

Qualitative Survey & Evaluation of Urbanization and Slum Development in Ugep Urban, Yakurr Local Government Area of Cross River State, Nigeria

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ABSTRACT

The twentieth century witnessed a rapid shift in population from rural areas to urban areas in most countries of the world. There is a growing concentration of people in urban centers and Ugep in Yakurr Local Government Area of Cross River State, Nigeria, is a case study. Housing demand increases due to growth in population, rapid urbanization and industrialization. It influences quality living and its shortage more often leads to overcrowding, unsanitary conditions and slum development. The aim of this study is to assess urbanization and slum development in Ugep urban. The specific objectives include; (i) to examine the cause of urbanization and slum development in Ugep Urban. (ii) to determine the negative impact of urbanization and slum in the area under study. (iii) to make recommendations for sustainable growth and development of Ugep urban.

Field surveys and questionnaire administration were used for the collection of socio-economic data. Other methods for data collection include oral interview, direct physical observation and focused group discussion. Purposive sampling techniques was adopted and a total of 200 copies of the semi-structured questionnaire, 50 each were randomly administered in each of the four major political wards in Ugep namely, Bikobiko, Ijiman, Ijom and Ikpakapit which make up Ugep Urban. The data collected were analyzed using simple percentages and tables. The result of this study shows that Ugep urban is highly urbanized considering its increasing population in all the wards. Poverty is prevalent with a high occupancy rate. The study revealed that residents live in substandard houses without basic amenities and services. The study also revealed high incidences of criminal activities and poor health conditions due to unsanitary conditions. The study recommended the creation of employment opportunities and the provision of basic amenities and services to reduce rural-urban migration. It recommended a reduction in the cost of building materials and encouraging long-term loans with low-interest rates. The study also recommended that the Area Planning Authority in Ugep should set and enforce standards for public and private buildings and ensure that development plans obtain a building permits before structures are erected.

Keywords: Population, Socio-economic data, Slum development, Urbanization.

1. INTRODUCTION

Urbanization is one of the greatest phenomenon in the latter half of the 20th century. This period witnessed a rapid increase in population from rural to urban areas in some countries of the world. Within a period of 50 years, the world witnessed a tremendous increase of urban population resulting from the growing concentration of people in the urban areas. The world urban population was 37 percent in 1970, and 50 percent by 2005. The definition of urban area differs from country to country. Most countries define urban areas based on National criteria such as population thresholds, density of residential buildings, level of public services provided, proportion of population engaged in non-agricultural world and officially designated territories, Pathak (1995). In Nigeria, an urban area is any settlement with a population of 20,000 people. In 1900, only 13 percent of the global population lived in urban areas with an increase of 29 percent and to 50 percent by the end of twentieth century (U.N. 2006).

Urbanization pattern differ between the developed and developing countries. Most people of the developed countries live in urban area compared to the majority living in the rural areas in the developing countries. Asia, Latin America and African countries have a high concentration of population living in the urban areas. South Asia for instance is more rural with lower levels of per capita income. According to the United Nations, urbanization is the movement of people from rural to urban areas with population growth which equates to urban migration. The United Nations had projected that half of the world's population would live in urban areas at the end of 2008. Though the concepts of urbanization and urban growth are interrelated processes, they differ. Urbanization is the proportion of the total population concentrated in urban settlement and is viewed as a transitional phase and a switch over from a rural economy to an industrialize society. Onyemelukwe (1977) views urbanization as a process of concentrating in large numbers or locating in an urban center or converting a rural area in tourban center.

The United States Housing Act of 1937, defined Slum as an area where dwellings predominate which by reason of dilapidation, overcrowding, faulty arrangement of design, lack of ventilation, light or sanitation facilities or any combination of these factors is detrimental to safety, health and morals. Slum is an area and a product of blight. Blight is simply a process stage or state that characterizes a slum. In other words it describes the process by which the quality of physical development deteriorates below acceptable housing standards. A slum therefore is a cluster of structures that exhibit advanced stages of blight. Rothenberg (1967) in Okeke (2002).

