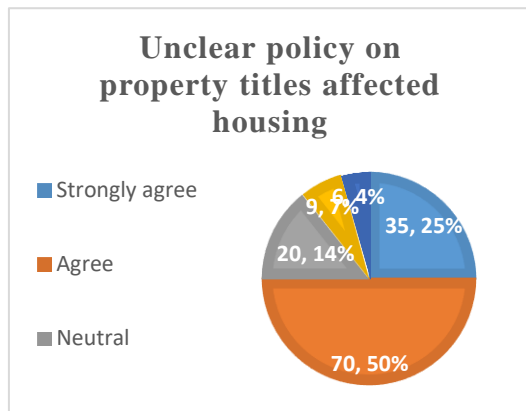


Figure 2c

Figure 2d

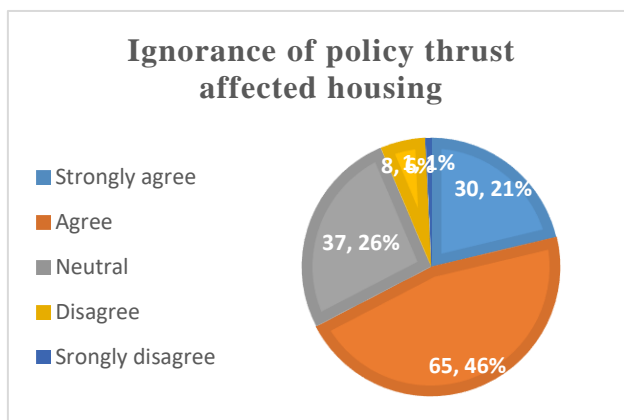


Figure 2e

Responses on the effect of policies on housing provision in Ikorodu Local Government Area

Table 5 shows the responses of the household heads to the questionnaire on the effect of housing policies on the housing provision in Ikorodu Local Government Area. The questionnaire was collected from 140 household heads who have lived for at least 5 years in Ikorodu. The purpose of which was to give validity to the opinions of the respondents.

Table 5: Responses to the effect of policies on housing provision in Ikorodu Local Government Area

Research Objective	Survey Questionnaire Section	Ranking	Frequency	Percentage %
To know the effect of the housing policies on housing provision in Ikorodu.	1. Majority of the houses in Ikorodu LGA, were built by developers and individuals through self-help.	Strongly Agree	42	30
		Agree	56	40
		Neutral	19	14
		Disagree	16	11
		Strongly disagree	7	5
			140	100%
	2. The influence of Land grabbers known as "Omonile"/ "Ajagunbale" is a major hindrance to housing provision in Ikorodu LGA.	Strongly Agree	62	44
		Agree	49	35
		Neutral	12	9
		Disagree	13	9
		Strongly disagree	4	3
			140	100%
	3. Government policies did not necessarily affect housing provision in Ikorodu LGA.	Strongly Agree	20	14
		Agree	38	27
		Neutral	34	24
		Disagree	32	23
		Strongly disagree	16	12
			140	100%
	4. Delays in obtaining genuine property ownership right titles such as Survey plans, C of O, and governor's consents affected housing provision in Ikorodu LGA.	Strongly Agree	43	31
		Agree	74	53
		Neutral	19	14
		Disagree	4	2
		Strongly disagree	0	0
			140	100%
	5. Local authorities and Family members' disagreement on land affected housing provision in Ikorodu LGA.	Strongly Agree	50	36
		Agree	61	43
		Neutral	20	14
		Disagree	8	6
Strongly disagree		1	1	
		140	100%	

4.1 Discussion of the Findings

The research sought to establish the need for a paradigm change to the housing policy approach in Lagos State by adopting a private-public partnership approach. A questionnaire was used to carry out the study since it requires the collection of quantitative data from the household heads in the study area within the limited time scheduled for the research. The questionnaire was served on a sample population of 180 household heads selected based on their age, length of stay in the research area and professional experience but only 140 responded. The analysis was done through descriptive statistics of the data and shown in percentages and frequency distributions of the responses.

The findings showed that there was no significant impact of government policies on housing provision in Ikorodu. 60% of the household heads did not have good knowledge of government policy on housing. It revealed that 71% of the household heads agree that housing provision in Ikorodu was not based on any policy but on people's self-help as they chose, private developers with little government input or control. The findings revealed that government housing policies did not match the population growth of Ikorodu and therefore were not fit for purposes. This was the opinion of 64% of the respondents. It revealed that there were policy evasions and apathy by the people who did not understand any direct benefit from the government action plan on housing. The finding revealed that 67% of the household heads were ignorant of government policies on housing. The analysis revealed that professional services were avoided by the people as they preferred quacks in their projects, and this helped them to evade government housing policies.

