

**COMPARATIVE ASSESSMENT OF VULNERABILITY TO EVICTION IN SELECTED SLUMS OF SOUTHWESTERN STATES OF NIGERIA*****OYENIYI Samson Oluseyi and ADEJUWON, Stephen Adebambo**

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Abstract

The work compares vulnerability to eviction in slums of the South-western States. Multistage sampling technique was employed to obtain primary and secondary data used. One out of the identified slum neighbourhoods in the capital cities of the six states was statistically selected. Google Earth was used to delineate the slum areas and count the number of houses, copies of questionnaire were administered on the 20% (20th) residential houses head. 1207 copies of questionnaire were administered in total but 1057 were retrieved and used. ANOVA in SPSS was used to analyze the data; compare the findings and test the set hypothesis. The work discovered that the slums at core of the cities are the worst and most vulnerable to eviction because the properties do not have any form of legal papers, evicted slum residents are becoming serial evictees and poverty and homelessness is aggravated since most evictions are arbitrary and negate human right laws and international conventions. All slum residents are vulnerable to eviction, they are perturbed and there is no statistically significant difference in the level of vulnerability of eviction across the slums of South-western States of Nigeria. Slum residents need to strengthen their position against arbitrary eviction using different approaches. Planning tools that regulate unnecessary pressure on CBD land must be applied and human right must be accorded the expected respect economic status notwithstanding.

Keywords: Slum, Eviction, Vulnerability, ANOVA and South-west

INTRODUCTION

The notion that cities and towns have achieved better economic, political, and a social mileages compared to the rural areas have drawn many rural dwellers into them resulting in the progressive increase in human population in towns and cities to enjoy “privileged” social and economic as well as other benefits. Rapid urbanization that results have presented an array of difficult challenges including slum settlement that are populated by untrained rural migrants who can neither secure a decent living environment nor improve on the deteriorated condition of slum neighbourhood they reside in. The continuous worsening condition of the slum neighbourhood coupled with rising demand for precious land in our cities necessitated the need to evict slum dwellers clear the eye saw and reuse the highly valued land more judiciously. Eviction is the uprooting of people and communities from their homes against their will Rezaul *et al.*, (2016). It is the permanent or temporary removal against the will of individuals, families and/or communities from their homes and/or land which they occupy, without the provision of, and access to, appropriate forms of legal or other protection Sibusiso (2018). According to a report by Global Overview of Peoples Internally Displaced (GOPID, 2014) evictions are sanctioned by state in the name of “urban renewal”. It has displaced more than two million urban Nigerians, mainly slum-dwellers and other marginalized people, have been forcibly evicted from their homes since 2000, notably in Abuja, Lagos and the state capitals. These incidences of eviction however, have taken place without adequate consultations, notices, compensations or offers of alternative accommodation leading to intra-urban displacement and leaving thousands of people homeless.

Many of them breach victims' right to adequate housing, constitute arbitrary displacement and often lead to violations of other human rights (GOPID 2012). The level at which slum residents of our cities are vulnerable to forcefully eviction are presumably not the same because they may not enjoy same protection through security of tenure. Security of tenure is the right of all individuals and groups to effective protection against arbitrary and unlawful evictions; documentation that can be used as evidence of secure tenure status, as indicated by households with formal title deeds to both land and residence, households with formal title deeds to either land or residence, households with enforceable agreements or any document as proof of a tenure arrangement, de-facto or perceived protection from forced evictions.

Literature review

The UN Basic Principles and Guidelines on Development-based Evictions and Displacement (2007) gave an expanded definition of eviction when it described forceful and arbitrary eviction as a coerced or involuntary displacement of individuals, groups and communities from homes and / or lands and common property resources that were occupied or depended upon, thus eliminating or limiting the ability of an individual, group or community to reside or work in a particular dwelling, residence or location, without the provision of, and access to, appropriate forms of legal or other protection. The UN also has addressed the issue of forced evictions in Resolution 1993/77 and Resolution 2004/28 of the Human Rights Commission. In Resolution 2004/28, the Commission recognised that: The often violent practice of forced eviction involves the coerced and involuntary removal of persons, families and groups from their homes, lands and communities, whether or not deemed legal under prevailing systems of law, resulting in greater homelessness and inadequate housing and living conditions UN HABITAT (2018). Earlier, the same body published a report that laid out

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what constitute forceful eviction as; a permanent or temporary removal from housing, land or both; the removal is carried out against the will of the occupants, with or without the use of force; it can be carried out without the provision of proper alternative housing and relocation, adequate compensation and/or access to productive land, when appropriate; it is carried out without the possibility of challenging either the decision or the process of eviction, without due process and disregarding the state's national and international obligations. This type of eviction is the worst and most common in developing countries, it can simply be referred to a forceful and arbitrary eviction.

Causes of Eviction

A UN HABITAT report in (2018) stated that poverty in urban areas is evident in the proliferation of slums and informal settlements. According to the report, In 2001, 47% of the world's population lived in urban areas, and it was expected that the number is over 56% now after two decades, it goes further to reiterate that a billion-people now live in slums and at least 2 million people in the world are forcibly evicted every year, while millions are threatened with and are vulnerable to forced evictions. Eviction has continued despite the fact that the right to adequate housing is guaranteed to all and a prerequisite to inclusive and sustainable urban centers. Jean (2005) reported that, politicians' usual excuse is that, eviction is for "public good" or it is to make the concerned city more efficient even though it is not clear whether these evictions actually serve the "public good".

