

An Assessment of Women Participation and Satisfaction In Housing Developmentdecisions In Kano Metropolis

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Abstract:-The female folk constitute half the global population and one third of the labour force, thus, contribute greatly to the global development, yet they own less than 1% of the world's real estate. Moreover, of these 99% world housing property owned by men, atleast 90% of them are usually occupied/used by both the male and female folk, thus the women serving as end users, yet in majority of the cases, these 'end-users' are never consulted when housing decisions are made, as it is a norm that 'they will adapt with time'; this norm of relegating the women folk to the rare is culturally and socially enshrined and as such has hampered the development of women's capabilities. It is against this backdrop that the research is embarked upon to examine women participation and satisfaction in housing developments and to seek what they would prefer in the structural aspects of housing development including housing facilities and infrastructures. The study used a cross-sectional survey of 200 households in Kano metropolis and their response was subjected to multi-variate analysis. It was found out that generally women are only partially satisfied with the building attributes while they are said to be satisfied on the part of neighbourhood attributes. Among recommendations from the study include the fact that women's empowerment in housing development decisions should be enhanced through a reorientation of men's mind set on housing.

Key words; *Housing, Households, facilities, women-involvement, infrastructures*

No. of words; 230 words

I. INTRODUCTION

In the life-long history of man, land and housing have always been seen as hereditary as they are often handed down to subsequent generation as an asset thereby making 'acquisition by inheritance' the surest means of acquiring land and housing. But most of the African setting excludes women in this exclusive right as the customary laws of property inheritance in most parts of Africa, Nigeria inclusive, most often discriminate against the property rights of women. Therefore, in most African settings, women's claim to land and housing is often realized through men, of whom they could be 'daughters', 'sisters', 'wives' etc.

The Nigerian government during the military era of Obasanjo in 1978 promulgated the Land Use Decree which was later accepted in its entirety in 1979 by the democratic government of ShehuShagari thus becoming an 'Act' of the parliament. This same decree became enshrined in the Nigerian constitution in 1990 thus becoming Cap 202 of the Laws of the Federation of Nigeria, 1990. The primary aim of this Act was to ensure that land, which is a bedrock of housing, is within the reach of all citizens of Nigeria, irrespective of gender or ethnicity. Even though the Act was not promulgated to ensure equality of men and women in terms of land rights per se, but atleast to give an equal chance of competition between sexes. But in reality, most transactions on land and landed property till date still takes place in the informal market which usually follows the native law and customs of the people and are generally discriminatory against women rights to land and housing.

These inequalities along gender lines have been one of the main factors driving the establishment of gender focused programme, the earliest recognition of the gender disparities in development was the celebration of International Women's year in 1975 and its later extension into a women's decade (Wamukonya, 2002).

A report by earth trends says researches have shown that female population is estimated at 49.8% of the world's population. Thus, while women represent half the global population and one-third of the labor force and responsible for two-thirds of all working hours, they only own less than one percent of world property.

Mullins (2008) opined that there is a direct link between a country's attitude toward women and its progress socially and economically because a better participation by women in housing decisions and development will go a long way at improving the female folk by reducing their poverty levels and contributing to the economic well-being of nations.

Conclusively therefore, women's participation in housing development is a human right issue as such this paper investigates women participation and satisfaction in housing development decisions in Kano metropolis with a view to ascertaining the existence of gender discrimination in housing development issues.

II. THEORETICAL BASIS

Housing and Households

Housing as defined by the World Health Organization (WHO), is a residential environment that includes the physical structure that man uses for shelter and all necessary services, facilities, equipment, and devices needed for the physical and mental, health and social well-being of the family, therefore, housing is seen to be beyond shelter, thus including everything needed to support a living. This multifaceted nature of housing may explain why different disciplines study housing including Sociology.

Household on the other hand is defined as a spatial unit where members live in the same dwelling and share basic domestic and/or reproduction activities such as cooking and eating (Chant, 1997; Mishra, 1992; Robertson, 1984), thus socially they are seen as natural units based on the following assumptions:

- i. that households are constituted around relationships centered on marriage and parenthood,
- ii. that co-residence is a defining feature,
- iii. that the housing unit and the consumption unit are co-existence and that members of the unit pool and share economic resources, and
- iv. that within the household there is a clear division of labour based on gender where the man of the family is the breadwinner, thus is primarily involved in productive work outside the home, while the woman as the house-wife and “house-maker” takes overall responsibility for the reproductive and domestic work involved in the organization of the household.

