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Urban Development Programmes and Demographic Challenges in Uyo Capital City, Akwa Ibom State, Nigeria

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Abstract

Urbanization in Nigeria is accelerated with a projected population growth rate of 87% which is estimated to double itself in the next two decades. This rapid urbanization has led to significant challenges, including urban infrastructure decay, slum proliferation, environmental threats and unequal socio-economic livelihood of urban dwellers. The study investigates the relation ship between urban development programmes and demographic challenges in Uyo Capital City, Akwa Ibom State, Nigeria. System theory which analyses urban development and its impacts is the relevant theoretical framework adopted for the study. A mixed method approach combining both qualitative and content analysis methods was employed and used for the study; this reveals the effects of urban development on population, displacement, loss of property and economic hardship for residents, which negatively indicates significant socio-economic effects on the displaced populations with concomitant reduction of infrastructural deficits and slum proliferation. The study concluded by recommending a public-private partnership approach to urban development, investment in education to boost people's awareness in family planning and population control, environmental sanitation and rural development as this can transform into a more inclusive and sustainable approach towards enhancing the livelihood of the inhabitants.

Keywords: Demographic challenges, urbanization, development programmes, capital city.

Introduction

Urban development programmes are renewal policy integral part of the global focus on sustainable development. Urban development projects like urban rehabilitation, redevelopment, revitalization as well as urban replanning agenda and renovation have taken an important place in public discussions, especially in the last two decades (Daniel, Udousoro and Effiong, 2024). This is because development programme projects not only cause changes in the physical structure of cities but also affect the socio-economic and environmental dynamics in the built areas of the society (Olubodun and Elesin, 2018). Urban development times live up to the hopes of its original proponents as assessed by demographers, development experts, civil leaders, urban planners residents etc in areas of improved housing quality, improved economic benefits and reduced sprawl.

Urban development is described as an interventionist activity aimed at transforming an urban area by providing the environment with quality life and improved social services to enhance livelihood (Daniel, Udousoro, Effiong, 2024). Its renewal is a programme targeted at improving economic conditions and employment opportunities, as well as socio-economic characteristics and technological advancement of an environment as well as its ecological conditions (Ben, 2023). However, an urban renewal programme could be said to be a set of policies and planning practices that address urban social problems through government-led redevelopment efforts and strategies (Barkare, 2024) for human development and transformation. According to Daniel, Udousoro, and Effiong (2024), development programmes are a set of government policies and practices which attract significant changes not only as they affect housing quality but extend to education, healthcare services, security, urban renovation, transportation, employment generation and crime reduction.

However, whatever the reason for the development may have been, there are certain conditions or prerequisites for the action that must be followed, according to Couch (1990), honouring the historical context of change; identifying the economic possibilities and their limitations; the social implications of the actions to be taken; designing the organizational structure for takeoff and supervision of the action, and the management approach of the action; and the physical opportunities and challenges to be presented by the actions.

It could be deduced from the above submission that urban development programmes can cause social ills, as many people are naturally, emotionally, and economically linked to the areas in which they have grown or lived for a long time. The ills identified include the displacement of the original residents, environmental impacts on health, poverty level and urban population density as well as increased crime rate (Daniel, Udousoro and Effiong, 2024). From the foregoing, it becomes pertinent to note that to arrest the different challenges arising from the urban development strategies, public-private partnership therefore becomes eminent.

Statement of the Problem

International Monetary Fund (IMF) has projected a 3% growth rate for Nigeria's population which to Ben (2023) will make impossible the attainment of demographic dividends in the country. The unchecked population has therefore caused government efforts in urban development to suffer tons of problems because of the demographic challenges. Daniel, Udousoro and Effiong (2024) have noted that the aim of developing a functioning urban area should go beyond the idea of making physical changes in cities, to socio-economic and cultural development through an all-inclusive approach for the benefits of all that of addressing the experiences faced in the past in the cause of urban transformation. However, many urban development policies have had diverse and disastrous consequences for the population as they do not diminish the diversity of age, and other socio-economic lags, challenging the sustainability of the policies. On the strength of the above and subsequent experiences of urban development programmes in Uyo Capital City of Akwa Ibom State, Nigeria, this study seeks to examine the effects of urban development programmes on demographic factors significantly in areas of infrastructural decay, slum proliferation, education, health, environmental threats, greater gap of social inequality, displacement of urban native, lost of economic value, and a possible remedy of the challenges.