Ezejiolor (1974) Islam (2016); Kefa (2018) and UN HABITAT (2018) opined that development projects, mining or any other extractive industrial activities, city aesthetics, urban renewal, disaster prevention, enforcement of master plan, large-scale land acquisitions for mega events, privatization and/or speculation in housing and land, lack of legal security of tenure, changes related to housing and land in countries in transition to a market economy, lack of or non-recognition of titles to land including unsettled land claims, slum clearance and criminalization of poverty, corruption and collusion between public and private interests, real estate and private business actions, including real estate mobbing and fraudulent lending, land grabbing, including by armed groups and paramilitaries. Others are discriminatory laws and practices, living in informal settlements because of poverty or because of displacement owing to natural or human causes, rural-urban migration, and gentrification, inability to pay rent or mortgage leading to foreclosures. Housing tenure linked to employment permits (seasonal workers), Political and ethnic conflicts using eviction, housing demolition and displacement as a weapon of war, for ethnic cleansing and population transfers domestic armed conflicts and the targeting of civilian homes, including for ethnic based collective punishment and counter-terrorism.

Legal Perspectives of Forced Eviction

Forced and arbitrary evictions are not just against every related international laws and convention but also violates, directly and indirectly, all economic, civil, socio-cultural, political rights enshrined in international instruments, including; International Covenant on Civil and Political Rights, (art. 6.1), Freedom from cruel, inhuman and degrading treatment (ibid., art. 7). The right to security of the person (ibid., art. 9.1), The right to an adequate standard of living, housing, food, water

and sanitation, Economic, social and cultural rights, (art. 11), Non-interference with privacy, home and family (art. 17), Freedom of movement and to choose one's residence (ibid., art. 12.1), Right to health, (art. 12), Right to education (ibid., art. 13), Right to work (ibid., art. 6.1), Civil and political rights, (arts. 2.3 and 26) Ezejiolor (1974) and UN HABITAT, (2018).

The nations of Africa also have their legislations against arbitrary forced eviction. For instance,

Article 3 of the African Charter provides for equality and equal protection of the law. Article 14 guaranties the right to property that may only be encroached upon in the interest of public need or in the general interest of the community and in accordance with the provisions of appropriate laws. Article 16 provides right to enjoy the best attainable state of physical and mental health. Similarly, individual nations captured peoples right against arbitrary or unlawful eviction in their constitutions; in Ghana, Section 12(2) of the Ghana Constitution, Land Act, 19 of 1998 in South Africa, Section 14(8) of the Constitution of Botswana, the Swazi Nation Land (SNL) and Title Deed Land (TDL) Land Law of Swaziland, Land Use Act 31 (1) of Nigeria as amended. In section 18(1) and 47(1), Angola constitution of 1992, Section 70 and 72 of Kenya constitution and section 10 & 144 of Namibia constitution, just to mention a few, provided for both protection as well as a meeting points between the government and governed in land acquisition and eviction related matters but to what extent are the rules been followed?

The characteristics of eviction in Africa includes but not limited to its arbitrariness, destruction of housing, lack of any form of protection of the poverty stricken slum dwellers; children, physically challenged and women, failure of the authorities to fulfill their obligations, misuse of unnecessary force and police brutality, the use of military in some cases, no prior information, no recourse mechanism, short notices, nonpayment of compensation, lack of or inadequate plan for relocation, poor timing of eviction, compelling people to sign agreement, harassment, threat, destruction of peoples belongings. The way by which eviction is planned and carried out in third world is terrifying, it is done in a better way in European and other developed nations as opined by Abdul *et al* (2011) Islam *et al* (2016), Sibusiso (2018) and UN HABITAT (2018)

Scholars have studied various eviction events that have taken place in Nigeria over the years, they mostly agreed on certain factors that facilitated eviction. Such factors include high cost of land, shortage of affordable housing, defaulting in loan and rent payment, illegal occupancy of public and private land, ownership disputes, land reclamation for public uses, irregular / corrupt land uses, high demand for urban land and location of slum in highly priced city centers, crime and security concerns [(Agbola, (1984); Sunday, (1986); Agbola, (1986); ACHR, (1989); Newswatch (1990); Lagos Horizon (1990); Scudder and Colson (1981); Schechla, (1994); Audefroy, (1994); Agbola and Jinadu (1997)]. Paul (2007) concludes that public interest justification often proffered to forced eviction is a myth. The authors proposed abolition of antiquated colonial panning laws, tackle corruption and development more participatory and inclusive land reform. Most recently, Sim *et al* (2019) opined that state power is place-based specific; government concentrates development in capital cities were

more people migrate to. Eviction has resulted in the residents' volatility to more serious poverty and serial eviction. Non of these works attempted a comparison of eviction activities in any form, the works are place based and therefore can not give a broad coverage and a clear picture of eviction related issues in Nigeria, this is the wide gap that this work attempt to fill. The challenge of forceful eviction resonates strongly with critical urban land use theories; Alonso's Bid Rent Theory of (1964) theorised that land value decreases as we move away from the city centre. It is also in tandem with 'Highest and Best Uses' Model of Irving Fisher (1857-1947) that professed that value of a property and its use are closely linked therefore land are being put to best and most profitable uses. In the other relevant urban growth theories like Earnest Burgess' Concentric Growth Zone, Von Thurnens' Regional Land Use Model and Sector Theory of Chancy and Edward (1945) are also been played out by the forceful and arbitrary eviction because most of the slum area covered by this study take place at the city centers where the land value is high and land use conversion, gentrification and exurbanization is rampant.

