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HOUSING CHARACTERISTICS AND RESIDENTIAL PREFERENCE OF NORTHERN IMMIGRANTS IN ILORIN METROPOLIS, KWARA STATE, NIGERIA

Malik, N.A.[1] Ademiloye B.A.[2], Yahaya, O.Y.[3*], Daukere, B.E.[3], Shehu, S.A.[4] and Usman, A.[5]

[1,2,4,5] Department of Geography and Environmental Management, University of Ilorin, Ilorin, Kwara State.
[3]Department of Geography, Federal University Dutsin-Ma, Katsina State, Nigeria.

*Corresponding Author's email: yyahaya@fudutsinma.edu.ng

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ABSTRACT

The study looked at the housing situation of migrants from the north in the Ilorin Metropolis of Kwara State. Examining the housing characteristics of northern immigrants in the Ilorin Metropolis such as toilet, bathroom, kitchen, electricity, drainage, sources of water as well as methods of waste disposal and determining the factors influencing their preference for housing were the specific objectives. Questionnaire and interview served as survey instruments employed to gather information from 360 randomly chosen immigrants from the north. Descriptive statistics and factor analysis were used to analyse the data. Findings revealed that a significant portion of the respondents (60.8%) moved to Ilorin Metropolis in quest of employment. Trading (30.6%), alms seeking (29.4%), and commercial motorcycle riding (17.5%) were the major economic activities common among the northern immigrants in Ilorin Metropolis. The results also revealed that a large number of the immigrants resided in rented (83.6%) single-family homes (41.7%), which were notable for having a pit toilet (70.8%), open space kitchen (67.8%), open drainage (46.7%), and covered wells (30.6%) as a source of water. In the research area, the primary determinants of northern migrants' home preferences were their socioeconomic level, the affordability of housing, and their employment security. It is glaring that northern immigrants in Ilorin metropolis lacks decent housing facilities and the government should provide affordable public housing that is supplied with electricity, a potable water supply, and appropriate management of public waste disposal facilities for non-natives.

1. INTRODUCTION

Internal migration is a major feature of urbanization in Nigeria, influenced by a combination of factors such as economic opportunities, environmental challenges, insecurity, and political factors. Migration patterns in the country are diverse and complex, with rural-to-urban migration being the most prominent (Adewale, 2005). While rural-to-urban migration dominates, regional migration within Nigeria has also been significant. Regional migration often reflects the country's socio-economic and cultural diversity. For instance, the northern region of Nigeria which historically relied on agriculture, has witnessed significant out-migration due to environmental degradation, desertification, and political instability

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(Ikwuyatum, 2016). Migration patterns within Nigeria often follow established ethnic and cultural lines, with people migrating to regions where their ethnic groups are more predominant, ensuring a degree of social support and cohesion (Awumbila et al., 2014). This may be the reason why some northern migrant prefers to settle in Ilorin, located in the north-central region of Nigeria due to its affiliation to the northern culture and the ethnic composition of the Fulani that forms part of the ruling houses in Ilorin. Nigeria's migration pattern, particularly between Northern Nigeria and the Middle Belt, has been driven by the search for economic opportunities. The Middle Belt, with its fertile lands and abundant resources, has historically attracted migrants from the northern regions, particularly during periods of drought and agricultural downturns in the north (Afolayan, 2009).

As Nigeria's urban centers expand, internal migration plays a critical role in shaping the demographic and spatial configuration of cities. Ilorin, the capital of Kwara State in Nigeria, is a major urban center that has experienced significant in-migration over the years. The city's central location in the Middle Belt of Nigeria, its religious and historical significance, and its relative peace and economic opportunities have attracted people from various regions, including Northern Nigeria (Olanrewaju & Adebayo, 2019). Northern immigrants to Ilorin consist largely of Hausa-Fulani and other northern ethnic groups who relocate for reasons related to employment, education, trade, or socio-political factors. This influx has influenced the urban housing market and patterns of residential settlement in the city. The housing characteristics of northern immigrants in Ilorin metropolis are shaped by a combination of economic, cultural, and social factors. Studies have revealed that northern immigrants often settle in ethnic enclaves, peripheral or informal areas of the city where housing is characterized by a lack of basic infrastructure such as potable water, sanitation facilities, electricity, and overcrowding (Adebayo, 2014; Olotuah & Adesiji, 2005). The overcrowding, poor housing quality, and insecurity in these informal settlements pose significant health and social risks according to Ibrahim (2010).

According to the World Health Organization (2013) statement, there is a complex relationship between housing and health, both in terms of individual health outcomes and population-level health inequities. It follows that an essential component of environmental health is decent housing. A "house" that lacks the amenities, furnishings, services, and technology required or preferred for a healthy lifestyle is not a true home; rather, it is only a place to sleep, and as such, it might not be able to foster the intended expansion and development and further complicating the integration of migrants into the urban environment.

