SPATIAL VARIATIONS OF HOUSING RENTAL VALUES IN BIRNIN KEBBI METROPOLIS, KEBBI STATE

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Abstract

Housing is an essential human need that shapes the well-being of all citizens, hence, accessibility to decent and affordable housing has emerged as one of the most daunting challenges of the contemporary century in many countries. Nigeria is perhaps the fastest urbanizing country in the African continent and one of the fundamental challenges facing the country is provision of affordable housing. This study assessed the spatial variation in housing rental values in Birnin Kebbi metropolis, Nigeria with a view to identifying the socio-economic characteristics of tenants in Birnin Kebbi. The study adopted the use of mixed method approach. Data were collected through questionnaire and interview survey from 322 respondents, which were randomly selected from the target population in the study area. The data collected were subjected to analysis using descriptive analysis and inferential statistics with frequency distribution table. Findings revealed that two-bedroom apartment was in higher demand within the period of 33years. It demonstrated that houses in low density normally have higher value and vice-versa because of accessibility to and availability of social facilities among others. In addition, housing features positively influenced rental housing value. It was recommended that relevant stakeholders in real estate which include the government, real estate professionals, and property developers should consider the provision of more two-bedroom housing categories. Government should improve vicinity characteristics through facilities upgrade in the low quality areas to ensure high property value in the study area.

Keywords: *Housing, Rent, Variation, Spatial and Metropolis.*

Introduction

The word 'housing' has been defined differently by concerned professionals across disciplines, reflecting diverse interests of experts in such professions like geography, urban planning, economics, political science, architecture, among others (Oyelani, 2005). To all intent and purpose, housing is recognized world-wide as one of the basic necessities of life and a prerequisite to survival of man (Onibukun, 1990; UNCHS, 1996; Waziri and Roosli, 2013). The renowned economist Abraham Maslow ranks housing as basic need of man in his theory of Hierarchy of Needs (UN-HABITAT, 2006a). The desire for adequate and affordable housing also has strong link to the need for security, safety and socio-economic status of individuals and communities (Ibem, 2011).

In September 2015, the United Nations Sustainable Development Summit adopted a new framework to guide development efforts between 2015 and 2030, entitled "Transforming our world: the 2030

Agenda for Sustainable Development" (UNSDGs, 2015).By endorsing a stand-alone goal on cities (Goal 11), known as the 'urban SDG', Sustainable Development Goal – *make cities and human settlement inclusive, safe, resilient and Sustainable* – the international community recognized urbanization and city growth as a transformative force for development. This first-ever international agreement on urban-specific development acknowledges sustainable urban development as a fundamental precondition for sustainable development.

In settlements around the world, a significant proportion of residents are tenants. For various reasons, millions of people in developing and developed countries occupy housing by rent, rather than owning the housing unit in which they dwell (Scheba and Turok, 2020). They include, for instance, low-income households who cannot presently meet the expense of home ownership, recent urban migrants who prefer centrally located rental accommodation that gives them flexibility; young people who value mobility and individuals who choose to spend their money on other priorities rather than home ownership. These are only a few of the characteristics and motivations of tenants (Deng, *etal.,* 2020).

Approximately 1.2 billion people globally rely on rental housing to meet their housing needs (Sharma and Samarin, 2021). Over the past two decades, demand for rental housing has grown rapidly because of urbanization (Aveline-Dubach, 2020). The rental market has become an indispensable segment of the housing market and renting has become an important way of life for residents. It is based on the above premise that this study seeks to examine the spatial variation in housing rent in Birnin Kebbi, Kebbi State as parts of its contribution to knowledge. Specifically, the objectives include identifying the socioeconomic characteristics of tenants in Birni Kebbi Metropolis.

In a developing country like Nigeria, the housing problem basically relates to quantitative and qualitative insufficiencies (Ahmed and Sipan, 2019). On the supply side, various government strategies in the past have been formulated towards overcoming the enormous shortage through several housing reform programmes. Despite these past efforts, housing continues to be a mirage to ordinary Nigerian (Onyegiri and Iwuagwu, 2017). Sanga, (2020) demonstrated that there were several challenges associated with housing in Nigeria. These include land allocation costs, Hash economic condition, the high cost of funding, the high cost of building materials (cement and steel), logistical challenges and the dearth of skilled artisans.

