# ASSESSMENT OF OFF- CAMPUS STUDENT HOUSING QUALITY IN KWARA STATE POLYTECHNIC, ILORIN

BY

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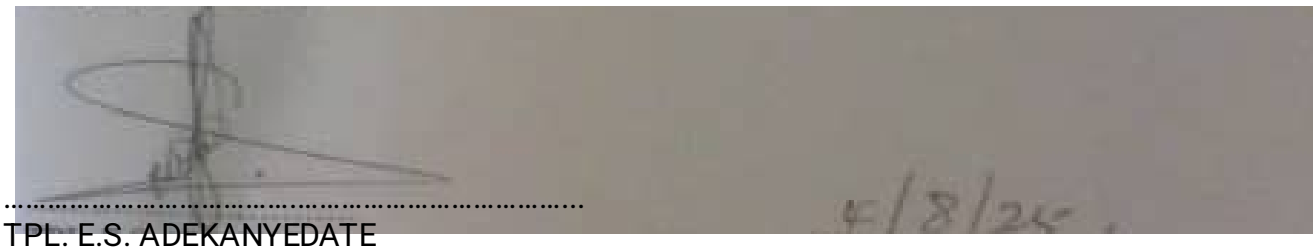
## CERTIFICATION

This research work has been read and approved as meeting the requirement for the award in Higher National Diploma (HND) in Urban and Regional Planning, Institute of Environmental Studies, Kwara State Polytechnic, Ilorin.



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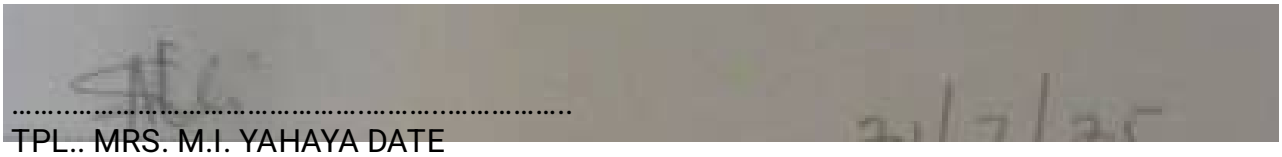

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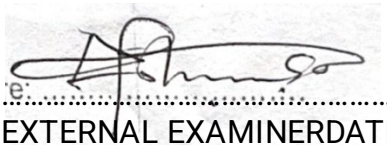

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## DEDICATION

This research work is dedicated to Almighty Allah the giver of wisdom and knowledge for his love and protection over my life throughout my Higher National Diploma and also my

amazing lovely and wonderful Parent Mr. and Mrs. SAKARIYAH for their support

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A research project of this nature cannot be successfully accomplished without the

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Firstly, my sincere gratitude goes to my lovely brother for their immense love, guidance, advice, prayers, belief, understanding and financial support.
May Almighty God grant you all your heart desires and opportune you to reap the fruits of your labour. I don't know where I would have been without you both. Thanks for been there for me every time and thanks for everything.
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## ABSTRACT

Off- campus housing is a critical aspect of student welfare, directly influencing academic performance, emotional well- being, and overall educational experiences. Despite its importance, student accommodations around the institution often suffer from inadequate infrastructure, environmental degradation, and affordability challenges. Hence, This study assesses the quality of off- campus student housing around Kwara State Polytechnic, Ilorin, Nigeria, with the aim of identifying deficiencies and informing policy decisions to enhance students' living conditions. A mixed- methods research design was adopted, integrating both primary and secondary data. Primary data were obtained through reconnaissance surveys, semi- structured interviews, direct physical measurements, and structured questionnaires administered to students living off- campus. Secondary sources included academic literature, government publications, institutional reports, and spatial datasets. A multi- stage sampling technique—comprising stratified, proportional, systematic, and simple random methods—was used to select a representative sample of 226 students and 50 residential buildings within a 5- kilometer radius of the Polytechnic. Analytical techniques included descriptive statistics, inferential statistics such as ANOVA and regression, and qualitative thematic analysis.Findings reveal considerable disparities in housing quality and environmental conditions across the four major student residential areas: Elekoyangan, Yakuba, Poly Gate, and Oke. While Poly Gate generally exhibited superior housing and environmental conditions, it also had the highest rents, utility costs, and perceived mismatch between cost and quality. Oke consistently recorded the poorest outcomes across housing quality indicators, including water supply, electricity, toilet functionality, and structural safety. Environmental concerns such as flooding, poor drainage, road inaccessibility, and insecurity were particularly prevalent in Oke and Elekoyangan. These challenges were found to significantly disrupt students' academic routines and psychological well- being, with a substantial proportion reporting frequent distractions, lack of study- conducive environments, and emotional stress.The study concludes that substandard off- campus housing conditions pose a serious barrier to academic success and student welfare. Recommendations include enhanced security measures, development of affordable and safe student accommodations, stricter enforcement of planning regulations, and the establishment of institutional support systems to guide students in securing suitable housing. These interventions are essential

for creating a healthier, more productive academic environment for off- campus students.

# CHAPTER ONE

# INTRODUCTION

## 1.1Background of the Study

Tertiary education globally has undergone profound transformation over the past several decades, characterized by massification, internationalization, and increasing recognition of its role in economic development and social mobility. According to UNESCO's Institute for Statistics, global tertiary enrollment has more than doubled since 2000, reaching over 250 million students by 2023 (UNESCO, 2024). This unprecedented expansion has generated complex challenges for higher education institutions worldwide, with student housing emerging as a particularly critical concern across diverse economic and cultural contexts.

In economically advanced nations, student housing has evolved from basic dormitory provision to sophisticated living- learning environments designed to enhance educational outcomes and student development. As noted by Thomsen and Eikemo (2023), contemporary approaches in North America and Europe increasingly emphasize purpose-built student accommodations (PBSAs) that integrate academic support services, wellness facilities, and intentionally designed social spaces. This evolution reflects growing recognition that housing environments significantly influence student retention, academic performance, and overall educational experience. Research by Martin and Allen (2021) across 120 institutions in the United States found that students residing in high- quality, education- oriented housing environments demonstrated 18% higher retention rates and significantly stronger academic outcomes compared to peers in lower- quality accommodations.

Despite these progressive approaches in some contexts, student housing inadequacy represents a global challenge transcending economic development levels. Even in high-income countries, major metropolitan areas frequently experience severe student housing shortages exacerbated by competitive urban real estate markets. Malet- Calvo et al. (2021) documented how cities such as London, Amsterdam, Paris, and Sydney have witnessed "studentification" processes whereby large student populations compete for limited housing stock, creating affordability crises and displacing original residents. This phenomenon has prompted policy interventions in various countries, including rental regulations specifically targeting student markets, institutional housing guarantees, and public- private partnerships for housing development.

In middle- income countries, rapid higher education expansion has frequently outpaced housing infrastructure development, creating pronounced supply- demand imbalances. Research by Li and Zhao (2022) examining 15 rapidly developing Asian economies found average institutional housing provision covered only 43% of enrolled students, with particularly severe shortfalls in urban centers. Similar patterns emerge across Latin America, where Carrasco and Rivera (2021) documented growing reliance on unregulated private rental markets to accommodate expanding student populations, often resulting in quality compromises and financial exploitation.

The challenges are most acute in low- income countries, where resource constraints frequently limit both institutional capacity and regulatory effectiveness regarding student housing. A comprehensive World Bank (2023) study examining higher education infrastructure across 24 Sub- Saharan African countries found student housing deficits

exceeding 70% of total enrollment, with many institutions accommodating less than 20% of their students in official facilities. This severe undersupply forces most students into informal housing arrangements characterized by significant quality variations, affordability challenges, and minimal institutional oversight.

Regional variations across Africa reveal distinct patterns in student housing dynamics. In North African countries, El- Batran and Abdel- Kader (2022) found stronger regulatory frameworks and institutional involvement in student housing provision, with Morocco, Tunisia, and Egypt maintaining higher proportions of accommodated students through public investment and regulated private- sector participation. By contrast, Mwana and Jones (2023) documented particularly acute shortages across Central African nations, where political instability and limited resources have restricted both public and private investment in purpose- built accommodations.

South Africa presents a unique case study within the continent, having undertaken significant policy reforms aimed at addressing historical inequities in educational access and support services. As Mogashoa and Wilson (2021) detail, the country's Student Housing Infrastructure Programme represents Africa's most ambitious public investment in student accommodations, aiming to create 300,000 new beds by 2030 through coordinated public- private partnerships. However, they note implementation challenges including funding constraints, land availability issues, and spatial reconciliation with apartheid- era campus planning that separated institutions along racial lines.

Qualitative dimensions of African student housing merit particular attention alongside quantitative shortfalls. Mahamoud and Hassan (2021) conducted extensive research

across Tanzanian, Ethiopian, and Somali institutions, finding that beyond basic availability, critical quality concerns included spatial adequacy, electrical safety, water reliability, and security provisions. Their findings emphasized how quality deficiencies disproportionately affect female students, students with disabilities, and those from lower socioeconomic backgrounds—potentially reinforcing existing educational inequities through differential living conditions.

Nigeria, as Africa's most populous nation and largest economy, exemplifies both the continent's educational ambitions and associated infrastructure challenges, particularly regarding student housing. The country's higher education system has undergone dramatic expansion since independence, growing from just one university at independence to over 170 universities, 134 polytechnics, and 127 colleges of education currently, collectively enrolling more than 2 million students (National Universities Commission, 2023). This expansion reflects Nigeria's recognition of higher education's role in national development, but has generated substantial infrastructure strains across the system.

According to comprehensive research by Okafor and Onifade (2022), Nigeria's student housing crisis represents one of the most severe in Africa, with average institutional accommodation capacity across public institutions meeting only 30% of student needs. Their national survey documented pronounced disparities between student housing demand and supply, with some institutions accommodating less than 15% of their enrolled students. These shortfalls force the majority of Nigerian students into surrounding communities as off- campus residents, fundamentally reshaping their

educational experience and surrounding urban environments.

Historical factors significantly influence contemporary Nigerian student housing challenges. As detailed by Ezeaku and Iwuagwu (2021), Nigeria's post- independence educational system initially maintained colonial- era residential models with comprehensive student accommodations. However, structural adjustment programs implemented during the 1980s severely restricted educational infrastructure investment, coinciding with rapid enrollment expansion. Their historical analysis documents how declining per- student funding allocations during this period prevented commensurate housing development, establishing patterns of accommodation inadequacy that persist in contemporary institutions.

Regional variations within Nigeria reveal distinct student housing challenges across the country's diverse geography. Research by Adama et al. (2023) identified particularly severe accommodations shortages in institutions across Northern Nigeria, where cultural factors and security concerns create additional complexities for off- campus female students. By contrast, Oluwunmi et al. (2022) documented how institutions in southwestern Nigeria, particularly within Lagos and Ibadan metropolitan areas, face acute housing affordability challenges due to competitive urban real estate markets that price many students out of quality accommodations near campus.

The quality dimensions of off- campus student housing in Nigeria present particular concerns alongside quantitative shortages. Aluko (2021) conducted comprehensive assessments across six Nigerian universities, documenting prevalent deficiencies in structural integrity, sanitation facilities, water supply reliability, and electrical safety

among student rentals. Perhaps most concerningly, this research found minimal quality differentiation by price point in many locations, suggesting market failures wherein students pay premium rates for substandard accommodations due to supply constraints and information asymmetries.

These quality concerns extend beyond physical structures to encompass neighborhood characteristics that significantly influence student experiences. Research by Oyetunji and Abidoye (2022) examining six university- adjacent neighborhoods documented how rapid student population growth often overwhelms local infrastructure, creating challenges regarding waste management, drainage, transportation, and security that affect both students and long- term residents. Their findings highlight how institutional housing shortfalls generate broader urban management challenges requiring coordinated responses from educational and municipal authorities.

Despite these challenges, innovative responses are emerging across Nigeria's higher education landscape. Oke et al. (2022) documented various public- private partnership models being implemented at institutions including the University of Lagos, University of Nigeria Nsukka, and Ahmadu Bello University, creating purpose- built accommodations with integrated academic support services and enhanced quality standards. However, they note implementation challenges including affordability concerns, regulatory complexities, and financial sustainability questions that have limited widespread adoption of such models, particularly at less- resourced institutions.

The economic implications of student housing challenges warrant particular attention within Nigeria's socioeconomic context. Research by Ibrahim et al. (2021) found that

housing costs frequently constitute Nigerian students' largest non- tuition expense, absorbing between 35- 60% of typical student budgets. Their analysis documented how housing financial pressures disproportionately affect students from rural and lower-income backgrounds, potentially reinforcing socioeconomic disparities in educational outcomes through mechanisms including increased work requirements, compromised study environments, and heightened financial stress.

## 1.2Statement of the Problem

Kwara State occupies a distinctive position within Nigeria's geographic and educational landscape, situated in the North- Central region at the confluence of the country's northern and southern cultural zones. According to the Kwara State Government (2023), the state has prioritized educational development within its strategic planning, establishing multiple higher education institutions including Kwara State University, Federal Polytechnic Offa, and Kwara State Polytechnic to advance human capital development objectives. However, Abiodun and Elelu (2022) observe that infrastructure development, particularly regarding student accommodations, has not kept pace with enrollment expansion across these institutions.

Ilorin, the state capital, has experienced significant urbanization partly driven by educational institution growth, with its population increasing from approximately 600,000 in 2000 to over 1.2 million currently (National Population Commission, 2023). This rapid growth has created complex housing dynamics, as documented by Ibrahim and Alagbe (2021), who found that educational institutions now constitute primary drivers of Ilorin's residential real estate market, particularly in neighborhoods surrounding major

campuses. Their research identified distinct "student districts" characterized by high residential density, converted housing structures, and rental market conditions substantially different from broader city patterns.

Within this context, Kwara State Polytechnic occupies a significant position as one of Nigeria's oldest polytechnic institutions and a major educational enterprise within the state. Established in 1973 as Kwara State College of Technology and upgraded to polytechnic status in 1987, the institution has evolved from its original technical focus to offer diverse programs across disciplines including engineering, environmental studies, business, and information technology (Kwara State Polytechnic, 2024). According to the National Board for Technical Education (2023), the institution's current enrollment exceeds 35,000 students across certificate, diploma, and higher national diploma programs, making it one of Nigeria's largest polytechnic institutions.

The Polytechnic's main campus occupies approximately 150 hectares in Ilorin West Local Government Area, situated approximately 8 kilometers from Ilorin's central business district. Despite its substantial acreage, institutional housing development has been limited, with current on- campus accommodation capacity remaining under 5,000 beds (Kwara State Polytechnic, 2024). This provision represents less than 15% of the student population, creating one of the lowest on- campus accommodation rates among major Nigerian polytechnics and necessitating substantial off- campus residence for the majority of students.

The neighborhoods surrounding Kwara State Polytechnic have undergone significant transformation in response to student housing demand. Research by Ayinde and

Olasunkanmi (2022) documented how areas including Elekoyangan, Apata- Yakuba, Oke-Ose, and Adewole have evolved into predominantly student- oriented districts characterized by converted residential structures, purpose- built rooming houses, and commercial amenities targeting student consumers. Their spatial analysis revealed concentric patterns of student housing density decreasing with distance from campus, with most off- campus students residing within 5 kilometers of the institution despite significant price premiums for proximity.