The northern immigrants, many of whom relocate to Ilorin in search of better economic opportunities, face substantial difficulties in securing skilled employment because of their low educational attainment and end up as security guards, cobblers, fruit vendors, repairers of clothing, scavengers, or take up irregular tasks with telecom firms. Studies have it that they face serious challenges in acquiring decent and affordable housing due to their

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low-income status and socio-cultural preferences (Olanrewaju & Adebayo, 2019). Despite these challenges, there has been limited research focused specifically on the housing conditions and residential preferences of northern in-migrants in Ilorin. Moreover, the existing housing policies and urban planning frameworks have not adequately addressed the unique needs of this migrant group, leaving them vulnerable to housing insecurity and potential displacement (Adesina, 2007). Therefore, an analysis of the housing characteristics of northern in-migrants in the Ilorin metropolis is crucial for understanding the socioeconomic and cultural factors that shape their housing choices and the broader implications for urban development and sustainability in the city. This is the main crux of this study and a gap in research to be filled by exploring the housing conditions, challenges, and residential preferences of northern in-migrants in Ilorin.

2. Study Area

Ilorin Metropolis is located between latitude 80º 30' 01''N and 80º 50' 21''N of the Equator and between longitude 40 º 20'.00''E and 40º 35'.00E of the Greenwich Meridian (See Figure 1). It occupies an area of about 100km^2, and an estimated land area of 105 km situated at a strategic point between the densely populated south-western and the sparsely populated middle belt of Nigeria (Adediji, Ajayi & Olawole, 2009). It is bounded in the north by Moro and Edu LGAs, Ifelodun LGA in the East, Offa and Isin LGAs in the south and Asa LGA in the West. The National Population Commission (2006) figure puts the population of the Ilorin metropolis at about 766,000. Ilorin metropolis is multi-lingual and multi-cultural. It is occupied by different ethnic groups, mainly Yoruba, Fulani, Hausa, Kambari, Gobir, and Nupe. Different types of dwellings may be found all across the city, which characterizes the residential housing conditions and densities. Oloje, Kulende, Adewole, Irewolede, and Mandate estates are examples of medium density housing estates, while the GRA, Taiwo and portions of Adewole are low density regions, with the majority of the homes being detached bungalows with two to five bedrooms, duplexes, and maisonettes (Akogun & Ojo, 2013). Most northern immigrants in Ilorin Metropolis are found in economically active core areas in Ilorin metropolis in areas such as Tanke, Zango, Ipata, Gambari among others.

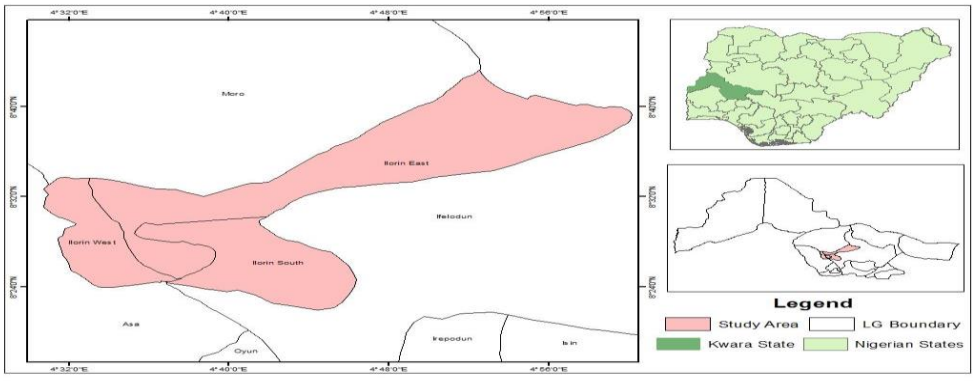

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Figure 1: Ilorin Metropolis
Source: Kwara State Town Planning Authority (2023)

3. Methodology

The researcher employed a multi-stage sampling procedure for the selection of respondents for this study. Ilorin metropolis is made up of three Local Government Areas (East, West, and South) which was used as the main cluster areas for this study. Subsequently, two settlements where northern migrants reside was chosen from each of the three areas using a simple random sampling technique to arrive at six (6) settlements of study. According to the National Immigration Survey of the National Population Commission (2010), Kwara State was home to 2,880 migrants and this was projected to 2023 to arrive at 4,020. Yamane (1967) sample size formular was used to get an approximately 360 sample size for this study. Thereafter, sixty northern in-migrants were chosen using random sampling from each of the six settlements which resulted to 120 respondents from each of the 3 local government areas. A structured questionnaire and interview schedule was used to collect the required data on the socioeconomic characteristics of the respondents, types of houses, availability of housing facilities such as toilet, bathroom, and kitchen, as well as waste disposal facilities, number of people per room, availability and type of drainage among others. Descriptive statistics such as the simple percentage, frequency distribution, standard deviation, and mean rank was used to analyze data on sociodemographic and housing characteristics of the respondents while factor analysis was used to identify the factors influencing housing preference among northern in-migrants in Ilorin metropolis.