The price of land is beyond the reach of most individuals and even where government partners with developers, the land allocation costs and charges make it impossible to deliver the housing units at an affordable price for the low-income market (Han, *et al.,* 2021). Oni-Jimoh *et al.* (2018) demonstrated that in Abuja the capital city of Nigeria huge influx of people into the city due to social, economic and political factors leads to acute rental housing shortage.

Similarly, with the creation of Kebbi State in 1991, Birnin Kebbi as the capital has witnessed rapid growth and development. This is as the result of the change in its status from the hitherto Local Government Council and Emirate headquarters to that of the state capital. . For long, the town has been attracting people, due to the ever existing volume and variety of socio economic activities located at spatially differentiated part or points. Today, in Birnin Kebbi, the demand for housing is increasingly rising due to rapid population growth and urbanization. There is little effort by the authorities to fill the housing challenge in the state capital. Rental accommodation has been mainly associated with low-income households and has increasingly become the main form of

housing for middle-income households and new urban residents of all income levels (Uwayezu and Vries, 2020).

Study Area

Birnin Kebbi is located in north-western Nigeria. It is situated approximately between latitude 12^0 $24'$ $00''$ and 12^0 $30'$ $30''$ North and longitude 4^0 $10'$ $0''$ and 4^0 $15'$ $30''$ East. It is the capital of Kebbi State and headquarters of Gwandu Emirate. It occupies most of the western and southern portions of old Sokoto State. Birnin Kebbi is linked by road to Argungu (45km northwest), Jega (35km south-east) and Bunza (45km south-west). Birnin Kebbi is 150km southwest of Sokoto and 500km north-west of Abuja (Agabi, *et al.,* 2014). Birnin Kebbi city Centre has a coordinate of 4^0 $20^{''}$ $4^{'}$ E and 12^0 $46^{''}$ $3^{'}$ N covering a radius of 16km.
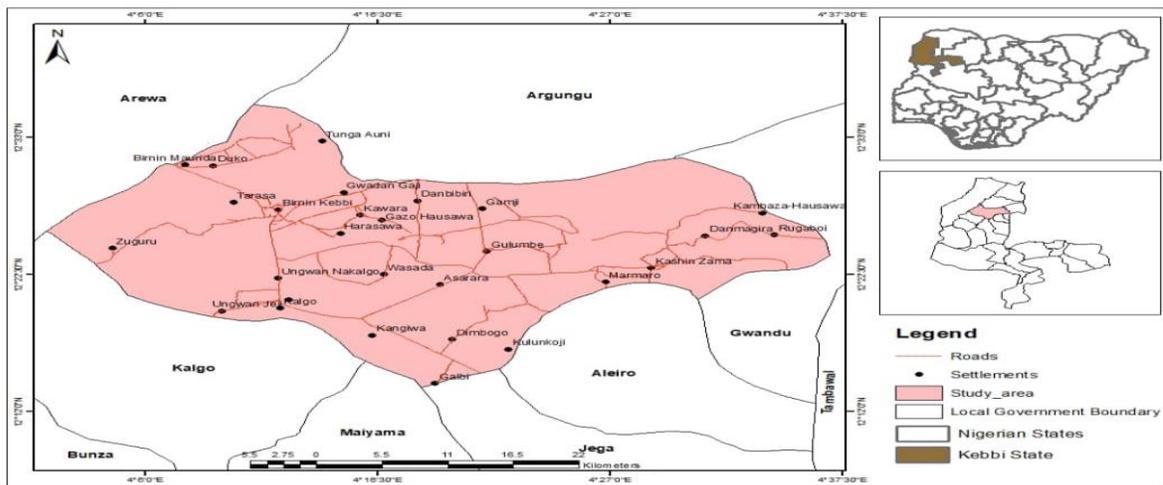

Figure 1: Map of the Study Area
Source: Spot Satellite Imagery, GIS Lab Geography Department FUBK (2024)

Materials and Methods

Primary data was sourced through administration of structured questionnaire to tenants. Key Informant Interview (KII) was conducted with local estate agents from the nine selected sample wards in order to shed more light on the of rental values in Birnin Kebbi. This is based on a fact that, these categories of agents have adequate and better knowledge of the rent in the nine selected ward under study.

