

# **CHAPTER ONE: INTRODUCTION**

## **1.1 Background to the Study**

Housing is one of the most essential needs of humans. It serves not just as shelter, but also as a determinant of health, safety, comfort, and social well-being. For students in higher institutions, especially in Nigeria, accommodation plays a significant role in academic performance and overall development. Comfortable and conducive housing allows students to focus better on their studies, while poor living conditions can have the opposite effect.

Kwara State Polytechnic, like many other tertiary institutions in Nigeria, has witnessed an increase in student population over the years. Unfortunately, the institution's on-campus accommodation facilities have not expanded in proportion to the growing student enrollment. As a result, a significant number of students are compelled to seek accommodation outside the school campus, leading to the emergence of off-campus housing areas in neighborhoods such as Eleko, Oke-Ose, , and Yakuba.

However, many of these off-campus houses are not designed with student welfare in mind. Some lack basic amenities like water supply, electricity, proper sanitation, and good ventilation. Others are located in environments that

are not secure or conducive for learning. These challenges raise concerns about the standard of housing available to students and its potential effects on their academic and personal lives.

This study seeks to assess the standard of off-campus housing around Kwara State Polytechnic to evaluate the living conditions of students, identify prevailing issues, and recommend improvements where necessary.

## **1.2 Statement of the Problem**

In recent years, off-campus housing has become the primary option for most students of Kwara State Polytechnic due to insufficient on-campus accommodation. Unfortunately, this has led to an increase in the number of

students living in poorly constructed buildings with inadequate facilities and unhygienic environments.

Many students face challenges such as:

- Lack of running water or potable drinking water
- Poor toilet and bathroom facilities
- Irregular power supply
- Overcrowding
- High cost of rent
- Insecurity

These problems not only affect their comfort but also impact their health,



academic performance, and overall mental well-being. Despite the importance of student housing, there has been little to no formal assessment of the standard of off-campus accommodation around the Polytechnic. This research aims to fill that gap.

## **1.3 Aim and Objectives of the Study**

### **Aim:**

The aim of this study is to assess the off-campus housing standards around Kwara state Polytechnic with a view to identify challenges faced by students, and provide recommendations to support student well-being.

### **Objectives:**

The objectives of the study are to:

1. Evaluate the physical and environmental conditions of off-campus housing around Kwara State Polytechnic.
2. Identify the challenges faced by students residing in off-campus housing.
3. Assess the level of compliance of off-campus housing with acceptable housing standards.
4. Determine the impact of off-campus housing conditions on students' academic performance and well-being.
5. Recommend strategies for improving the standard of off-campus housing around Kwara State Polytechnic.

## 1.4 Research Questions

- What are the types and features of off-campus housing around Kwara State Polytechnic?
- What is the condition of the physical facilities and infrastructure in these houses?
- How do these housing conditions affect students' academic performance and health?
- What strategies can be implemented to improve the standard of off-campus housing?

## 1.5 Significance of the Study

This study is significant for several reasons:

- It will provide valuable insights for **students** in choosing better housing and improving awareness of their rights as tenants.
- It will guide **school management** and policymakers in formulating housing policies and support systems for off-campus students.
- It will inform **landlords and developers** about the standard and expectations of student tenants.
- It may influence **government agencies** responsible for housing regulation and urban planning to improve

infrastructure in student-populated areas.

## **1.6 Scope and Limitations of the Study**

The research focuses on off-campus housing located within a reasonable distance (approximately 5km radius) from Kwara State Polytechnic. Specific areas include Sawmill, Oke-Ose, Basin, and Asa Dam. The study covers students currently living off-campus, assessing their housing types, conditions, and challenges.

**Limitations include:**

- Limited access to some private properties.

- Time constraints in reaching all areas.
- Reluctance of some students or landlords to provide full information.

