

Comparative Analysis of Housing Quality and Residents' Satisfaction across Local Council Development Areas in Ikorodu, Lagos State Nigeria

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ABSTRACT

The research investigated the relationship that exist between housing quality and residents' satisfaction. It is survey design, Data were drawn from the survey of residents in the Six (6) LCDAs within Ikorodu LGA. A total of four hundred and sixty-seven respondents were surveyed using structured questionnaire. Data were analyzed using descriptive statistics. Multiple Regression Analysis and Analysis of Variance (ANOVA). The regression analysis shows a strong and statistically significant relationship between housing quality and residential satisfaction. With an R^2 value of 0.942, findings reveal that housing quality explains 94.2% of the variation in residential satisfaction among respondents. This exceptionally high explanatory power demonstrates that the better the quality of housing, the more satisfied residents are with their living conditions. The unstandardized coefficient (B) for housing quality is 1.194, indicating that for every unit increase in housing quality, residential satisfaction increases by 1.194 units. This effect is statistically significant ($p < 0.001$), as evidenced by a very high t-value of 86.553. The standardized coefficient (Beta) of 0.970 further reinforces that housing quality is a dominant predictor in the model. The ANOVA, provides further support for the model's validity. The F-statistic of 7491.368 and the significance value ($p = 0.000$) show that the overall regression model is statistically significant. Hence, it was recommended that investments in housing quality are critical to enhancing residential satisfaction, the investment should include access to infrastructure, utilities/amenities with emphasis on housing upgrade to provide structural durability and a safe living environment.

1. Introduction

Housing, ranked as man's most important need after food, it is quite vital to human existence, it is fundamentally tied to human dignity, status, health, safety, and economic productivity. It goes beyond the super structure to include externalities that makes it a habitable home and a livable neighbourhood. Housing quality refers to the physical condition of a person's home as well as the quality of social and physical environment in which the home is located, housing quality is not just about luxury or aesthetics, it is more concern with the mental wellbeing of its occupant.

A home should guarantee safety, health, dignity and should be habitable. Housing quality varied distinctly but are interconnected components that together determine the suitability of a dwelling with regards to safety, health, availability of amenities/utilities, accessibility and the environmental condition of the neighbourhood. According to Bismark, Philip, and Richmond 2026; Frimpong, Dramani, and Adusah-Poku, 2025; Haque, Rana, and Patel, 2020;

Tusting, Gething, Gibson, Greenwood, Knudsen, Lindsay, and Bhatt, 2020. Poor housing quality dovetail to poor health outcomes, social vulnerability, environmental risk and multidimensional poverty, particularly among low-income households. This is the situation in Imota Local Council Development Area (LCDA) which exhibits the lowest housing quality at present in Ikorodu, and housing condition across other LCDAs in Ikorodu.

Quality refers to the sum total of the characteristics that enable a product to meet the stated or implied requirements of customers (Siddika and Candan 2026; Kotler, 1996). Housing being a product should possess qualities that meet an occupant taste, when the taste is not met, dissatisfaction sets in. The challenge is not if whether enough housing is being produced, but are the homes produced safe, healthy, and adequately serviced. This is a concern in international policy frameworks such as the United Nations' New Urban Agenda and Sustainable Development Goal 11.1, (United Nations, 2015, 2017), which emphasize access to adequate,

and affordable housing for all. Housing quality focus on dwelling condition using indicators such as structural integrity, environmental performance, spatial adequacy and access to amenities/utilities.

Residents' satisfaction is the personal point of view by an occupants of their home and neighbourhood, from the angle of availability/presence of comfort, safety, facilities/utilities that goes on to make the environment liveable. It is multifaceted because it is subjective in nature and individual value judgement is accommodated. It reflects how individuals perceive and evaluate their housing and surrounding environment. It is an outcome reached from assessment of objective factors such as housing quality, infrastructure, neighbourhood facilities and subjective perceptions shaped by personal experiences (Akindele, Arayela, Adegbile, and Ajayi 2025). Residential satisfaction is not merely a product of physical housing attributes, but is also deeply affected by neighbourhood safety, accessibility to services, environmental quality, and social cohesion (Murayama & Kim, 2022). The pandemic (COVID-19) that ravaged the world including Nigeria has further buttress the need for healthy, resilient housing environments. Emerging research revealed new patterns in housing preference and satisfaction influenced by indoor space quality and public health concerns (LopezMorales, Delgado, and Mejía-Dorantes, 2024). Housing quality plays a vital role in determining residents' satisfaction, housing quality employ objective indicators (structural soundness, environmental performance, spatial adequacy and access to amenities). Residential satisfaction captures the subjective evaluations of inhabitants regarding comfort, safety, social attachment and overall wellbeing within their homes and neighbourhoods.