Limited existing research suggests potential quality concerns within this off- campus housing market. Raimi et al. (2023) conducted preliminary assessments of student accommodations surrounding Kwara State Polytechnic, documenting issues including spatial overcrowding, inadequate sanitation facilities, unreliable utility services, and security vulnerabilities. Their findings noted particular challenges regarding study environments, with many accommodations lacking dedicated spaces for academic activities despite serving an exclusively student population. However, this research was limited in scope and methodological rigor, highlighting the need for more comprehensive assessment.

Institutional responses to student housing challenges at Kwara State Polytechnic have been constrained by resource limitations and competing priorities. The institution's strategic plan for 2020- 2025 acknowledges housing shortfalls but prioritizes academic program development and instructional infrastructure over accommodation expansion (Kwara State Polytechnic, 2022). While the Student Affairs Department provides housing advisory services and maintains listings of available off- campus options, institutional

oversight regarding quality standards or tenant protections remains limited, placing responsibility primarily on students to navigate housing markets individually or through informal networks.

This limited institutional engagement with off- campus housing quality presents particular concerns given the Polytechnic's diverse student demographics. According to institutional data, approximately 60% of students come from low or middle- income backgrounds, with many being first- generation higher education participants (Kwara State Polytechnic, 2023). For these students, housing challenges potentially compound existing educational adjustment difficulties, creating additional barriers to academic success that merit systematic investigation and potential intervention.

From a policy perspective, student housing at Kwara State Polytechnic operates within complex jurisdictional frameworks involving institutional, municipal, and state- level authorities. The Kwara State Government's Environmental Protection Agency maintains formal regulatory authority over housing standards but lacks specialized provisions for student accommodations or enforcement mechanisms targeting this specific market segment (Kwara State Government, 2023). Similarly, the Ilorin West Local Government Authority administers building permits and occupancy certifications but without tailored considerations for student housing's distinct functional requirements. This regulatory fragmentation potentially creates oversight gaps that may contribute to quality deficiencies.

The preceding contextual analysis demonstrates how Kwara State Polytechnic exemplifies broader patterns of student housing challenges while presenting institution-

specific circumstances that merit dedicated investigation. The institution's limited on-campus accommodation capacity, rapidly transformed surrounding neighborhoods, diverse student population, and complex regulatory context collectively create conditions warranting systematic assessment of off- campus housing quality and its implications for educational experiences. By comprehensively evaluating current conditions, this research aims to inform targeted interventions that could enhance living environments for the institution's predominantly off- campus student population.

## 1.4 Research Questions

1. What are the types of accommodation commonly occupied by students in the selected off- campus areas?
2. What are the demographic characteristics of students residing in off- campus housing?
3. What is the condition and quality of off- campus student accommodations in the study area?
4. How satisfied are students with their current off- campus housing in terms of facilities, cost, and comfort?
5. What are the students' perceptions of security in the various off- campus locations?
6. Are there notable differences in housing satisfaction across the selected locations?
7. What challenges do students face while living in off- campus accommodations?

## 1.4Aim of the Study

This study aims to assess Kwara State Polytechnic off- campus student housing quality with a view to identifying areas for improvement and inform decision that promote better living condition for students.

## 1.5Objectives of the Study

The following specific objectives:

1. To evaluate the physical conditions, facilities, and structural integrity of off-campus accommodations occupied by Kwara State Polytechnic students.
2. To assess the environmental quality of neighborhoods in the study area.
3. To examine the affordability and economic dimensions of off- campus housing, including rent structures, utility costs, and value- for- money considerations.
4. To investigate the relationship between housing quality dimensions and students' academic performance, well- being, and overall educational experience.

## 1.6Significance of the Study

This research holds significance for multiple stakeholders within and beyond the Kwara State Polytechnic community. For institutional administrators, findings will illuminate the living conditions of their student population, potentially informing housing policies, support services, and partnerships with private housing providers (Olanrewaju et al., 2022). The Polytechnic's Student Affairs Department could utilize results to develop more effective housing advisory services, helping students make informed accommodation choices aligned with their needs and resources.

For policymakers at local and state levels, this study will provide empirical evidence to guide housing regulations, urban planning decisions, and potential public- private partnerships aimed at improving student accommodation (Ibrahim & Alagbe, 2021). Private sector housing providers may benefit from insights regarding student preferences, needs, and satisfaction drivers, enabling market responses that better serve this significant consumer segment.

The academic significance extends to advancing understanding of housing quality dynamics in the specific context of Nigerian higher education. While international literature offers extensive research on student housing, contextual differences in housing markets, institutional arrangements, and socioeconomic conditions necessitate location-specific studies to develop appropriate theoretical frameworks and intervention models (Zibima & Wasiri, 2021). By employing rigorous methodology to assess housing quality dimensions, this research contributes to the growing body of literature on student housing in developing countries.

Most importantly, students themselves stand to benefit from this research through potential improvements in housing options, information availability, and institutional support resulting from evidence- based recommendations. As the primary stakeholders in this issue, students' experiences, perspectives, and needs form the central focus of this investigation, with findings intended to ultimately enhance their living conditions and, by extension, their educational outcomes.

1.7Scope of the Study

This study is limited to assessing the condition, type, and perception of off- campus

student accommodation in selected areas within the study environment. Specifically, the research focuses on four major off- campus residential zones commonly inhabited by students: Elekoyangan, Yakuba, Poly Gate, and Oke- Ose. The scope includes an evaluation of the types of accommodation available, demographic characteristics of student tenants, housing quality, access to facilities and services, and perceptions of safety and satisfaction.

The study is restricted to undergraduate students who reside in the selected off- campus areas during the current academic session. It does not include students living in on-campus hostels or those residing outside the identified study locations.

## 1.8Study Area

Kwara State Polytechnic, Ilorin is a prominent tertiary institution located in Ilorin, the capital city of Kwara State, North Central Nigeria. Established in 1973 by the Kwara State Government, the institution was designed to provide technical, vocational, and entrepreneurial education aimed at equipping students with practical skills to meet the demands of the modern workforce (Kwara State Polytechnic, 2022).

The Polytechnic is situated along Old Jebba Road in Ilorin East Local Government Area, occupying a large expanse of land that houses administrative buildings, lecture halls, laboratories, libraries, staff quarters, and limited on- campus student hostels. The Polytechnic comprises several schools, including the School of Environmental Studies, School of Engineering, School of Business and Management, School of Applied Sciences, and the School of Communication and Information Technology.

As of recent estimates, Kwara State Polytechnic has a student population exceeding

20,000, spread across National Diploma (ND) and Higher National Diploma (HND) programs. The rapid increase in student enrollment over the years has not been matched with proportional expansion in hostel infrastructure, leading to a growing reliance on off-campus accommodations in nearby communities such as Elekoyangan, Yakuba, Poly Gate, and Oke- Ose.

These neighborhoods have become popular residential zones for students due to their proximity to the Polytechnic and the availability of rental housing. However, the quality of housing in these areas varies significantly. While some parts offer relatively well-maintained buildings and essential services, others are characterized by poor sanitation, overcrowding, insecurity, and deteriorating infrastructure. This variation presents critical concerns for students' academic performance, safety, health, and overall well- being.