A seminar in commemoration of World Habitat Day held in Enugu, Nigeria in October 1990, described slum as a squalid and decaying neighborhood, characterized by physical blight, obsolescence, extremely poor conditions of environmental hygiene and sanitation, lack of and/or inadequate basic urban infrastructure and infrastructural elements, too many people sharing a room and too many buildings for a small piece of land, high rate of social disorders, crime and prostitution, decaying properties and declining property values due to lack of maintenance, and economic distress, among other factors.

2. RESEARCH PROBLEM

Ugep urban in Yakurr Local Government Area of Cross River State as shown on fig. II & III has been known as the largest native town in West Africa. It comprises of four major political wards namely, Bikobiko, Ijiman, Ijom and Ikpakapit. The population projections for Ugep urban were based on the 1963 census figure of 44,945. The projection from 1991-2011 at 3% growth rate placed Ugep urban at 84191 people with a population density of 125.58persons per hactre. The projected population for Ugep urban by ward at 3% growth rate from 2011-2016 is 103,220 people as shown on Table 1& 2. The distribution of 2016 population for the study area is as follows – Bikobiko 28,263 people, Ijiman 25,688, Ijom 29,396, and Ikpakapit has 19,873 people respectively. Projecting the 2016 population of 103,220 figure to 2020 at the growth rate of 3% brings the current population of 116,167 people with the difference of 12,949 increase.

TABLE 1: POPULATION OF UGEP URBAN

	1991 POPULATION			2011			Population Density
	Male	Female	Total	Male	Female	Total	
Ugep	27,329	26,640	53,969	42,633	41,558	84,191	125.58

Source: National Population Commission Projected Population from 1991 – 2011.

TABLE 2: PROJECTED POPULATION OF UGEP URBAN BY WARD, AT 3% GROWTH RATE

Ward	2011			2013			2016		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
Bikobiko	12,015	14,689	26,700	12,375	15,125	27,501	12,756	15,506	28,213
Ijiman	10,890	13,310	24,200	11,216	13,709	24,926	11,597	14,090	25,688
Ijom	12,510	25,290	27,800	12,885	15,748	28,634	13,266	16,129	29,396
Ikpakapit	8,350	10,205	18,555	8,600	10,511	19,111	8,981	10,892	19,873

Source: Yakurr Leeds, 2013

This increase in the population of these political wards in Ugep urban is due to the influx of rural migrants from the neighbouring communities of Yakurr Local Government Area such as Idomi, Ekori, Mkpani, Nko, Assiga, Agoi and Adim in Biase Local Government Area for employment and better living conditions. The pressure on land resources and the demand for infrastructural facilities and services to sustain the increasing population have led to urbanization and slum development in Ugep urban.

The spectacular pattern of slum development, therefore, can be assessed from the spatial expansion of the major political wards and the communities under them. Currently, Bikobiko political ward has seven (7) communities, Ijiman seven (7), Ijom eight (8) and Ikpakapit ward has eight (8) communities making a total of thirty (30) communities in Ugep urban. Slum is an area where buildings predominate which by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light or sanitation facilities or any combination of these factors is detrimental to safety, health and morals.

The UN World Habitat (1990) described slum as a squalid and decaying community, characterized by physical blight, obsolescence, extremely poor conditions of environmental hygiene and sanitation, lack of adequate basic urban infrastructure and

infrastructural elements, too many people sharing a room and too many buildings vying for a small piece of land, high rate of social vices, crime and prostitution, decaying properties and declining property values due to lack of maintenance and economic distress among other factors. Slum buildings vary from simple shacks to permanent and well maintained structures and lacked sanitation, clean water, electricity and other basic services. More worrisome is the rate at which slum, squatter settlements and illegal structures with unsanitary conditions are springing up in Ugep and at the newly developing fringe areas of Ugep urban. There is no gainsaying the fact that residents in Ugep urban are suffering the wide array of deterioration and degradation problems in recent years.