However, various researchers have viewed the role of women in households differently, Brent (1991) and Moser (1992) see women in the households as performing a “triple role” including **reproductive** (childbearing responsibilities), **productive** work (rearing responsibilities) and **community managing** work.

Other researchers have based their studies on sex differentiated data which have shown clearly that there are gender differences in spatial experiences and that differences between women and men run through all aspects of urban life including not only household decisions and patterns of housing, but commuting patterns and transportation use; labour force participation; work opportunities and use of urban social space (Seager, 1992).

The UN statistics concluded that while women perform two-thirds of the world’s work, earn one-tenth of the world’s income and are two-thirds of the world’s illiterates; furthermore, that Women constitute half of the world’s population but own only one per cent of its property (Williams, 1994).

Most of the crucial decisions about the built structures of cities are often taken by males thus carving a man-oriented geographic space. This might have been the reason why Short (1996) concluded that there are a number of ways in which the city in advanced capitalist countries embodies the operation of patriarchal power such that the fact that the design and organization of urban space reinforce the sexual division of labour such as the term ‘man-made city’ is indicative of the design and planning professions, and in the very designs that reinforce gender bias such as the masculine desire to control the “place” of women.

Even where women have been included in the calculations, this has been women as seen through men’s eyes i.e women’s needs as defined by men and not by women themselves (Cater & Trevor, 1989). Thus, most existing housing and spatial arrangement is seen as being favourable to men at the expense of the female folk probably buttressing the male ‘power’ and female ‘powerlessness’.

Peterson et al (1978) in their study considered environments ranging from the “home” to the “world” and relate this to the spheres in which women and men are concentrated. They observed that men are dominant (in a control sense) at the scale of the “world”, city, and region by virtue of their political, economic, and employment roles. Women, on the other hand, tend to occupy spaces at the home and neighbourhood levels, and exercise some degree of personal control over them. However, despite women’s numerical concentration at the home and neighbourhood scales, key decisions about these spheres tend to be made by institutions operating at the citywide, regional, or national scales. Few women penetrate into these spheres, particularly in positions of power, and they often experience problems when they move away from the “protected” environment of the home and local neighbourhood and venture into unfamiliar work settings that have not been designed with women in mind. Agbola (1990) is of the opinion that planning and execution of housing development, either at the individual or national level cannot succeed unless the needs and contributions of women, who will be affected by them, are clearly understood and addressed at every stage of housing planning and implementation. No wonder Onibokun (1985) and Agbola (1998) concluded that the housing schemes embarked by the government at different times on various housing programmes and policies which are often the targets of critical evaluation and study has often faced several bottlenecks that prevented the full realization of the ultimate objectives for which such schemes were originally designed.

Various scholars have asserted that women, as the major consumers and users of shelter and infrastructure, must not only be consulted at every turn of the housing development process, they should actively participate (Agbola, 1990). Observation from the literature shows that in both theory and practice this has not been the case, upon the fact that even though for women, housing is a workplace as well as shelter, still yet the spaces in which they spend a large part of their time are often woefully inadequate to their needs. Apart from the real situation in

the housing market where women roles in housing delivery are not considered by the providers of these housing units as being significant thus relegated to the background, even researchers have also done same. Thus the conclusion that, although women being the major consumers of housing services and the major users of shelter and infrastructure (Agbola, 1990), their involvement in housing delivery; satisfaction with the houses delivered and impacts of housing on them, have not really been given adequate consideration.

III. RESEARCH APPROACH AND METHOD

The overall research has been approached through the use of questionnaire survey and interviews using a case study approach. The data for the study was collected from residents within the metropolitan Kano, being one of the largest cities in Nigeria covering 137km² comprising of eight local governments (Municipal, Tarauni, Fagge, Dala, Gwale, Nassarawa, Ungogo and Kumbotso) second only to Lagos. A total of 200 women were selected for the study by earmarking 50 houses in each local government through the use of purposive sampling technique as the occupiers were ascertained to be the owners of such housing units, out of these, 50 households, 25 women were then randomly selected from each local government. Measurement of involvement in housing development matters was approached on relative importance index basis. The respondents were asked to rate, on a four-point Likert scale, the significance of the factors, where 0 = not satisfied and 3 = very satisfied. The numerical scores assigned by respondents were transformed to Relative Importance Index (RII). These data were then used to generate the charts showing their response.