Statement of the problem

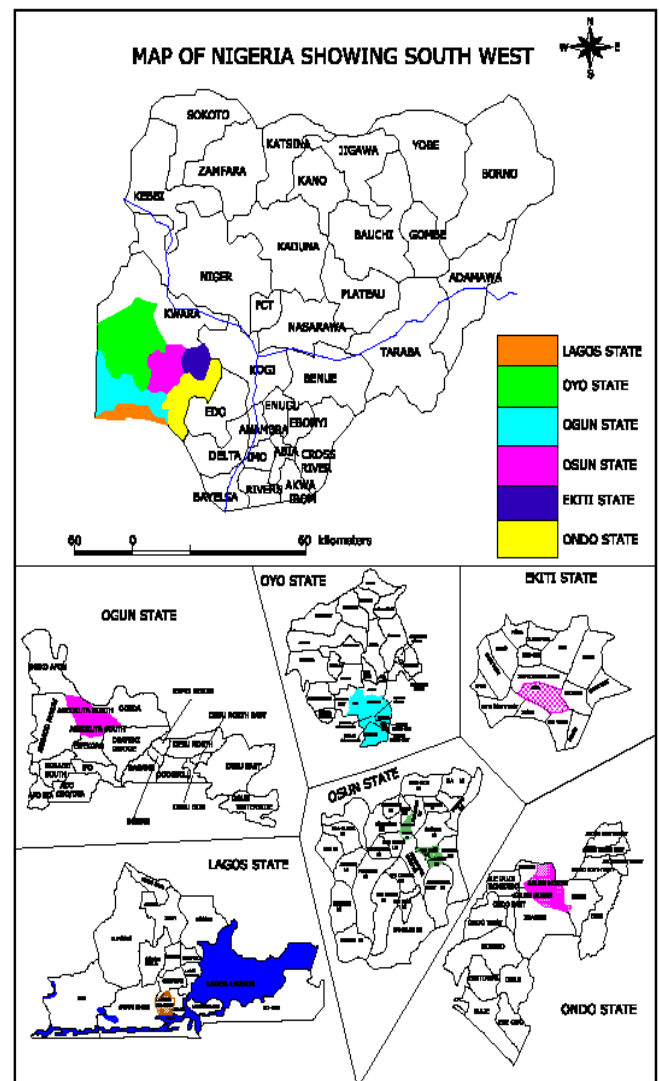
Forceful eviction is a monster with dreadful tentacles; it results in large-scale loss of property, shelter, livelihood, food security, nutrition and education of children, social safety nets among others. The poverty of already impoverished slum residents takes a new and more precarious dimension when they are forcefully and arbitrarily evicted because it torches their health, they become stressed, disturbed and perturbed. They are psychologically disorientated, they become depressed and this may result in health challenges and of course, cycle of poverty continues and even accelerates. The physical bodies of slum dwellers are their major asset, once they fall sick, themselves and their family members become more vulnerable to all forms of evil.

The Study Area

Ekiti, Oyo, Osun, Ogun, Ondo and Lagos states make up Southwestern Geo-political zone of Nigeria. The area lies between Latitude $6^{\circ} 21'$ and $9^{\circ} 15'$ North and longitude $20^{\circ} 31'$ and $60^{\circ} 01'$ East (Fig. 1). The total population of the five states was put at 27, 266,257 persons. The study area is bounded in east by Edo and Delta states, in the North by Kwara and Kogi states, in the west by the Republic of Benin and in the South Atlantic Ocean. The area has Koppens Af climatic zone and it is mainly populated by Yoruba ethnic group who cohabit peacefully with other Nigerians as well as other foreign nationalities. Southwestern Geo-political zone is acclaimed as most urbanized in Nigeria, it has both very large cities of Ibadan and Lagos as well as medium sized cities like Abeokuta, Ado-Ekiti, Akure, Osogbo that serve as the headquarters of the states. The capital cities were considered for the study because they are the major cities in each state, (all things being equal) attracting higher population and better attention from individual State Governments in provision of basic infrastructural services and facilities.

MATERIALS AND METHODS

Capital cities of southwestern states were purposively chosen for the study because they usually attract more population. Five slum areas were identified in each city and three of them were statistically selected adopting 'Indices Scoring Method' used by Dung-Gwom and Oladosu (2004).



Source Google Earth (2020)

Fig. 1. Nigeria showing Southwest

Hence, the definition of slum according to National Sample Survey Organization (NSSO) (2000) of India as "Compact settlement with a collection of poorly built tenements, mostly of temporary in nature, crowded together usually with inadequate sanitary and drinking water facilities in unhygienic conditions" and United Nations Habitat (2012) also identify these indices while it defines slum as any living space with two or more of the following;

- Durable housing of a permanent nature that can protect against extreme climate condition.
- Sufficient living space with not more than 3 persons in a room
- Easy access to safe water in sufficient amount and at affordable price
- Access to adequate sanitation in the room of public or private toilet shared by a reasonable number of people
- Security of tenure that prevents forced evictions.

The two definitions have the same set of indices that were used to statistically determine the worst slum areas in each city: Compact settlement or sufficient living space, Durable housing or poor tenements, Easy accesses to safe water or inadequate drinking water facilities, Access to adequate sanitation or inadequate sanitary condition or unhygienic conditions and Security of tenure or temporarily / dilapidated settlement. In a

reconnaissance survey and appraisal of the slum environments already identified by scholars in literature in the capital cities of six South Western states of Nigeria. Three slum areas that fit into the definition above are accessed on a weighted index score of maximum of 10. The worst slum (with least total mark indicating worst condition) ranked on the basis of total weighted average score was chosen as sample for each city, i.e.