Slum development in Ugep urban has become an issue of great concern. Building set-backs are no longer observed, no access to potable water and buildings, and distance between buildings are also no longer observed, electric cables are found running above building roofs, sanitary facilities are either not available, or where there are available they are poorly maintained. Most inner streets are untarred and narrow and those tared do not have pedestrian walk ways especially along major streets. Waste is not properly managed and disposed. Open defecation is still being experience within Ugep urban. The gully sites and drainage channels in Ugep urban present opportunities for residents within the various neighborhoods and communities to dispose their waste.

The type of housing in Ugep is a reflection of the traditional family setting, income status, social status and occupational status. The increasing population in Ugep seem to compete for limited space, accommodation and related facilities which have all depleted the aesthetics and livability in the study area.



Plate 1: Overcrowding/Substandard Structures



Plate 2: Narrow Untarred Street Off Obimbang Street, Bikobiko



Plate 3: Substandard Houses/Environmental Decay



Plate 4: Poor Building Setback And Overcrowding In Ikpakapit



Plate 5: Buildings On Drainage Channels Along Ukpauwen In Ijiman

Plate 6: Poor Building Set-Back Along Obimbang Street, Bikobiko



Plate 7 Slum Along Akogum Street, In Ijom

3. AIM AND OBJECTIVES OF THE STUDY

The aim of this study is to evaluate the rate of urbanization and slum development in Ugep urban. To achieve this aim, the following objectives are stated:

- i. To examine the cause of urbanization and slum development in Ugep urban
- ii. To determine the negative impact of urbanization and slum in the study area
- iii. To make recommendations for sustainable growth and development of Ugep urban.

4. THE STUDY AREA

Ugep is the administrative headquarters of Yakurr Local Government Area in the Cross River State of Nigeria as indicated in fig. ... 1, 2 and 3 below. Yakurr Local Government Area as shown on the Cross River State map was excised from the former Ugep Local Government Area. Yakurr is located between latitude $5^{\circ}40'$ and $5^{\circ}58'$ North of the Equator, and longitude $8^{\circ}3'$ and $8^{\circ}6'$ East of the Greenwich Meridian with a landmass of 670,4385 square kilometers. It is bounded in the North by Obubra, to the South by Biase, West by Abi and to the East by Akampka and Etung Local Government Areas. Yakurr population was 134,773 in 1991 while the official National population census was 196,450 with a population density of 126 persons per square kilometer. The Local Government Area practice nucleated settlement pattern with high population density and falls within the tropical rain forest belt. Its topography is characterized by low land and undulating landscapes. The dominant soil types are the sandy-loam and clay-loam soils which supports the cultivation of tree crops such as rubber, palm and food crops such as yams, cassava, rice, vegetables etc.

The history of Yakurr is incomplete without mention of Leboku Festival, the age long New Yam Festival "the King of crops". Leboku new yam festival is celebrated annually between the months of July and August. The people of Yakurr usually set aside 32 days for appeasing, feasting and communizing during the festival. Ugep urban which is the study has always been the conveying arena for the celebration of this ancient tradition of Leboku. (Yakurr Leeds 2013). This cultural event has permanently placed Ugep urban in the World map and attracts it large number of people each year.