IV. RESULTS AND DISCUSSIONS

Table 1; Educational Background

Level of education (Western)	N=200	Percentage
Not educated	11	5.5
Primary-Secondary school	27	13.5
Diploma/NCE	111	55.5
HND/Degree	43	21.5
Post Graduate	8	4
Total		100

Source; field survey, 2014

In terms of the educational background of the respondents, 94.5% of the women in the sampled area are literate, where those with average qualification out numbers both with higher and lower qualifications, meaning that the bulk of the respondents are of average qualifications making up 55.5% of the entire sampled population. However, only 4% of them have post graduate qualifications while 5.5% are illiterates.

Table 2; Type of house they live-in

Type	N=200	Group Percentage	Overall Percentage	
Bungalows	2 Bedrooms	26	32	13
	3 Bedrooms	38	46	19
	4 Bedrooms	17	21	8.5
	Morethan 4 Bedrooms	1	1	0.5
	Subtotal	82	100	
Block of Flats	2 Bedrooms	28	56	14
	3 Bedrooms	13	26	6.5
	4 Bedrooms	9	18	4.5
	Subtotal	50	100	
Duplex	3 Bedrooms	22	53	11
	4 Bedrooms	19	45	9.5
	Morethan 4 Bedrooms	1	2	0.5
	Subtotal	42	100	
Tenement	Room and parlour	16	62	8
	2 rooms and parlour	10	38	5
	Subtotal	26	100	
Total			100	

Source; field survey, 2014

The research shows that the study area has more of bungalows than any other type of property taking 41% of the entire types, therefore the table shows the types of properties in descending order with Blocks of flats ranking second largest with a total of 25%, closely followed by Duplexes with 21% while tenements has the least having 13%. In the entire sampled properties, properties with less bedrooms seems more in number than those with higher number of bedrooms.

Table 3; Showing the level of satisfaction in the **building attributes**

		Level of satisfaction (N=200)				Total Score out of 600Points (200x3)	Level of satisfaction in Percentage
		Very satisfied	Satisfied	Somewhat satisfied	Not satisfied		
		3	2	1	0		
Balcony /corridor /veranda	Type	51	106	34	9	399	67
	Size	33	43	49	75	234	39
	Location	56	103	33	8	407	68
Kitchen	Type	39	59	72	30	307	51
	Size	18	31	64	87	180	30
	Location	10	57	66	67	210	35
Master's Bedroom	Size	32	33	125	10	287	48
	Location	111	57	3	29	450	75
Madam's Bedroom	Size	2	6	58	134	76	13
	Location	102	43	5	50	397	66
Children's Bedroom	Size	3	32	98	67	171	29
	Location	24	51	57	68	231	39
Toilet	Type	42	31	26	101	214	36
	Size	68	79	44	9	406	68
	Location	74	81	37	8	421	70
Bathroom	Type	43	31	25	101	216	36
	Size	66	81	40	13	400	67
	Location	74	88	28	10	426	71
Courtyard	Size	33	43	48	76	233	39
	Location	57	99	33	11	402	67
Sitting room	Size	44	123	21	12	399	67
	Location	48	120	20	12	404	67
Laundry	Size	46	51	72	31	312	52
	Location	49	50	74	27	321	54
Store	Size	18	31	62	89	178	30
	Location	10	57	68	65	212	35
General state of repairs		33	26	43	98	194	32
Ventilation		42	28	23	107	205	34
Average percentage of satisfaction							33