4. RESULTS AND DISCUSSION

Socio-Demographic Characteristics of Respondents

The respondents' sociodemographic details are shown in Tables 1. The Table reveals that while more than half of respondents in Ilorin East (58.3%) were female, the majority of respondents in Ilorin South (71.7%) and Ilorin West (94.2%) were male. In total, 69.2% more men than women represent the northern in-migrants in the survey. This finding complies with the conventional social model. This model suggests that men are more likely to migrate, and that their main motivation is financial. But only in a socially acceptable setting are female immigrants valued (Bouchoucha, 2012). In a similar vein, the table also revealed that older persons over 69 years old were underrepresented in the study (0.8%), whereas young adults (18-40 years old) made up the majority of participants (61.9%). Considering the high prevalence of youth unemployment in the nation, this finding is not surprising. Therefore,

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youth migration in Nigeria is still mostly driven by the need for employment. According to the respondents' educational backgrounds, a large percentage of those in Ilorin South (34.2%) and Ilorin West (39.2%) had studied Arabic, whereas a large percentage of those in Ilorin East (58.3%) had never attended school. In general, almost 32.5% of the participants lacked formal education and 32.8% had Arabic/Islamic education.

Table 1: Socio-Economic Characteristics of Respondents

Socio-Economic Characteristics	Ilorin South	Ilorin West	Ilorin East	Total
Sex				
Male	86 (71.7)	113 (94.2)	50 (41.7)	249(69.2)
Female	34 (28.3)	7 (5.8)	70 (58.3)	111(30.8)
Total	**120(100.0)**	**120(100.0)**	**120(100.0)**	**360(100.0)**
Age				
18-40	84 (70.0)	101 (84.2)	38 (31.7)	223(61.9)
41– 59	33 (27.5)	19 (15.8)	42 (35.0)	94 (26.1)
60 – 69	3(2.5)	0 (0.0)	37(30.8)	40 (11.1)
Above 60	0 (0.0)	0 (0.0)	3 (2.5)	3 (0.8)
Total	**120 (100.0)**	**120 (100.0)**	**120 (100.0)**	**360 (100.0)**
Educational Qualification				
No formal education	39 (32.5)	8 (6.7)	70 (58.3)	117(32.5)
Non-formal (Arabic) education	41(34.2)	47 (39.2)	30 (25.0)	118(32.8)
Primary	7 (5.8)	19 (15.8)	1 (0.8)	27 (7.5)
Secondary	27 (22.5)	32 (26.7)	19 (15.8)	78 (21.7)
NCE/ND	6 (1.7)	4 (3.3)	0 (0.0)	10 (2.8)
HND/BSc	0 (0.0)	10 (2.8)	0 (0.0)	10 (2.8)
Postgraduate (PGD)	0 (0.0)	0 (0.0)	0 (0.0)	0 (0.0)
Total	**120 (100.0)**	**120 (100.0)**	**120 (100.0)**	**360 (100.0)**
Income (₦)				
Below18000	81(67.5)	50(41.7)	91 (75.8)	222 (61.7)
18,000 - 50,000	39 (32.5)	65 (54.2)	26 (21.7)	130 (36.1)
50,001 - 100,000	0 (0.0)	0 (0.0)	0 (0.0)	0 (0.0)
100,001- 150,000	0 (0.0)	0 (0.0)	0 (0.0)	0 (0.0)
Above ₦150,000	0 (0.0)	5 (1.4)	3 (0.8)	8 (2.2)
Total	**120 (100.0)**	**120 (100.0)**	**120 (100.0)**	**360 (100.0)**
Occupation				
Artisan	38 (31.7)	18 (15.0)	4 (3.3)	60 (16.7)
Farming	0 (0.0)	0 (0.0)	3 (2.5)	3 (0.8)
Trading/Business	15 (12.5)	72 (60.0)	23 (19.2)	110 (30.6)
Iron/Aluminum Business	0 (0.0)	0 (0.0)	6 (1.7)	6 (1.7)
Alms Seeking	23 (19.2)	3 (2.5)	80 (66.7)	106 (29.4)
Commercial Motorcycling	43 (35.8)	20 (16.7)	0 (0.0)	63 (17.5)
Market Laborer	0 (0.0)	5 (4.2)	3 (2.5)	8 (2.2)
Water vendor	1 (0.8)	2 (1.7)	1 (0.8)	4 (1.1)
Total	**120 (100.0)**	**120 (100.0)**	**120(100.0)**	**360 (100.0)**

Source: Author's Analysis, 2023.

This indicates that majority of the respondents (65.3%) were not schooled in formal education and had no certificate of school attendance. Tangen and Thoresen (2017) also discovered that a large percentage of immigrants in Greece (56.0%) have a high school

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diploma (50.6%). Because having a higher education makes it possible for people to work in highly paid skilled jobs, immigrants with lower education levels will be less likely to be able to obtain well-paying skilled jobs that will allow them to support their families and rent a decent apartment.

The results as contained in Table 1 also revealed the respondents' income distribution that a large percentage of those in Ilorin East (75.8%) and Ilorin South (67.5%) made less than ₦18,000, while the majority of those in Ilorin West (54.2%) made between N18,000 and N50,000. Less than 5% of respondents made more than N50,000 per month, while the bulk of respondents made less than N18,000 overall. This could be because of their low educational attainment, which forces the majority of responders to take on low-wage, unskilled jobs like begging for alms, night guard, scavenging and others where their income is never steady. Because of the respondents' apparent low income, it follows that they are more likely to live in compact homes in densely populated areas. The respondents claim that they share their rooms with other in-migrants and their families because of the huge annual rent. Overcrowding in rooms thus increases the risk of infectious diseases and disturbs sleep.