Figure 1: Map of Nigeria showing Cross River State

Source: Cross River GIA

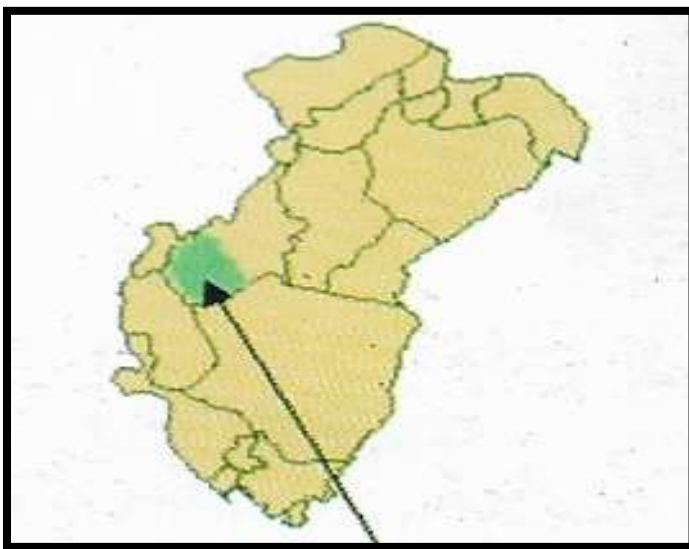


Figure 2: Map of Cross River State showing Yakurr Local Government Area

Source: Cross River GIA

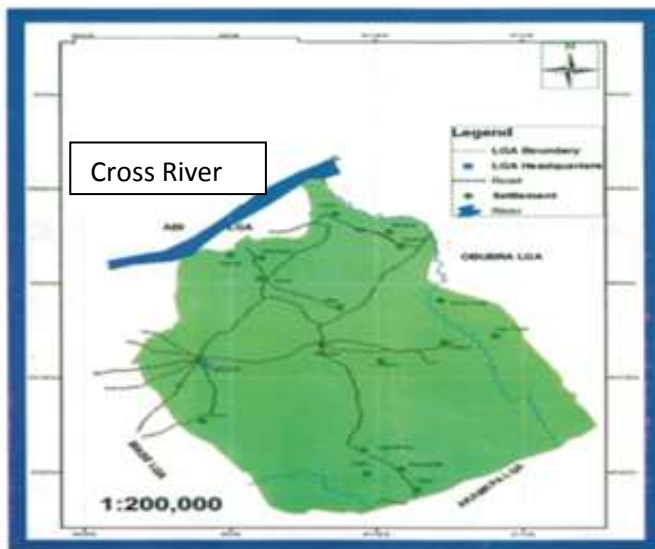


Figure 3: Map of Yakurr Local Government Area showing the study area

Source: Cross River GIA

REVIEW OF LITERATURE

5. LITERATURE REVIEW

Urbanization in Nigeria like most other developing countries of the world has been quite phenomenal. Nigeria which is under very intense pressure of rapid population growth and urbanization has over 5050 towns each having a population threshold of 20,000 and more located within 774 Local Government Areas in the country (Ufuoma 2001). According to Henderson (2002) the rapid urbanization over the past four decades has been accompanied by high levels of population concentrations in very large urban centres. The two major factors responsible for the increasing number of people living in urban centres and the increase in the number of towns and cities have been (1) natural population increase and (ii) the unabated influx of rural migrants into the urban centres for their wellbeing.

Knox and Pinch (2002) view urbanization as a product of rural urban migration and changing economic and social organization which has led to the rapid growth of the country’s urban population. Ogunowo (2002) observed that as the urban settlements continues to grow in size and number, so is the proportion of population increase in towns and cities. Odumosu (2004) observed that apart from about ten (10) Millionaire cities (population in millions) there are 18 cities in Nigeria with population of over 500,000 people, 78 cities with over 100,000 people and 5,000 with over 20,000 people. Nigeria is among the world’s 10 largest countries in population and is in the front line as one of the most rapidly urbanization countries in Africa as shown on tables 3 and 4.