Table 1: Sampling Frame and Sample Size of Rental Housing in Birnin Kebbi Metropolis

Wards	Sample Frame	Percentage	Sample Size
Badariya	657	33	105
Bayan Kara	348	17	56
Nassarawa 1	418	21	66
Nasarawa 11	116	06	19
Tudun Wada	129	06	21
Rafin Atiku	93	05	15
Makera Gandu	48	02	08
Shiyar Fada	72	04	12
Zoramawa	126	06	20
Total	**2007**	**100**	**322**

Source: Field Survey, 2024

The sample frame is the sub-set from the total study population (Alleva *et al.,* 2020). Due to lack of availability of published data on rental values in study area, the study relies on data obtained from ward heads from nine wards in the study area. From the figure there are about 2007 rental housing in the nine selected wards as shown in Table 2.1.1. On the basis of Table 2.1.1, the figure for each wards was converted into percentage which was later also converted into number of respondents on the basis of the figure obtained from Krejcie and Morgan, 1970 table. Therefore, the study adopts 322 respondents as the sample size for the study. The samples where proportionately allocated to the wards.

The study adopted Systematic sampling techniques to select the respondents in the various wards of the study area. The procedure involves selecting entities from a population at a regular sequence after initial randomly determined starting point. Similarly, snowball technique was adopted to select the respondents/tenants in the various wards of the study. This involves identifying a respondents or interviewee that match the criteria for inclusion in the study, and then ask them to recommend others they know who also meet the selection criteria so as to be included in the sample.

Results and Discussions

This chapter presents an analysis of the data that was collected from the field. The section provides the socio-economic characteristics of the sampled respondents. Issues provided here resolves around educational level, income level and occupation using frequency and percentages and analysis presented in charts and tables.
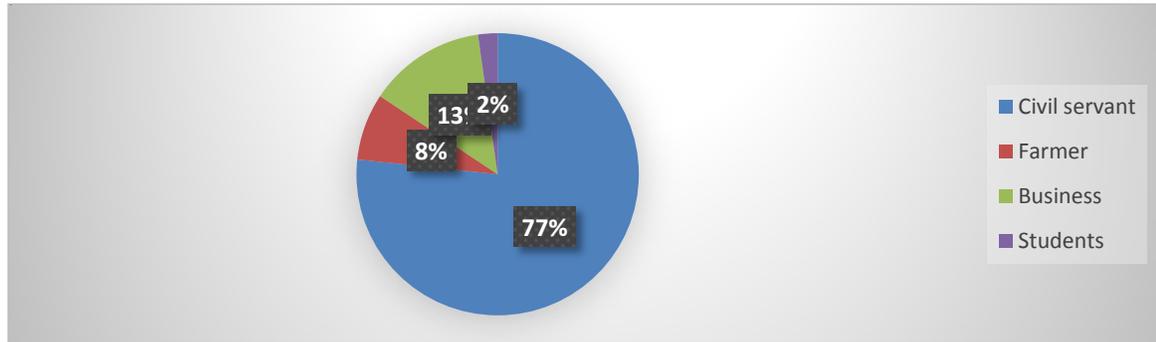

Figure 2: Occupation of the Respondents
Source: Field Survey, 2024

The result from the Figure 2 shows the occupational distribution of the respondents. The result shows that 76.68% of the respondents were civil servants while 2.24% of those respondents were students. From this result, it could be inferred that civil servant rented and occupied many of the houses in the study area in addition; students also rented houses in the study area. Historically, Birnin Kebbi assumed the role of headquarter of Kebbi State in 1991, which make it a center of high learning due to the presence of many tertiary institutions, industrial activities, administrative functions and commercial activities in the state. This status results tot rapid population increase and urban growth, in which people including students, traders and civil servants troop in from different parts of Nigeria and beyond in search for better life Kebbi State Ministry of Lands and Housing (2023).