2. CONCEPTUAL FRAMEWORK/LITERATURE REVIEW

The concept of Residential Satisfaction Model (RSM) by Marans and Sprecklemeyer in 1981 is adopted for this study. The concept operates on a sequence where objective environmental attributes: actual condition of a neighbourhood drainage system, availability of amenities/utilities etc. influence a resident's subjective perceptions, which subsequently determine their overall satisfaction or dissatisfaction with their abode. The emphasis is residents' overall evaluation of their dwelling and its surroundings, reflecting both physical attributes and subjective perceptions, key indicators are housing adequacy and liveability (Akindele, et al 2025; Celik. Kara and Topal, 2021). Satisfaction is linked to measurable indoor conditions: ventilation, thermal comfort, and spatial adequacy. While, Murayama and Kim, (2022) highlight how accessible community amenities, public spaces, and social infrastructure contribute to residents' sense of contentment. Taste/choice is also determine by the ability to demand for housing, as such socio-economic characteristic also influence satisfaction. Ndhlovu and Makoni (2021) discovered significant disparities in satisfaction level among African urban dwellers based on income and education. This suggest that even when physical comfort forms the baseline for satisfaction, socio-demographic dynamics often amplify or moderate that experience (Akindele, et al, 2025).

According to Babawale, Agbor, Emri and Ogban, (2026); Mbina, (2007), Housing quality refers to the physical condition of a person's home as well as the quality of social and physical environment in which the home is located. As the second most important physiological need, housing quality studies is inevitable due to its indispensable nature. Maslow's Hierarchy of Needs, offers an understanding for residential satisfaction, postulating that basic physiological and safety needs must be met before higher-order needs (belongingness, esteem, self-actualization) become relevant (Kamata and Kawakubo, 2024). Various studies on housing, agreed that safety, healthy living conditions and functional spaces (physiological/safety needs) are prerequisites for neighbourhood satisfaction, while higher-level needs are addressed through community cohesion (Murayama and Kim, 2022; Celik et al., 2021).

Structural durability, sufficient living space and access to water and sanitation has been identified as common housing-quality domains, however the relevant of domains in any given setting depend on local social norms, environmental conditions and policy priorities (Sinha, Sarkar, and Mandal 2017). This assertion is buttress by Nasrabadi, Larimian, and Yigitcanlar, (2025), that objective measures should be complemented by households' subjective assessment of housing quality and inequality. Housing quality is affected by factors such as length of residence and age of building, duration of occupation and the age of residential building. (Babawale and Emri 2026).

Older buildings frequently exhibit physical deterioration especially when maintenance is inadequate. Most times tenant who occupied an apartment over a long period are not enthusiastic to carry out repairs on their apartment. Such situation accelerate the rate of structural and environmental dilapidation of the housing. Deterioration arising from negligence either from owner or occupant often led to housing deprivation and housing poverty. Housing deprivation is the inadequacy or complete lack of one or more essential conditions for safe, healthy, and dignified living, these include overcrowding, poor structural materials, inadequate sanitation, or limited access to basic services, utilities and amenities (Tusting et al., 2020). While, housing poverty, refers to the cumulative experience of multiple simultaneous housing deprivations; it identifies households that fall short across several minimum adequacy thresholds at the same time. (UNDP and OPHI, 2021). A household may be deprived in one housing dimension without experiencing multiple housing deprivation, while another may experience overlapping failures across structure, infrastructure, amenities, utilities, facilities, sanitation, and even space. Housing quality encompasses everything that is necessary to make a home habitable stress less abode and quality is bound to determine level of satisfaction.