Objectives of the Study

The main objective of the study is to examine the effectiveness of urban development programmes in Uyo Capital City, Akwa Ibom State, Nigeria. The specific objectives of the study are:

1. To assess the effects of urban development programmes on population growth in the study area.
2. To analyse the effects of urban development programmes on environmental depiction.
3. To highlight the effects of urban development programmes on social services provision in Uyo Capital City, AkwaIbom State.
4. To establish whether public-private partnerships can help achieve urban development goals.

Literature Review

Urban development is conceptualized as an attempt to alter the urban space by extensively redesigning the existing parts or whole of the city to accommodate immediate and future urban needs and functions (Grebler, 1962). To Alonso (1964), urban development, renewal or whatever form it may take is a unique and great opportunity to redesign and transform cities. The definition of urban renewal according to Grebler, underscores how city space can be re-ordered to provide spatial space for public needs as such needs arise (Bakare, 2024). To Bakare (2024) the definition underpins the idea of the city reproducing itself through redesigning. The above definition does not accommodate the needs of those displaced or relocated during the redesign and thus renders the process of urban development, renewal and transformation challenging to some people.

It is noteworthy to state that urban development adopts a combination of renewal, redevelopment and rehabilitation strategies for the interventions which aim to rid the city of blight, decay, informality, inequality as well as crime to give way for an improved environment built upon sound human livelihoods, quality of services and as well niche the city with human capital development urban renewal programmes are government policies militated to overhaul the congestion in city centres to enable human livelihood and development. Importantly, urban development is one of the most remarkable developments in the world, especially in Third World countries marked by population growth, and rapid urbanization and compounded by demographic challenges reflecting in areas of education health, unemployment and other social services like housing, electricity, good and water etc.

According to UNDESA (2015), fifty- four percent (54%) of the world's population lives in urban areas, and the proportion is expected to increase to 66% by 2050. Ben (2023) in a study of population growth and the Nigerian environment noted that cities in developing countries have been expanding rapidly, and the population doubling itself in every decade. Deducing from this position Daniel, Udousoro and Effiong (2024) noted that population growth has increasingly limited infrastructural innovation, urban management and integration for sustainable development. Osuide (2004) in a description of urban development, stated that it is a planned effort to transform the urban environment through structured large-scale control of existing urban areas to enhance both the present and future operations of the urban populace for enduring dividends. By extension, urban development is considered the physical renewal or redevelopment of shattered areas, as well as the improvement of local infrastructure and the displacement of undesirable persons and structures thus enhancing employment opportunities with an enhanced livelihood.

Urban development and renewal projects have been sandwiched by a lot of setbacks. In Nigeria and other Third World countries, Daniel, Udousoro and Effiong (2024), attribute it to poor planning of population growth andpoor action plans and implementation of urban renewal programmes. Urban regeneration or development programmes are frustrated by poor communication networks among the stakeholders, as well non-involvement of the beneficiary in the evolution and execution of the projects. From this point of view Ben (2023), opines that where public-private partnership strategy is not allowed in the urban development plan, the goals set to deliver in the process will not be met, thus Abasiekong (1980) recommended participatory empowerment for development programmes to achieve its goals.

Theoretical Framework

The study adopts the Systems Theory as a guide. The theory has its roots in biology and sciences. The theory is more commonly applied to society and organizations. Ludwig Von Bertalanff first formalized the theory in the early 1950s, and his ideas became the foundation of what we refer to as system theory. The system theory is a theory of interacting processes and the way the processes influence each other over time to allow for the continuity of some larger whole. A system, whether it is a cell, an organ, an individual, a family or a corporation, is composed of interdependent elements that share some common goals, interrelated functions, boundaries, and identity. System theory attempts to describe and account for the characteristics of systems and the relationships among the parts found within the system. It takes the position that the whole is more than the sum of its parts. The key concepts of system theory include understanding the relationships and interactions within a system. These concepts can be applied to urban development programmes and demographic attainment by analyzing the development processes of urban renewal programmes, their relationship to demographic factors and how they create a support system to sustain urban developments.

The theory further implies looking at how all the systems (government policies and the people) can come together to develop, and make an urban area attractive and accommodative well as a relocation arrangement for the displaced inhabitant and how this ultimately will give a result that none of the system could have produced on their own. This theory concludes that for urban renewal programmes to be successful, they must accommodate relevant parties and stakeholders which should complement each other for the success of the programme(s), that is urban development programmes must be planned and implemented in participation with those meant to benefit from the programme.