Table 1. Criteria used for Weighting, Evaluating and Ranking of Slums

S/N	Indices	Mark
1.	Durable housing	10
2.	Sufficient living space	10
3.	Access to portable water	10
4.	Good sanitation	10
5.	Security of tenure	10

Source Author's compilation (2020)

The researcher adopted contemporary spatial technology of Google Earth to mark out the study areas in each city and counted the number of houses, deducted the number of commercial structures and administered questionnaire on 20% of the residential dwellings of chosen slums of each city. Since the sizes of the study areas are not the same, the number of questionnaire administered and retrieved were also different. Slum with list score in each city were considered worst and were used as for the study. Likert Scale was adopted to elicit objective responses from the respondents; Strongly Agreed (SA), Agreed (A), Undecided (U), Strongly Disagreed (SD), Disagreed (D). Undecided is discarded. Figures 4, 3, 2, 1 were then attached to other scales and ANOVA analytical tools in the newest version of Statistical Packaged for Social Scientist (SPSS) were used to analyze the data, compare the result and test the stated hypothesis.

Hypothesis

There is no statistically significant difference in the level of slum dwellers' vulnerability to eviction in the study areas

Analysis and Presentation

The authors generated these three in one tables that combine frequencies, percentages, summaries of average and ANOVA showing variance between and within the study area. Majority of respondents in the study areas do not have legal or enforceable titles; 54.0% of Ibadan slum residents, 65.3% of Osogbo, 65.9% of Abeokuta, 62.9% in Lagos and 46.5 in Ado-Ekiti of residents do not have legal title, they are therefore vulnerable to eviction. Legal titles or any form of enforceable agreement/document may serve as protective weapon against unlawful forceful eviction; Certificate of Occupancy (C of O), title deeds, tenure agreements and so on. Most slum dwellers in the study area do not have any of these documents and the reasons for this is not far-fetched; the slums are mainly located at core of the cities where the first settlers stayed, the houses were built far before the advent of planning activities and enabling or related laws. Besides, the houses were built based on Yoruba land use and family cohabitation ideals that allows extended families live together in the same compound and matured male adults can just build his own dwelling around the compound. The P -value = 0.969929 it is greater than α (0.05); therefore, there is no statistically significant difference in the dwellings' or slum areas residents' possession of legal titles in the study areas.

Many dwellers occupying rented apartments can be evicted by their landlord for various reasons; non-payment of rent or habitual late payment of rent, damage to the property, disrupting other tenant's holdover, illegal use of property, units being taken by markets, when owner moves in, any breach of other agreements, violation of rent policy, refusal to pay rents increase, rehabilitation, renovation and repair reasons, selling off the property and opening up of business in the dwelling units. This implies that majority of dwellers in the study areas are tenants and they are vulnerable to eviction from their landlords. 76.0% of respondents at Ibadan, 70.6% of Ado-Ekiti, 70.6% of Akure, and 63.8% of Osogbo and 67.2% of Lagos resident do not own the landed property they occupy. Ownership of occupied landed properties may guarantee defense against individual and family eviction in the study areas. The P -value = 0.934267, it is greater than α (0.05); therefore, there is no statistically significant difference between slum residents' vulnerability arbitrary eviction.

Forceful eviction is not a new occurrence in slum environments; residents might have seen/experienced it thereby there are fears of eviction and subsequent stressors. Slum dwellers evicted recently in the study areas are like Ado-Ekiti, road expansion, construction of overhead bridge, construction of Fayose new market. In Osogbo, it is also expansion of road owning to state government's (separations policy) and urban renewal and creation of open space i.e. Mandela's park, Isale-Agbara, Olaiya road expansion.

In Abeokuta along major routes; Mokola, Ilugun, Ikija it is also road expansion, urban renewal in post office / market area of Akure. Ibadan and Lagos study area have not witnessed forceful eviction in recent years but Lagos is known for various forms of forceful eviction. 70.0% of respondents of Ibadan slum residents, 86.5% of Osogbo, 86.4% of Abeokuta, 85.5% in Lagos, 75.0% in Akure and Ado-Ekiti slum residents share the view that government will evict them and redevelop the neighbourhood. P -value = 0.981792, it is greater than α (0.05); therefore, there is no statistically significant difference between residents' opinion on the government possibility of evicting them and re-develop the study areas.

All the residents' do not want the neighbourhood evicted; they understand the consequences on their composite life. In Abeokuta about 70.0%, 60.0% in Ado-Ekiti, 53.5% in Akure and Ibadan 65% do not want the neighbourhood redeveloped because that will necessitate eviction. The opinion of residents on possible eviction and re-development is a reflection of the possibility disruption of life and life supporting systems of slum residents. The P -value = 0.981544 and it is greater than α (0.05); therefore, there is no statistically significant difference in the residents' possible support and co-operation with government for possible re-development plan in the study areas. Anxiety, stress and perturbation of possible forceful eviction result in irrational economic decisions for instance, 'mobile' and 'static' livelihoods are the two economic groups in slums, mobile group include itinerant clothes sellers, wheelbarrow pullers, tea sellers and other traders who deal in small items, scavengers, sex workers; their asset are mainly mobile, if evicted they suffer minimal loss of properties while static livelihoods include shop keeping, furniture businesses and small restaurants with their asset fixed etc.