Source; field survey, 2014

The data above indicates the level of satisfaction of women on aspects of housing that includes the structural attributes of the buildings including the condition and design of the building units. This is important as it determines the state of the housing maintenance, availability of space for various activities in the house including income generating activities. When interviewed on whether they were carried along before the properties they reside in were constructed, out of the 200 women interviewed, 177 of them said they were not consulted, out of which 102 said they never even knew that their spouses were carrying out constructions until

they were told to start ‘parking’ to the building. From the questionnaires lamented, the result indicates that majority of the women respondents are not satisfied with the building attributes that they inhabit. 61% complained about the size of their balcony, 70 and 65 percent were dissatisfied with the size and siting of their kitchens respectively, where they claimed that the sizes are too small and they are cited far from the rest of the dwelling unit, thus such isolation of the kitchen from the rest of the dwelling unit could cut them off from the rest of the family. Coincidentally, the same percentage complained on the size and location of the stores respectively. The result in terms of kitchen is in line with Jetha’s (1976) study of women’s use of kitchens where he discovered widespread dissatisfaction with the size and design of kitchens. 87% were not pleased with the size of their bedrooms while only 33% of them seems not to be satisfied with the location of such rooms as they claimed that siting of their rooms far away from those of their spouses can make it impossible for husbands and wives to enjoy their memorable moments and get closer even when they are willing to do so. While not having much issues with the siting of the masters bedrooms, they complained about both the sizes and locations of their children’s rooms, as majority were of the opinion that the children’s rooms are located far from where their own rooms are sited, thus does not make for easy control as mothers. Likewise the sizes are small as in average of the cases, there were 3 to 5 children in a room of 10x12 feet. On the aspect of the toilets and baths, 64% of the women who responded to the questionnaires were dissatisfied with the type of facilities within the toilets, while majority of them are satisfied with their sizes and locations. In terms of provision of courtyards, while not having issues with the location of courtyards, only 39% of them are satisfied with the size provided. The complaint was basically that the courtyards provided are too small as they require relatively large courtyards where they could sit to relax in the evenings when the heat in the buildings become unbearable. Likewise, 66% of them were not satisfied with the provision for ventilation in terms of window openings where they complained that the sizes of the windows provided are too small, while others were of the opinion that the numbers provided were not adequate and lacks cross-ventilation, others were of the opinion that the walls (fence) were too high thus preventing adequate ventilation. On the general state of repairs, 68% of the women inhabitants were not pleased with the maintenance efforts put in by their male spouses, as they complain about cracks on wall, rough facial outlooks of the buildings etc, that if given the opportunity, they would give more priority to the aesthetic aspect so as not to be ashamed when their families and friends pay them visits.

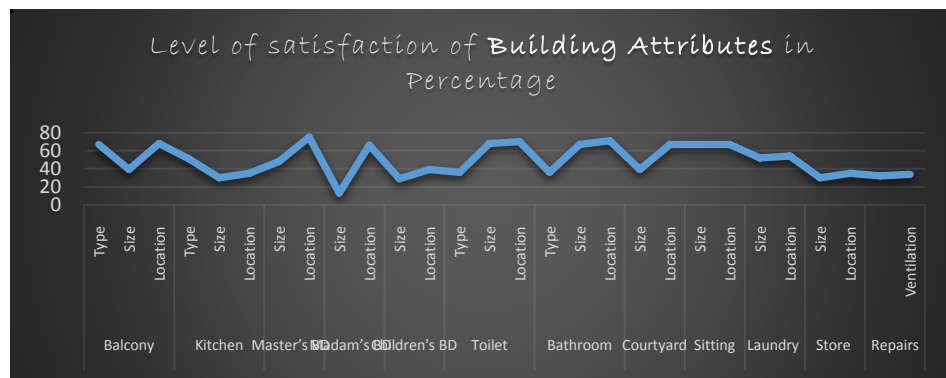


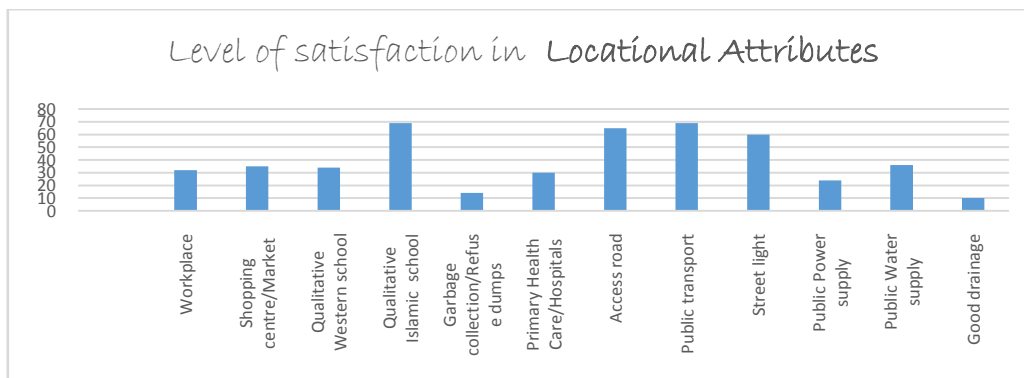
Table 4; Showing the level of satisfaction in the locational and neighbourhood attributes