Methodology

The qualitative study was conducted on the residents of Uyo Capital City. The area covers a total of 7 Local Government Areas of Akwa Ibom State because of urban impacts in the area. Two Local Government Areas were purposively selected for the study because of urban impacts in the area. Uyo, Itu Local Government Areas were purposively selected for the study. The study further selected Etoi and Itam Clans for a detailed study on urban influences and demographic factors. The selection of these clans was motivated by the concentration of Urban Renewal Programmes in these areas by the government and from the two clans selected, the study concentrated in 6 communities; 3 in each of the clans with a total of 150 respondents selected with 25 from each of those communities studied. In the Etoi Clan, the following communities were selected, Obio Etoi, Itiam Etoi and Mbiaobong Etoi and in the Itam Clan; Nung Ukot Itam, Ekid Itam II, Mbak Itam 3 were selected for the study. Data were collected through interviews,

Focus Group Discussion and Content analysis as we sought information on the experiences of Urban Development Policies and Demographic Challenges in the area of study.

Urban Renewal Strategies

According to Carmona *et al.* (2010), there are three types of strategies employed in the process of urban renewal or development. These strategies include: comprehensive redevelopment; rehabilitation or renovation; and Conservation. Carmona *et al* (2010) noted that comprehensive redevelopment strategies can be applied to a structure or a cluster of structures where obsolescence and decay are absolute. A comprehensive redevelopment is otherwise known as complete demolition and reconstruction of the existing decayed structures. The rehabilitation or renovation strategies is a process of neighbourhood revitalization, which involves the removal of the worst structures, repairing the decayed and constructing streets with additional parks and public utilities; while the conservation strategies have to do with the preservation of urban items with historic, cultural, aesthetic and architectural values. These strategies (comprehensive redevelopment; rehabilitation or renovation and conservation) can be segmented into action plans, which according to the World Bank (1996) include: First, acquisition of a slum area or a blighted area or portion thereof; demolition and removal of decayed building and improvements of the previously decayed area; installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary in the urban renewed area following the plan and objectives.

Also the action plan involves the disposition of any property acquired in the urban renewed area including sale, initial leasing or retention by the municipality itself, at its fair value for uses and inaccordance with the urban development plan; the action plan also involves carrying out plans of action for a programme of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the strategic plan of urban development; the action plan further involves the acquisition of any other real property in the urban renewed area where necessary to eliminate unhealthy, unsanitary or unsafe conditions, lessen density, remove obsolete or other uses detrimental to the public welfare, in other to prevent the spread of blight or deterioration, as well as provide land for needed public facilities; and finally; to preserve, improve the historic structures for posterity, update the demographic structure, and the factors behind regional conflicts, food insecurity, unemployment and uncontrolled migration. It is important to note at this point that the procedures so stated having not been mutually exclusive, may not as well be all present in a single scheme at the same time.

Urban Development Programmes: The Lag of Demographic Challenges

According to Daniel, Udousoro and Effiong (2024), population size and its characteristics are a deciding factor in a nation's socioeconomic and political growth policies, and this is highly unevenly distributed making therefore the achievement of urban development unattainable. The demographic boom of Nigeria is behind the experience of the nation's socio-economic conflicts, food insecurity, poor social services provision, environmental threat and slum proliferation, population displacement and uncontrolled migration as well as poverty and crime incidence in urban areas. Moreover, the current demographic challenges in Nigeria and other third world countries are manifested as follows: population growth; that is overpopulation of cities which are characterized by low space economy; poor or lack of sustainable demographic policies and reliance on population growth control strategy in most third world countries; ageing and the depopulation resulting from poor medical services, reproduction and maternal health care all

account to demographic crisis in those areas; and uneven population growth rate in their urban areas.

Unemployment rate, educational programmes and job opportunities are not simultaneously balanced with urban programmes leading to demographic pressure on the environment: Ethnic and intercultural problems, immigration and migration, destitution, poverty, and food shortages, urbanization and urban slums, unemployment, production forces, and placement deformation etc. Demographic challenges are one of the most important and problematic paradoxes to solve when planning balance with urban development programmes. The world mechanism has evolved the fact that appropriate urban development programmes are diffused by excessive population growth, poor standard of living, poor healthcare services, housing, illiteracy rate and unemployment generation. An urban development or renewal programme is a commitment to address the socio-economic and environmental problems of urban areas. This programme requires an all-inclusive strategy to achieve the goals of urban renewal or development are actions that are targeted at or a reaction to the deprived, enhancing the regeneration of inner centres' problems.