Table 2. Sample and Sampling Methods

Cities	NO of Buildings	Commercial Buildings	Residential Buildings	Questionnaire Administered	Quest. Retrieved
Ibadan	5013	251	5066	250	200
Oshogbo	3914	306	3608	180	170
Abeokuta	4193	80	4093	204	176
Lagos	4616	130	3886	224	194
Akure	3796	106	3090	195	160
Ado-Ekiti	3964	172	3715	185	160

Author's Compilation (2020)

Table 3. This landed property has title?**i) Frequencies and percentages**

Cities	Ibadan		Osogbo		Abeokuta		Lagos		Akure		Ado-Ekiti	
Responses	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%
S/ Agreed	26	13.0	23	13.5	23	13.1	26	13.6	37	23.1	26	16.3
Agreed	66	33.0	36	21.2	37	21.0	45	23.6	45	28.1	45	28.1
Disagreed	88	44.0	88	51.8	92	52.3	92	48.2	58	36.3	69	43.1
S/disagreed	20	10.0	23	13.5	24	13.6	28	14.7	20	12.5	20	12.5
Total	200	100	170	100	176	100	191	100	160	100	160	100

ii) Summary of ownership of landed property

Groups	Count	Sum	Average	Variance
Ibadan	5	200	40	523.5
Osogbo	5	170	34	190.5
Abeokuta	5	176	35.2	213.7
Lagos	5	191	38.2	327.2
Akure	5	160	32	305.5
Ado-Ekiti	5	160	32	305.5

i) ANOVA

Source of Variation	SS	Df	MS	F	P-value	F crit
Between Groups	269.7667	5	53.95333	0.173493	0.969929	2.620654
Within Groups	7463.6	24	310.9833			
Total	7733.367	29				

Source: SPSS computer printout (2020)

Table 3. The dwellings are owner's occupier**i) Frequencies and percentages**

Cities	Ibadan		Osogbo		Abeokuta		Lagos		Akure		Ado-Ekiti	
Responses	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%
S/ Agreed	29	14.5	26	15.3	26	14.8	29	15.2	40	25.0	29	18.1
Agreed	124	62.0	74	43.5	76	43.2	84	44.0	73	45.6	84	52.5
Disagreed	19	9.5	18	10.6	19	10.8	19	9.9	19	11.9	19	11.9
S/disagreed	28	14.0	52	30.6	55	31.3	59	30.9	28	17.5	28	17.5
Total	200	100	170	100	176	100	191	100	160	100	160	100

ii) Summary of dwellings owners-occupier

Groups	Count	Sum	Average	Variance
Ibadan	5	160	32	212
Osogbo	5	170	34	66.5
Abeokuta	5	176	35.2	71.2
Lagos	5	191	38.2	40.7
Akure	5	160	32	156.5
Ado-Ekiti	5	160	32	189.5

iii) ANOVA

Source of Variation	SS	Df	MS	F	P-value	F crit
Between Groups	155.1	5	31.02	0.252743	0.934267	2.620654
Within Groups	2945.6	24	122.7333			
Total	3100.7	29				

Source: SPSS computer printout (2020)

The extent of vulnerability of these groups differs; the mobile groups possess less and more potable properties and are less affected by forceful eviction. The more the population of each group, the more susceptible the slum population concerned. Hence, slum residents in the study areas mainly belong to static group, gentrification has taken root, most houses serve dual purposes of residential and commercial, the asset of

resident are tied to their residents, mostly, the assets are tangible. These assets include deep freezer, kiosks, kerosene/water tanks, grinding machines, etc. so, the people are more worried, stressed and disturbed resulting in stress related problems. 68.0% of Ibadan slum dwellers, 73.8% of Osogbo, 65.5% of Abeokuta residents, 62.5% in Ado-Ekiti are worried about possible eviction.

Table 4. Do you think government will redevelop area?

i) Frequencies and percentages

Cities	Ibadan		Osogbo		Abeokuta		Lagos		Akure		Ado-Ekiti	
Responses	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%
S/ Agreed	41	20.5	38	22.4	39	22.2	46	24.1	52	32.5	41	25.6
Agreed	119	59.5	109	64.1	113	64.2	117	61.3	68	42.5	79	49.4
Disagreed	40	20.0	23	13.5	24	13.6	28	14.7	40	25.0	40	25.0
Total	200	100	170	100	176	100	191	100	160	100	160	100

ii) Summary of residents' opinion of possibility or redevelopment

Groups	Count	Sum	Average	Variance
Ibadan	5	200	40	930.5
Osogbo	5	170	34	281
Abeokuta	5	176	35.2	301.7
Lagos	5	191	38.2	371.2
Akure	5	160	32	207
Ado-Ekiti	5	160	32	256.5

iii) ANOVA

Source of Variation	SS	df	MS	F	P-value	F crit
Between Groups	269.7667	5	53.95333	0.137876	0.981792	2.620654
Within Groups	9391.6	24	391.3167			
Total	9661.367	29				

Source: SPSS computer printout (2020)

Table 5. Do you want the neighbourhood evicted and redeveloped?**i) Frequencies and percentages**