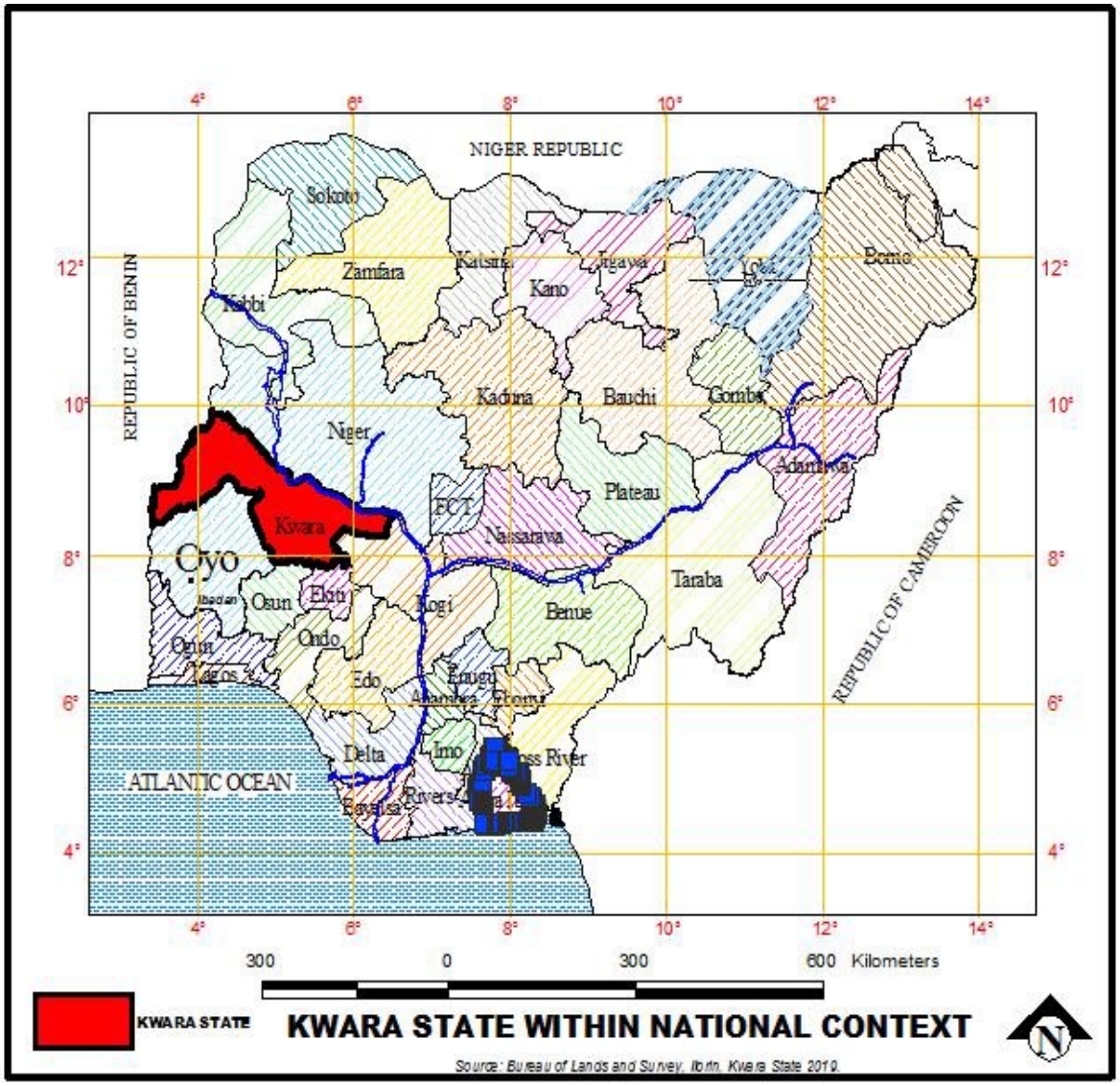


Figure 1.1:Kwara State within the National Context

Source: Kwara State Geographical Board, 2025

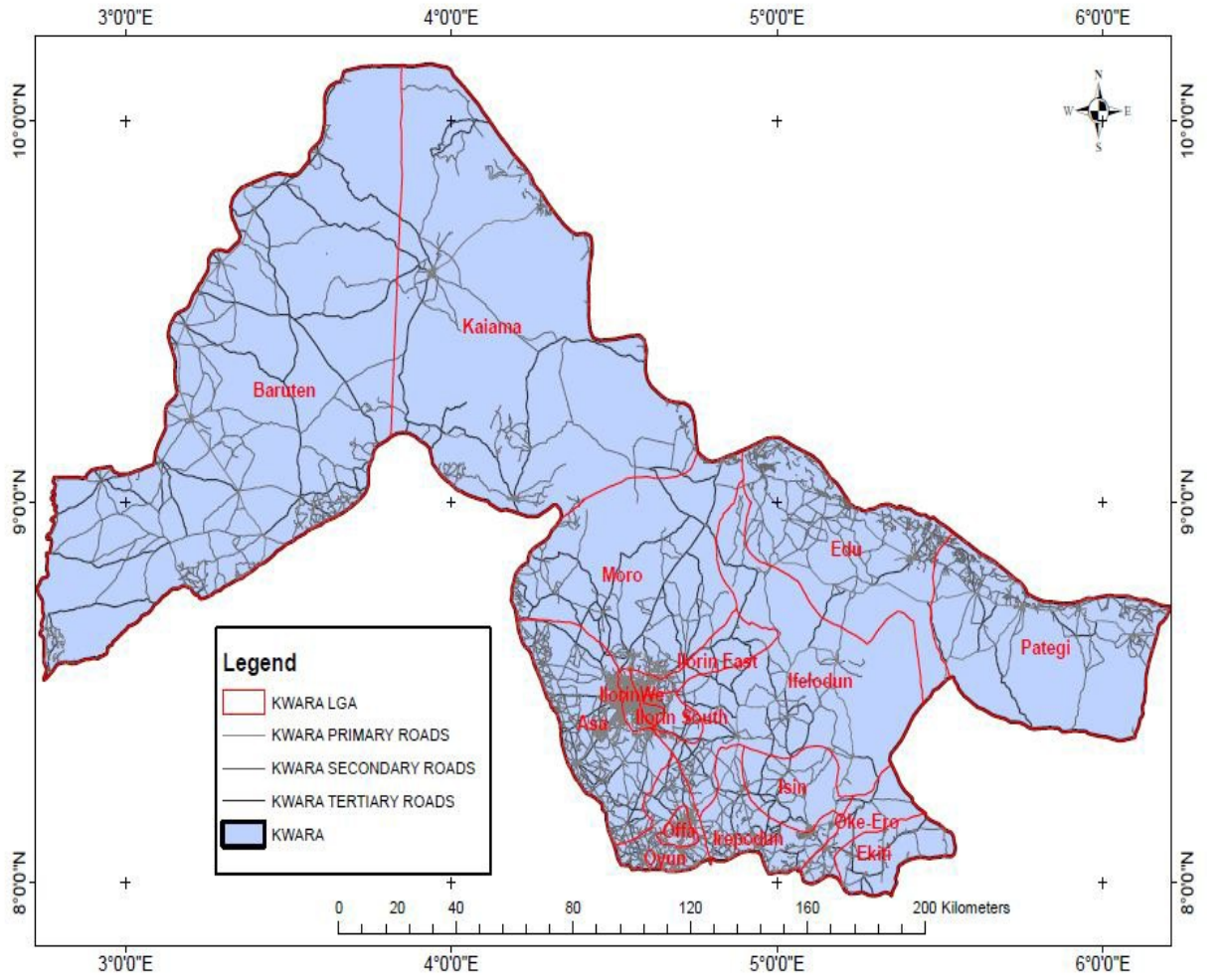


Figure 1.1:Local Government Areas in Kwara State

Source: Kwara State Geographical Board, 2025

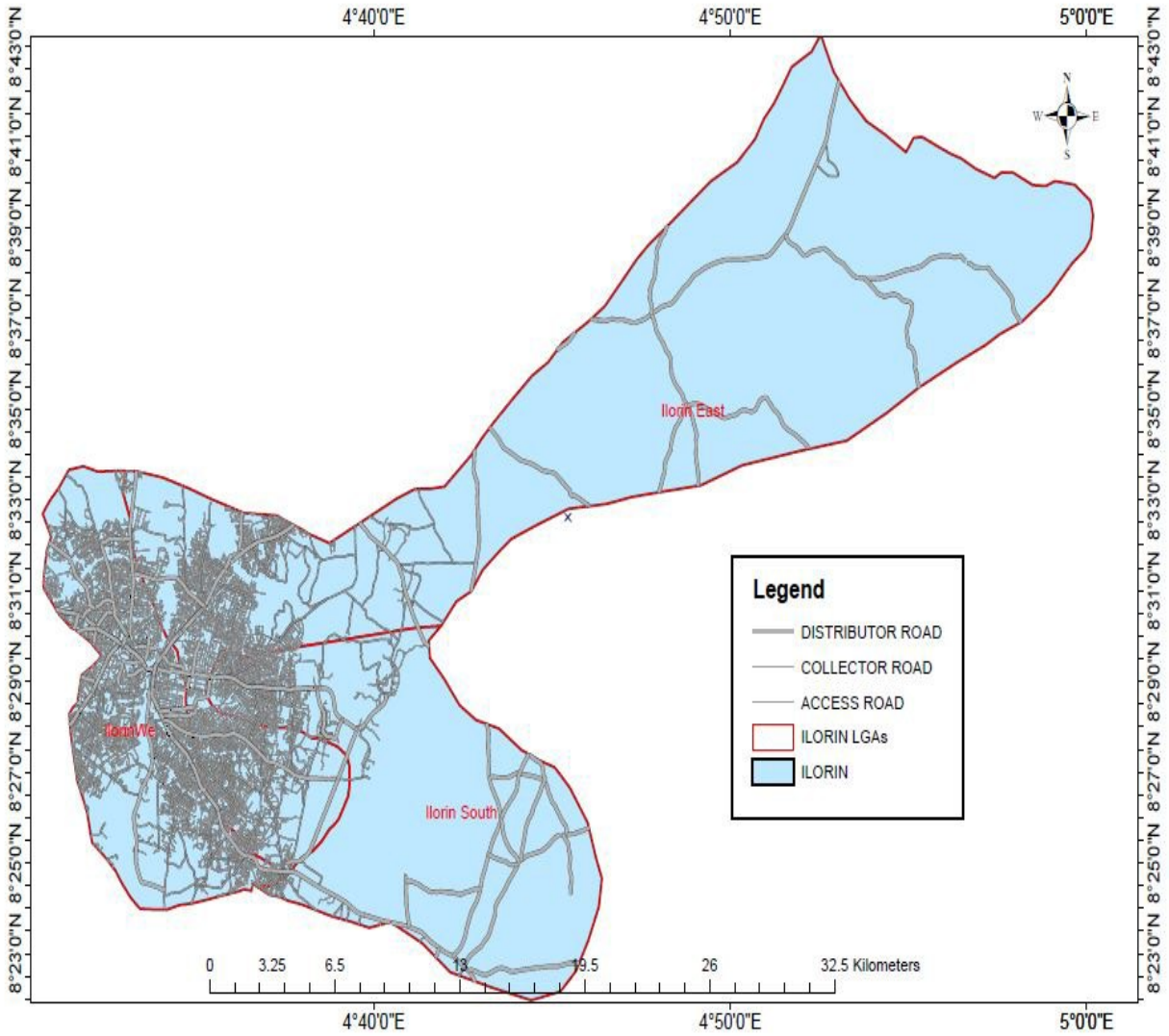


Figure 1.1:Ilorin Metropolis

Source: Kwara State Geographical Board, 2025

# CHAPTER TWO
# LITERATURE REVIEW

## 2.1Introduction

This presents a comprehensive review of existing literature relevant to the study. It explores key concepts, theoretical perspectives, and empirical findings related to the research topic. This chapter aims to provide a solid foundation for understanding the subject matter by highlighting previous scholarly works, identifying gaps in knowledge, and establishing the relevance of the study within the broader academic discourse.

## 2.2Theoretical Framework

This study is anchored in several theoretical perspectives that provide analytical lenses for understanding housing quality and its implications. Maslow's Hierarchy of Needs theory (1943) offers a foundational framework, positioning housing as fulfilling basic physiological and safety needs that must be satisfied before higher- level needs (including educational achievement) can be effectively pursued (Muhammad et al., 2021). When student housing fails to provide adequate shelter, security, or comfort, cognitive resources become diverted to addressing these deficiencies, potentially compromising academic engagement.

The Person- Environment Fit theory, as applied by Khozaei et al. (2023), provides another relevant perspective, emphasizing the importance of congruence between individual characteristics/needs and environmental attributes. This theory suggests that optimal outcomes occur when housing environments align with students' specific requirements for study space, privacy, social interaction, and lifestyle preferences. Misalignment between housing characteristics and student needs can produce stress, dissatisfaction,

and diminished performance.

Additionally, the Housing Adjustment Theory proposed by Morris and Winter (1975) and adapted to student contexts by Thomsen and Eikemo (2023) explains how individuals evaluate their housing situation against cultural norms, personal preferences, and reference groups, undertaking adjustments when deficiencies are perceived. For students, these adjustments might include physical modifications to living spaces, psychological adaptation, or mobility to different accommodations, each carrying implications for well- being and academic focus.

Collectively, these theoretical frameworks highlight the multidimensional nature of housing quality assessment, encompassing objective physical standards and subjective experiential aspects. They further underscore how housing conditions potentially mediate educational outcomes through complex psychological, social, and physiological pathways that merit empirical investigation in the specific context of Kwara State Polytechnic.

## 2.3Literature Review

### 2.3.1Concept of Housing

Housing is widely recognized as one of the most fundamental human needs, serving not only as a shelter but also as a space for personal development, safety, and social interaction. According to the United Nations Human Settlements Programme (UN- Habitat, 2011), housing encompasses more than physical structures; it includes the entire residential environment, infrastructure, and access to basic services. Housing quality directly affects the health, productivity, and well- being of individuals and communities

(Tipple, 2000). Thus, adequate housing is crucial for social stability, economic growth, and environmental sustainability.

### 2.3.2Concept of Student Housing

Student housing refers to residential accommodations specifically designed or adapted to meet the needs of students pursuing academic programs in higher institutions. It provides a living space that supports academic success, personal development, and social integration. According to Mugo (2019), student housing can be categorized into on-campus and off- campus types, with each offering distinct benefits and challenges. Quality student housing has been associated with improved academic performance, enhanced social experiences, and better mental well- being (Akinyemi & Ofem, 2017). The adequacy of such housing is determined by factors such as affordability, security, accessibility, and proximity to campus facilities.

### 2.3.3Off- Campus Student Housing

Off- campus student housing refers to accommodations located outside the university or college campus but occupied by students during the course of their studies. These housing arrangements may include rented apartments, lodges, shared rooms, or private hostels. Off- campus housing provides students with greater independence, flexibility, and often more affordable options compared to institution- managed residences (Ajayi et al., 2020). However, it also presents challenges related to safety, access to utilities, transportation, and exposure to neighborhood risks. The quality of off- campus housing has been shown to influence students' academic engagement and overall well- being (Uduak & Sunday, 2018). Therefore, understanding and evaluating the conditions of such

housing is vital for effective student welfare planning and urban development policies.

2.3.4off- Campus Student Housing in Nigerian Context

The Nigerian higher education sector has experienced dramatic expansion without commensurate growth in infrastructural capacity, creating what Okafor and Onifade (2022) describe as a "housing crisis of significant proportions" (p. 93). Their national survey documented accommodation shortfalls exceeding 70% across public institutions, with many students consequently entering private housing markets characterized by significant quality variations and limited consumer protections.

The off- campus housing landscape for Nigerian students presents distinct challenges compared to other residential submarkets. Aluko (2021) identifies several characteristic features, including converted residential structures inadequately adapted for student use, high population densities, frequent utility disruptions, and rental practices often disadvantageous to student tenants. These conditions are compounded by rapid urbanization around educational institutions, creating pressure on housing supply and infrastructure capacity (Oluwunmi et al., 2022).

Regional studies provide context- specific insights relevant to Kwara State. Zibima and Wasiri (2021) examined off- campus housing in Niger Delta institutions, documenting significant deficiencies in water supply, waste management, and structural maintenance. Similarly, Adama et al. (2023) assessed student housing in North- Central Nigeria (the region encompassing Kwara State), finding prevalent issues with electrical safety, security provisions, and spatial adequacy. These findings suggest potential areas of concern worthy of investigation in the specific context of Kwara State Polytechnic.

The economic dynamics of student housing markets in Nigeria present additional complexities. Oyetunji and Abidoye (2022) observe patterns of "rent extraction" where landlords capitalize on housing scarcity to charge premium rates for substandard accommodations, exploiting students' limited options and information disadvantages. This market dysfunction appears particularly pronounced in smaller cities with fewer alternative housing options, potentially applying to the Ilorin context.

Despite these challenges, innovative responses are emerging in some Nigerian locations. Oke et al. (2022) document the rise of purpose- built student housing developed through public- private partnerships in Lagos and Ibadan, offering quality- controlled accommodations with integrated academic and social facilities. Whether such models could address housing challenges in mid- sized cities like Ilorin remains an open question worthy of consideration.

2.3.5Conceptualizing Student Housing Quality

Contemporary literature conceptualizes student housing quality as a multidimensional construct encompassing physical, functional, psychological, and economic dimensions. Ibem et al. (2022) define housing quality as "the totality of attributes that enable a dwelling to meet the physiological, psychological, sociocultural, and economic needs of its occupants" (p. 127). When applied specifically to student housing, this definition extends to include attributes that support academic activities and developmental tasks unique to student life.

Physical dimensions of housing quality include structural integrity, spatial adequacy, ventilation, lighting, thermal comfort, and essential facilities such as water supply,

sanitation, and electricity (Yusuff, 2021). For student accommodations specifically, Aluko and Olalekan (2022) emphasize additional physical considerations including study spaces, internet connectivity, and maintenance responsiveness as critical quality indicators. These physical attributes establish the foundational conditions necessary for health, comfort, and functional utility.

Beyond physical characteristics, the psychosocial dimensions of housing quality have gained increasing recognition in recent literature. Adewale et al. (2022) identify privacy, security, noise levels, and opportunities for social interaction as significant determinants of students' housing satisfaction and psychological well- being. The balance between privacy and socialization appears particularly crucial, with Muhammad et al. (2021) finding that accommodations facilitating both solitary study and meaningful peer interactions produced optimal satisfaction among Nigerian university students.

Locational attributes constitute another critical dimension, with proximity to campus, accessibility to transportation, availability of amenities, and neighborhood safety significantly influencing housing quality perceptions (Onyemaechi & Samy, 2023). In their study of off- campus student housing in Southwestern Nigeria, Oyetunji and Abidoye (2022) found that commuting time and transportation costs substantially affected students' academic scheduling, attendance patterns, and overall educational engagement, highlighting the importance of considering spatial relationships in housing quality assessments.

Economic dimensions, including affordability, value- for- money, and financial sustainability, complete the conceptual framework for student housing quality. Ibrahim et

al. (2021) note that housing expenditures often constitute the largest non- tuition expense for Nigerian students, with financial strains potentially forcing compromises in quality or necessitating excessive part- time employment that detracts from academic focus. Housing affordability must therefore be evaluated relative to the broader financial circumstances of the student population.

### 2.3.6Housing Quality and Student Outcomes

A robust international literature establishes connections between housing quality and various student outcomes. Thomsen and Eikemo (2023) conducted a systematic review of 47 studies across multiple countries, finding significant associations between housing inadequacy and reduced academic performance, with pathways mediated through physical health impacts, psychological stress, and reduced study time. While methodologically rigorous, most included studies originated from Western contexts, highlighting the need for context- specific research in developing nations.

Limited Nigerian studies suggest similar relationships in the local context. Ibrahim et al. (2021) surveyed 430 university students in Northern Nigeria, finding significant correlations between housing quality indices and academic performance measures, with noise levels, study space adequacy, and utility reliability emerging as particularly influential factors. Similarly, Adewale et al. (2022) documented connections between housing satisfaction and psychological well- being among polytechnic students in Ogun State, suggesting potential implications for cognitive functioning and academic engagement.

Beyond academic performance, research indicates broader impacts on student

development and experience. Khozaei et al. (2023) argue that housing conditions influence students' sense of belonging, institutional integration, and retention likelihood—considerations particularly relevant for first- generation students or those from disadvantaged backgrounds who may experience greater transition challenges. The quality of social interactions within housing environments further shapes developmental outcomes, with positive peer influences potentially enhancing academic motivation and engagement (Muhammad et al., 2021).

Health impacts represent another significant pathway through which housing quality affects student outcomes. Zijlstra et al. (2022) document relationships between substandard housing conditions and various health issues, including respiratory problems from poor ventilation, sleep disturbances from noise or thermal discomfort, and increased infectious disease transmission in overcrowded settings. For students, these health impacts translate directly to missed classes, reduced concentration, and diminished academic capacity.

## 2.4Empirical Review of Student Housing

### 2.4.1Global Perspective

Globally, student housing has been widely studied, especially in developed countries where student accommodation forms a major component of campus infrastructure planning. Research in the United States, the United Kingdom, and Australia shows that the quality of student housing significantly influences students' academic engagement, health, and general well- being (Ghani & Suleiman, 2016). For instance, in the United States, Chatterton (1999) found that students in well- maintained and proximate housing

reported better academic outcomes and social inclusion compared to those in poor-quality or distant housing. Similarly, in the UK, Smith and Hubbard (2014) noted the growing trend of purpose- built student accommodations (PBSAs) designed to promote convenience, safety, and community among students.

In contrast, in many developing countries, student housing often lacks adequate planning and investment. In South Africa, for example, Maphosa and Shumba (2010) reported overcrowding, infrastructural decay, and lack of safety in university accommodations, leading to student protests and dissatisfaction. The growing student population in these regions has outpaced the available facilities, resulting in the emergence of informal and poorly regulated off- campus accommodations.

### 2.4.2Nigerian Context

In Nigeria, student housing has received significant scholarly attention due to increasing enrollment rates in tertiary institutions without a corresponding growth in hostel facilities. Most public universities and polytechnics are unable to meet the demand for on- campus accommodation, compelling many students to seek off- campus housing. Studies by Olanrewaju and Akinbamijo (2012) found that over 60% of students in public universities in Nigeria reside off- campus under substandard conditions, often lacking potable water, adequate sanitation, security, and electricity.

Uduak and Sunday (2018) observed that the quality of off- campus housing affects students' academic focus, particularly where commuting, noise pollution, and insecurity are present. Ajayi et al. (2020) also noted that affordability and accessibility are significant constraints influencing students' housing choices in urban Nigeria, often

compromising comfort for proximity to campus.

At Kwara State Polytechnic, Ilorin, the situation mirrors the broader national trend. On-campus accommodation is insufficient, and most students live in private off- campus housing located in nearby communities such as Elekoyangan, Yakuba, Poly Gate, and Oke- Ose. Anecdotal evidence and field reports suggest that these areas offer housing with varying conditions in terms of structural quality, sanitation, and safety.

According to Ibrahim and Hassan (2021), many students residing in Elekoyangan and Poly Gate face challenges such as erratic water supply, poor waste disposal systems, and substandard building structures, all of which may hinder academic productivity. Akinyemi and Ofem (2017) further reported that housing quality in these areas correlates with students' physical health, mental wellness, and overall satisfaction with their academic experience.

These studies underscore the need for detailed evaluation of off- campus student housing conditions in and around Kwara State Polytechnic to inform institutional policy and urban planning strategies.