Table 3: The World’s 10 largest countries in population

Rank	2005 country	Population (Millions)	Rank	2050 country	Population (Millions)
1.	China	1,304	1.	India	1,628
2.	India	1,104	2.	China	1,437
3.	United States	296	3.	United States	420
4.	Indonesia	222	4.	Indonesia	308
5.	Brazil	184	5.	Pakistan	295
6.	Pakistan	162	6.	Brazil	260
7.	Bangladesh	144	7.	Nigeria	258
8.	Russia	143	8.	Bangladesh	231
9.	Nigeria	132	9.	Dem Rep. of Congo	183
10.	Japan	128	10.	Ethiopia	170

Source: PRB, 2005 Populations Data

Table 4: World population estimates and Projections for some African Countries 2000-2025 (Thousands)

Region or country	2000	2005	2010	2015	2020	2025
Africa	821.4	934.3	1,055.7	1,178.8	1,304.1	1,432.1
Algeria	31,399	34,969	38,397	41,413	44,255	47,099
Egypt	62,694	67,713	72,726	77,340	81,718	85,940
Libya	6,401	7,530	8,796	10,160	11,575	13,003
Nigeria	127,806	145,646	164,073	181,649	199,509	216,900
Kenya	31,409	35,009	38,484	41,497	44,404	47,393
Zaire	50,613	58,856	67,930	77,371	87,007	96,568
Ethiopia	66,657	78,368	91,592	106,312	122,556	140,008
S.Africa	47,270	52,107	56,867	61,270	65,214	69,030

Source: World population projections. A World Bank Book 1994 – 1995

The United Nations (2002) observed that 40% of the population in the developing countries now live in urban areas, rising to a projected 56% by 2030.

This unprecedented urban growth and rapid population growth have far-reaching consequences amongst which is slum development. The UN-World Habitat (1990) defines slum as a squalid and decaying community characterized by physical blight, obsolescence, extreme poor conditions of environmental hygiene and sanitation, lacking adequate basic urban infrastructural facilities, too many people sharing a room and too many buildings vying for a small piece of land, high rate of social vices, crime and prostitution, decaying properties and declining property values due to lack of maintenance and economic distress among other

factors. Slum buildings vary from simple shacks to permanent and well maintained structures and lacked clean drinking water, electricity and other basic services. According to UN-Habitat (2007) slum is a wide range of low-income settlements and poor human living conditions. Simply put slum is a heavily populated urban area characterized by substandard housing and squalor. The UN-Habitat (2009) further observed that many of the slum dwellers vigorously oppose the description of their committees as “slum” arguing that this results in them being pathological and others subjected to threats of evictions, yet many academics have criticized UN-habitat and the World Bank arguing that the cities without slums campaign has led directly to massive increase in forced evictions.

Fourchard (2003) identified two types of slum definitions namely “official and unofficial” slum. According to him “Official” slums are those areas that are yet to be developed in terms of good planning settlement. He noted some characteristics of official slum to include lack of infrastructural facilities, lack of layout and planning, poverty and illiteracy. He went further to describe unofficial slum as those slum areas without building plan, no good road network, lack of waste disposal, poor drainage systems, lack of pipe-borne water, overcrowding, poor sanitary condition and diseases. Abiko and Almeida (2000); Obongha and Agbor, (2020) observed that slums have over the years presented changes which have always linked to the evolution of the socio-economic situation of their inhabitants. They further noted that slums are spontaneous housing settlements located on private or public land acquired in an illegal manner in relation to the rightful ownership of the land and whose buildings are found to be in discord with the laws of the use and occupation of land, independently of the number of building involved, or the type of house constructed. Adding that slum may be considered as one of the most conspicuous signs of the failure of our present economic and social systems.

Mabogunje (1968) describe urbanization as the process whereby human beings congregate in relatively large numbers at one particular spot of the earth’s surface with consequences such as competition for land, poor transportation facilities, acute housing shortage, rapid growth of slums, poor health conditions and high rate of crime. Ogunuowo (2005) further opined that as urban areas expand, so does the extent of urban environmental impacts which manifest in the form of waste generation and management problems, housing shortages, overcrowding, slum development, poor sanitation, diverse pollution problems, and general environmental deterioration. Ebong (1980) opined that rapid population growth of many Nigeria cities do not only have impact on overcrowding but also on derelict housing and the creation of dirty and degraded environment. Ofuoma (2001), also observed that Nigeria has up to 5050 towns with each having population threshold of 20,000 or more located within 774 Local Government Areas. Egunjobi (1999) also observed that Nigeria is urbanizing with plan.