In terms of occupation, the bulk of respondents in Ilorin West (60.0%) were traders, businessmen, and women, but a sizable portion of respondents in Ilorin South (35.6%) were commercial motorcyclists. On the other hand, 66.7% of the sampled respondents in Ilorin East were engaged in alms-seeking. Alms seeking (29.4%) and commerce and trading (30.6%) were the most common jobs among the respondents in general.

Migration Characteristics of Respondents

Table 2 reveals that the majority of respondents (91.9%) were Hausa, with Zuru (4.4%), Dadiya (2.8%), and Igon (0.8%). The distribution of respondents by state of origin reveals that a significant portion of the northern immigrants in Ilorin South (30.0%) were from Katsina, whereas a sizable portion in Ilorin West and Ilorin East (33.3%) and (45.8%) were from Sokoto and Kano, respectively. In general, Kano (26.1%), Sokoto (24.4%), Katsina (16.9%), and produced a large number of respondents as contained in Figure 2 with a flow map of northern in-migrants in the study area. The aforementioned data demonstrate that the highest number of immigrants in the Ilorin Metropolis were from Kano State, despite the area being a commercial hub. This is explained by the fact that Kwara State and the majority of the states of origin share cultural traits in the areas of religion, language, and ethnicity. It is well known that the Hausa ethnic lineage occupies the Emir-ship position in Kwara State. This is still a reason why these immigrants from the north relocated to Kwara State's Ilorin Metropolis.

The movement can also be linked to the detrimental effects of urbanization, which

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many Kano State citizens experience, including high living expenses, unemployment, and restricted access to public infrastructure because of overcrowding. The overstretching of scarce resources and excessive costs are the consequences of this for the receiving communities. There are plenty of work opportunities in these cities. Economic factors, accounting for 60.8% of the respondents' migration-related reasons, are the main cause of migration, according to Table 2. This suggests that a majority of the participants departed from their home states in pursuit of employment prospects in Ilorin, the study area.

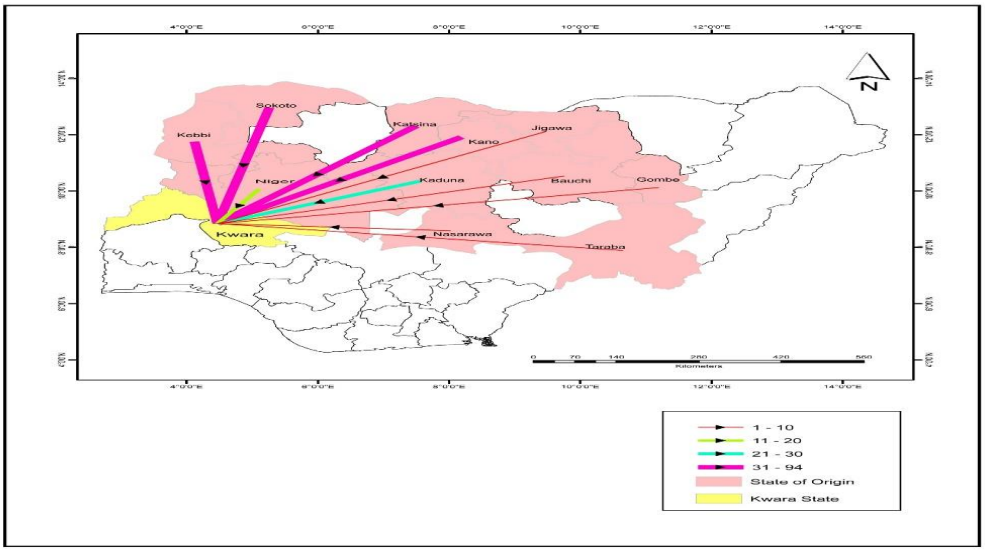

Figure 2: Flow Map of Northern Immigrants in the Study Area

Alms seeking (21.4%), which is also an economic factor, comes in second to this motive. People continue to be displaced worldwide by conflicts and violence. Table 2 reveals that 12.5% of the participants were compelled to leave their home state because of insecurity brought on by the resurgence of militants and inter-communal conflicts.