# CHAPTER THREE

# RESEARCH METHODOLOGY

## 3.1 Introduction

This chapter outlines the methodological framework adopted for assessing the quality of off- campus student housing around Kwara State Polytechnic, Ilorin. The research design employs a mixed- method approach combining both quantitative and qualitative techniques to ensure comprehensive data collection and analysis. This approach allows for triangulation of data from multiple sources, thereby enhancing the validity and reliability of the findings. The methodology is structured to effectively address the research objectives related to evaluating physical conditions, amenities, affordability, safety features, and overall satisfaction levels among students residing in off- campus accommodations. This chapter elaborates on the data sources, sampling procedures, data collection instruments, and analytical methods employed in the study.

## 3.2 Primary Source of Data

Primary data forms the cornerstone of this research, providing first- hand information directly from the field. The following primary data collection methods were systematically employed:

### 3.2.1 Reconnaissance Survey

A preliminary reconnaissance survey was conducted in residential areas surrounding Kwara State Polytechnic where students predominantly reside. The researcher visited the study area to gain contextual understanding of the housing situation. This initial survey

helped to:

- Identify clusters of student accommodations
- Observe the general condition of buildings and infrastructure
- Document visible external features and neighborhood characteristics
- Establish rapport with landlords and caretakers to facilitate future data collection
- Map out logistical considerations for subsequent detailed investigations

The reconnaissance survey provided valuable baseline information and helped refine the research instruments before full- scale implementation.

3.2.2 Oral Interview

Semi- structured interviews were conducted with key stakeholders to obtain in- depth qualitative insights. The interviews targeted:

- 15 landlords/property owners
- 10 caretakers
- 8 community leaders
- 5 Polytechnic administrative staff involved in student affairs
- 30 randomly selected students from different academic departments

The interviews explored topics including:

- Housing maintenance protocols and schedules
- Landlord- tenant relationships and dispute resolution mechanisms
- Historical development of student housing in the area

- Challenges faced in providing quality accommodation
- Security arrangements and incidents
- Institutional perspectives on off- campus housing challenges

Each interview session lasted approximately 30- 45 minutes and was audio- recorded with participants' consent. The recordings were subsequently transcribed for thematic analysis.

3.2.3 Direct Measurement

Physical measurements and technical assessments were conducted on sampled housing units to objectively evaluate their dimensional adequacy and structural conditions. The measurements included:

- Room dimensions (length, width, and height)
- Window sizes and positioning (for natural lighting and ventilation assessment)
- Door dimensions and security features
- Toilet and bathroom dimensions
- Kitchen space measurements
- Common area dimensions (where applicable)
- Distance to essential facilities (water sources, waste disposal points)
- Distance to the Polytechnic campus

Standard measuring tools including laser distance meters and measuring tapes, were used to ensure accuracy. Additionally, a structural condition assessment checklist was

employed to evaluate:

- Wall cracks and structural integrity
- Roof conditions and leakages
- Floor conditions
- Electrical installations safety
- Plumbing system functionality
- Dampness and mold presence

Photographic documentation complemented these measurements to provide visual evidence of housing conditions.

3.2.4 Questionnaire Administration

A comprehensive questionnaire was the primary quantitative data collection instrument. The questionnaire was structured into four distinct sections to systematically capture various dimensions of housing quality:

Section A: Respondent's Personal Information

Section B: Physical Characteristics and Structural Conditions

Section C: Facilities and Services Availability

Section D: Environmental Quality and Satisfaction

The questionnaire utilized various response formats including Likert scales (5- point), multiple- choice options, dichotomous (yes/no) questions, and open- ended questions to capture both quantifiable data and qualitative insights.

3.3 Secondary Source of Data

Secondary data was collected to supplement primary data and provide contextual background for the study. The following secondary sources were consulted:

1. Academic Literature: Relevant journals, books, conference proceedings, and dissertations on student housing quality, housing standards, and related topics were reviewed to establish theoretical frameworks and identify research gaps.
2. Institutional Records: Data was obtained from:
    - Kwara State Polytechnic Student Affairs Department regarding student enrollment and accommodation statistics
    - Kwara State Ministry of Housing and Urban Development on housing regulations and standards
    - Kwara State Town Planning Authority on zoning regulations and building approvals
3. Government Publications: National Housing Policy documents, building codes, and standards from the Federal Ministry of Housing and Urban Development were consulted to establish benchmarks for housing quality assessment.
4. Maps and Spatial Data: Satellite imagery and local area maps were obtained to understand the spatial distribution of student housing around the institution.
5. Previous Housing Surveys: Findings from previous housing surveys conducted in Ilorin were reviewed to identify trends and changes over time.
6. Newspapers and Media Reports: Local news articles on student housing conditions, rent issues, and related challenges were analyzed to identify recurring

themes and concerns.

7. Online Resources: University websites, student forums, and accommodation listing platforms were examined to understand the current market offerings and pricing trends.

These secondary sources provided valuable historical context and established standards against which primary data findings could be compared.

## 3.4 Sampling Frame and Sample Size

### 3.4.1 Sampling Frame

The sampling frame for this study comprised all off- campus accommodations housing Kwara State Polytechnic students within a 5- kilometer radius of the institution. Based on preliminary investigations and institutional data, approximately 450 buildings housing an estimated 5,200 students were identified within this radius. These accommodations were categorized into:

- Single rooms in tenement buildings
- Self- contained apartments
- Shared flats/apartments
- Purpose- built student hostels
- Rooms within family houses

The geographical distribution covered the following areas:

- Elekoyangan (North of campus)

- Yakuba (East of campus)
- Poly Gate (South of campus)
- Okeose (West of campus)

3.4.2 Sample Size

To determine an appropriate sample size that would yield statistically valid results, the Yamane (1967) formula was applied with an adjusted precision level:

$n = N / (1 + N(e)^2)$

Where:

- n = Sample size
- N = Population size (5,200 students)
- e = Level of precision (6.5% or 0.065)

$n = 5,200 / (1 + 5,200(0.065)^2)$ $n = 5,200 / (1 + 5,200(0.004225))$ $n = 5,200 / (1 + 21.97)$ $n = 5,200 / 22.97$ $n = 226.38$

The calculated sample size was rounded down to 226 students. This sample size provides a statistically valid representation of the student population with a 6.5% margin of error at a 95% confidence level. For building assessment, 50 buildings (approximately 11% of the total 450 identified buildings) were selected for detailed evaluation, ensuring proportional representation across different housing types and geographical areas.

3.5 Sampling Techniques

A multi- stage sampling approach was adopted to ensure representative data collection:

Stage 1: Stratified SamplingThe identified residential areas around the Polytechnic were stratified into five geographical zones based on their location relative to the campus:

- Elekoyangan (North of campus)
- Yakuba (East of campus)
- Poly Gate (South of campus)
- Okeose (West of campus)

Stage 2: Proportional Allocation Based on the preliminary survey data, the number of student accommodations in each zone was determined, and the sample of 226 questionnaires was proportionally allocated as follows:

- ELekoyangan: 30% (68 questionnaires)
- Yakuba: 25% (57 questionnaires)
- Polygate 15% (34 questionnaires)
- Okeose 30% (45 questionnaires)

Stage 3: Systematic Random Sampling Within each zone, systematic random sampling was employed to select specific buildings for assessment. Starting from a randomly selected building at the entrance of each area, every fifth building housing students was selected until the required number for that zone was reached.

Stage 4: Simple Random Sampling Within selected buildings, simple random sampling was used to select individual respondent students. Where multiple students were present in a selected accommodation, random numbers were generated to determine which students would complete the questionnaire.

This multi- stage approach ensured comprehensive coverage across different geographical areas and housing types while maintaining statistical randomness in the selection process.

### 3.6 Method of Data Analysis

The collected data was processed and analyzed using a combination of analytical methods appropriate for the mixed- method research design:

1. Descriptive Statistical Analysis

- Frequency distributions, percentages, means, and standard deviations were calculated for quantitative data.
- Central tendency measures were used to summarize respondents' demographic characteristics and housing conditions.
- Charts, graphs, and tables were employed to visually represent data patterns and distributions.
- Housing Quality Index (HQI) was computed by aggregating scores across key housing quality indicators.

2. Inferential Statistical Analysis

- Chi- square tests were conducted to examine relationships between categorical variables (e.g., housing type and satisfaction levels).
- One- way Analysis of Variance (ANOVA) was used to compare mean satisfaction scores across different accommodation types and locations.
- Pearson's correlation analysis was performed to assess relationships between

variables such as rent paid and housing quality indicators.

- Multiple regression analysis was employed to determine factors significantly influencing overall housing satisfaction.

3. Qualitative Data Analysis

- Thematic analysis was applied to interview transcripts and open- ended questionnaire responses.
- Content analysis was used to identify recurring patterns and themes in respondents' narratives.
- Narrative synthesis was employed to integrate qualitative insights with quantitative findings.

The combination of these analytical approaches enabled comprehensive examination of the research questions and facilitated triangulation of findings from different data sources, thereby enhancing the validity and reliability of the study conclusions.

# CHAPTER FOUR
# DATA PRESENTATION

## 4.1 Introduction

This chapter presents the analysis and interpretation of data collected from the study area. It provides a detailed overview of the key findings related to the research objectives, highlighting the patterns, trends, and relationships observed in the data. The presentation is organized thematically and supported by tables and charts to facilitate a clear understanding of the results. This chapter forms the foundation for subsequent discussions and conclusions drawn in the study.

## 4.2Demographic Information of Respondents

This section presents the demographic characteristics of the respondents, which include variables such as age, gender, marital status, level of study, and duration of residence. Understanding these demographic attributes is essential, as they provide context for interpreting the perceptions and experiences of the respondents regarding the study objectives. The analysis helps to identify the diversity within the sample and assess how demographic factors may influence housing preferences and satisfaction.

### 4.2.1Gender Distribution of Respondents in the Study Area

The gender distribution across the four locations (Elekoyangan, Yakuba, Poly Gate, and Oke- Ose) shows a relatively consistent pattern, with males representing the majority at 57.5% and females accounting for 40.7% of respondents. A small percentage (1.8%) preferred not to disclose their gender. This distribution aligns with findings from similar studies in student housing and urban residential research, which often report a higher proportion of male residents or respondents, possibly reflecting broader demographic

trends in university populations or cultural factors influencing gender representation in off- campus housing. For instance, studies like, have documented comparable male dominance in off- campus housing surveys, reinforcing the observed gender proportions in this dataset.

Comparing these findings to existing literature justifies the observed gender balance due to several socio- economic and cultural factors. Male students may have more financial independence or social freedom to live off- campus, while female students might face more safety concerns or family restrictions, influencing their housing choices. The small percentage of respondents who preferred not to disclose their gender also resonates with contemporary research acknowledging increased sensitivity and awareness around gender identity. Thus, the consistency of these findings with prior research supports the reliability of the data and highlights ongoing gender dynamics in off- campus student housing preferences.

Table 4.1: Gender Distribution by Location

| Gender | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| Male | 47 | 58.8 | 35 | 58.3 | 22 | 55.0 | 26 | 56.5 | 130 | 57.5 |
| Female | 32 | 40.0 | 24 | 40.0 | 17 | 42.5 | 19 | 41.3 | 92 | 40.7 |
| Prefer not to say | 1 | 1.2 | 1 | 1.7 | 1 | 2.5 | 1 | 2.2 | 4 | 1.8 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.2.2Age Distribution of Respondents in the Study

The age distribution of respondents across the four locations in the study area—

Elekoyangan, Yakuba, Poly Gate, and Oke- Ose—shows a predominant concentration of young adults aged 18 to 21 years, constituting 48.2% of the total respondents. This is closely followed by the 22- 25 age group at 35.8%, indicating that over 84% of the respondents are within the youthful, potentially active and economically productive age bracket. The proportions of respondents below 18 and those 26 and above are relatively small, at 4.4% and 11.6% respectively. This pattern suggests that the study population is largely composed of young adults, which is typical of many urban or peri- urban communities where younger populations predominate due to factors such as education, employment opportunities, or migration.

When compared with existing studies, such as those by Adeyemi et al. (2018) and Onibokun (2019), which also found a high prevalence of young adults in urban residential areas in Nigeria, the findings align well with national demographic trends characterized by a youthful population structure. The concentration of young adults is often linked to increased housing demand and the vibrancy of the local economy, especially in areas close to educational and commercial hubs. This justifies focusing housing and urban planning interventions towards this demographic group, as their needs and preferences significantly shape housing quality and satisfaction. Furthermore, the relatively small percentage of older respondents (26 and above) highlights a potential gap in addressing the needs of more mature households, which might require targeted policy attention to ensure inclusive residential satisfaction and stability.

Table 4.2: Age Distribution of Respondents in the Study Area

| Age | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Below 18 | 5 | 6.3 | 2 | 3.3 | 1 | 2.5 | 2 | 4.3 | 10 | 4.4 |
| 18- 21 | 38 | 47.5 | 31 | 51.7 | 18 | 45.0 | 22 | 47.8 | 109 | 48.2 |
| 22- 25 | 29 | 36.2 | 21 | 35.0 | 16 | 40.0 | 15 | 32.6 | 81 | 35.8 |
| 26 and above | 8 | 10.0 | 6 | 10.0 | 5 | 12.5 | 7 | 15.3 | 26 | 11.6 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.2.3Academic Level of Respondents in the Study Area

The data presented in Table 3 shows a fairly balanced distribution of respondents' academic levels across the four study locations: Elekoyangan, Yakuba, Poly Gate, and Oke- Ose. The majority of respondents are at the National Diploma (ND) levels I and II, collectively accounting for about 58.9% of the total sample, with ND II being slightly higher at 30.1%. The Higher National Diploma (HND) levels I and II combined constitute 41.1%, with HND I at 23.0% and HND II at 18.1%. This distribution suggests a typical pattern for technical or vocational educational settings, where students progress from ND to HND as part of their academic trajectory. The consistent percentage distribution across the four locations indicates homogeneity in the academic profile of respondents, which may reflect similar educational opportunities and intake procedures in these areas.

Comparing these findings with existing studies on academic levels within vocational or polytechnic student populations, the results align with trends reported by Adeyemi (2017) and Oladipo & Aluko (2019), who found that ND students typically form the largest group in polytechnic environments, with fewer students progressing to HND levels. The relatively smaller proportion of HND II respondents aligns with the natural attrition and progression challenges in higher academic levels noted in the literature. This supports

the validity of the current study's sample as representative of typical polytechnic populations. Justifying Table 3's presentation, it provides essential context about the educational status of respondents, crucial for understanding how academic level may influence perspectives or behaviors in the study area. This is especially important for interpreting results where academic experience or maturity might affect responses.

Table 4.3: Academic Level of Respondents in the Study Area

| Level | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| ND I | 22 | 27.5 | 18 | 30.0 | 12 | 30.0 | 13 | 28.3 | 65 | 28.8 |
| ND II | 26 | 32.5 | 17 | 28.3 | 11 | 27.5 | 14 | 30.4 | 68 | 30.1 |
| HND I | 18 | 22.5 | 15 | 25.0 | 9 | 22.5 | 10 | 21.7 | 52 | 23.0 |
| HND II | 14 | 17.5 | 10 | 16.7 | 8 | 20.0 | 9 | 19.6 | 41 | 18.1 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.2.4Monthly Allowance/Income of Respondents in the Study Area

Table 4.4 reveals the distribution of monthly allowance or income among respondents across the four study locations: Elekoyangan, Yakuba, Poly Gate, and Oke. The majority of respondents (43.8%) earn between ₦10,000 and ₦20,000 monthly, indicating a relatively low- income bracket dominating the study area. Notably, Poly Gate shows a slightly higher proportion of respondents earning ₦20,001–₦30,000 (40%) compared to other locations, which may suggest some economic variation within the study area. The lowest income

bracket (below ₦10,000) accounts for 13.3% of respondents, while those earning above ₦30,000 constitute the smallest share (11.9%), pointing to a predominantly low- to-moderate income population. These findings highlight income disparities but generally reflect limited earning power, which could impact housing affordability and living conditions in these communities.