Satisfaction with housing conditions is a complex construct that has been used to predict life satisfaction and assess housing conditions. Satisfaction with housing conditions refers to the subjective state that residents develop towards their living environment, influenced by their evaluation of that environment (Amérigo, 1997). Housing satisfaction has been specifically linked to housing, facilities, safety, and transport (Amián, Alarcón, Fernández-Portero, and Sánchez-Medina,

2021). Studies have confirmed that satisfaction with housing conditions was significantly and positively associated with life satisfaction (Mohammadyan, Zanjari, AbolfathiMomtaz, and Delbari). At present, there are no universally acceptable definitions of housing quality. However, housing has been acknowledged to include both the dwelling unit and its immediate surroundings or neighborhood including infrastructure and facilities. Quality on the other hand is more variable implying to how well a product meets the requirements of the customer. In the case of housing, the occupant is the customer. Quality implies excellence, refinement and superior standard often measured against standards or benchmarks (Wokekoro, 2017; Opoko, Oluwatayo, Ezema and Opoko 2016). While, satisfaction remain a subjective perception of an occupant, the association between housing conditions and life satisfaction is not uniform; it exhibits considerable heterogeneity, due to difference in perceptions.

1. MATERIALS AND METHODS

3.1 Study Area

Ikorodu is a Municipality in Lagos State, located between Longitude $3^{\circ} 43' 67''$ E and $3^{\circ} 7' 90''$ E and Latitude $6^{\circ} 68' 40''$ N and $6^{\circ} 53' 78''$ North of the equator. Furthermore, Ikorodu is situated approximately 36 kilometer North East of Lagos State along the lagoon with the land area of 396 square kilometer. Ikorodu has boundary with Ogun to the North, Eti-Osa Local Government, the extensive Lagos lagoon to the South, Kosofe Local Government to the West and Epe Local Government to the East (University of Lagos State, 2013). See figures 1, 2 and 3.

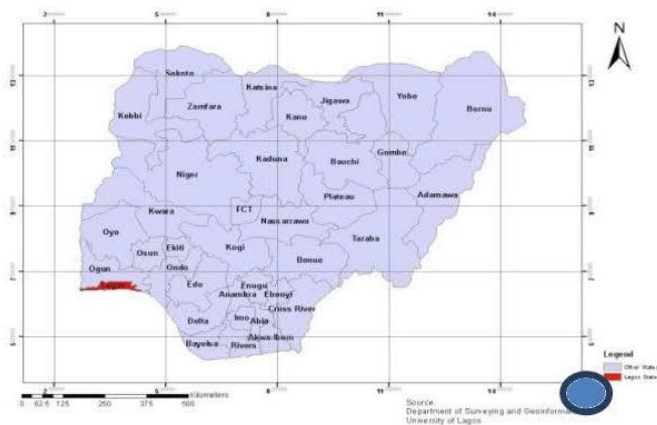


Fig 1: Map of Nigeria with Lagos State insert



Fig 2: Map of Lagos State showing the six LCDAs in Ikorodu LGA

Source: Lagos State Ministry of Physical Planning and Urban Development

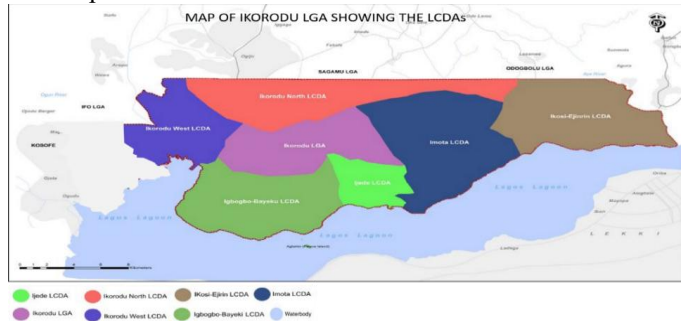


Fig 3: Map of Ikorodu LGA Showing LCDAs and its boundary

Source: Lagos State Ministry of Physical Planning and Urban Development

Population: According to the Na (NPC), 2006 census figure, Ikorodu had enumerated population of 535,619. Ikorodu population in 2015 was put at 706,100 which is 0.388 percent of the total population of Nigeria. The population of Ikorodu in 2016 was estimated to be 768, 582. The spatial growth of the area has been at the annual growth rate of 118.3 percent from 1990 to 2011, (Ministry of Physical Planning and Urban Development, Lagos State). The projected population of Ikorodu from 2016 using the current annual growth rate of 3.7 stands at 794,150 people in 2024.