Table 2: Migration Characteristics of Immigrants

Inherent Characteristics	Ilorin South	Ilorin West	Ilorin East	Total
Ethnic Group				
Hausa	105 (87.5)	112 (93.3)	114 (95.0)	331 (91.9)
Zuru	6 (5.0)	4 (3.3)	6 (5.0)	16 (4.4)
Dandiya	6(5.0)	4 (3.3)	0 (0.0)	10 (2.8)
Igon	3(2.5)	0 (0.0)	0 (0.0)	3 (0.8)
Total	**120 (100.0)**	**120(100.0)**	**120 (100.0)**	**360 (100.0)**
State of Origin				
Kebbi	26 (21.7)	11 (20.8)	16 (30.2)	53 (14.7)
Sokoto	23 (19.2)	40 (33.3)	25 (20.8)	88 (24.4)
Kano	6 (5.0)	33 (27.5)	55 (45.8)	94 (26.1)
Katsina	36 (30.0)	25 (20.8)	0 (0.0)	61 (16.9)
Kaduna	3 (2.5)	6 (5.0)	0 (0.0)	9 (2.5)
Jigawa	0 (0.0)	0 (0.0)	23 (19.2)	23 (6.4)
Niger	7 (1.9)	5 (4.2)	0 (0.0)	12 (3.3)

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Bauchi	10 (8.3)	0 (0.0)	0 (0.0)	10)2.8)
Taraba	6 (5.0)	0 (0.0)	0 (0.0)	6 (1.7)
Nasarawa	3 (2.5)	0 (0.0)	0 (0.0)	3 (0.8)
Gombe	0 (0.0)	0 (0.0)	1 (0.8)	1 (0.3)
Total	**120 (100.0)**	**120 (100.0)**	**120 (100.0)**	**360 (100.0)**
Reason for Migration				
Job Opportunity	81 (67.5)	103 (6.7)	35 (29.2)	219(60.8)
Conflict	17(14.2)	14 (11.7)	14 (11.7)	45 (12.5)
Marriage	0 (0.0)	0 (0.0)	7 (5.8)	7 (1.9)
Alm Seeking	22 (18.3)	3 (2.5)	52 (43.3)	77 (21.4)
Death of Spouse	0 (0.0)	0 (0.0)	12 (3.3)	12 (3.3)
Total	**120 (100.0)**	**120 (100.0)**	**120 (100.0)**	**360 (100.0)**

Source: Author's Fieldwork, 2023.

Housing Characteristics of the Respondents.

The data collected on housing characteristics of the respondents were intended to unravel the conditions of certain housing facilities and amenities such as toilet, bathroom, kitchen, electricity, drainage, sources of water as well as methods of waste disposal. The results as contained in Table 4 shows the statistics for the various types of restrooms that are available in the research area. According to the analysis, the most prevalent kind of toilet used by the northern in-migrants in the research area is the pit latrine (70.8%) as shown in Plate 1. Merely 11.1% of the participants had water closet toilets. Some respondents, particularly those who reside in sheds, shops, mosques, and other non-residential buildings, did not have access to restrooms at home; as a result, they either utilized public restrooms (6.9%) or closed-up locations such neighbouring bushes or unfinished buildings (11.1%). In general, 32.5% of respondents used restrooms with six to ten individuals, and 30.3% shared toilets with eleven to fifteen people. The risk of developing a toilet infection is implied by the widespread use of pit latrines, particularly among female responders**.** Poor toilet facilities can be a breeding ground for harmful bacteria, viruses, and parasites. Agbo *et al.* (2012) established that certain health disorders, including typhoid and paratyphoid fever, diarrhoea, dysentery, cholera, hookworm, ascariasis, viral hepatitis, guinea worm diseases, schistosomiasis, Genito-urinary tract infections, and many other intestinal and parasitic infections, can be contracted through poor toilet facilities**.** The results corroborate those of Ogundahunsi and Adejuwon (2014), who discovered in a study on housing conditions in a few chosen communities in Osun State that 32% of the sample uses the open space surrounding their homes and 16% of the sample does not use a toilet, preferring to defecate in the bush.

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Plate 1: Pit Latrine used as Toilet Facility

Plate 2: Bathroom Facility in Tanke.

Table 4: House Facilities of Respondents

Facilities	Ilorin South	Ilorin West	Ilorin East	Total
Type of toilet				
Water closet	8 (6.7)	32 (26.7)	0 (0.0)	40 (11.1)
Pit Latrine	85 (70.8)	74 (61.7)	963 (80.0)	225 (70.8)
Public pit latrine	0(0.0)	5 (4.2)	20 (16.7)	25 (6.9)
Nearby bush/Open space/River	27 (27.0)	9 (7.5)	4 (1.1)	40 (11.1)
Total	**120(100.0)**	**120 (100.0)**	**120 (100.0)**	**360 (100.0)**
No people using the Toilet				
1-5	36 (30.0)	33 (27.5)	25 (20.8)	94 (26.1)
6-10	23(19.2)	41 (34.2)	53 (44.2)	117 (32.5)
11-15	34 (28.3)	37 (30.8)	38 (31.7)	109 (30.3)
No Toilet	27 (22.5	9 (2.5)	4 (3.3)	40 (11.1)
Total	**120(100.0)**	**120 (100.0)**	**120 (100.0)**	**360(100.0)**
Bathroom types				
Wooden (outside the house)	7 (5.8)	3 (2.5)	25 (20.8)	35 (9.7)
Aluminium (outside the house)	6 (5.0)	13 (10.8)	25 (20.8)	44 (12.2)
Concrete (outside the house)	25 (20.8)	25 (20.8)	47 (39.2)	97 (26.9)
Concrete (inside the house)	64 (53.3)	79 (65.8)	17 (14.2)	160 (44.4)
Open space	18 (15.0)	0 (0.0)	3 (2.5)	21 (5.8)
Grass-made (outside the house)	0 (0.0)	0 (0.0)	3 (2.5)	3 (0.8)
Total	**120 (100.0)**	**120 (100.0)**	**120 (100.0)**	**360(100.0)**
Type of Kitchen				
Inside the room	28(23.3)	4 (3.3)	6 (5.0)	38 (10.6)
Corridor/Backyard/Open space	78 (65.0)	61 (50.8)	67 (55.8)	206 (57.2)
Wooden (outside the house)	2 (1.7)	4 (3.3)	0 (0.0)	6 (1.7)
Aluminium (outside the house)	4 (3.3)	10 (8.3)	5 (4.2)	19 (5.3)
Concrete (outside the house)	0(0.0)	30 (25.0)	15 (12.5)	45 (12.5)
Concrete (inside the house)	8(6.7)	11 (9.2)	27 (22.5)	46 (12.8)
Total	**120(100.0)**	**120 (100.0)**	**120(100.0)**	**360(100.0)**
Electricity				
IBEDC	62 (51.7)	97 (80.8)	87 (72.5)	246 (68.3)