Cities	Ibadan		Osogbo		Abeokuta		Lagos		Akure		Ado-Ekiti	
Responses	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%
S/ Agreed	68	34.0	47	27.6	48	27.3	59	30.9	70	43.8	59	36.9
Agreed	63	31.5	70	28.2	32	18.2	32	16.8	21	13.1	32	20.0
Undecided	31	15.5	31	18.2	31	17.6	31	16.2	31	19.4	31	19.4
Disagreed	26	13.0	39	22.9	42	23.9	42	22.0	26	16.3	26	16.3
S/disagreed	12	6.0	22	12.9	23	13.1	27	14.1	12	7.5	12	7.5
Total	200	100	170	100	176	100	191	100	160	100	160	100

ii) Summary residents' opinion on possibility of eviction

Groups	Count	Sum	Average	Variance
Ibadan	4	200	50	1442
Osogbo	4	170	42.5	243
Abeokuta	4	176	44	254
Lagos	4	191	47.75	216.9167
Akure	4	160	40	338.6667
Ado-Ekiti	4	160	40	463.3333

iii) ANOVA

Source of Variation	SS	df	MS	F	P-value	F crit
Between Groups	337.2083	5	67.44167	0.136802	0.981544	2.772853
Within Groups	8873.75	18	492.9861			
Total	9210.958	23				

Source: SPSS computer printout (2020) at 0.05

P -value = 0.992494 it is greater than α (0.05); therefore, there is no statistically significant difference between residents' expression of worry/anxiety of possible forceful eviction in the study areas. Readiness for eviction allows for determination of actions to be taken ahead of time which will of course reduce stress and deadly anxiety and perturbation. This pre knowledge will also reduce attachment to physical materials/properties that may be lost during possible eviction and demolition. Adequate preparation will make the residents more vulnerable, the more prepared the residents are, the less vulnerable the people are. 83.0% of Ibadan respondents, 82.1% of Osogbo, 59.1% of Abeokuta, 65.9% of Akure, 75.5% of Akure and 64.7% of Ado-Ekiti residents are not prepared for possible forceful eviction. P -value = 0.997262, it is greater than α (0.05); therefore, there is no statistically significant difference

between residents' preparedness for possible forceful eviction in the study areas. Slum dwellers are under constant grip of fear and anxiety of possibility of forceful eviction, the response is alarming, majority of the respondents are aware that eviction is possible and they are concerned, with over 60% of respondents in Osogbo, Abeokuta and Akure while Ado-Ekiti and Ibadan has over 50% have faced serial eviction in the past. Some respondents even mentioned places where it happened and the predicament they faced. Some responded even added that some victims are now staying in another neighbourhood homeless and jobless. The implication of these is that no rest of mind, no sense of belonging and ownership of fixed properties and also, no motivation to improve on the existing facilities since there is constant fear of losing all. Eviction has made the residents poorer and the cycle of poverty is perpetuated.

Table 6. Worried about forceful eviction

i) Frequencies and percentages

Cities	Ibadan		Osogbo		Abeokuta		Lagos		Akure		Ado-Ekiti	
Responses	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%
S/ Agreed	45	22.5	37	21.8	55	34.2	45	23.6	52	32.5	45	28.1
Agreed	91	45.5	19	52	55	31.3	59	30.9	48	30.0	55	34.4
Undecided	36	18.0	41	24.1	42	23.9	43	22.5	36	22.5	36	22.5
Disagreed	28	14.0	21	12.4	00	00	44	23.0	24	15.0	24	15.0
S/disagreed	00	00	19	11.2	30	1.8	00	00	00	00	00	00
Total	200	100	170	100	176	100	191	100.0	160	100	160	100

ii) Summary of worries expressed by residents

Groups	Count	Sum	Average	Variance
Ibadan	3	200	66.66667	3108.333
Osogbo	3	170	56.66667	284.3333
Abeokuta	3	176	58.66667	289.3333
Lagos	3	191	63.66667	154.3333
Akure	3	160	53.33333	1108.333
Ado-Ekiti	3	160	53.33333	1108.333

iii) ANOVA

Source of Variation	SS	df	MS	F	P-value	F crit
Between Groups	449.6111	5	89.92222	0.089135	0.992494	3.105875
Within Groups	12106	12	1008.833			
Total	12555.61	17				

Source: SPSS computer printout (2020)

Table 7. Prepared for possible forceful eviction?

i) Frequencies and percentages

	Ibadan		Osogbo		Abeokuta		Lagos		Akure		Ado-Ekiti	
Responses	Frq.	%	Frq.	%	Frq.	%	Frq.	%	Frq.	%	Frq.	%
S/ Agreed	47	23.5	38	43.2	90	51.1	79	49.3	30	18.8	25	15.6
Agreed	121	60.5	66	38.9	26	14.8	50	26.2	79	49.1	79	49.1
Undecided	4	2.0	00	00	00	00	00	00	41	25.6	46	28.8
Disagreed	28	14.0	29	17.1	25	14.2	21	11.0	00	00	00	00
S/disagreed	00	00	37	21.8	35	19.9	41	21.5	10	6.3	10	6.3
Total	200	00	170	100	176	100	191	100	160	100	160	100

ii) Summary of residents' preparedness for possible eviction

Groups	Count	Sum	Average	Variance
Ibadan	3	200	66.66667	2054.333
Osogbo	3	170	56.66667	2110.333
Abeokuta	3	176	58.66667	2270.333
Lagos	3	191	63.66667	2214.333
Akure	3	160	53.33333	197.3333
Ado-Ekiti	3	160	53.33333	494.3333

iii) ANOVA

Source of Variation	SS	df	MS	F	P-value	F crit
Between Groups	449.6111	5	89.92222	0.05776	0.997262	3.105875
Within Groups	18682	12	1556.833			
Total	19131.61	17				

Source: SPSS computer printout (2020)

P=0.964698, it is greater than α (0.05); therefore, there is no statistically significant difference between residents' expectation of forceful eviction in the study areas. The respondents do not really have plans should forceful eviction take place. Majority of residents of five out of six study areas do not intend to move out of the city if eviction happens. For instance, 56.0% in Ibadan and Osogbo, 40.3% in Abeokuta, 50.1% in Akure 50.6% in Ado- Ekiti. Serially evictee are many, people forcefully evicted in a slum area usually move matters away to continue with their slum dwelling, most slum dwellers forcefully evicted in Ado-Ekiti still reside around the new market, the case is the same in Akure, Abeokuta, Osogbo and Lagos as discovered during reconnaissance.