5.0 Conclusion

Taking cognizance of the results identified in the present study, we can comfortably conclude that the private sector has little input in the housing policy formulation of the government and that limited attention was paid to private sector contribution through public-private dialogue, but the government decides on the people what they think is good for them. In line with the United Nations Habitat 3 New Urban Agenda, the government should create inclusive and people's friendly institutions and evolve urban policies through public-private engagement in dialogues to resolve the numerous issues faced in housing policy execution and get the people's buy-in (UN-Habitat. (2013). Such broader stakeholder involvement will also simplify property ownership rights issues to resolve the uncertainty in the land titles to enable the people and investors to handle the housing needs of Ikorodu. Other benefits of deliberate and meaningful partnerships between governments and members of the public in better housing delivery in Ikorodu and similar areas include better harnessing and incorporation of local materials and construction techniques. Optimal use of locally available materials and traditional construction techniques can reduce costs and improve the durability and resilience of the housing. Utilizing community-based organizations and NGOs can provide valuable support and resources to help community members participate in the housing delivery process and can help ensure that the housing meets the needs of the community. UN-Habitat. (2013). In addition, the transparency and accountability that the PPD system

would engender will enhance trust among all stakeholders, which can lead to more effective and sustainable housing solutions. In short, governments can leverage the resources and expertise of private citizens, such as design, construction, and financing, to help develop and deliver more sustainable, high-quality housing for low-income communities.

5.1 Recommendations

The study recommends the use of public-private dialogue in housing policy formulation in place of the government making decisions on the people on issues that concern them. This is seen as the solution to the apathy for government policies.

It also recommends that the government should strengthen the public institutional framework and improve governance. A situation where dual ownership claims on land exist and act independently in the same constituted environment is a sign of weak governance. Another recommendation is that property ownership title documents should be readily available and affordable to intending housing developers and investors to encourage investment in housing.

References

- Abouelmagd, D., Kesteloot, C. & Corijn, E. (2013). Housing projects for low-income groups and modes of economic integration: A comparative study in greater Cairo. *Tijdschrift Voor Economische En Sociale Geografie*, 104(4), 456–477. <https://doi.org/10.1111/tesg.12026>
- Adabre, M. A., Chan, A. P., Edwards, D. J. & Mensah, S. (2022). Evaluation of symmetries and asymmetries on barriers to sustainable housing in developing countries. *Journal of Building Engineering*, 50(1), 104174. <https://doi.org/10.1016/j.jobe.2022.104174>.
- Adefulu, O. (2009). An Overview of Nigeria's Land Use Amendment Bill - Real Estate and Construction - Nigeria.
- Aliyu, A. & Amadu, L. (2017). Urbanization, cities, and health: The challenges to Nigeria - A review. In *Annals of African Medicine*, 16(4), 149–158. https://doi.org/10.4103/aam.aam_1_17
- Amao, F. L. (2013b). Housing Delivery in Nigeria: Repackaging for Sustainable Development. *International Journal of African and Asian Studies Open Access International Journal*, 1, 80.
- Anyebe, P. A. (2018). An Overview of Approaches to the Study of Public Policy. *International Journal of Political Science*, 4(1), 8–17. <https://doi.org/10.20431/2454-9452.0401002>
- Arts, B. & Tatenhove, J. (2004). Policy and power: A conceptual framework between the “old” and “new” policy idioms. *Policy Sciences*, 37(3–4), 339–356. <https://doi.org/10.1007/s11077-005-0156-9>
- Bawa C. A. (2012). Pragmatic housing policy in the quest for low-income group housing delivery in Malaysia. *Journal of Design and Built Environment*, 8(1)
- Branch, S. U. (2012). UN-Habitat Global Housing Strategy Framework Document.