The history of urban problems and opportunities indicates five continuous and enduring themes that represent the nature of urban changes: The relationship between physical conditions and social responses; the continued need for the physical replacement of many elements of the urban fabric; the importance of economic success as a foundation for urban prosperity and quality of life; the need to make the best possible use of urban land and to avoid unnecessary sprawl development; and the importance of recognizing that urban policing mirrors the dominant social conventions and political forces of the day; plus the new theme of sustainable development.

Challenges of Urban Development Programmes in Nigeria

Urban renewal programmes in Nigeria are characterized by a series of setbacks, which range from poor policy design adoption and implementation, population pressure on existing facilities, poor/lack of settlement pattern of the relocated populace, increased unemployment rate which is proportionate to poverty level and social injustice, unproportionate urban facilities to the urban population and increase crime rate caused by social imbalance in the area. This however requires urgent attention to address the situation to avoid a total collapse of the city. Daniel, Udousoro and Effiong (2024) noted that in salvaging the challenges of urban renewal and development, the integration of urban renewal plans with people's needs as well as an inclusion plan with the private sector is necessary in enhancing socioeconomic and environmental viability and sustainability within the area. Below are some urban challenges observed in our urban areas. The first is poor policy design, adoption and implementation. This is a major setback to the success of urban development programmes in Nigeria. From the point of conceiving a policy to that of implementation. Willie, Mboho and Udom (2023) revealed that the beneficiaries of the project are not allowed to participate in the evolution implementation, or supervision of development programmes and policies. These are people who mean well for the programme and according to Abasiekong, their participation will help the programme to succeed. Their absence contributes to why development policies failed in Nigeria.

The second challenge is increasing poverty and social injustices. According to Shuaceb (2013), the aftermath of urban renewal in Nigeria has always created an additional menace such as; insecurity, prostitution, poor health conditions and an increased poverty gap among the urban poor. For Instance, the regeneration of Ibom Plaza, Obio Offot flyover by the Akwa Ibom State Government which forcefully displaced the residents led to an increased crime rate in the area.

The third is that urban regeneration plans in Nigeria are often challenged by a lack of appropriate re-settlement plans for the original citizens and occupants. The implications of relocation on people have generated a rift between the government and the affected neighbourhoods, thus its social cost should be reconsidered before urban renewal interventions (Bakare, 2024). Displacement which resulted from a lack of resettlement plan for relocated urban dwellers suffered by vulnerable urban residents is often expensive and socially damaging, affecting people's social lives, bonds and cohesion as a result of separation from families and kin. The fourth is the lack of an infrastructure database. The inadequate provision of the database on infrastructure across urban centres in Nigeria has hindered the successful implementation of urban development in Nigeria. In addition, such a database provides planned preventive maintenance of urban infrastructure, which can sustain infrastructure and indemnify infrastructural decay within the urban environment.

The Demographic Challenges

Demographic challenges deal with patterns of population distribution, growth, density and composition measured by economic growth and distribution of social benefits. The challenges of Nigeria's economy centr e around the demographic boom accompanied by regional conflicts, food security and uncontrolled migration. Since independence, Nigeria has struggled against very high fertility and mortality rates resulting in a high ratio of children in the population thus causing a deficiency in education, housing, health and job creation. Nigeria's current fertility rate remains higher than in other sub-Saharan Africa as a whole and is more than twice the world average fertility rate (Daniel, Udousoro, Effiong, 2024). It is important to note that the burden on society is reflected in the ratio of working age to non-working age population. Importantly, the attractions avails by urban development and renewal programmes have instituted in society a declining economic growth which is caused by the migration push factors thus affecting the livelihood and sustainability of urban projects. The decayed state of the projects, Daniel (2015) noted is an offshoot of overpopulation, sandwiched by poor policies of regeneration, replacement and unemployment which Willie, Mboho and Udom (2023) call the "seeds of bad governances that lead to crime and differential behaviour in the society".

Deducing from the above, the study identifies a link between successful urban development programmes job creation, healthcare services and education of the people. The poor state of urban renewal programmes in Uyo Capital City is deficient by the attitude of the beneficiaries or host communities to the programmes. This anchor on people's level of education and awareness. Education systems must adapt to the changing needs of society to provide labour, security and a sense of ownership for the sustainability of urban development projects as well as population growth management. Furthermore, another challenge of urban renewal/development has to do with fertility and age structure decline. Noteworthy is the fact that a greater percentage of the population in Africa is under 20 years old, which affects the quality of the population that would have been utilized for gainful purposes. However, where the potential population is affected either by health epidemics like HIV/Aids, (which the potential population has been the most affected group), achieving the goals of urban development programmes will remain a mirage.