Eviction has not happened in the Ibadan study area in resent times, although, town planners in the local government said eviction is possible. P=0.701381, it is greater than α (0.05); therefore, there is no statistically significant difference in the residents' expectation of forceful eviction in the study areas. Slum residents may be vulnerable to forceful eviction severally. Willingness to accept compensation reveals the mindset or disposition of the residents; it is next to readiness to accepting forceful eviction itself. It must be born in mind that many of these slum residents are not the owner of the properties they occupy, they are tenants, and compensation will be a bonus especially for the mobile group. It is therefore implies that upon hearing compensation,

Table 8. Have been evicted before?

i) Frequencies and percentages

	Ibadan		Osogbo		Abeokuta		Lagos		Akure		Ado-Ekiti	
Responses	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%
S/ Agreed	25	12.5	38	22.4	39	22.2	33	17.3	65	40.6	75	36.8
Agreed	83	41.5	75	41.1	76	43.8	71	37.2	53	26.9	29	18.1
undecided	82	41.0	00	00	00	14.8	21	00	8	5.0	46	28.8
Disagreed	00	00	25	14.7	25	14.2	46	24.1	24	15.0	00	31.3
S/disagreed	10	5.0	32	18.8	35	19.9	41	21.5	28	17.5	10	6.3
Total	200	100	170	100	176	100	191	100	160	100	160	100

ii) Summary of residents' perturbation of eviction

Groups	Count	Sum	Average	Variance
Ibadan	5	200	40	931
Osogbo	5	170	34	85
Abeokuta	5	176	35.2	95.7
Lagos	5	191	38.2	147.7
Akure	5	160	32	216.5
Ado-Ekiti	5	160	32	255

iii) ANOVA

Source of Variation	SS	df	MS	F	P-value	F crit
Between Groups	269.7667	5	53.95333	0.187024	0.964698	2.620654
Within Groups	6923.6	24	288.4833			
Total	7193.367	29				

Source: SPSS computer printout (2020)

Table 8. Forceful evictions would force me to relocate out of this city?

i) Frequencies and percentages

	Ibadan		Osogbo		Abeokuta		Lagos		Akure		Ado-Ekiti	
Responses	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%
S/ Agreed	25	12.5	22	12.9	22	12.5	25	13.1	25	15.6	25	15.6
Agreed	87	43.5	47	27.6	48	27.3	56	29.3	56	35.0	56	35.0
Disagreed	60	30.0	69	40.6	71	40.3	71	37.2	51	31.9	51	31.9
S/disagreed	28	14.0	32	18.8	35	19.9	39	20.4	28	17.5	28	17.5
Total	200	100	170	100	176	100	191	100	160	100	160	100

ii) Summary of residents' wiliness to move away from city

Groups	Count	Sum	Average	Variance
Ibadan	5	200	40	421
Osogbo	5	240	48	395.5
Abeokuta	5	176	35.2	237.7
Lagos	5	191	38.2	181.7
Akure	5	160	32	298
Ado-Ekiti	5	160	32	298

iii) ANOVA

Source of Variation	SS	df	MS	F	P-value	F crit
Between Groups	913.7667	5	182.7533	0.59857	0.701381	2.620654
Within Groups	7327.6	24	305.3167			
Total	8241.367	29				

Source: SPSS computer printout (2020)

Table 8. If eviction is proposed, would you willingly accept compensation?

i) Frequencies and percentages

	Ibadan		Osogbo		Abeokuta		Lagos		Akure		Ado-Ekiti	
Cities	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%
S/ Agreed	60	30.0	51	30.0	52	29.5	63	33.0	55	34.4	55	34.4
Agreed	77	38.5	42	24.7	43	24.4	43	22.5	42	25.3	42	26.3
Disagreed	45	22.5	57	33.5	60	34.1	60	31.4	45	28.1	45	28.1
S/disagreed	18	9.0	20	11.8	21	11.9	25	13.1	18	11.3	18	11.3
Total	200	100	170	100	176	100	191	100	160	100	160	100

ii) Summary of wiliness to accept competition

Groups	Count	Sum	Average	Variance
Ibadan	5	200	40	759.5
Osogbo	5	170	34	203
Abeokuta	5	176	35.2	214.7
Lagos	5	191	38.2	132.7
Akure	5	160	32	225.5
Ado-Ekiti	5	160	32	265.5

iii) ANOVA

Source of Variation	SS	df	MS	F	P-value	F crit
Between Groups	269.7667	5	53.95333	0.179755	0.967556	2.620654
Within Groups	7203.6	24	300.15			
Total	7473.367	29				

Source SPSS computer printout (2020)