Historically, Ikorodu, had existed since the 17th century. The area Ikorodu derived its name from “Iko- Odu or Oko- Odu” meaning vegetable farm. It was a farm which “Odu” an edible vegetable was being planted. Despite the fact that settlements sprang up around the farm, people still called it Oko- Odu. This very farm was a settlement owned by a man called Oga, who happened to be the son of the Remo king. It became part of Lagos State in 1894 during the colonial era. The Ikorodu division was created and upgraded to a city in 1965. It was first established as a Local Government in 1965, while the further division of Ikorodu into one Local Government and six Local Council Development Areas was in 2003 (Lagos State Direct Labour Agency, 1999).

Climate and Vegetation: Ikorodu is located in tropical climate which is characterized by high annual rainfall of above 1208mm in average. While the mean temperature per annum rages between 27° C to 31° C. The relative humidity is also very high for most part of the year but rarely reaches complete 100 percent per annum (Lagos State Direct Labour Agency, 1999).

Economic Activities: Ikorodu has benefited greatly from the continuous expansion of the relatively central part of the Mainland such as Ojota, Ogudu, Ketu, and Magodo. The growth of the peri-urban settlements in Ikorodu is aided with the development of Ikorodu urban corridor and associated feeder roads. Farming, hunting and fishing have been the chief occupation of the people since the olden days, food crops, which are popular in the area include vegetables, melon, maize, cassava and so on. Fruits such as oranges, banana, pineapple,

paw-paw, and guava are grown extensively and are sold in the market and along the transport corridor. The development of Ikorodu brought about the emergence of industries. Ikorodu, accommodates the largest industrial estates in Lagos and Nigeria as a whole. The industrial estate in Ikorodu is estimated to be 1,582.27 hectares of land (Dekolo, 2013). Also located in Ikorodu are Lagos State University of Science and Technology, Caleb University and Egbin Thermal Station.

3.2 Methods:

The survey research design was adopted, data were collected on housing quality which concerned the physical condition of houses as well as the quality of the social and physical environment. Data were sourced through questionnaire, interview and observation.

The sample frame for this study was the total number of residential buildings being represented by a household in each building within the six Local Council Development Areas, which have Ikorodu, Igbogbo, Imota, Isiu, Owutu, and Ijede as administrative headquarters.

Sampling size

Table 1: Sample Size

Sample Size n = 467S/N	Name of Communities	Name of wards	Number of wards	Number streets selected	Estimated Number of Buildings	Number of Houses Interviewed	Percentage of Houses Interviewed
1	Ikorodu LGA(Ikorodu Central)	Ward A, B, C, D, E, F	6	21	28384	107	22.9%
2	Ikorodu West LCDA(Owutu)	Ipakodo, Majidun, Owutu, Ajaguro and Isawo	5	18	16957	100	21.4%
3	Ikorodu North LCDA (Isiu)	Odonguyan, Isiu, Agbede, Erikorodo, Olorunda	5	15	6709	75	16.1%
4	Igbogbo-Bayeku LCDA(Igbogbo)	Ibeshe, Elekpe, Offin, Igbogbo, Mokun	5	15	8500	70	15.0%
5	Imota LCDA(Imota)	Atere, Mala, Onabu, Igbalu	4	12	1505	60	12.8%
6	Ijede LCDA(Ijede)	Ward A-Egbin Ward B- Aledo Ward C- Oke Oyinbo Ward D-Abule Eko	4	12	2939	55	11.8%
TOTAL			29	93	64,994	467	100%

Source: Ikorodu Local Council Development Areas, December 2024

Table1, presents data on the sample size and distribution of houses interviewed across the study area. From the table, Ikorodu Central had the highest number of households interviewed with 107 (22.9%), followed by Ikorodu West (Owutu) with 100 (21.4%), and Ikorodu North (Isiu) with 75 (16.1%). Houses interviewed in Igbogbo-Bayeku (Igbogbo) were 70 (15.0%), followed by Imota with 60 (12.8%), while Ijede had the least number of houses interviewed with 55

The sample size for the study is 467 (0.72%) residential buildings of the total 64,994. This is determined by the ratio of the distribution of residential buildings across the 6 Local Council Development Areas (LCDAs) as shown in Table 1.

The sample size for this study was estimated by utilizing the formula derived by Taro Yamane Theory in 1967 in Equation below.

Equation 3.1 Sample Size

$$n = \frac{N}{1+N(e)^2}$$

Where:

n = Sample size

N = the finite population

e = level of precision which is 4.6% (0.046)

1 = Unity (a constant)

N = 64994

e = 0.05

$$n = \frac{64994}{1+64994(0.046)^2} = \frac{64994}{163.485} = 467$$

(11.8%). In total, 467 houses were interviewed across 29 wards and 93 selected streets.