6. CAUSES OF URBANIZATION AND SLUM DEVELOPMENT

Rapid Population growth and urbanization are the major causes of slum development in the urban centres due to their attendant high demand for basic services and subsequent inadequacies which exert much pressure on urban infrastructure. Other factors include rural-urban migration, economic down-turn in our urban centres and the decay of urban infrastructure and negligence of urban housekeeping, World Bank (2004). The United Nations Conference on Human Settlement (UNCHS 1981) identified other causes to include, absence or inadequacy of periodic maintenance; poor building construction and use of substandard building materials; poor application of development control and non-compliance with building codes and town planning regulations; unauthorized change of use; multiple ownership of property; desire to maximum rent proceed and to keep maintenance cost low; absence of legal instrument or provision for property maintenance etc. Ahianba, Dimuna and Okogum (2008) also hold the opinion that shortage of urban housing, infrastructural facilities and basic urban amenities are major causes of urban slum development. These have created high demand on housing stock which leads to high rent, overcrowding and development of slums and squatter settlements.

7. IMPACT OF URBANIZATION AND SLUMS

The effects of slum on urban residents in both developing and the developed nations of the world include-poverty which according to the Federal Office of Statistics increased from 28.1 percent in 1980 (representing 17.1 million people) to 65.6 percent in 1996 (representing 67.1 Million Nigerians) (FOS 1999). Other effects include, diseases and poor health conditions, loss of property value; fragmented families; job lost; insecurity of life and property; overcrowding of people and structures; weak tax base; high unemployment; poor aesthetic quality; dilapidated buildings (dereliction) unfriendly urban landscape; sprawl; development of squatter settlements at the urban peripheries; poor environmental hygiene; pollution (water, Air, land and noise); and lack of access to buildings (Obongha and Ukam, 2020). Residents of Ugep urban do not observe building set-backs and building lines. The result is overcrowding and poor environmental aesthetics.

8. METHODOLOGY

The study is design to explore and to understand the socio-economic conditions and types of problems faced by slum dwellers and to prefer solutions for improving the quality of life of the slum dwellers in Ugep Urban. A survey design method by purposive sampling technique was adopted and a total of 200 copies of a structured questionnaire, 50 each were randomly administered in each of the four major wards namely; Bikobiko, Ijiman, Ijom and Ikpakapit which make up a total of 30 communities in Ugep urban as shown on table 5. Other methods for collection of data were oral interview, direct personal observation and focused group discussions.

Table 5: Political Wards and Communities in Ugep Urban

S/N	Political wards	Communities under wards	
1.	Bikobiko	Emenko Ibinda I Ibinda II Lebokom Lekpankom Njamghi Njilokoko	
2.	Ijiman	Kebong Lebolkotn Kekpankong Ketankom Otalasi Ugom Utom	
3.	Ijom	Akugom Aneja Kekomkolo Ketababe	
		Lekpankom Lewankom	
		Luseni Unebu	
4.	Ikpakapit	Atawituen Egbijom Kewin Letekom Adayi Ntankpo Usaja Yenon	

Source: Researchers Field Survey, 2021.

9. DATA PRESENTATION AND ANALYSIS

Table 6: Socio-economic characteristics of respondents in Ugep urban

1	Education	Frequency of response	Percentage
	Primary	52	26.0
	Secondary	47	23.5
	Tertiary	38	19.0
	No formal education	63	31.5
	Total	200	100
2.	Occupation		
	Farming	72	36.0
	Commerce	53	26.5
	Artisans	40	20.0
	Civil/Public Servants	35	17.5
	Total	200	100
3.	Monthly income		
	N3000-5000	37	18.5
	N6000 – 8000	46	23
	N9000 – 10000	52	26
	N 10000 and above	65	32.5
	Total	200	100
4.	Household size		
	0-2	20	10.0
	3-4	32	16.0
	5-6	44	22.0
	7-8	46	23.0
	9 and above	58	29.0
	Total	200	100

Source: Researchers Field Survey, 2021.