Table 9. Residents successfully resistance to eviction

i) Frequencies and percentages

Responses	Ibadan		Osogbo		Abeokuta		Lagos		Akure		Ado-Ekiti	
	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%
S/ Agreed	33	16.5	29	17.1	52	29.5	33	17.3	33	20.6	33	20.6
Agreed	27	13.5	18	10.6	43	24.4	26	13.6	22	13.8	22	13.8
Undecided	64	32.0	28	16.5	60	34.1	29	15.2	33	20.6	33	20.6
Disagreed	59	29.5	58	34.1	21	11.9	59	30.9	59	36.9	59	36.9
S/disagreed	17	8.5	37	21.8	00	00	44	23.0	13	8.1	13	8.1
Total	200	100	170	100	176	100	191	100	160	100	160	100

ii) Summary of possibility of successful resistance to eviction

Groups	Count	Sum	Average	Variance
Ibadan	4	200	50	1698.667
Osogbo	4	170	42.5	959
Abeokuta	4	176	44	1012.667
Lagos	4	212	53	954
Akure	4	173	43.25	896.9167
Ado-Ekiti	4	160	40	778.6667

iii) ANOVA

Source of Variation	SS	df	MS	F	P-value	F crit
Between Groups	492.2083	5	98.44167	0.093755	0.99212	2.772853
Within Groups	18899.75	18	1049.986			
Total	19391.96	23				

Source SPSS computer printout (2020)

Table 10. Willingness to accept relocation

i) Frequency and percentages

Cities	Ibadan		Osogbo		Abeokuta		Lagos		Akure		Ado-Ekiti	
	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%	Frq	%
S/ Agreed	25	12.5	38	22.4	24	12.6	24	12.6	36	22.5	25	15.6
Agreed	87	43.5	45	26.5	63	33.0	63	33.0	33	20.6	29	18.1
Disagreed	60	30.0	21	12.4	45	23.6	45	23.6	49	30.6	46	28.8
S/disagreed	28	14.0	29	17.1	59	30.9	59	30.9	14	8.8	50	31.3
Total	00	00	37	21.8	00	00	00	00	28	17.5	10	6.3
	200	100	170	100	191	100	191	100	160	100	160	100

ii) Summary of wiliness to accept relocation

Groups	Count	Sum	Average	Variance
Ibadan	4	200	50	2550
Osogbo	3	170	56.66667	457.3333
Abeokuta	3	176	58.66667	472.3333
Lagos	3	191	63.66667	377.3333
Akure	3	160	53.33333	625.3333
Ado-Ekiti	3	160	53.33333	842.3333

iii) ANOVA

Source of Variation	SS	df	MS	F	P-value	F crit
Between Groups	383.0877	5	76.61754	0.07546	0.994964	3.025438
Within Groups	13199.33	13	1015.333			
Total	13582.42	18				

Source: SPSS computer printout (2020)

Summary, Conclusion and Recommendation

Slum dwellers in the study areas are all vulnerable to eviction and there is no statistically significant difference in the levels of vulnerability in the slums of southwestern states of Nigeria. The landed property does not have legal papers, and many of the occupants are tenants. Many of the residents are serial evictees, they know eviction may still happen, therefore, they are stressed and perturbed especially when they know that forceful eviction results in a number of problems.

The residents of Ibadan are a little less concerned because eviction has not happened at Ibadan chosen slum area like other places in the recent times unlike all other study areas. Recently, forceful eviction has happened in Osogbo, Ado-Ekiti, Abeokuta and it is a common occurrence in Lagos. The main reason for possible eviction in the study areas are “public use”; eviction in Osogbo, was due to road (workers drive, Gbangan-Osogbo road expansion etc.) in Abeokuta it was also road expansion construction; (main roads in the city, Ikija, Odo-Iyoku areas), in Ado-Ekiti, it was due to overhead bridge and Fayose new Market construction, in Akere, road expansion and urban renewal was the reason for eviction. Eviction in Ajegunle slum of Lagos can be described as gentrification, it is gradual, the wealthier people are buying off land in the slum neighbourhood and they are erecting magnificent edifices. Ajegunle slum is already going through regeneration and in bits, residents are being evicted gradually. Slum residents should get the necessary papers where possible; arm themselves with necessary pieces of information that could help them to defend themselves against arbitrary eviction.

They should form a union in form of pressure group and work with influential opposition political party and Non-Governmental Organizations NGOs to strengthen their position and amplify their voices and by that they will be stronger against arbitrary forceful eviction. Even if they will still be evicted, they will be well treated/compensated rather than when they are just individuals. They should also strengthen their position by mobilizing peaceful demonstration involving the NGOs and opposition political parties and criticize the government in power until the government listens and handle slum residents with respect and deserved human dignity.

The concerned authority must first of all consider all possible options before forceful eviction is arrived at. Rather than eviction notice, adequate consultation must be embarked upon directly with the people involved. If it must be done, people must be made to see reasons and possibly contribute to decisions on relocation or compensation matters. Government at all levels must strive to lift people out of poverty zone and guarantee decent living for all and sundry. Planning tools must also be applied; by limiting market pressures or concentration of activities on inner-city informal settlements, advocacy planning services and legal advice provided to community, there is the need to reassess the issue of compensation in a context where the commodification of land markets is accelerating and urban land values are increasing. Collective rights should be provided rather than individual rights, at least for a certain period of time, in order to limit pressure from investor; commercial banks, petrol filling stations in core city centres. A wide range of alternatives to individual land ownership should be made available in order to limit market pressure on poor settlements.

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