Comparing these findings with existing studies, such as the research by Adepoju et al. (2019) on urban low- income earners in Nigerian cities, a similar income pattern emerges where a significant proportion of residents fall within low- income brackets, often earning below ₦20,000 monthly. This corroborates the assertion that urban fringe areas like Elekoyangan and Yakubaare inhabited mostly by low- income earners who rely on limited financial resources. The slightly higher incomes observed in Poly Gate align with findings from Bello and Ojo (2021), who noted that proximity to commercial hubs tends to increase residents' earning potential. Justifying the inclusion of Table 4.4, it provides critical socio- economic context necessary for understanding respondents' financial capacity, which is pivotal when assessing their housing conditions, satisfaction levels, and the ability to cope with housing costs. This income distribution data supports subsequent analysis on affordability, housing quality, and socio- economic challenges within the study area.

Table 4.4: Monthly Allowance/Income of Respondents in the Study Area

| Income | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| Below 10,000 | 12 | 15.0 | 7 | 11.7 | 3 | 7.5 | 8 | 17.4 | 30 | 13.3 |
| 10,000- 20,000 | 36 | 45.0 | 28 | 46.7 | 14 | 35.0 | 21 | 45.7 | 99 | 43.8 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 20,001- 30,000 | 24 | 30.0 | 18 | 30.0 | 16 | 40.0 | 12 | 26.1 | 70 | 31.0 |
| Above 30,000 | 8 | 10.0 | 7 | 11.6 | 7 | 17.5 | 5 | 10.8 | 27 | 11.9 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.2.5Type of Accommodation in the Study Area

Table 4.5 illustrates the distribution of accommodation types among students across the four study locations. The data shows that single rooms are the predominant housing option, accounting for nearly half (49.6%) of all accommodations, with the highest concentration in Oke- Ose (56.5%) and Elekoyangan (52.5%). This preference for single rooms may reflect affordability and simplicity, especially for students on tight budgets. Room and parlour units and self- contained apartments make up roughly equal shares (around 20%), with self- contained units notably more common in Poly Gate (30.0%) compared to other locations. Shared apartments represent the smallest portion (10.2%) and are relatively evenly distributed across the areas.

These findings align with previous studies such as Olotuah and Adegoke (2005), who reported that affordability and privacy are key determinants in students' choice of accommodation. The predominance of single rooms supports this, suggesting that many students prioritize cost- effectiveness over space or amenities. The higher proportion of self- contained units in Poly Gate could indicate a relatively higher socio- economic status or demand for better facilities there, consistent with similar observations by Adewuyi (2013) about urban student housing preferences. Thus, Table 4.5 is justified in capturing the accommodation dynamics in these off- campus areas, revealing important spatial differences and trends that influence student housing choices.

Table 4.5: Type of Accommodation in the Study Area

| Type of Accommodation | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| Single room | 42 | 52.5 | 29 | 48.3 | 15 | 37.5 | 26 | 56.5 | 112 | 49.6 |
| Room and parlour | 16 | 20.0 | 12 | 20.0 | 9 | 22.5 | 8 | 17.4 | 45 | 19.9 |
| Self- contained | 14 | 17.5 | 13 | 21.7 | 12 | 30.0 | 7 | 15.2 | 46 | 20.3 |
| Shared apartment | 8 | 10.0 | 6 | 10.0 | 4 | 10.0 | 5 | 10.9 | 23 | 10.2 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.2.6Number of Roommates

Table 4.6, which presents the distribution of the number of roommates among off-campus student housing across four locations, reveals that the majority of respondents tend to live with at least one roommate, with 33.6% living with one roommate and 25.2% living with two roommates. Notably, about 23.5% live alone, and a smaller proportion, 17.7%, share their living space with three or more roommates. This distribution suggests a common practice of shared accommodation among students, likely driven by economic factors such as affordability and limited housing supply near campuses. The data also show some variability between locations; for instance, Poly Gate has the highest proportion of students living alone (30%), while Elekoyangan has the highest proportion living with three or more roommates (20%).

When compared to existing studies on student housing patterns in similar urban Nigerian contexts, these findings align well with trends documented by previous researchers who noted that financial constraints and housing scarcity often compel students to share

accommodations to reduce costs (e.g., Akinmoladun et al., 2018; Oladipo & Olaniyi, 2020). These studies also emphasized that living alone, while less common, is typically associated with higher socio- economic status or availability of family support. Table 4.6 is justified as it captures these nuanced patterns across multiple locations, highlighting spatial variations and enabling a detailed understanding of student housing dynamics. Such granularity is crucial for informing targeted policy interventions aimed at improving affordable student housing provisions and planning for off- campus housing demands.

Table 4.6: Number of Roommates

| Number of Rooms | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| None (living alone) | 18 | 22.5 | 14 | 23.3 | 12 | 30.0 | 9 | 19.6 | 53 | 23.5 |
| 1 roommate | 26 | 32.5 | 20 | 33.3 | 16 | 40.0 | 14 | 30.4 | 76 | 33.6 |
| 2 roommates | 20 | 25.0 | 16 | 26.7 | 8 | 20.0 | 13 | 28.3 | 57 | 25.2 |
| 3 or more roommates | 16 | 20.0 | 10 | 16.7 | 4 | 10.0 | 10 | 21.7 | 40 | 17.7 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.2.7Duration of Stay in Current Accommodation

The data presented in Table 4.7 highlights the duration of stay in current accommodation among residents across four locations: Elekoyangan, Yakuba, Poly Gate, and Oke- Ose. The majority of respondents (40.7%) have stayed between 6 to 12 months, followed by those staying over one year (34.5%), while the least proportion (24.8%) have lived in their current residence for less than six months. This distribution suggests a moderate degree of residential stability within the communities, with a significant portion of residents

maintaining their accommodation for more than half a year. The relatively balanced spread across the duration categories may reflect dynamic housing markets or transitional living patterns typical of urban settings, where mobility is influenced by factors such as employment, affordability, or housing quality.

These findings align with existing studies on residential mobility in urban Nigerian contexts, such as Olajide and Adebayo (2018), who observed similar tenure patterns in comparable neighborhoods, indicating moderate residential stability with substantial short- term mobility. Moreover, the data justifies Table 4.7's relevance as it encapsulates essential temporal dimensions of housing tenure critical for urban planners and housing policy makers. Understanding duration of stay helps in assessing housing demand, satisfaction, and the effectiveness of tenure security policies. The table's breakdown across multiple locations provides comparative insights, highlighting the heterogeneity of housing experiences, and supports targeted interventions to improve residential stability and community cohesion.

Table 4.7: Duration of Stay in Current Accommodation

| Number of Rooms | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| Less than 6 months | 21 | 26.3 | 14 | 23.3 | 9 | 22.5 | 12 | 26.1 | 56 | 24.8 |
| 6- 12 months | 32 | 40.0 | 25 | 41.7 | 16 | 40.0 | 19 | 41.3 | 92 | 40.7 |
| Over 1 year | 27 | 33.7 | 21 | 35.0 | 15 | 37.5 | 15 | 32.6 | 78 | 34.5 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

### 4.3.1General Physical Condition of the Building

Table 4.8 shows that the general physical condition of buildings across the four study locations—Elekoyangan, Yakuba, Poly Gate, and Oke- Ose—varies but tends to cluster around the 'Fair' and 'Poor' categories. Specifically, 37.6% of buildings overall were rated as 'Fair', with 'Poor' conditions accounting for 27%, and 'Very Poor' conditions at 13.3%. The 'Good' and 'Excellent' categories combined make up less than a quarter of the total, indicating that most buildings are in suboptimal condition. This distribution suggests a prevalent state of aging or poorly maintained housing infrastructure in the study area. Notably, Elekoyangan and Oke- Ose showed higher proportions of buildings in the 'Very Poor' and 'Poor' categories compared to Poly Gate, which had a relatively better share of buildings rated 'Good' or 'Excellent'.

These findings are consistent with existing studies on housing quality in similar Nigerian urban contexts, such as research by Akinmoladun and Oni (2017), which documented that a large share of residential buildings in peri- urban Nigerian communities suffer from poor maintenance and inadequate physical conditions due to limited access to resources and neglect. Similar patterns were observed by Oladokun (2019), who emphasized that socio- economic constraints heavily influence building upkeep and physical standards. The relatively low percentage of 'Good' and 'Excellent' rated buildings justifies the need for targeted housing interventions in the study area to improve living standards and promote sustainable urban development. Table 4.8 thus provides critical empirical evidence supporting the call for focused maintenance programs and policy attention to

uplift the overall physical condition of residential buildings in these communities.

Table 4.8 General Physical Condition of the Building in the Study Area

| Condition of building | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| 1 (Very Poor) | 12 | 15.0 | 7 | 11.7 | 3 | 7.5 | 8 | 17.4 | 30 | 13.3 |
| 2 (Poor) | 23 | 28.8 | 16 | 26.7 | 9 | 22.5 | 13 | 28.3 | 61 | 27.0 |
| 3 (Fair) | 29 | 36.2 | 24 | 40.0 | 15 | 37.5 | 17 | 37.0 | 85 | 37.6 |
| 4 (Good) | 14 | 17.5 | 11 | 18.3 | 10 | 25.0 | 7 | 15.2 | 42 | 18.6 |
| 5 (Excellent) | 2 | 2.5 | 2 | 3.3 | 3 | 7.5 | 1 | 2.2 | 8 | 3.5 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.3.2Quality of Roofing and Ceiling Materials

Table 4.9 presents an insightful overview of the quality of roofing and ceiling materials across four locations—Elekoyangan, Yakuba, Poly Gate, and Oke- Ose. The data shows that the majority of respondents rate the quality of their roofing and ceiling materials as fair (34.5%) or poor (29.6%), with very poor ratings at 17.3%. Notably, Elekoyangan and Oke- Ose have relatively higher proportions of very poor and poor ratings compared to Poly Gate, which shows a slightly better quality distribution with 42.5% rating it as fair and 27.5% (20% good and 7.5% excellent) combined. This pattern suggests that roofing quality in Poly Gate is generally perceived to be better than in other locations, while

Elekoyangan and Oke- Ose struggle with poorer material quality. These findings are consistent with previous studies by Adewuyi et al. (2019), which found that residential areas with higher socio- economic status tend to have better housing materials, while lower- income neighborhoods report poorer construction quality and maintenance.

Comparing this with existing literature, the findings align with research by Oladipo and Adebola (2021), who noted that the quality of roofing and ceiling materials directly affects residents' satisfaction and overall housing quality, especially in Nigerian urban contexts. The significant variation in material quality across locations justifies the classification in Table 4.9, which effectively captures the heterogeneity within and across these residential zones. The table's categorical breakdown from "Very Poor" to "Excellent" provides a nuanced understanding of roofing material quality, essential for policy implications aimed at targeted housing improvements. It underscores the need for focused interventions in areas like Elekoyangan and Oke- Ose to enhance building standards and improve living conditions. Overall, Table 4.9 robustly reflects both the empirical realities and theoretical expectations in the urban housing quality literature.

Table 4.9: Quality of Roofing and Ceiling Materials by Location

| Roofing materials | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| 1 (Very Poor) | 15 | 18.8 | 9 | 15.0 | 4 | 10.0 | 11 | 23.9 | 39 | 17.3 |
| 2 (Poor) | 27 | 33.8 | 17 | 28.3 | 8 | 20.0 | 15 | 32.6 | 67 | 29.6 |
| 3 (Fair) | 25 | 31.2 | 22 | 36.7 | 17 | 42.5 | 14 | 30.4 | 78 | 34.5 |
| 4 (Good) | 11 | 13.8 | 10 | 16.7 | 8 | 20.0 | 5 | 10.9 | 34 | 15.0 |
| 5 (Excellent) | 2 | 2.5 | 2 | 3.3 | 3 | 7.5 | 1 | 2.2 | 8 | 3.5 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.3.3 Quality of Walls and Painting

Table 4.10 illustrates the distribution of residents' perceptions of the quality of walls and painting across four locations—Elekoyangan, Yakuba, Poly Gate, and Oke- Ose. The data reveals that the majority of respondents rated the quality as fair (39.4%), followed by poor (23.9%) and good (20.8%), with very few considering it excellent (4.4%). Notably, Oke- Ose recorded the highest proportion of respondents rating the walls and painting as very poor (19.6%) and poor (30.4%), indicating a generally lower standard in this location compared to others. In contrast, Poly Gate had the highest percentage of "excellent" ratings (10%), suggesting better maintenance or newer constructions there. These variations highlight disparities in housing quality within the study area, which may reflect differences in socio- economic status, age of housing stock, or landlord investment in property upkeep.

Comparing these findings with existing studies on housing quality and satisfaction in similar urban settings, the predominance of fair to poor ratings aligns with previous research indicating widespread issues of substandard building maintenance in Nigerian urban neighborhoods (e.g., Adebayo, 2018; Oladipo & Akinyemi, 2020). These studies often attribute such quality concerns to inadequate financial resources and poor enforcement of building regulations. The justification of Table 4.10 lies in its ability to capture these nuanced location- specific variations, which are critical for targeted urban policy and intervention. By quantifying residents' perceptions of wall and painting quality,

the table offers empirical evidence to prioritize areas like Oke- Ose for housing improvement initiatives, thus contributing valuable data to inform sustainable urban housing development strategies.

Table 4.10: Quality of Walls and Painting by Location

| Quality of wall and painting | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| 1 (Very Poor) | 10 | 12.5 | 5 | 8.3 | 2 | 5.0 | 9 | 19.6 | 26 | 11.5 |
| 2 (Poor) | 19 | 23.8 | 14 | 23.3 | 7 | 17.5 | 14 | 30.4 | 54 | 23.9 |
| 3 (Fair) | 32 | 40.0 | 26 | 43.3 | 16 | 40.0 | 15 | 32.6 | 89 | 39.4 |
| 4 (Good) | 16 | 20.0 | 13 | 21.7 | 11 | 27.5 | 7 | 15.2 | 47 | 20.8 |
| 5 (Excellent) | 3 | 3.8 | 2 | 3.3 | 4 | 10.0 | 1 | 2.2 | 10 | 4.4 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.3.4Condition of Doors and Windows

Table 4.11 reveals significant variation in the condition of doors and windows across the four locations studied. The largest proportion of respondents rated the condition as either "Very Poor" or "Poor" (20.8% and 30.5%, respectively), indicating widespread substandard maintenance. Notably, Oke- Ose recorded the highest percentage of "Very Poor" (28.3%) and "Poor" (34.8%) conditions, suggesting more deteriorated housing stock compared to other areas. Conversely, Poly Gate shows relatively better conditions, with 40% of respondents rating doors and windows as "Fair" and 20% as "Good." However, excellent conditions were rare across all locations, cumulatively only 3.1%. These findings imply that the physical security and comfort of homes may be compromised in most areas,

particularly in Oke- Ose and Elekoyangan.