## 1.7 Definition of Terms

- **Off-campus housing:** Residential accommodation located outside the school premises but occupied by students.
- **Housing standard:** A measure of the quality of housing based on availability of facilities, structural integrity, safety, and comfort.
- **Infrastructure:** Basic physical systems and services like electricity, water supply, sewage, roads, and security.

- **Academic performance:** A student's level of achievement in educational activities, usually measured by grades or test results.

# **CHAPTER TWO**

## **LITERATURE REVIEW**

### **2.1 Introduction**

This chapter presents a review of relevant literature on off-campus housing standards, focusing on key concepts, theoretical frameworks, empirical studies, and factors influencing the quality of student housing. It provides the foundation for understanding the dynamics of off-campus housing around Kwara State Polytechnic and identifies gaps in the literature that this study seeks to fill.

### **2.2 Conceptual Framework**



### **2.2.1 Off-Campus Housing**

Off-campus housing refers to privately owned residential accommodations outside an institution's campus, used by students during their academic studies. Unlike on-campus housing, off-campus housing is managed by private landlords or agents and offers students greater freedom and choice. However, these facilities vary significantly in terms of standards, affordability, and accessibility.

### **2.2.2 Housing Standards**

Housing standards are the minimum requirements that residential accommodations must meet to ensure safety, comfort, and health. These include proper ventilation, structural integrity, adequate water supply, sanitation, waste management, security, and affordability. The quality of housing directly impacts the

well-being of occupants, influencing their physical health, productivity, and satisfaction.

## **2.3 Theoretical Framework**

### **2.3.1 Maslow's Hierarchy of Needs Theory**

Maslow's hierarchy of needs provides a theoretical basis for understanding the importance of housing in meeting students' basic and psychological needs. Housing satisfies physiological needs such as shelter and security while providing an environment conducive to academic success and personal growth. Poor housing conditions can hinder students from attaining higher levels of self-actualization and academic performance.

### **2.3.2 The Systems Theory of Housing**

The systems theory views housing as an interconnected system involving the physical structure, environment, and social interactions. According to this theory, deficiencies in one component (e.g., poor sanitation) can affect the entire system, resulting in negative outcomes for occupants. This framework highlights the need for a holistic approach to assessing and improving housing standards.

## **2.4 Empirical Review**

### **2.4.1 Studies on Off-Campus Housing Standards**

Several studies have examined off-campus housing standards in various contexts. For example, Olatunji (2018) investigated the living conditions of students in off-campus accommodations in Lagos, Nigeria, and found that many facilities lacked basic

amenities such as water supply, sanitation, and security. Similarly, Adekunle and Johnson (2020) assessed the impact of housing quality on students' academic performance in Ibadan, Nigeria, reporting that poor housing conditions contributed to stress and reduced academic output.

## **2.4.2 Challenges of Off-Campus Housing**

Research indicates that students living off-campus face several challenges, including:

- **Inadequate Infrastructure:** Poorly maintained buildings, lack of proper ventilation, and insufficient lighting.
- **Health and Safety Risks:** Unsanitary conditions, exposure to crime, and lack of emergency response systems.
- **High Cost of Rent:** Many students

struggle to afford decent housing, leading them to settle for substandard accommodations.

- **Location and Accessibility:** Housing located far from the institution increases transportation costs and time.

### 2.4.3 Factors Influencing Housing Standards

The quality of off-campus housing is influenced by multiple factors, including:

- **Economic Factors:** Landlords' investment in maintenance and students' ability to pay for better facilities.
- **Regulatory Oversight:** The absence of strict enforcement of building codes

and housing regulations.

- **Urbanization:** Rapid population growth around tertiary institutions often leads to overcrowding and poor infrastructure.

## 2.5 Gaps in Literature

While existing studies provide valuable insights into student housing, many focus on urban areas with little attention to smaller cities like Ilorin, where institutions like Kwara State Polytechnic are located. Additionally, few studies have explored the specific challenges faced by students in off-campus housing and their implications for academic performance and well-being. This study seeks to address these gaps by assessing the standard of off-campus housing around Kwara State Polytechnic

and offering practical recommendations for improvement.