Another serious factor defecting the urban renewal/development programme is poor policy planning and implementation processes non-inclusive of the beneficiary and a devoid plan to resettle the affected population. Studies (Abasiekong 1980) indicate that where the beneficiaries of the programmes are not included in the planning and execution of the programme, and where those relocated are not properly resettled, instead of seeing the programmes as an opportunity for self and community development and also for their products to have access to investors who will

complement the urban programmes with a diversified economic system will see it asa threat and thus becoming a nuisance to the life span of the project(s). That is instead of protecting the projects, they will rather destroy/vandalize for undefered satisfaction.

Results and Discussion

The study revealed that urban development policies are a major attraction to population growth, as they draw people from complex social backgrounds. One of the respondents in his narrative reported thus:

> Ever since the AKTC park and goat market were moved to Ekit Itam II from Ikot Ekpene Road, the Community has experienced an influx of population from diverse cultural backgrounds. We have people from the north, west, and east and even outside the country settling in the area. Their migration to the area has both positive and negative effects on the area. It has increased the rate of population and we also faced an environmental setback.

The findings also revealed that prices of commodities and properties have been affected by population growth attracted by urban development programmes. A group discussion affirms:

> With the population doubling itself in the area, property value has increased as a result of higher demands for properties and other services. Housing facilities are scares and its rent value increased higher than what it should have been. The discussion revealed that this challenge could be reduced if urban factors are extended to rural communities.

This, it is noted will reduce rural-urban migration.

On the issue of job creation and enabling human livelihood. Findings revealed:

> Though those projects have created jobs and enabled livelihood for some people, the challenge is more devastating. These policies/projects have led to the displacement of a greater percentage of our population which has not been resettled in any region and thus the dividend accruing from the policies could not cushion the effects. The population so displaced has no option of survival but to be involved in crime for survival (Mboho*et al.*, 2024).

The finding also revealed the problem of environmental threats. According to the FGD; there is a serious problem of health hazards as a result of indiscriminate disposal of waste, slum proliferation, animal and waste burning and noise pollution; an area which has become a habitat for mosquitoes, making drinking water unsafe and poor for man.

The interview for enhancement of urban renewal goals through public-private partnership indicators revealed that:

> A partner of the private-public sector will boost the urban economy, and strengthen development goals.The participants noted that where the private sector or beneficiaries are encouraged to participate in the urban development programmes, the areas of need of the people will be identified, and the goals achieved and sustained. Private

participation will enhance industrial revolution and harmony, create jobs, absorb population growth, protect the properties built and enhance livelihood.

Table 1: Urban Programmes and Demographic Challenges

S/N	Programmes	Challenges
1.	Environmental Protection	Rapid population growth in Uyo's Capital City led to speedy decay and dilapidation of the capital city, making it difficult to effectively implement urban renewal projects. Overpopulation exacerbates issues like increased waste generation, flooding, erosion and air pollution which further implicates urban development efforts.
2.	Crime Prevention	There is a rising case of crime rate in Uyo Capital City such as kidnapping, robbery, prostitution and rape exacerbated by unemployment, overpopulation, and poor security network.
3.	Housing Scheme	Another serious challenge in the area is that of poor housing facilities attracted by urban explosion thus affecting housing provisions and shelter in the area for citizens. The implications include poor living conditions and environmental degradation, therefore making it difficult for the available housing facilities to meet the needs of the less privileged and housing for all by 2030. It is important to note that the influx of people to Uyo Capital City has created slums in areas like Eka Street, Uyo Village Road, UruaUdofia, and UruaEkpa among others. However, the surge for shelter in Uyo Capital City is on the high side due to population growth which shows that migration to the area ranges at an average of 30% per annum because of urban attraction.
4.	Medical and Healthcare Policies	Inadequate infrastructure and insufficient healthcare personnel in Uyo Capital City defraud the United Nations Policies on Health care delivery and services provisions for all in 2030, This is sandwiched by inequitable distribution of medical personnel in Akwa Ibom State Public Health Care Services and gross inadequate basic life-saving equipment. Urban development projects in Uyo Capital City though an attraction on investment, derail quality healthcare services provided in the area. However, Uyo Capital City has no general hospital except the University of