Table 7: Sampled type of residential housing units by ward in Ugep urban

S/N	Ward	No. of Block Houses	No. of Mud houses	No. of Thatch Roof
1.	Bikobiko	36	30	34
2.	Ijiman	28	38	34
3.	Ijom	27	43	30
4.	Ikpakapit	35	43	22
	Total	120	160	121

Source: Researchers Field Survey, 2021.

Table 8: Distribution of sampled Housing facilities

S/N	Housing Facilities	Frequency of Response	Percentage
1.	Water - Pipe borne - Bore hole - River/stream - Others Total	10 80 90 12200	5.0 40.5 49.0 6.0 100
2.	Electricity - "Nepa/PCHN Electricity Agencies - Generator - Others Total	80 112 8200	40.0 56.0 4.0 100
3.	Toilet facilities - Water Closet (wc) - Pit toilet - Dump site - Bush - Drainage channels Total	32 38 42 34 54 200	16.0 19.0 21.0 17.0 27.0 100
4.	Waste-Disposal - Open Dumping - Open burning - Waste bins - Drainage channels Total	58 52 40 , 50 200	29.0 26.0 20.0 25.0 100
5.	Lighting/Ventilation - Good - Fair - Poor Total	44 63 93 200	22.0 31.5 46.5 100

Source: Researchers Field Survey, 2021.

Table 9: Types of health problems

Table 9:

S/N	Disease	Frequency of response	Percentage (%)
	- Malaria - Thyphoid - Tuberculosis - others	64 55 51 30	32.0 27.5 25.5 15.0

Source: Researchers Field Survey, 2021.

Table 10: Types of criminal activities

S/N	Crime	Frequency of response	Percentage (%)
	-Theft	60. 52	30.0
	- Drug usage	43	26.0
	- Prostitution	37	21.5
	-Rape	8	18.5
	- others		4.0

Source: Researchers Field Survey, 2021.

10. DISCUSSION OF FINDINGS

Slum development in Ugep urban is constantly increasing with the lack of basic facilities which have great impact on the socio-economic and health conditions of the residents. The study reveals that 26% of the residents have primary education while 23.5% have secondary education and tertiary having only 19% and 31.5% residents without a formal education. Education has great influence on the wellbeing of respondents in any society. The major occupation in Ugep is farming with 36% while commerce has 26%, artisans 20% and civil and public servants having only 17.5%.

The study also reveals that majority of the residents that is 32.5% have monthly income of less than ₦10,000 and only 18.5% earn above that figure. This shows why respondents cannot live in decent environment as a result of poverty. Household size in Ugep is far above expectation with over 9 persons living in one room.

Table 7 above shows the type of residential housing units by political ward in the area of study. Housing in Ugep urban is a reflection of the traditional family setting, occupation, income and social status with the use of local building materials such as mud blocks, raffia, wood, bamboo and rafters for construction. Through group discussions the study revealed that houses plastered with cement are the most dominant housing structure spread in the various wards in Ugep urban. Through direction observation and administration of questionnaires the study revealed that most of the houses lack the basic facilities such as water, electricity, toilet facilities, waste disposals, lighting and ventilation as shown on table 8 above.

Majority of the residents in Ugep, that is, 49 percent drink from local streams and wells while 30 percent use water from the boreholes. Pipe borne water and other sources are very insignificant 10 percent and 12 percent respectively. Electricity is through the use of individual generators which is 56 percent while NEPA/PHCN is 40 percent and others 4 percent.