DATA ANALYSIS/RESULTS

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able 2: Residential Location Cross tabulation

Perceived overall housing quality in the area		Residential Location						Total
		Ikorodu North	Ikorodu Central	Ikorodu West LCDA	Ijede LCDA	Igbogbo-Bayeku LCDA	Imota LCDA	
Very poor	Frequency	19	12	7	6	7	29	80
	% within Perceived overall housing quality in the area	23.8	15.0	8.8	7.5	8.8	36.3	100.0
	% within Residential Location	25.3	11.2	7.0	10.9	10.0	48.3	17.1
	% of Total	4.1	2.6	1.5	1.3	1.5	6.2	17.1
Poor	Frequency	48	59	25	33	32	20	217
	% within Perceived overall housing quality in the area	22.1	27.2	11.5	15.2	14.7	9.2	100.0
	% within Residential Location	64.0	55.1	25.0	60.0	45.7	33.3	46.5
	% of Total	10.3	12.6	5.4	7.1	6.9	4.3	46.5
Good	Frequency	7	31	50	14	20	7	129
	% within Perceived overall housing quality in the area	5.4	24.0	38.8	10.9	15.5	5.4	100.0
	% within Residential Location	9.3	29.0	50.0	25.5	28.6	11.7	27.6
	% of Total	1.5	6.6	10.7	3.0	4.3	1.5	27.6
Very good	Frequency	1	5	18	2	11	4	41
	% within Perceived overall housing quality in the area	2.4	12.2	43.9	4.9	26.8	9.8	100.0
	% within Residential Location	1.3	4.7	18.0	3.6	15.7	6.7	8.8
	% of Total	0.2	1.1	3.9	0.4	2.4	0.9	8.8
Total	Frequency	75	107	100	55	70	60	467
	% within Perceived overall housing quality in the area	16.1	22.9	21.4	11.8	15.0	12.8	100.0
	% within Residential Location	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	% of Total	16.1	22.9	21.4	11.8	15.0	12.8	100.0

Source: Researcher's fieldwork, December 2024

Table 2 presents data on perceived overall housing quality as indicated by respondents in the study area. From the table, 17.1 per cent of respondents perceived that overall housing quality as “very poor”, while 46.5 per cent perceived as “poor”. Meanwhile, 27.6 per cent of them respondents perceived the housing quality to be “good”. Also, 8.8 per cent of respondents went for “very good” it is deduced that majority of the respondents perceived overall housing quality in the study area to be poor. Pictorial presentation of some of buildings that serves as home is as shown in plate 1 - 4.



Plate 1. Distressed building at Anibaba Street
Street, Oriokuta, Ikorodu North LCDA



Plate 2. A storey, building at Ifesowapo
Ikorodu Central



Plate 4: Kiosk/Residential home at Olujonwo Street Road, Ijese, Igbogbo/Bayeku LCDA.



Plate 4: Bungalow at Dayo Philips Street, along Abule-Eko off Ijede

Test of Hypothesis:

The data in table 2, were used to test the hypothesis:

H₀: Housing quality does not have any significant effect on residents' satisfaction in the six LCDAs

The hypothesis was tested using the Multiple Regression Model. The choice of this statistical tool was because the researcher was interested in examining the effect of independent variables (structural condition, space, sanitation, ventilation and environmental factors on a dependent variable (residents' satisfaction). The model was given by:

$$y = a + b_1x_1 + b_2x_2 + b_3x_3 + e$$

Where;

y	=	Dependent variable (residential satisfaction)
x ₁	=	structural condition
x ₂	=	sanitation
x ₃	=	space
x ₄	=	ventilation
x ₅	=	environmental factors
e	=	unexplained error

2. Results/Discussions

The regression analysis aimed to determine the effect of housing quality on residential satisfaction. The results indicate a very strong and statistically significant relationship between the two variables. The model summary in Table 3, shows a high correlation coefficient (R) of 0.970, suggesting a strong positive relationship between housing quality and residential satisfaction. The R Square value of 0.942 implies that approximately 94.2% of the variation in residential satisfaction among respondents is explained by differences in housing quality. The Adjusted R Square of 0.941 further confirms the robustness of the model after accounting for the sample size. Additionally, the standard error of the estimate, at

5.80, indicates that the model's predictions are relatively accurate.