Table 2: Cross Tabulation of Rent Paid Per Annum with Occupation

Variables	Occupation					
Rent paid/annum	Civil Servant	Farmer	Business	Student	Chi-Square	P-Value
50,000 – 100,000	181	15	7	1	7.126	0.005
100,000 – 200,000	44	8	25	6	8.844	0.008
200,001 – 300,000	9	1	8	0	16.058	0.007
300,001 – 400,000	6	0	1	0	18.611	0.002
Above 400,000	0	0	1	0	17.541	0.003

Source: Field Survey, 2024

The Table 2, above depicted the relationship between the occupational level of the respondents and the amount paid for an apartment in the study area per annum. The results shows the dependence of the occupation of the respondents to the amount paid for apartment per annum is significance, therefore the amount paid to rent an apartment in the study area is determined by the occupation of the respondents. This simply means that the amount to rent an apartment is determined by the occupation of the respondents in the study area at 1% level of significance.
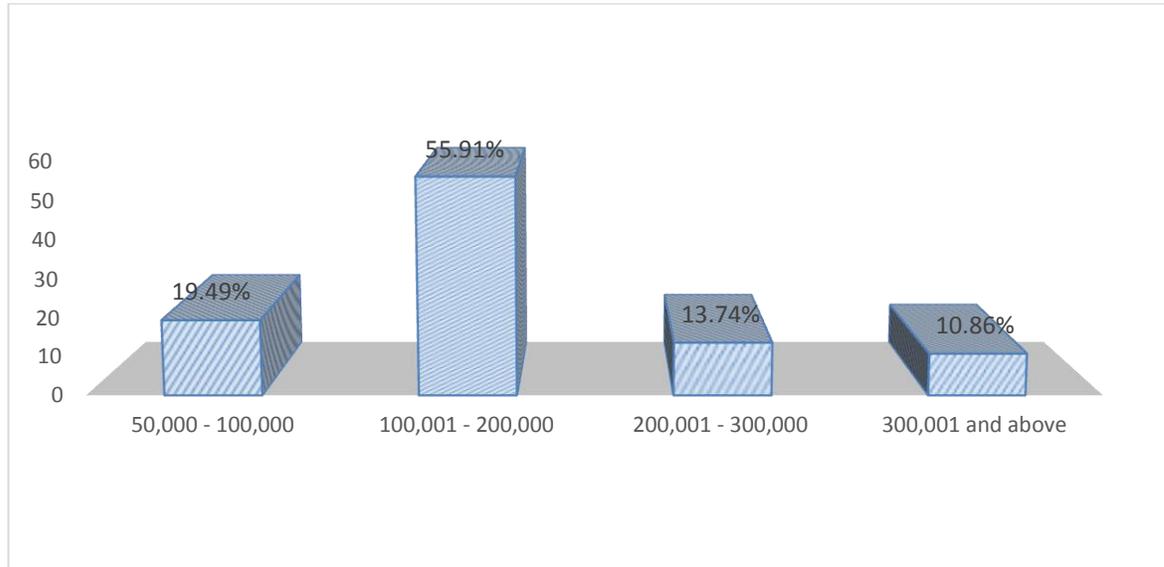

Figure 3: Income Level of the Respondents
Source: Field Survey, 2024

The results of the analysis in Figure 3 above revealed that 55.91% of respondents income level is between ₦100,001– ₦200,000 while 10.86% are those with income of ₦300, 000 and above. This implies that majority of the tenants resides in medium density and High density areas as houses in such areas are affordable to average income earners.

Table 3: Cross Tabulation of Rent Paid Per Annum with Income Level

Variables	Income Level					
Rent Paid/annum	50,000-100,000	100,000 – 200,000	200,001 – 300,000	300,001 and above	Chi-Square	P-Value
50,000 – 100,000	43	120	26	15	4.23	0.120
100,000 – 200,000	16	43	14	10	1.589	0.410
200,001 – 300,000	2	8	2	6	0.844	0.358
300,001 – 400,000	0	4	1	2	16.058	0.000
Above 400,000	0	0	0	1	17.541	0.001