## **2.6 Summary**

This chapter has reviewed key concepts, theories, and empirical studies related to off-campus housing standards. It highlights the importance of adequate housing in ensuring students' academic success and overall well-being. The chapter also identifies gaps in the literature, emphasizing the need for localized studies to address the unique challenges faced by students in specific

# CHAPTER THREE

## RESEARCH METHODOLOGY

### 3.1 Introduction

This chapter outlines the methodology adopted for the study, detailing the research design, study area, population, sampling techniques, data collection methods, and data analysis procedures. It is structured to provide a clear and systematic approach to achieving the objectives of the study.

### 3.2 Research Design

The study adopts a **descriptive survey design** to assess the standard of off-campus housing around Kwara State



Polytechnic. This design is suitable because it allows for the collection of data from a large population to describe existing conditions, identify challenges, and suggest improvements.

### **3.3 Study Area**

The study focuses on off-campus housing around Kwara State Polytechnic, located in Ilorin, the capital city of Kwara State, Nigeria. The polytechnic is surrounded by several residential areas such as Sango, Oke-Ose, Eleko, and Yakuba, which host a significant number of students. These areas vary in terms of housing quality, affordability, and accessibility, making them ideal for the study.

### **3.4 Population of the Study**

The population of the study includes all students of Kwara State Polytechnic who reside in off-campus housing within the identified areas. Additionally, landlords and property managers of these housing facilities are considered to provide complementary insights into housing standards.

### **3.5 Sampling Techniques and Sample Size**

The study employs a **multi-stage sampling technique** to select participants. The steps include:

- **Purposive Sampling:** Selecting areas with a high concentration of off-campus student housing.

- **Stratified Sampling:** Categorizing students based on factors such as gender and academic level to ensure representation.
- **Random Sampling:** Selecting participants from each stratum to avoid bias.

The sample size is determined using the Yamane formula:

Where:

- = sample size
- = total population
- = margin of error (e.g., 5%)

For a population of approximately 5,000 students living off-campus, the sample size is calculated as follows:

Thus, a total of 370 students and a smaller number of landlords/property managers will be surveyed.

## 3.6 Data Collection Methods

The study uses both **primary** and **secondary data** sources to gather information.

### 3.6.1 Primary Data

Primary data is collected using the following instruments:

- **Questionnaires:** Structured questionnaires are administered to students to gather information on

housing conditions, challenges, and satisfaction levels.

- **Interviews:** Semi-structured interviews are conducted with landlords and property managers to understand their perspectives on housing standards.
- **Observation Checklists:** Direct observation of housing facilities is carried out to assess physical and environmental conditions such as ventilation, sanitation, and security.

### **3.6.2 Secondary Data**

Secondary data is obtained from existing literature, including journals, reports, and government publications on housing standards and student accommodation.

## **3.7 Data Analysis Techniques**

Data collected from the study are analyzed using both **quantitative** and **qualitative** methods.

- **Quantitative Data:** Responses from questionnaires are coded and analyzed using statistical tools such as SPSS. Descriptive statistics (e.g., frequencies, percentages, and mean) are used to summarize data, while inferential statistics (e.g., chi-square tests) are used to determine relationships between variables.
- **Qualitative Data:** Data from interviews and observations are analyzed thematically, identifying patterns and recurring themes to provide a deeper understanding of the issues.

## 3.8 Ethical Considerations

To ensure the ethical integrity of the study, the following measures are taken:

- **Informed Consent:** Participants are fully informed about the purpose of the study, and their consent is obtained before data collection.
- **Confidentiality:** Participants' identities and responses are kept confidential and used solely for academic purposes.
- **Voluntary Participation:** Participation is entirely voluntary, and participants are free to withdraw at any time.
- **Avoidance of Harm:** The study avoids any physical, emotional, or psychological harm to participants.