The ANOVA (table 4), provides further support for the model's validity. The F-statistic of 7491.368 and the significance value (p = 0.000) show that the overall regression model is statistically significant. This means that housing quality is a meaningful predictor of residential satisfaction, and the model does not result from random chance.

The coefficients table 5 provides more specific insights. The unstandardized coefficient (B) for housing quality is 1.194, indicating that for every unit increase in housing quality, residential satisfaction increases by 1.194 units. This effect is statistically significant (p < 0.001), as evidenced by a very high t-value of 86.553. The standardized coefficient (Beta) of 0.970 further reinforces that housing quality is a dominant predictor in the model. The constant value of -8.097 suggests that if housing quality were hypothetically zero, the predicted satisfaction score would be negative, indicating poor conditions.

There are no issues of multicollinearity in the model. Both the Variance Inflation Factor (VIF) and Tolerance values are 1.000, well within acceptable limits, indicating that housing quality as an independent variable is not correlated with any other variables in the model (which, in this case, there aren't).

Table 3: Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	0.970 ^a	0.942	0.941	5.79989

Table 4: ANOVA

Model	Sum of Squares	Df	Mean Square	F	Sig.
1 Regression	252000.369	1	252000.369	7491.368	.000 ^b
Residual	15642.026	465	33.639		
Total	267642.395	466			

Table 5: Coefficients

Model		Unstandardized Coefficients		Standardized Coefficients	T	Sig.	Collinearity Statistics	
		B	Std. Error	Beta			Tolerance	VIF
1	(Constant)	-8.097	.603		-13.421	.000		
	Housing quality	1.194	.014	.970	86.553	.000	1.000	1.000

The regression analysis conducted in this study shows a strong and statistically significant relationship between housing quality and residential satisfaction. With an R^2 value of 0.942, the findings reveal that housing quality explains 94.2% of the variation in residential satisfaction among respondents. This exceptionally high explanatory power demonstrates that the better the quality of housing, the more satisfied residents are with their living conditions.

These findings are consistent with recent studies that underscore the importance of adequate housing in determining residents' overall satisfaction and well-being. For instance, Arifwidodo and Chandrasiri (2020) found that structural features, sanitation, and utility access were significant predictors of residential satisfaction in urban Asian communities. Similarly, Chen, Luh, Hu, and Shan, (2023), in a study across rapidly urbanizing cities in China, demonstrated that improved housing quality—measured by physical infrastructure, indoor environmental quality, and services—was positively associated with perceived satisfaction and mental health.

The standardized beta coefficient of 0.970 indicates a very strong effect size, reinforcing the conclusion that housing quality is a dominant predictor of residential satisfaction. This supports the findings of Abubakar and Doan (2020), who argue that in Sub-Saharan African contexts, where housing infrastructure is often inadequate, improving physical housing conditions can dramatically improve urban residents' subjective well-being.

Moreover, the lack of multicollinearity in the model (VIF = 1.000) strengthens the validity of the results, confirming that the observed effect is not confounded by related variables. This finding is consistent with Aluko, Akinbamijo, and Ogunleye (2021), who advocate for the use of single-predictor models in initial exploratory studies of housing satisfaction, especially where housing quality is multidimensional and highly influential.

The implication of these findings is clear: investments in housing quality are critical to enhancing residential satisfaction, particularly in developing urban settings. This includes not just structural durability but also access to water, sanitation, electricity, and a safe living environment. Urban development policies must prioritize housing upgrades and equitable access to basic infrastructure to foster more livable, inclusive communities (UN-Habitat, 2020; Adegun, Ayoola, and Nwokoro 2023).

5. CONCLUSION

The analysis clearly demonstrates that housing quality has a strong and significant effect on residents' satisfaction. The

predictive power of the model is very high, making it a reliable tool for understanding how improvements in housing conditions can enhance the quality of life and satisfaction among residents. It is therefore recommended, that investment in upgrading of housing quality is critical and it can be done through provision of amenities, utilities and infrastructural upgrade to boost the quality of the neighbourhoods as well as structural upgrade across the six (6) Local Council Development Areas in Ikorodu Local Government Area of Lagos State and it will best serve the purpose for the creation LCDAs, which is to decentralized government.

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