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Solar	0 (0.0)	0 (0.0)	7 (5.8)	7 (1.9)
Generator	0 (0.0)	0 (0.0)	3 (2.5)	3 (0.8)
Rechargeable Lamp/torch light	58 (48.3)	23 (19.2)	23 (19.2)	104 (28.9)
Total	**120(100.0)**	**120 (100.0)**	**120 (100.0)**	**360 (100.0)**

Source: Author's Analysis, 2023.

Additionally, Table 4 shows that a sizeable portion of the households that were studied (44.4%) had inside concrete bathrooms. A small percentage of persons (26.9%) used concrete restrooms outside. Of the bathrooms that were inspected, some were made of grass (0.8%), others had aluminium that was placed outside the house (12.2%, see Plate 2), and 5.8% of them had open spaces for bathing. This supports the results of a study by Farinmade, Abduhali, Akinyemi, and Onigboje that was carried out in Makoko, Ogun State in 2021 and found that 27.2% of respondents had indoor, self-contained bathrooms and 2.4% of respondents lacked a bathroom.

Moreover, many (57.2%) of the respondents cook in corridor/backyard/open spaces with stones put together in a triangle manner as shown in Plate 3; few cooks in aluminium-made kitchens (5.3%), outside-built concrete (12.5%), or inside-built concrete blocks (12.8%).

Plate 3: Kitchen Type used in Ilorin South by Northern Immigrants

The Table additionally reveals that 1.7% of the respondents cook in outside wooden kitchens, whereas 10.6% cook in their rooms. Cooking in a wooden kitchen and within the space carries a significant danger of health hazards and fire outbreaks. The results are consistent with those of Akinyode and Martins (2017) who discovered that whereas 26.38% of the sampled respondents cooked in passageways, the remaining sampled respondents cooked in the veranda, outside the room, and 15.95% of the time. Regarding the source of electricity, Table 4 shows that 68.5% of the respondents rely on IBEDC, while others who did not live in homes with access to public electricity and those who were unable to pay for electricity utilized rechargeable lamps or torches. This bolsters the findings of Akinyode and Martins (2017), who, during an examination of the housing situation in Ogbomosho, Oyo State, discovered that electricity was the primary source of illumination.

Drainage, Water Supply and Waste Disposal Facilities

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The most prevalent drainage type in the research area, according to Table 5 is open drainage (46.7%), particularly in Ilorin West (52.5%) and Ilorin East (49.2%). The Table also reveals that the majority of respondents in Ilorin South (51.7%) said that their homes lacked a well-designed drainage system. All told, forty-three percent of the respondents lived in houses without a drainage system. Inadequate drainage encourages water to stand still, which not only gives the neighbourhood a terrible smell but also serves as a breeding ground for mosquitoes, which are known to be infected with malaria. Boreholes provided 38.3% of the water supply in Ilorin South, while covered wells (36.7%) and combined wells and boreholes (10.0%) provided the majority of the water for domestic use in Ilorin West. Also, Ilorin West (36.7%) and Ilorin East (32.5%) respondents' primary source of water was adequately covered. Comparably, a small percentage of respondents in Ilorin East (8.3%) and West (17.5%) obtained their residential water from uncovered wells, but over 10% of respondents obtained their water from carwash trucks. Respondents who live in stores, sheds, or public areas fall under this category. The primary sources of water that the respondents have access to are majorly the boreholes and covered wells.