Source: Field Work, 2024

Table 3 which represent the relationship between the rent paid per annum by the respondents and the level of the income of the respondents, with the exception of house rent fees of ₦400, 000 and above, the rest of rent paid by respondents is independent of the level of income of the respondents at 1% level of significance. This revealed that the level of income of respondents determined the amount paid to rent an apartment in the study area.
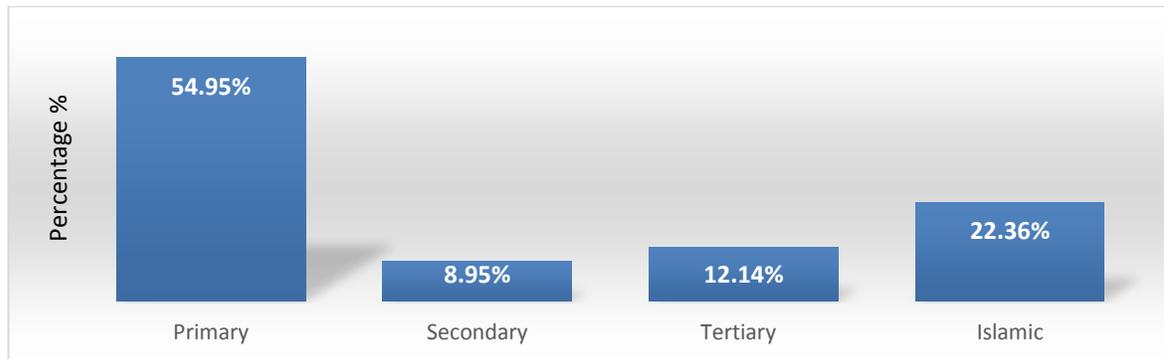

Figure 4: Educational Status of the Respondents
Source: Field Survey, 2024

With respect to educational qualification of respondents, information in Figure 4, 12.4 % of the respondents had/were at the tertiary level of education. While 22.36% possessed Islamic education. From the results, 54.95% of the respondents have acquired a minimum of primary certificate. While, only 8.95% of the total respondents have obtained a secondary certificate as their major educational attainment.

Table 4: Rent Paid Per Annum with Educational Level

Variables	Educational Level						
Rent paid/annum	Pri.	Sec.	Tertiary	Informal	Others	Chi-square	P-value
50,000 – 100,000	131	16	15	40	1	7.936	0.005
100,000 – 200,000	38	10	13	19	1	2.627	0.090
200,001 – 300,000	3	1	4	1	2	0.013	0.324
300,001 – 400,000	0	1	4	2	1	0.124	0.725
Above 400,000	0	0	2	8	0	1.985	0.308

Source: Field Survey, 2024

Table 4 depicted the relationship between the education level of the respondents and the amount paid for an apartment in the study area per annum. The results shows that the relationship of the educational level of the respondents to the amount paid for apartment per annum is insignificant with exception of ₦50,000–₦100,000 annual rent fees that depend on Educational level of the respondents in the study area at 1% level of significance.

The outcome of this study agreed and disagreed with the finding of other studies. Ogunleye (2013) studied analysis of the socio-economic characteristics and housing condition in the core neighborhood of Akure, Nigeria. Osumanu, *at al.,* (2016) demonstrated the result of respondents socio-economic characteristics of residential housing in Ghana's low-income urban areas, the result shows that majority of the sex is male, age are between 31-40, marital status show married and educational qualification is tertiary. The result of sex and marital status correspond with outcome of this study but the outcome of this study disagreed with the result of age, education, building type and income level.

Conclusion and Recommendations

Based on the information gathered from the analysis carried out; the result shows that the spatial variations in housing rental values significantly increases to 200% within the periods of 33years in the study area. The study further shows that education level of the respondents and occupation and income level of the respondents determined the amount paid by the respondents to rent an apartment in the study area. Houses in low density area have higher value and experience higher increase than those in high or middle areas because of availability of social amenities and infrastructure. Similarly, cross tabulation of rent paid per annum with socio-economic variables using chi square to explain the relationship influence between the characteristics. In view of the findings made and conclusions drawn from the study, the following recommendations were proposed**:**

1. There is a need on the part of government to improve neighbourhood amenities through facilities upgrade in the low and middle neighbourhood areas in order to ensure high property value and improved investment returns.
2. All relevant stakeholders in real estate which include the government, real estate professionals, local estate agents and property developers should consider the provision of more two-bedroom housing categories, as majority of renters are interested in two bedroom flats.
3. Government should accord recognition to local/informal estate agents in order to form a kind of partnership that will ensure effective and efficient collaboration with a view to enhance the provision of more internally generated revenue and development of legally recognized formal estate agents as opposed to the informal.

Acknowledgement

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