Such as Access to/Availability of;	N	Level of satisfaction				Total Point	Expected Highest Score	Calculated Total Score	Level of satisfaction in Percentage	
		very satisfied	Satisfied	not satisfied	Not satisfied					
Workplace	134	6	46	8	74	134	(134x3)=402	118	29	
Shopping centre/Market	200	32	48	20	100	200	(200x3)=600	212	35	
Educational Institution	Western school	200	41	34	11	114	200	(200x3)=600	202	34
	Islamic school	182	92	53	3	35	182	(182x3)=546	385	71
Garbage collection/Refuse dumps	200	4	13	45	138	200	(200x3)=600	83	14	

Primary Health Care/Hospitals	200	23	34	41	102	200	(200x3)=600	178	30
Access road	200	49	111	21	19	200	(200x3)=600	390	65
Public transport	200	69	99	11	21	200	(200x3)=600	416	69
Street light	200	56	87	15	42	200	(200x3)=600	357	60
Public Power supply	200	0	32	79	89	200	(200x3)=600	143	24
Public Water supply	200	31	55	12	102	200	(200x3)=600	215	36
Good drainage	200	3	21	11	165	200	(200x3)=600	62	10
Average percentage of satisfaction									40

Source; field survey, 2014

In the aspect of the location and neighbourhood attributes, it was found out that a lot of the working class women interviewed complained of not being satisfied with the distance of their houses to their places of work, out of the 200 households interviewed, only 134 of them goes out for one form of work or the other out of which only 29% are satisfied with the distance and accessibility of their various homes to their places of work. In terms of proximity to markets and other shopping areas, 65% of the respondents were not satisfied, likewise accessibility to western education for themselves and their wards, where 64% were of the opinion that their residences were not close to such facilities, although on the other hand, in terms of Qur’anic education, out of the 182 women that responded, 71% said they are satisfied with the proximity of their houses to the Islamic schools. Issues of sanitation such as drainages, refuse dumps took the rare where 84% of the respondents complained bitterly about lack of standard refuse dumps where wastes from the households could be collected and where available, are not properly maintained, 90% showed their dissatisfaction with the drainage provisions in the area. In terms of healthcare services, 70% of the respondents say they neighbourhoods lacks such provisions, and at the same time, are not close to where these facilities are sited.



Key to decision making

	Decision Tree
Very satisfied	$\frac{3 \times 200}{600} \times 100 = 100$ 68-100
Satisfied	$\frac{2 \times 200}{600} \times 100 = 67$ 34-67
Somewhat satisfied	$\frac{1 \times 200}{600} \times 100 = 34$ 1-33
Not satisfied	$\frac{0 \times 200}{600} \times 100 = 0$ 0

V. CONCLUSION AND RECOMMENDATION

Hitherto, the general perception of women is that housing provisions are the responsibilities of male heads of households as building activities were viewed more as men's job. But today there is a cry-out that the women folk are also yearning for opportunities to be given to them, even if it means taking the role of advisers, when residential homes that is especially meant for their habitation is contemplated.

From the study carried out, in summary only 33% of the respondents (women) are satisfied with the building attributes, thus giving a decision tree that they are only 'somewhat satisfied' with the building attributes which is the least of the satisfaction categories. On the other attributes which has to do with the factors external to the building i.e 'locational and neighbourhood attributes' 60% of the women folk are not satisfied with it, thus only 40% are, meaning that on the average, the respondents are 'satisfied', but not 'very satisfied' with it.

It is therefore recommended that 'heads of households' who are mostly men should try to usually carry along their female folks in construction decisions that mostly has to do with where these 'female counterparts' will eventually reside, thus women's empowerment in housing development decisions should be enhanced through a reorientation of men's mind set on housing.

Also in terms of the choice of location, their inputs should also be sought.

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