Table 5: Drainage, Water Supply, and Waste Disposal Facilities

Facilities	Ilorin South	Ilorin West	Ilorin East	Total
Drainage				
Open Drainage	46 (38.3)	63 (52.5)	59 (49.2)	168 (46.7)
Covered drainage	12 (10)	21 (17.5)	14 (11.7)	47 (13.1)
No Drainage	62 951,7)	36 (30)	47 (39.2)	145 (40.3)
Total	**120 (100)**	**120 (100)**	**120 (100)**	**360 (100)**
Sources of Water				
Stream	0 (0.0)	0 (0.0)	7 (5.8)	7 (1.7)
Covered well	27 (22.5)	44 (36.7)	39 (32.5)	110 (30.6)
Uncovered well	6 (5.0)	21 (17.5)	10 (8.3)	37 (10.3)
Tap water	10 (8.3)	5 (1.4)	0 (0.0)	15 (4.2)
Borehole	46 (38.3)	6 (5.0)	26 (21.7%)	78 (21.7%)
Water from vendors	1 (0.8)	15 (12.5)	7 (5.8)	23 (6.4)
Untreated well for washing	12 (10.0)	29 (24.2)	31 (25.8)	72 (20.0)
Carwash Tanks	18 (15.0)	0 (0.0)	0 (0.0)	18 (5.0)
Total	**120(100.0)**	**120 (100.0)**	**120 (100.0)**	**360(100.0)**
Waste Disposal				
Individual Waste bin	29 (24.2)	44 (36.7)	0 (0.0)	73 (20.3)
Open sites	36 (30.0)	8 (6.7)	47 (39.2)	91 (25.3)
Government waste bin	18 (15.0)	48 (40.0)	55 (45.8)	121 (33.6)
Private collectors	10 (8.3)	20 (16.7)	14 (11.7)	44 (12.2)
Burn within the compound	27 (22.5)	0 (0.0)	4 (3.3)	31 (8.6)
Total	**120 (100.0)**	**120 (100.0)**	**120 (100.0)**	**360(100.0)**

Source: Author's Analysis, 2023.

Additionally, Table 5 indicates that around 20.0% of the participants obtained their domestic water from questionable sources, including streams, untreated wells, car

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wash tanks, and water sellers. The responders are therefore more vulnerable to skin infections and watery illnesses like typhoid. Further information obtained from the respondents interviewed indicated that the majority of the research area's wells were meant for cooking, washing, and bathing rather than drinking. As a result, the majority of respondents obtained their drinking water from neighborhood taps and private boreholes. Some purchased drinking sachets of water in locations where the respondents were not near taps or boreholes. This validates the conclusions drawn by Ojochenemi and Oyatayo (2016) from their examination of Abuja's housing issues. It was shown that unreliable sources provide water to 66.3 % of the participants. The method of waste disposal adopted by the respondents presented in Table 5 shows that collectively, many (33.6%) of the respondents disposed of their water in a government waste bin (see Plate 4), in an available open space (25.3%), and in a waste bin or sack (20.3%). Improper management of waste bins leads to littering the environment with waste (see Plate 5). It can be observed from Table 5 that open space dumping was the most common method of waste disposal among the respondents in Ilorin South (30.0%) and also practiced among the respondents in Ilorin East (39.2%), while burning of waste within the compound (22.5%) was well practiced among the respondents in Ilorin South LGA. The implications of the open dump waste disposal methods, which around 25% of the respondents reported using, include a higher chance of an outbreak of diseases like diarrhoea and cholera that are brought on by unfavourable environmental conditions, with children in the afflicted areas being the most vulnerable. This is consistent with a related study conducted in 2021 by Farinmade, Abdulhali, Akinyemi, and Omigbodje, which found that regular tipping accounted for 58.6% of garbage disposal and that open space disposal accounted for 30.8% of waste disposal.

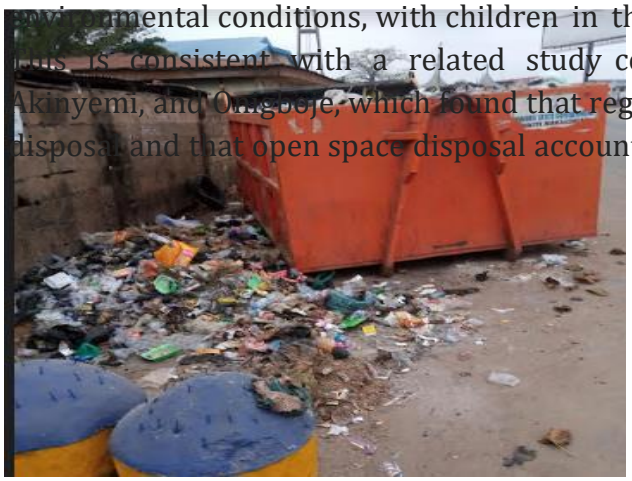

Plate 4: Public Waste Bin in Maraba (Ilorin-East)

Plate 5: Improper Waste Disposal in an Open Place in Tanke (Ilorin South)

Influencing the Housing Preference

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The results as contained in Table 6 show that respondents in Ilorin South local government area preferred the house they occupied because it was freely provided by the companies they worked for (23.3%), affordable rent (45%), and inexpensive and secure (15%). Comparably, respondents in Ilorin West local government housing choices were influenced by low income (16.7%), cheap rent (28.3), security and safety (16.7), and ethnic ties (24.2). Similarly, ethnicity (34.2), affordable rent (24.2%), and security and safety (16.7%) were the top three housing preferences among respondents in Ilorin East local government area.