An interview with the staff of local government council Headquarters revealed major challenges facing waste management in Ugep urban. Among them are lack of vehicles and equipment, poor funding, skill man power, and poor attitude of residents on waste management and disposal. Dumping of waste in the open and defecation is still common in Ugep. Most residents dispose their waste in gully sites within the various neighbourhoods and communities in Ugep urban. Open burning is common and residents also dump their domestic waste into the drainage channels or gutters as indicated on table8 (4) above.

Table9 present serious health challenges ranging from diseases such as malaria, typhoid, tuberculosis, etc. stemming from poor sanitary conditions in the study area. Malaria is more prevalent with 32 percent occurrence while typhoid is 27 percent and tuberculosis having 25.5 percent and other diseases 15 percent.

The study further revealed the type of criminal activities that are associated with slum development to include theft, drug usage, prostitution, and rape, in Ugep urban. Clinard and Abbot (1973), in their study revealed a significant correlation between slum and deviant behavior.

11. RECOMMENDATIONS

Government at all levels should discourage rural-urban migration from the neighboring communities such as Ekori, Nkpani, Idomi, Nko etc. through the establishment of agricultural and small scale industries to provide employment opportunities for rural dwellers. They should also provide basic amenities and services and infrastructural facilities such as rural electrification, portable water, and construction of rural roads and low cost housing. They should reduce the cost of building materials and provide low interest loans to rural dwellers. The inability to meet housing need has created high demand on housing stock resulting to high rent, overcrowding and the development of slums and squatter settlements in Ugep urban. These rural migrants often exert much pressure on available urban infrastructure.

Urban renewal approach meant to combat the deteriorating urban environment is not restricted to roads as it was done in Ugep urban in the past. It should be a continuous process of planning and rebuilding of towns and cities, sorting out uses that have become too bad and upgrading buildings, facilities and the environment to give the urban centres a useful life. This approach should be guided by the three strategies of redevelopment, rehabilitation and conservation

The Federal and State Governments should approach World Bank, UNICEF, Non-governmental Organizations Financial Institutions and other charitable institutions to finance housing schemes for the urban poor. Urban land ceiling plans should be enforced to regulate the prices of urban land. Plots of land should be provided and long-term loans with low interest rates, and subsidies should be encouraged by both the public and private sectors. Low-cost houses should be designed and constructed with standard and cheap building materials. Programmes aimed at improving the income of the poor urbanites such as job training and micro-enterprise development should be encouraged. Basic civic amenities like clean drinking water, sanitation education and good health-care facilities and security should be provided for peaceful and safety living conditions. Industrial and domestic waste should be properly managed and disposed. The Ugep urban master plan should be reviewed by the state government and strictly enforced to avoid undesirable urban growth and development.

The Area Planning Authority (APA) in Ugep urban should set and enforce standards for public and private buildings and ensure that all development plans are duly approved and granted building permits before structures are erected. Staff of the planning authority should also ensure that provision is made by the architect for proper ventilation in buildings. Building lines as well as distances or setbacks between buildings should strictly be enforced. Maximum building heights should be enforced and easy access provided to houses as most buildings in Ugep urban have no access except narrow foot paths, as shown on plate 2 above.

12. CONCLUSION

The recent trend in urbanization and slum development has shown that cities are rapidly expanding beyond their boundaries. Land is a scarce resource and an essential ingredient for urban growth yet most urban areas have virtually no effective measures to control land development and slums. Ugep urban as a case study does not have enough land for future development hence the frequent conflicts with her neighbouring communities of Adim, Idomi, Ekori and Mkpani. The primary objective of government at all levels is to create better employment opportunities and providing basic amenities and encourage agricultural and small scale industries at the rural areas to reduce the rural migrants to urban centres. Urban renewal projects should go beyond rehabilitation of roads to slum clearance, and conservation to improve the quality of life of residents. Non-Governmental Organization (NGOs) must play an important role in the development process.

The town planners and policy makers should take up the challenges of devising equitable land development policies and effective land development control mechanism to curb the incidence of slum development in Ugep urban as a case study and other urban centres in Cross River State, Nigeria.

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