		Uyo Teaching Hospitals which is populated by patients.
5.	Urban Water Supply	The rapid population growth outpaced the extension of water supply affecting the increasing demand without a corresponding increase in supply.However, the distribution of pipe-borne water is uneven with the pressure on demand and consumption affecting the equitable supply to the peripheries. That is, the socio-economic disparities also affect access by wealthier neighbourhoods having access to clean water. It is also identified that the provision of clean water in the area is affected by not being able to identify people's basic needs by the government. For instance, there are abandoned borehole projects some did not function immediately after the inauguration and others were destroyed because they were not peoples'[basic needs projects.
6.	Education	Urban development programme has influenced the rate of population growth in Uyo Capital City which in turn limits educational services provided to the people of the area. The population of Uyo has a challenging effect on service delivery in the area thus deteriorating the sector. The implication is that urban development in Uyo Capital City has drawn more people to the area thus we have an explosion in the number of students and pupils on enrolments as compared to the teachers and facilities available. This points to the fact that policies like free and compulsory education led to an increase in enrolment. It should equally be noted that the government approach to the recruitment of teachers and provisions of facilities in schools hinders the development of the area. Thus schools within the capital city record more than one hundred students to a teacher in a class.

Source: Researcher's compilation (2025)

Addressing Demographic Challenges for Urban Renewal/Development Programmes

To address demographic challenges and enhance urban sustainable development countries and states must make investments in the following four key areas: First, there must be investment in education. Education is one of the key instruments employed in the enhancement of demographic dividends. Enrolment in schools should be improved upon through people's oriented policies in education like; the enforcement of free and compulsory education for all to secondary school levels; academic incentives/supports to those in technical education –this is to encourage skill

acquisition, encourage self-reliance and reduce crime rate; scholarship, bursary to those studying at territory institutions. A rebooted educational system will help young people to adapt to the changing urban situation and labour markets as links between education and urban development. This process will reduce unemployment crime rate, and dependency and thus empower the educated to take advantage of the urban renewal programmes, take on jobs in the formal sector and access loans and financial supports that allow them to establish their businesses.

Second, the government should consider as important population decline of the area. This could be achieved through investment in family planning through voluntary information and services on unwanted pregnancies the need for child girl-child education rural development and the discouragement of rural-urban migration. Thus process will help to reduce fertility population growth and set the stage towards addressing demographic challenges allowing for the success of urban renewal programmes (Udom and Victor, 2024). Third, the quality of the urban's environment influences the health outcomes and experiences of urban dwellers. When there is investment in sanitation, there is a tendency for the quality of people's health will improve (Victor and Udom, 2023). However, healthy children do better in schools, and this success ultimately contributes to a higher-skilled labour force and their participation in urban programmes. Improving and promoting healthy lifestyles ensures that age transition is achieved for future labour force to be productive and possible social development.

Fourth, there is a need for government to initiate such policies and programmes that will foster job creation and self-reliance to be part of urban development programmes. This will help to support urban expansion and infrastructural development, promote trade and investment in the area and ensure access to foreign investors as well as a diversified economy. Urban development programmes are inseparable from population growth. Population growth and demographic dividend according to Daniel, Udousoro and Effiong (2024), lead to significant challenges that decay urban infrastructure, proliferation of slums, increase in crime rate, displacement of population and other significant challenges of job creation, urban expansion, social services and industrial revolution.

Recommendations

From the foregoing, the study recommended as follows:

1. Public-private partnerships be put in place to boast the goals of urban renewal/development programmes and the industrial revolution. It documented that where the private sector is involved in urban policy formation and implementation, the projects will have a longer lifespan that will project the felt needs identified. It recommends an inclusive platform for private-sector participation in urban renewal programmes.
2. There should be urban sanitation for solid waste control management to improve the health situation of the area. It recommended a communal open dumping and burial-in-a-pit approach to address the problem of indiscriminate disposal of waste to reduce environmental health hazards. The quality of the urban's environment influences the health standards or hazards of urban dwellers. Where there is investment in sanitation, there is a tendency that the quality of the people's health will improve.
3. The government should initiate such policies and programmes that will accommodate the displaced population, foster job creation and enhance self-reliance as well as support a diversified economy through foreign investment and promotion.

4. There should bea rural development initiative targeted at reducing urban population growth. That is where rural areas develop, and jobs are created, which will reduce the urge to move the people as well as the cost of property value in the area.

5. The government should invest in education and skill acquisition. Thus it is believed will enhance fertility decline and age structure transformation. Investment in education will further create awareness of birth control, quality and standard of health utilization/services. This will help to transform the quality of the population.

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