- Chaudhari, B. & Padhya, H. (2021). Role of Public-Private Partnership in Building Affordable Housing in India. *International Journal of Research in Engineering and Science (IJRES)*, 9(1), 66-71.
- Ching, F. Y., Wiley, R. C., Tom, M. A., Wong, R. H. Y., Shaffer, H. J. & Chan, E. M. L. (2020). A brief comment about sample size and response rates for clinical research: A multi-site case example. *International Journal of Mental Health & Addiction*, 18(5), 1335–1345. <https://doi.org/10.1007/s11469-019-00146-6>
- Cityscape Planning. (2016). Ikorodu. Sub-region masterplan of Ikorodu by Lagos State government prepared by cityscape planning.
- Demographia World Urban Areas. (2021). <http://www.demographia.com/db-worldua.pdf>
- Garba, W. A. & Roosli, R. (2013). Housing Policies and Programmes in Nigeria: A Review of the Concept and Implementation. *Business Management Dynamics*, 3(2), 60–68. www.bmdynamics.com
- Goldfinch, S. (2015). Property rights and the mystery of capital: A review of de Soto's simplistic solution to development. *Progress in Development Studies*, 15(1), 87–96. <https://doi.org/10.1177/1464993414546971>
- Harris, R. & Arku, G. (2006). Housing and economic development: The evolution of an idea since 1945. *Habitat International*, 30(4), 1007–1017. <https://doi.org/10.1016/j.habitatint.2005.10.003>
- Ibimilua A.F. & Ibitoye O.A. (2015). Housing Policy in Nigeria: An Overview. *American International Journal of Contemporary Research* 5(2)
- Ifesanya, A.-K. (2012). The role of government agencies in urban housing delivery: Insufficient political will and ineffective housing administration in Lagos metropolis – A case study of Ajegunle, Lagos. 1–387. https://e-pub.uni-weimar.de/opus4/frontdoor/deliver/index/docId/1761/file/PhD_Thesis_IFESA_NYA_full_version_English_cover_05.12_06.12.12.pdf
- Ikejiofor, U. (2005). Land issues in the new national housing policy for Nigeria: Lessons from research experience. *International Development Planning Review*, 27(1), 91–111. <https://doi.org/10.3828/idpr.27.1.5>
- Jiboye, A. D. (2011). Achieving Sustainable Housing Development in Nigeria: A Critical Challenge to Governance. *International Journal of Humanities and Social Science*, 1(9), 121–127.
- Kamiński, M. (2019). The Theoretical Model of Polish Housing Policy between 2002 and 2016. *Folia Oeconomica Stetinensia*, 19(1), 20–30. <https://doi.org/10.2478/fofi-2019-0002>
- Liu H, Smith J. & Sutrisna M. (2014). https://www.researchgate.net/publication/261983735_Public-Private_Partnerships_A_Review_of_Theory_and_Practice_of_Performance_Measurement
- Bukar. M. (2019). Nigeria's loss to defective building code The Guardian Nigeria News - Nigeria and World News Opinion — The Guardian Nigeria News – Nigeria and World News.

- Madubuko C. U. (2016). The Effect of Fiscal Policy on Economic Growth in Nigeria. In *Journal of Finance and Accounting*, 4(3), <https://doi.org/10.11648/j.jfa.20160403.16>
- Malik, J. & Bardhan, R. (2023). A localized adaptive comfort model for free-running low-income housing in Mumbai, India. *Energy and Buildings*, 281(1), 112756 <https://doi.org/10.1016/j.enbuild.2022.112756>
- Manomano, T. & Tanga, P. T. (2018). Housing needs: The quality and quantity of housing provided by the government for the poor in the Eastern Cape province in South Africa. *Social Work*, 54(1), 19-36 <https://doi.org/10.15270/54-1-612>
- Moore, E.A. (2019). Addressing Housing Deficit in Nigeria: Issues, Challenges and Prospects. *CBN Economic and Financial Review*. 57(4), 201-222. <https://dc.cbn.gov.ng/efr/vol57/iss4/15/>
- Musbau, R. (2018). Building Code and Regulation – Lagos State Government. <https://lagosstate.gov.ng/blog/2018/07/04/lagos-building-code-and-regulation/>
- NBC. (2006). National Building Code. Federal Republic of Nigeria National Building Code, Ministry of Housing and Urban Development, 1–476.
- Nelson, M. (2019). Dynamics in Nigerian Land Administration System and the Inevitability of Decentralization. *SSRN Electronic Journal*. <https://doi.org/10.2139/ssrn.3434117>
- Nsemba, E.L. (2018). Political economy of ungoverned space and crude oil security challenges in Nigeria's Niger Delta. Article https://www.researchgate.net/publication/304790944_Thoughts_on_the_Nature_and_Consequences_of_Ungoverned_Spaces
- Ogbujah, C. & Columbus, O. (2015). Power and Good Governance: Observations from Nigeria. <https://www.researchgate.net/publication/275226663>
- Ogunbiyi, M. A. (2014). The national building code and the construction industry professionals in Nigeria. *International Journal of Social Sciences and Entrepreneurship*, 1(12). <http://www.ijssse.org>
- Okonkwo, M. M. (2020). The National Building Code: An Overview and its Place in Nigeria. June 2007.
- Saleh, A. & Bista, K. (2017). Examining factors impacting online survey response rates in educational research: Perceptions of graduate students. *Journal of Multidisciplinary Evaluation*, 13(2), 63–74. <https://files.eric.ed.gov/fulltext/ED596616.pdf>
- Sheskin, D. J. (2020). *Handbook of Parametric and Nonparametric Statistical Procedures*, (5th Ed.). United States: CRC Press.
- UN-Habitat. (2013). Global Housing Strategy framework document. Activities of the United Nations Human Settlements Programme, 1–15. <http://eprints.lancs.ac.uk/29226/>