Table 6: Factors Influencing Housing Choice of Immigrants

Factors	Ilorin South	Ilorin West	Ilorin East	Total
Low income	2 (1.7)	20 (16.7)	0 (0.0)	22(6.1)
Affordable rent	54 (45.0)	34 (28.3)	29 (24.2)	117 (32.5)
Proximity to place of work	2 (1.7)	10 (8.3)	6 (5.0)	18 (5.0)
Spouse's place of work	1(0.8)	5 (4.2)	13 (10.8)	19 (5.3)
Security and safety	7(5.8)	20 (16.7)	20 (16.7)	47 (13.1)
Ethnic tie	8(6.7)	29 (24.2)	41(34.2)	78 (21.7)
Free housing	28 (23.3)	0 (0.0)	3 (0.8)	31 (8.6)
Affordable rent/Security	18(15.0)	0 (0.0)	0 (0.0)	18 (5.0)
Total	**120 (100.0)**	**120 (100.0)**	**120 (100.0)**	**360 (100.0)**

Source: Author's Analysis, 2023.

Table 6 illustrates how respondents' preferences for housing were considerably influenced by affordable rent (32.5%), ethnicity (21.7%), and security and safety (13.1%). This is consistent with the results of Rotimi (2014), who conducted a similar survey in Lagos and found that 7% of the respondents preferred their residence because it was close to their places of employment. Table 7 presents the findings of the Principal Component Analysis, which was done to determine the most significant factors influencing the choice of house of northern immigrants in the Ilorin Metropolis. There were three (3) strongly loaded components. Three (3) heavily loaded variables are included in component I. These are low income (0.871), closeness to the workplace (0.731), and ethnic ties (0.797). These variables, which are associated with socioeconomic status, made up 29.7% of the explanation in the variate. Two (2) variables were loaded high in component II: affordable rent and security (0.901) and free housing (0.931). These variables, which are associated with housing affordability, explained 25.1% of the factors that determined home preference in the research area. The two variables in component III, i.e. spouse nature of employment (0.650) and proximity to work location (0.937), are associated with job security. These variables additionally provided 21.9% of the explanation. The socioeconomic level, housing affordability, and job security (employment stability) of the immigrants of the study area cumulatively accounted for 76.7% of the explanation of the variety of factors and are therefore considered the most significant factors influencing their preference for housing choice. These results are not surprising, given numerous researches have shown that housing cost and socioeconomic characteristics are

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important determinants of home preference. For example, Zeng, Ke, and Yu (2021) discovered that characteristics like quality, income, and location factors like the proximity to one's place of employment, ease of access to it, and the length of the lease, which offers tenants security and stability in their home, are important factors in determining the residential preferences of new generation migrants.

Table 7: Principal Component Analysis of Factors Responsible for Housing Preferences

S/N	Parameter/Surrogate	Components		
		1	2	3
1.	Low income	871**	-.014	.254
2.	Cheap rents	.300	.527	.532
3.	Proximity to workplace	.731**	.007	.314
4.	Spouse nature of work	.081	-.064	.937**
5.	Security	.594	.173	.650**
6.	Ethnic ties	.797**	.139	-.078
7.	Free housing	.004	.931**	.019
8.	Cheap rent and security	.050	.901**	.003
	Factors	Socio-economic Status	Housing affordability	Job Security
	Total Eigen Value	2.3	2.0	1.7
	% of Variance	29.7	25.1	21.9
	Cumulative %	29.7	54.8	76.7

Source: Author's Analysis (2023). **Contributory variables, Loading Value significant @ ≥.60

The finding implies that low-income households are more likely to rent subpar apartments, which are frequently located in neighborhoods with low population densities. The results support those of Tong, Wu, MacLaclan, and Zhu (2021), who found a relationship between migrant housing preferences and social capital, which includes neighborhood trust, social norms, and social networks.

5. CONCLUSION AND RECOMMENDATIONS

The majority of immigrants from the north lived in homes devoid of power, safe domestic water supplies, drainage systems, and indoor restrooms. These conditions raised the danger of non-communicable diseases like typhoid, malaria, and skin infections, among others. Public education on environmental cleanliness and inspection should be done regularly to produce an environment that is favorable for the target population's health and well-being. Affordable public housing that is supplied with electricity, a potable water supply, and appropriate management of public waste disposal facilities should be made available. The Kwara State government ought to offer reasonably priced and safe housing for immigrants from the north.

The high rate of emigration in these states, particularly in Kano, Kebbi, and Katsina states, should be decreased by their government investing more in the creation of employment opportunities through the establishment of industries, vocational institutes, and other empowerment programs, as well as infrastructure facilities. Standard drainage

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should be constructed in the research area by the government and private property developers. The Kwara State Environmental Protection Agency's initiatives should get sufficient funds to enable the regular removal of waste from public trash cans positioned in key locations along the main thoroughfares in the Ilorin Metropolis. This will enable more places to receive improved, effective services. In cooperation with the physical planning authority, the Kwara State Environmental Agency and the Ministry of Health should step up efforts to ensure that housing facilities, including restrooms and environmental sanitation practices, are provided following building standards and to make sure that people keep their homes hygienic, homes should be regularly inspected.

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