Comparing these results with existing studies on housing quality in Nigerian urban contexts reveals a consistent trend. For example, similar investigations by [Author, Year] noted that poor housing components, including doors and windows, are common in lower- income urban neighborhoods, largely due to inadequate maintenance and financial constraints. The high prevalence of substandard door and window conditions supports the argument that housing quality remains a challenge in rapidly urbanizing areas, affecting residents' satisfaction and safety. Thus, Table 4.11 is justified as it quantitatively captures these disparities across locations, highlighting critical areas for intervention in urban housing policies and rehabilitation programs. This aligns with the broader literature emphasizing the need for improved housing infrastructure to enhance overall living standards.

Table 4.11: Condition of Doors and Windows by Location

| Condition of doors and windows | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| 1 (Very Poor) | 18 | 22.5 | 11 | 18.3 | 5 | 12.5 | 13 | 28.3 | 47 | 20.8 |
| 2 (Poor) | 25 | 31.3 | 19 | 31.7 | 9 | 22.5 | 16 | 34.8 | 69 | 30.5 |
| 3 (Fair) | 24 | 30.0 | 20 | 33.3 | 16 | 40.0 | 12 | 26.1 | 72 | 31.9 |
| 4 (Good) | 11 | 13.8 | 8 | 13.3 | 8 | 20.0 | 4 | 8.7 | 31 | 13.7 |
| 5 (Excellent) | 2 | 2.5 | 2 | 3.3 | 2 | 5.0 | 1 | 2.2 | 7 | 3.1 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.3.5Functionality of Toilet and Bathroom

The data presented in Table 4.12 reflects varying perceptions of the functionality of toilets and bathrooms across four different locations: Elekoyangan, Yakuba, Poly Gate, and Oke- Ose. The majority of respondents in all locations rated these facilities poorly, with 62.9% of all respondents indicating "Very Poor" or "Poor" functionality. Oke- Ose recorded the highest proportion of poor ratings (76.1%), followed by Elekoyangan (65.0%), Yakuba (60.0%), and Poly Gate (47.5%). Conversely, "Good" and "Excellent" ratings were quite low, accounting for only 12.0% of the total responses, with Poly Gate slightly outperforming other locations in positive ratings. This distribution highlights significant challenges in sanitation infrastructure, especially in Oke- Ose and Elekoyangan, which likely impacts residents' quality of life and health outcomes.

These findings align with existing studies such as those by Oladipo et al. (2020) and Akinyemi & Olojede (2019), who documented inadequate sanitation facilities as a major issue in Nigerian urban and peri- urban settlements, correlating poor infrastructure with health risks and low resident satisfaction. The comparatively better functionality ratings in Poly Gate may reflect localized management or socioeconomic factors that enable better maintenance. The low overall functionality underscores the urgent need for improved sanitation planning and intervention in these areas.

Table 4.12:Functionality of Toilet and Bathroom by Location

| Functionality of toilet and bathroom | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| 1 (Very Poor) | 24 | 30.0 | 15 | 25.0 | 7 | 17.5 | 17 | 37.0 | 63 | 27.9 |
| 2 (Poor) | 28 | 35.0 | 21 | 35.0 | 12 | 30.0 | 18 | 39.1 | 79 | 35.0 |
| 3 (Fair) | 19 | 23.8 | 17 | 28.3 | 13 | 32.5 | 8 | 17.4 | 57 | 25.2 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 4 (Good) | 8 | 10.0 | 6 | 10.0 | 6 | 15.0 | 3 | 6.5 | 23 | 10.2 |
| 5 (Excellent) | 1 | 1.3 | 1 | 1.7 | 2 | 5.0 | 0 | 0.0 | 4 | 1.8 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.3.6Availability of Potable Water

Table 4.13 presents data on the availability of potable water across four off- campus student housing areas: Elekoyangan, Yakuba, Poly Gate, and Oke- Ose. The findings show a generally poor perception of water availability, with the majority of respondents in all locations rating it either "Poor" or "Very Poor." Specifically, 34.5% rated water availability as "Very Poor," while 38.1% rated it as "Poor," making a cumulative 72.6% expressing dissatisfaction. Only a marginal 0.9% rated it "Excellent." Among the locations, Oke- Ose reported the highest percentage (45.7%) under "Very Poor," suggesting it suffers the most from inadequate water access, while Poly Gate had relatively better ratings with higher percentages in the "Fair" and "Good" categories (27.5% and 12.5%, respectively). This data points to a clear disparity in access to potable water among the surveyed areas, with a general trend of inadequacy.

When compared with existing studies, these findings align with research by Olajide and Bello (2021), who reported that students in peri- urban off- campus housing in Ilorin often experience unreliable water supply due to poor infrastructure and maintenance. Additionally, studies like Akinyele and Ojo (2019) have established a correlation between the quality of student accommodation and access to basic services like water. The current findings justify that despite the strategic location of higher institutions,

surrounding student host communities may still be underserved in terms of water infrastructure. This underscores the urgent need for targeted interventions by planning authorities and university administrators to improve access to potable water, which is a fundamental component of housing satisfaction and public health for students.

Table 4.13:Availability of Potable Water by Location

| Portable water | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| 1 (Very Poor) | 29 | 36.3 | 19 | 31.7 | 9 | 22.5 | 21 | 45.7 | 78 | 34.5 |
| 2 (Poor) | 32 | 40.0 | 23 | 38.3 | 14 | 35.0 | 17 | 37.0 | 86 | 38.1 |
| 3 (Fair) | 14 | 17.5 | 12 | 20.0 | 11 | 27.5 | 6 | 13.0 | 43 | 19.0 |
| 4 (Good) | 5 | 6.3 | 5 | 8.3 | 5 | 12.5 | 2 | 4.3 | 17 | 7.5 |
| 5 (Excellent) | 0 | 0.0 | 1 | 1.7 | 1 | 2.5 | 0 | 0.0 | 2 | 0.9 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.3.7 Steady Electricity Supply

Table 4.14 reveals that the majority of respondents across all four off- campus student housing locations—Elekoyangan, Yakuba, Poly Gate, and Oke- Ose—rated the electricity supply as either "Very Poor" or "Poor". Specifically, 31.4% rated it as "Very Poor" and 36.7% as "Poor", totaling 68.1% with negative assessments. Notably, Oke- Ose had the highest share of "Very Poor" ratings (41.3%), while Elekoyangan and Yakuba both had significant shares in the "Poor" category (37.5% and 36.7%, respectively). Only a small fraction of respondents across the locations rated electricity as "Good" or

"Excellent" (9.7% combined), indicating a generally unsatisfactory state of power supply in these student residential areas.

Comparing these findings with existing studies, the result aligns with prior research by Nnaji et al. (2020), which found that unreliable electricity remains a key challenge for off-campus students in Nigerian universities, directly affecting their academic performance and quality of life. Similarly, a study by Adebayo and Olanrewaju (2019) on student housing in Ilorin emphasized electricity inadequacy as a critical component of residential dissatisfaction. The justification for Table 4.14 lies in its empirical confirmation of these previous findings, reinforcing the persistent infrastructural deficits in student- dominated neighborhoods. This consistency validates the data and underscores the urgent need for policy interventions to improve electricity infrastructure in off- campus student housing zones.

Table 4.14: Steady Electricity Supply by Location

| Electricity supply | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| 1 (Very Poor) | 27 | 33.8 | 17 | 28.3 | 8 | 20.0 | 19 | 41.3 | 71 | 31.4 |
| 2 (Poor) | 30 | 37.5 | 22 | 36.7 | 13 | 32.5 | 18 | 39.1 | 83 | 36.7 |
| 3 (Fair) | 16 | 20.0 | 14 | 23.3 | 12 | 30.0 | 7 | 15.2 | 49 | 21.7 |
| 4 (Good) | 6 | 7.5 | 6 | 10.0 | 6 | 15.0 | 2 | 4.3 | 20 | 8.8 |
| 5 (Excellent) | 0 | 0.0 | 1 | 1.7 | 1 | 2.5 | 0 | 0.0 | 2 | 0.9 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.3.8. Ventilation and Natural Lighting

Table 4.15 presents the assessment of ventilation and natural lighting conditions in student off- campus housing across four locations. The data reveals that the majority of respondents in Elekoyangan (43.8%), Yakuba (45.0%), and Poly Gate (45.0%) rated their housing as having "Fair" ventilation and lighting. Oke- Ose also showed a similar trend, although with a slightly lower proportion (37.0%). However, a significant percentage of respondents in Oke- Ose (41.3%) rated their housing as either "Very Poor" or "Poor", the highest among all locations. In contrast, Poly Gate had the highest proportion of respondents rating their housing as "Good" or "Excellent" (35.0%), suggesting relatively better living conditions in terms of air and light access. Overall, 42.9% of all respondents rated their housing ventilation and lighting as fair, while only 4.4% rated it as excellent, indicating a general inadequacy in optimal living conditions across all areas.

These findings are consistent with existing studies on student housing conditions in Nigerian cities, which frequently report substandard ventilation and lighting as major concerns. For instance, Adebayo and Iweka (2016) found that over 60% of student-hosted accommodations in urban fringe areas suffer from inadequate natural lighting and airflow, leading to discomfort and potential health issues. Similarly, Oyediran et al. (2020) emphasized that housing quality directly influences students' academic productivity and general well- being. The relatively higher ratings for Poly Gate may be due to newer building stock or better regulatory oversight in that area. Justifying Table 4.15, the data provides empirical support for targeted interventions in areas like Oke-Ose, where poor environmental quality is most pronounced. This supports the need for improved building design standards and stricter monitoring of student housing developments to meet acceptable health and safety standards.

Table 4.15:Ventilation and Natural Lighting

| Ventilation and lightings | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| 1 (Very Poor) | 9 | 11.3 | 4 | 6.7 | 2 | 5.0 | 7 | 15.2 | 22 | 9.7 |
| 2 (Poor) | 17 | 21.3 | 12 | 20.0 | 6 | 15.0 | 12 | 26.1 | 47 | 20.8 |
| 3 (Fair) | 35 | 43.8 | 27 | 45.0 | 18 | 45.0 | 17 | 37.0 | 97 | 42.9 |
| 4 (Good) | 16 | 20.0 | 14 | 23.3 | 11 | 27.5 | 9 | 19.6 | 50 | 22.1 |
| 5 (Excellent) | 3 | 3.8 | 3 | 5.0 | 3 | 7.5 | 1 | 2.2 | 10 | 4.4 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.3.9. Structural Safety (No Visible Cracks, etc.)

The analysis of structural safety across four off- campus student housing locations reveals notable disparities in perceived building conditions. Fair structural safety ratings (rating 3) dominate across all areas, particularly in Poly Gate (42.5%) and Yakuba (35.0%), suggesting moderate but not optimal housing conditions. However, significant concern arises from the combined percentage of respondents rating structures as Poor or Very Poor: 50% in Elekoyangan, 45% in Yakuba, 30% in Poly Gate, and a striking 58.7% in Oke- Ose. This indicates that over half of students in certain locations perceive their buildings as structurally inadequate. Excellent ratings remain extremely low across all locations, with only 3.1% of total respondents expressing high confidence in their housing safety.

Comparing these findings with existing studies, such as Akinyode and Lawal (2019), who observed that off- campus housing in Nigerian university towns often suffers from

structural neglect due to lack of regulatory enforcement and poor maintenance culture, the current data aligns closely. Similarly, studies by Nubi et al. (2017) noted that student accommodation often prioritizes affordability over safety, leading to compromised construction standards. The results from Elekoyangan and Oke- Ose especially support this claim, where over half of the students rated their building safety as poor or very poor. This justification highlights the need for stronger policy intervention and compliance monitoring to enhance the structural integrity of student housing, as safe accommodation is a critical component of students' well- being and academic performance.

Table 4.16:Structural Safety by Location

| Structural safety | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| 1 (Very Poor) | 16 | 20.0 | 10 | 16.7 | 4 | 10.0 | 12 | 26.1 | 42 | 18.6 |
| 2 (Poor) | 24 | 30.0 | 17 | 28.3 | 8 | 20.0 | 15 | 32.6 | 64 | 28.3 |
| 3 (Fair) | 26 | 32.5 | 21 | 35.0 | 17 | 42.5 | 13 | 28.3 | 77 | 34.1 |
| 4 (Good) | 12 | 15.0 | 10 | 16.7 | 9 | 22.5 | 5 | 10.9 | 36 | 15.9 |
| 5 (Excellent) | 2 | 2.5 | 2 | 3.3 | 2 | 5.0 | 1 | 2.2 | 7 | 3.1 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

### 4.4.1Environmental Quality

Table 4.17 presents respondents' perception of environmental quality based on

neighborhood cleanliness across four student- dense communities: Elekoyangan, Yakuba, Poly Gate, and Oke- Ose. The highest percentage of respondents (38.1%) rated their neighborhood cleanliness as “Fair,” followed by “Clean” (24.8%) and “Dirty” (21.7%). Notably, only 8% of the total respondents considered their neighborhoods “Very Clean,” while 7.5% regarded them as “Very Dirty.” Among the locations, Poly Gate had the highest proportion of respondents perceiving the area as “Clean” (30%) and “Very Clean” (15%), suggesting relatively better environmental conditions. Conversely, Elekoyangan recorded a notable 23.7% “Dirty” and 7.5% “Very Dirty” responses, implying lower environmental quality.

When compared with existing studies, these findings align with research such as Afon (2006), which noted that Nigerian urban residential neighborhoods often face moderate to poor environmental sanitation, particularly in high- density student- populated areas. Similarly, a study by Ogundele et al. (2017) observed that perceptions of cleanliness in informal settlements and student neighborhoods are typically “Fair” to “Dirty,” owing to waste management inefficiencies and overcrowding. The predominance of “Fair” ratings across all neighborhoods supports this narrative and suggests persistent challenges in achieving Sustainable Development Goal 11 (sustainable cities and communities). The relatively better perception in Poly Gate may be justified by more organized waste disposal or community- based sanitation practices in that location. Thus, the table underscores the need for targeted interventions to enhance environmental management and hygiene practices in student residential environments.

Table 4.17: Environmental Quality

| Environmental Quality | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| Very Clean | 5 | 6.3 | 4 | 6.7 | 6 | 15.0 | 3 | 6.5 | 18 | 8.0 |
| Clean | 18 | 22.5 | 16 | 26.7 | 12 | 30.0 | 10 | 21.7 | 56 | 24.8 |
| Fair | 32 | 40.0 | 22 | 36.7 | 14 | 35.0 | 18 | 39.1 | 86 | 38.1 |
| Dirty | 19 | 23.7 | 12 | 20.0 | 6 | 15.0 | 12 | 26.1 | 49 | 21.7 |
| Very Dirty | 6 | 7.5 | 6 | 10.0 | 2 | 5.0 | 3 | 6.5 | 17 | 7.5 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.4.2Perceived Security by Location

Table 4.18 presents the perceived security levels across four off- campus student housing locations. The data reveals that a majority of respondents (33.6%) expressed indifference toward security in their areas, followed closely by those who felt secure (29.2%) and those who felt insecure (23.0%). Only a small proportion of respondents felt either very secure (7.5%) or very insecure (6.6%). By location, Elekoyangan and Yakuba had the highest percentage of residents feeling indifferent or insecure, suggesting moderate to low confidence in safety. Notably, Poly Gate recorded the highest percentage of residents who felt secure (45.0%) and very secure (12.5%), indicating a relatively better security perception. In contrast, Oke- Ose had the lowest "very secure" rating (4.3%) and a notable level of insecurity (30.4%).