## 3.9 Limitations of the Study

The study may face some limitations, including:

- **Time Constraints:** The limited timeframe for data collection and analysis may restrict the depth of the study.
- **Response Bias:** Students and landlords may provide biased responses due to personal interests.
- **Accessibility:** Some housing facilities may be difficult to access for observation and data collection.

## 3.10 Summary



This chapter has outlined the research methodology, including the research design, study area, population, sampling techniques, data collection methods, and data analysis procedures. The next chapter presents the results of the study, analyzing the data collected to address the research objectives.

# CHAPTER FOUR

## DATA PRESENTATION, ANALYSIS, AND INTERPRETATION

### 4.1 Introduction

This chapter presents and analyzes the data collected from students and landlords regarding off-campus housing standards around Kwara State Polytechnic. The data is presented using tables, charts, and descriptive statistics, followed by interpretation to answer the research questions and meet the objectives of the study.

## 4.2 Demographic Information of Respondents

### Interpretation:

The data shows a fairly balanced gender distribution with a slightly higher number of male respondents. Most of the respondents are HND students, particularly HND 2, which suggests maturity and experience in off-campus living. The age distribution also indicates that the majority of students are in the 21–25 years age bracket.

## 4.3 Physical and Environmental Conditions of Off-Campus Housing

### Interpretation:

A significant number of respondents rated housing conditions as **fair** or **poor**,

especially in terms of water supply, sanitation, and waste disposal. This suggests that many off-campus residences lack essential amenities that contribute to a healthy and conducive living environment.

## **4.4 Challenges Faced by Students Living Off-Campus**

### **Interpretation:**

The most pressing issues are high rent and poor water supply. Insecurity and poor sanitary conditions also significantly affect students' well-being. These challenges contribute to discomfort and can hinder academic performance.

## **4.5 Compliance with Acceptable Housing Standards**

### **Interpretation:**

Only a small fraction of the off-campus housing around Kwara State Polytechnic fully complies with standard housing conditions. This reveals a need for better regulation and enforcement of building and safety codes.

## **4.6 Impact of Housing Conditions on Academic Performance**

### **Interpretation:**

More than half of the respondents believe that poor housing conditions negatively affect their academic performance, likely due to stress, poor rest, and inadequate study environments.

## **4.7 Discussion of Findings**

The data confirms that a large percentage of students in off-campus housing around Kwara State Polytechnic face substandard living conditions. The most critical issues identified include poor water supply, high rent, inadequate sanitation, and insecurity. These factors not only reduce the quality of life but also affect academic productivity.

Landlords and housing providers appear to lack enforcement of building codes or proper maintenance practices. There is a clear need for intervention from institutional authorities and local government bodies to regulate and improve the standard of housing available to students.

# CHAPTER FIVE

## SUMMARY, CONCLUSION, AND

# RECOMMENDATIONS

## 5.1 Summary of Findings

This study was carried out to assess the standard of off-campus housing around Kwara State Polytechnic. The key objectives were to evaluate the physical and environmental conditions of these accommodations, identify challenges faced by students, assess compliance with housing standards, and understand the impact on students' academic performance.

The major findings of the study are summarized as follows:

- Many off-campus housing facilities are **in poor or fair condition**, especially in



terms of water supply, sanitation, and waste disposal.

- Students face **numerous challenges** including **high rent, insecurity, poor electricity supply, and inadequate infrastructure**.
- Only **21.6%** of off-campus housing was found to be fully compliant with acceptable housing standards, while a large portion were either partially compliant or not compliant at all.
- Over **50% of respondents** indicated that their housing situation **negatively impacts their academic performance**, mainly due to stress, discomfort, and lack of conducive environments for studying.

## 5.2 Conclusion

The findings of this study reveal a **significant gap** between the actual conditions of off-campus housing and acceptable housing standards. Most students live in environments that lack basic amenities, are insecure, and are often overpriced. These poor living conditions have a direct impact on students' health