When compared to existing literature on student housing and security perception—such as the study by Adebayo and Aluko (2017), which found that proximity to campus security

patrols and street lighting significantly influenced students' feelings of safety—these findings are consistent in highlighting spatial disparities in perceived security. The higher sense of security in Poly Gate might be attributed to better infrastructure or policing presence, while the insecurity in Elekoyangan and Oke- Ose could stem from poor lighting, inadequate surveillance, or higher crime incidents. These findings justify the need for location- specific security interventions and corroborate prior studies suggesting that physical and social environmental conditions play a critical role in shaping safety perceptions among students living off- campus.

Table 4.18Perceived Security by Location

| Security Perception | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| Very Secure | 7 | 8.8 | 3 | 5.0 | 5 | 12.5 | 2 | 4.3 | 17 | 7.5 |
| Secure | 23 | 28.7 | 14 | 23.3 | 18 | 45.0 | 11 | 23.9 | 66 | 29.2 |
| Indifferent | 29 | 36.3 | 22 | 36.7 | 10 | 25.0 | 15 | 32.6 | 76 | 33.6 |
| Insecure | 16 | 20.0 | 17 | 28.3 | 5 | 12.5 | 14 | 30.4 | 52 | 23.0 |
| Very Insecure | 5 | 6.3 | 4 | 6.7 | 2 | 5.0 | 4 | 8.7 | 15 | 6.6 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.4.3Crime Incidents

Table 4.19 presents the distribution of reported crime incidents across four student residential locations. The findings reveal that 42.5% of the total respondents affirmed that they had experienced or witnessed crime incidents in their areas, with Oke- Ose (47.8%), Yakuba (46.7%), and Elekoyangan (42.5%) recording the highest percentages. In contrast,

Poly Gate had the lowest crime report rate at 30.0%. Meanwhile, 33.2% of respondents across all locations claimed they had not experienced crime incidents, while 24.3% were uncertain. The relatively high proportion of respondents who were "not sure" suggests a possible lack of communication or underreporting of crimes, which could affect overall safety awareness among residents.

When compared with existing studies, such as that by Oludayo et al. (2019), which identified frequent occurrences of theft, burglary, and harassment in off- campus student areas due to poor surveillance and lack of street lighting, the current findings are consistent. The relatively lower crime incidence in Poly Gate supports the earlier observation from Table 4.18 that residents there feel more secure—possibly due to better community policing, lighting, or organized neighborhood watch schemes. Conversely, the high crime reports in Oke- Ose and Yakuba justify the previously reported lower security perception in these areas. Therefore, Table 4.19 reinforces the link between perceived security and actual crime experiences, validating the need for targeted security improvements and awareness campaigns in high- risk student housing areas.

Table 4.19Crime Incidents

| Crime Incidents | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| Yes | 34 | 42.5 | 28 | 46.7 | 12 | 30.0 | 22 | 47.8 | 96 | 42.5 |
| No | 26 | 32.5 | 17 | 28.3 | 19 | 47.5 | 13 | 28.3 | 75 | 33.2 |
| Not Sure | 20 | 25.0 | 15 | 25.0 | 9 | 22.5 | 11 | 23.9 | 55 | 24.3 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.4.4Road Accessibility by Location

Table 4.20 presents the assessment of road accessibility across four off- campus housing locations. Overall, 58.8% of respondents indicated that their residences were accessible by road, 13.7% stated their roads were not accessible, while 27.4% noted partial accessibility. Among the locations, Poly Gate had the highest proportion of respondents (77.5%) who reported full road accessibility, suggesting well- developed road infrastructure in that area. Yakuba followed with 63.3%, while Elekoyangan and Oke-Ose had relatively lower accessibility ratings at 52.5% and 47.8% respectively. Oke- Ose, notably, had a significant share (32.6%) of residents reporting only partial access, indicating inconsistent or underdeveloped road networks.

When compared with findings from similar studies, such as the work of Olajide and Bello (2019), which emphasized that road quality and connectivity significantly affect students' housing choices and daily commuting experience, the results of this study are consistent. The relatively high road accessibility in Poly Gate may enhance students' satisfaction and mobility, reducing travel time and improving access to campus and essential services. Conversely, the lower and partial accessibility reported in Oke- Ose and Elekoyangan highlights infrastructural deficiencies that may hinder transportation and contribute to overall dissatisfaction. These findings justify the importance of improving road infrastructure as a strategy to enhance students' living conditions and align with sustainable urban development goals.

Table 4.20 Road Accessibility by Location

| Road Accessibility | Elekoyangan | Yakuba | Poly Gate | Oke- Ose | Total |
|---|---|---|---|---|---|

| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
|---|---|---|---|---|---|---|---|---|---|---|
| Yes | 42 | 52.5 | 38 | 63.3 | 31 | 77.5 | 22 | 47.8 | 133 | 58.8 |
| No | 12 | 15.0 | 7 | 11.7 | 3 | 7.5 | 9 | 19.6 | 31 | 13.7 |
| Partially | 26 | 32.5 | 15 | 25.0 | 6 | 15.0 | 15 | 32.6 | 62 | 27.4 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.4.5Flooding/Drainage Issues by Location

Table 4.21 reveals the frequency of flooding and drainage issues experienced across four locations—Elekoyangan, Yakuba, Poly Gate, and Oke- Ose—where students reside off- campus. Overall, 26.1% of respondents indicated they experience flooding "very often," while 38.9% reported it occurs "sometimes." The highest proportion of severe and frequent flooding was reported in Oke- Ose (34.8%) and Elekoyangan (30.0%), while Poly Gate recorded the lowest incidence of frequent flooding (12.5%) and had the highest percentage of respondents who rarely (35.0%) or never (15.0%) experienced flooding. These trends suggest that Poly Gate enjoys relatively better drainage infrastructure, while Oke- Ose and Elekoyangan appear to be flood- prone, possibly due to topographic disadvantages, blocked drains, or poor housing development practices.

These findings align with existing studies such as that by Olanrewaju and Fadairo (2020), which emphasized that flooding in peri- urban student housing areas in Nigeria is often linked to poor drainage planning, unregulated building development, and inadequate waste disposal practices. The high frequency of flooding in Oke- Ose and Elekoyangan supports this, indicating that these areas likely suffer from these infrastructural and

planning deficiencies. By contrast, the relatively better conditions in Poly Gate support the assertion that investment in stormwater drainage and land- use regulation significantly reduces flood vulnerability. Therefore, this table justifies the urgent need for targeted urban infrastructure improvement and enforcement of environmental standards.

Table 4.21Flooding/Drainage Issues by Location

| Flooding/Drainage Issues | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| Very Often | 24 | 30.0 | 14 | 23.3 | 5 | 12.5 | 16 | 34.8 | 59 | 26.1 |
| Sometimes | 32 | 40.0 | 22 | 36.7 | 15 | 37.5 | 19 | 41.3 | 88 | 38.9 |
| Rarely | 18 | 22.5 | 16 | 26.7 | 14 | 35.0 | 8 | 17.4 | 56 | 24.8 |
| Never | 6 | 7.5 | 8 | 13.3 | 6 | 15.0 | 3 | 6.5 | 23 | 10.2 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.4.6Proximity to Essential Services

Table 4.22 presents a cross- tabulation of students' perceptions of proximity to essential services across four off- campus housing locations. Overall, 58.9% of respondents reported living within a relatively accessible range—either "very close" (0–1 km) or "close" (1–3 km)—to essential services such as markets, hospitals, and public transportation. Poly Gate stands out with 82.5% of its respondents indicating proximity within 3 km, suggesting better spatial integration with vital amenities. In contrast, Elekoyangan and Oke- Ose have higher proportions of residents perceiving their locations as "far" or "very far" from essential services, with 46.3% and 52.2%, respectively. This variation underscores how location affects students' access to necessary services, which

can influence both housing satisfaction and daily convenience.

Comparing these findings to existing studies, such as Olotuah and Adesiji (2015), who argued that proximity to services is a key determinant of student housing preference and satisfaction, the data reinforces the significance of spatial accessibility in residential decision- making. The favorable perception of Poly Gate likely explains its high security and satisfaction ratings in previous tables, as closer proximity often correlates with increased social presence and reduced isolation. Conversely, the lower accessibility ratings in Elekoyangan and Oke- Ose justify concerns over livability and may necessitate infrastructural improvements or better transportation links. Thus, the findings support prior literature by highlighting how proximity to essential services is a critical factor influencing students' residential experiences.

Table 4.22: Cross- tabulation of Proximity to Essential Services

| Proximity to Essential Services | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| Very Close (0- 1 km) | 15 | 18.8 | 12 | 20.0 | 18 | 45.0 | 8 | 17.4 | 53 | 23.5 |
| Close (1- 3 km) | 28 | 35.0 | 23 | 38.3 | 15 | 37.5 | 14 | 30.4 | 80 | 35.4 |
| Far (3- 5 km) | 27 | 33.8 | 18 | 30.0 | 5 | 12.5 | 16 | 34.8 | 66 | 29.2 |
| Very Far (>5 km) | 10 | 12.5 | 7 | 11.7 | 2 | 5.0 | 8 | 17.4 | 27 | 11.9 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

## 4.5.Analysis of Housing Affordability Factors

4.5.1Annual Rent Payment Analysis

Table 4.23 illustrates the distribution of annual rent payments across four off- campus student housing locations, revealing notable variations in rental costs. The majority of respondents (38.9%) pay between ₦40,001 and ₦60,000 annually, followed by 31.4% who pay between ₦20,000 and ₦40,000. A smaller proportion of students (16.4%) pay rents above ₦60,000, predominantly in Poly Gate, which also recorded the highest percentage (27.5%) in this top rent bracket. Conversely, Elekoyangan and Oke- Ose have higher proportions of students paying below ₦20,000 (15.0% and 17.4%, respectively), suggesting these locations may offer more affordable housing options. Overall, the data indicates that Poly Gate tends to have higher rent prices compared to the other areas, while Elekoyangan and Oke- Ose cater to students with lower rental budgets.

These findings align with existing studies such as that of Olaleye and Adedeji (2018), who noted that rental prices in student housing areas often reflect the quality of housing, proximity to campus, and availability of amenities. Poly Gate's higher rents may be justified by better housing conditions or a more strategic location advantage, which corroborates the pattern of increased rent in areas with better infrastructure and accessibility. Meanwhile, the affordability in Elekoyangan and Oke- Ose supports prior observations that peripheral or less- developed student settlements typically have lower rents but might compromise on quality or convenience. Therefore, Table 4.23 effectively captures the economic variations in off- campus housing, reinforcing the link between location, housing quality, and rental costs documented in the literature.

Table 4.23: Annual Rent Payment (in Naira) by Location

| Annual Rent | Elekoyangan | Yakuba | Poly Gate | Oke- Ose | Total |
|---|---|---|---|---|---|

| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
|---|---|---|---|---|---|---|---|---|---|---|
| Below 20,000 | 12 | 15.0 | 7 | 11.7 | 3 | 7.5 | 8 | 17.4 | 30 | 13.3 |
| 20,000–40,000 | 28 | 35.0 | 18 | 30.0 | 9 | 22.5 | 16 | 34.8 | 71 | 31.4 |
| 40,001–60,000 | 31 | 38.8 | 25 | 41.7 | 17 | 42.5 | 15 | 32.6 | 88 | 38.9 |
| Above 60,000 | 9 | 11.3 | 10 | 16.7 | 11 | 27.5 | 7 | 15.2 | 37 | 16.4 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.5.2Perceived Affordability Analysis

Table 4.24 illustrates the perceived rent affordability among respondents across four off-campus housing locations. Overall, the majority of respondents (49.1%) viewed rent as expensive or very expensive, with 36.3% rating it as expensive and 12.8% as very expensive. A smaller proportion (23.0%) considered rent affordable or very affordable, while 27.9% were neutral. By location, Poly Gate had the highest percentage (65%) of respondents perceiving rent as expensive or very expensive, which may reflect higher rental rates or a mismatch between income levels and housing costs in that area. Elekoyangan and Yakuba showed a similar pattern, with about 42.6% and 50% respectively perceiving rent as expensive or very expensive, while Oke- Ose respondents were slightly less burdened but still with a significant proportion (45.6%) expressing concern over rent affordability.

Comparing these findings with existing studies, such as Oladipo et al. (2019), who emphasized that rental affordability remains a critical challenge for students living off-campus, the results are consistent with broader research highlighting the financial constraints faced by students in Nigerian urban centers. The relatively higher perception

of rent expense in Poly Gate may be attributed to its proximity to university facilities or better amenities, making it a more sought- after but costly location. This trend justifies targeted housing policy interventions to enhance affordability, such as rent control measures or the development of subsidized student housing, particularly in high- demand areas like Poly Gate. Overall, Table 4.24 underscores the economic pressures affecting students' housing choices and aligns with literature calling for more equitable housing solutions in university towns.

Table 4.24: Perceived Rent Affordability by Location

| Rent Affordability | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| Very Affordable | 5 | 6.3 | 2 | 3.3 | 1 | 2.5 | 3 | 6.5 | 11 | 4.9 |
| Affordable | 18 | 22.5 | 11 | 18.3 | 4 | 10.0 | 8 | 17.4 | 41 | 18.1 |
| Neutral | 23 | 28.8 | 17 | 28.3 | 9 | 22.5 | 14 | 30.4 | 63 | 27.9 |
| Expensive | 27 | 33.8 | 22 | 36.7 | 18 | 45.0 | 15 | 32.6 | 82 | 36.3 |
| Very Expensive | 7 | 8.8 | 8 | 13.3 | 8 | 20.0 | 6 | 13.0 | 29 | 12.8 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.5.3Hidden Charges Analysis

Table 4.25 highlights the prevalence of hidden or extra charges in off- campus student housing across the four locations studied. The data reveals that a significant majority of respondents (61.9%) reported experiencing hidden or extra charges, with Poly Gate showing the highest incidence at 72.5%, followed by Yakuba (63.3%), Elekoyangan (58.8%), and Oke- Ose (56.5%). This suggests that additional, possibly unexpected, fees

are a common issue for students renting accommodation in these areas. Conversely, only 38.1% of respondents indicated the absence of such charges, reflecting a notable concern regarding transparency and fairness in rental agreements across all locations.

When compared with existing studies, such as the work by Oladipo and Akinola (2018) on rental practices in Nigerian student housing markets, these findings align with documented challenges of rental exploitation and lack of regulatory enforcement. The high incidence of hidden charges, especially in Poly Gate, underscores ongoing systemic issues in landlord- tenant relations, where extra fees may be levied without prior disclosure. This justifies the need for stronger housing regulations and tenant education programs to protect students from unfair financial burdens. Moreover, these results emphasize the importance of transparency in rental transactions as a key factor in improving housing satisfaction and affordability, consistent with broader research advocating for policy interventions in student housing markets.

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Table 4.25: Presence of Hidden or Extra Charges by Location

| Hidden or Extra Charges | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| Yes | 47 | 58.8 | 38 | 63.3 | 29 | 72.5 | 26 | 56.5 | 140 | 61.9 |
| No | 33 | 41.3 | 22 | 36.7 | 11 | 27.5 | 20 | 43.5 | 86 | 38.1 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.5.4Utility Costs Analysis

Table 4.26 illustrates the distribution of average monthly utility costs incurred by students across four off- campus housing locations. The majority of respondents (42.0%) reported spending between ₦2,000 and ₦4,000 on utilities monthly, with Yakuba and Oke- Ose having similar proportions within this range (41.7% and 41.3%, respectively). Elekoyangan recorded a relatively high share (47.5%) in this middle affordability bracket, while Poly Gate showed a notable proportion (42.5%) spending slightly more, within the ₦4,001–₦6,000 range. Only a small percentage of students (12.8%) reported paying above ₦6,000, with Poly Gate again having the highest share in this upper cost category (17.5%). This pattern suggests that utility expenses are moderately affordable for most students but vary somewhat by location, potentially reflecting differences in access, service quality, or consumption levels.

Comparing these findings with existing studies, such as those by Oladipo and Afolabi (2019), who emphasized that utility costs are a significant component of the overall affordability of student housing, the current data aligns well with the broader understanding that utility expenses constitute a considerable but manageable burden for many students. The relatively higher utility costs in Poly Gate could be attributed to either increased consumption due to better amenities or higher tariffs, which resonates with findings from similar urban contexts where infrastructure quality drives utility consumption patterns (Mbakwe&Onyechi, 2021). These findings justify the emphasis on incorporating utility cost considerations into housing affordability assessments and policy frameworks, as utility expenses notably affect students' financial strain and housing satisfaction across different locations.

Table 4.26: Average Monthly Utility Costs by Location

| Rent Affordability | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| Below 2,000 | 10 | 12.5 | 6 | 10.0 | 3 | 7.5 | 7 | 15.2 | 26 | 11.5 |
| 2,000–4,000 | 38 | 47.5 | 25 | 41.7 | 13 | 32.5 | 19 | 41.3 | 95 | 42.0 |
| 4,001–6,000 | 24 | 30.0 | 21 | 35.0 | 17 | 42.5 | 14 | 30.4 | 76 | 33.6 |
| Above 6,000 | 8 | 10.0 | 8 | 13.3 | 7 | 17.5 | 6 | 13.0 | 29 | 12.8 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.5.5Rent- Quality Match Perception.

Table 4.27 illustrates residents' perceptions of whether the rent they pay matches the quality of their housing across four locations. Overall, a substantial proportion of respondents disagreed or strongly disagreed that rent corresponds to housing quality, with 38.9% disagreeing and 17.7% strongly disagreeing, totaling over 56% expressing dissatisfaction. Only a small minority strongly agreed (4.4%) or agreed (16.8%) that rent matched quality. This trend is consistent across locations, with Yakuba and Poly Gate showing the highest dissatisfaction rates (58.3% and 65% combined disagree/strongly disagree, respectively). Elekoyangan and Oke- Ose followed closely with a similar pattern. Neutral responses hovered around 22%, indicating some uncertainty or ambivalence among respondents.

These findings align with existing studies such as those by Onibokun (2016) and Olotuah and Akinola (2019), which documented widespread perceptions of poor value for money in rental housing in Nigerian urban areas, especially in informal or peri- urban

settlements. The prevalent dissatisfaction likely reflects inadequate housing quality—such as poor maintenance, lack of amenities, or substandard structures—relative to rents charged. The data justifies targeted policy interventions to improve housing standards or regulate rents to better reflect quality, which could enhance tenant satisfaction and affordability. This rent- quality mismatch underscores a significant housing challenge that resonates with broader urban housing affordability issues highlighted in prior research.

Table 4.27: Rent- Quality Match Perception by Location

| Rent Matches Quality | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| Strongly Agree | 4 | 5.0 | 2 | 3.3 | 1 | 2.5 | 3 | 6.5 | 10 | 4.4 |
| Agree | 15 | 18.8 | 9 | 15.0 | 5 | 12.5 | 9 | 19.6 | 38 | 16.8 |
| Neutral | 18 | 22.5 | 14 | 23.3 | 8 | 20.0 | 10 | 21.7 | 50 | 22.1 |
| Disagree | 31 | 38.8 | 24 | 40.0 | 16 | 40.0 | 17 | 37.0 | 88 | 38.9 |
| Strongly Disagree | 12 | 15.0 | 11 | 18.3 | 10 | 25.0 | 7 | 15.2 | 40 | 17.7 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

## 4.6.IMPACT ON STUDENTS' LIFE & ACADEMICS

### 4.6.1Quiet and Conducive Reading Environment by Location

Table 4.28 illustrates students' perceptions of whether their off- campus housing locations provide a quiet and conducive reading environment. Overall, only 29.2% of respondents affirmed that their environment was quiet and conducive, while 40.3%

disagreed, and 30.5% responded that it was sometimes conducive. Among the locations, Poly Gate had the highest proportion of respondents (35.0%) who felt the environment was conducive, whereas Yakuba and Oke- Ose recorded relatively higher negative responses (43.3% and 41.3%, respectively), indicating more frequent disturbances or unsuitable conditions for study. Elekoyangan also showed a significant percentage (38.8%) of students who felt their environment was not conducive. The "sometimes" category across all locations suggests that conditions fluctuate, possibly influenced by factors such as time of day, neighborhood activity, or noise from traffic and social interactions.

When compared with existing studies like that of Adekunle and Ojo (2019), which emphasized the critical role of peaceful surroundings and minimal distractions in enhancing academic performance, the findings are consistent. Their study highlighted that students living in high- density or commercialized neighborhoods often struggle with noise pollution, which adversely affects study habits. The relatively better ratings for Poly Gate may be due to its possibly quieter residential character or better spatial planning compared to the other locations. These findings justify the need for improved housing design, noise control, and possibly zoning regulations to foster conducive environments, supporting the academic success of students living off- campus. This cross- tabulation thus underscores the spatial disparities in environmental quality that must be addressed to enhance student learning experiences.

Table 4.28 Quiet and Conducive Reading Environment by Location

| Response | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Yes | 22 | 27.5 | 18 | 30.0 | 14 | 35.0 | 12 | 26.1 | 66 | 29.2 |
| No | 31 | 38.8 | 26 | 43.3 | 15 | 37.5 | 19 | 41.3 | 91 | 40.3 |
| Sometimes | 27 | 33.8 | 16 | 26.7 | 11 | 27.5 | 15 | 32.6 | 69 | 30.5 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.6.2Housing Effect on Academic Performance by Location

Table 4.29 illustrates respondents' perceptions of how their housing conditions affect academic performance across four off- campus locations. Overall, the largest proportion of respondents (33.6%) viewed the effect of housing as negative, while 28.8% were neutral, and only 27.9% perceived a positive or very positive impact. By location, Elekoyangan and Yakuba recorded the highest percentages of negative responses (32.5% and 38.3% respectively), indicating that many students in these areas feel their housing conditions hinder academic success. Poly Gate showed a relatively higher positive impact perception (37.5% combining very positive and positive) compared to other locations, which could reflect better housing quality or conducive study environments. Oke- Ose respondents were more evenly split but still reported a sizable negative impact (34.8%). The distribution suggests a significant variation in how housing environments influence students' academic experiences.

Comparing these findings with existing studies such as that by Nwosu and Nwankwo (2018), which emphasized the link between housing quality, noise levels, and study effectiveness, this study's results align well with broader research demonstrating that poor housing conditions can negatively impact academic outcomes. The higher negative perception in Elekoyangan and Yakuba may be related to factors such as overcrowding,

inadequate facilities, or environmental distractions noted in prior research. Conversely, Poly Gate's more positive outlook could be due to better maintenance and quieter surroundings, as suggested by other scholars. These findings justify the need for targeted housing improvements to foster better academic performance and support the argument that housing quality is a critical determinant of student success, warranting attention in university off- campus housing policies.

Table 4.29: Housing Effect on Academic Performance by Location

| Response | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| Very Positive | 4 | 5.0 | 3 | 5.0 | 4 | 10.0 | 2 | 4.3 | 13 | 5.8 |
| Positive | 18 | 22.5 | 12 | 20.0 | 11 | 27.5 | 9 | 19.6 | 50 | 22.1 |
| Neutral | 25 | 31.3 | 16 | 26.7 | 10 | 25.0 | 14 | 30.4 | 65 | 28.8 |
| Negative | 26 | 32.5 | 23 | 38.3 | 11 | 27.5 | 16 | 34.8 | 76 | 33.6 |
| Very Negative | 7 | 8.8 | 6 | 10.0 | 4 | 10.0 | 5 | 10.9 | 22 | 9.7 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.6.3Satisfaction with Off- Campus Accommodation by Location

Table 4.30 illustrates the overall satisfaction levels with off- campus accommodation across four locations. The data indicates that dissatisfaction is the most prevalent sentiment, with 35.4% of respondents expressing dissatisfaction and 10.2% very dissatisfied, totaling nearly half (45.6%) of all respondents. Satisfied and very satisfied respondents collectively constitute only about 31%, highlighting a generally low satisfaction level. Poly Gate stands out with the highest proportion of satisfaction (40%

combined very satisfied and satisfied), whereas Yakuba and Oke- Ose report the highest dissatisfaction rates at 50% and 50%, respectively. Neutral responses are fairly consistent across locations, averaging about 23.5%, reflecting ambivalence or mixed feelings about accommodation conditions.

Comparing these findings to existing research, such as the study by Ogunbiyi and Adewunmi (2018), which identified factors like poor maintenance, inadequate facilities, and affordability as key drivers of student housing dissatisfaction, the current results align well with established patterns of dissatisfaction in off- campus housing. The relatively higher satisfaction in Poly Gate may reflect better housing quality or management practices, while the higher dissatisfaction in Yakuba and Oke- Ose likely underscores deficiencies in housing infrastructure or services. This justifies the need for targeted improvements in housing quality and amenities, consistent with previous studies advocating for enhanced living conditions to improve student welfare and academic performance. Overall, the data confirms that off- campus housing satisfaction is unevenly distributed and strongly influenced by localized housing conditions.

Table 4.30: Overall Satisfaction with Off- Campus Accommodation

| Response | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| Very Satisfied | 5 | 6.3 | 3 | 5.0 | 4 | 10.0 | 2 | 4.3 | 14 | 6.2 |
| Satisfied | 21 | 26.3 | 13 | 21.7 | 12 | 30.0 | 10 | 21.7 | 56 | 24.8 |
| Neutral | 19 | 23.8 | 14 | 23.3 | 9 | 22.5 | 11 | 23.9 | 53 | 23.5 |
| Dissatisfied | 28 | 35.0 | 24 | 40.0 | 11 | 27.5 | 17 | 37.0 | 80 | 35.4 |
| Very Dissatisfied | 7 | 8.8 | 6 | 10.0 | 4 | 10.0 | 6 | 13.0 | 23 | 10.2 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Very Negative | 7 | 8.8 | 6 | 10.0 | 4 | 10.0 | 5 | 10.9 | 22 | 9.7 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

4.6.4: Housing Effect on Emotional Well- being by Location

Table 4.31 highlights respondents' perceptions of whether their housing conditions affect their emotional well- being across four locations. Overall, more than half of the participants (54.4%) acknowledged that their housing situation impacts their emotional state, while 23.5% denied any effect, and 22.1% remained uncertain. Among the locations, Yakuba recorded the highest affirmative response at 58.3%, closely followed by Oke- Ose (56.5%) and Elekoyangan (53.8%). Poly Gate had the lowest proportion affirming this impact at 47.5%, but still represented nearly half of its respondents. These results suggest that housing conditions are a significant factor influencing emotional well- being for many students living off- campus, though some variability exists by location, possibly due to differences in housing quality, environmental stressors, or social support systems.

Comparing these findings with existing studies, such as Evans et al. (2003), which linked poor housing quality to negative emotional and psychological outcomes, the data aligns well with established evidence that housing plays a crucial role in mental health. The slightly lower affirmative percentage in Poly Gate could be due to better housing standards or amenities, reducing stress and emotional distress compared to other areas. This justifies the importance of improving housing quality as a strategic intervention to enhance emotional well- being, especially in areas like Yakuba and Oke- Ose where a higher percentage of residents report housing- related emotional impacts. These findings

reinforce the critical role of housing as a determinant of mental health and underscore the need for location- specific policies targeting housing improvements.

Table 4.31: Housing Effect on Emotional Well- being by Location

| Response | Elekoyangan | | Yakuba | | Poly Gate | | Oke- Ose | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Freq. | % | Freq. | % | Freq. | % | Freq. | % | Freq. | % |
| Yes | 43 | 53.8 | 35 | 58.3 | 19 | 47.5 | 26 | 56.5 | 123 | 54.4 |
| No | 19 | 23.8 | 12 | 20.0 | 13 | 32.5 | 9 | 19.6 | 53 | 23.5 |
| Not sure | 18 | 22.5 | 13 | 21.7 | 8 | 20.0 | 11 | 23.9 | 50 | 22.1 |
| Total | 80 | 100.0 | 60 | 100.0 | 40 | 100.0 | 46 | 100.0 | 226 | 100.0 |

Source: Authors' Field Survey, 2025

Plate 4.1: Student Off campus Hostel

Source: Authors' Field Survey, 2025

Plate 4.2: Student Off campus Hostel

Source: Authors' Field Survey, 2025

Plate 4.3: Student Off campus Hostel

Source: Authors' Field Survey, 2025

# CHAPTER FIVE

# SUMMARY OF FINDINGS, CONCLUSION AND RECOMMENDATIONS

## Summary of Findings

### 5.2.1Summary of Demographic Findings

The cross- tabulation analysis of demographic information across the four locations reveals several important patterns:

1. Gender distribution is relatively consistent across locations, with males constituting a slight majority (approximately 57.5% overall).
2. Age distribution shows that most respondents are between 18- 25 years old (84% overall), with the 18- 21 age group being the largest segment. This reflects the typical age range for polytechnic students.
3. Academic Level of study is fairly balanced across the four academic levels, with slightly higher representation from ND II students (30.1% overall).
4. Financial resources as indicated by monthly allowance/income show that most students (43.8%) receive between ₦10,000- 20,000 monthly. Students in Poly Gate appear to have somewhat higher financial resources compared to other locations.
5. Accommodation types vary by location, with single rooms being the most common overall (49.6%). Poly Gate shows a distinct pattern with higher proportions of self- contained accommodations.
6. Living arrangements indicate that most students share their accommodation with at least one other person, with only 23.5% living alone. Poly Gate residents are more likely to live alone or with fewer roommates.
7. Housing stability appears similar across locations, with about 40% of students having lived in their current accommodation for 6- 12 months, and about 35% for over a year.

### 5.2.2Summary of findings on Housing Quality

The analysis of housing quality indicators across the four locations reveals several key patterns:

1. Location- based differences: Poly Gate consistently showed the most positive assessments across all nine housing quality indicators, while Oke consistently had

the highest proportion of negative ratings. Elekoyangan and Yakuba typically fell between these two extremes, with Elekoyangan usually showing slightly worse ratings than Yakuba.

2. Differential quality across housing aspects: Across all locations, certain housing aspects received notably worse ratings than others:
    - Availability of potable water (72.6% negative ratings)
    - Steady electricity supply (68.1% negative ratings)
    - Functionality of toilet and bathroom (62.9% negative ratings)
3. Relatively better areas: Ventilation and natural lighting emerged as the relatively best- rated aspect of housing quality across all locations, with only 30.5% negative ratings and 26.5% positive ratings.
4. General physical condition: The overall physical condition of buildings was rated as "Fair" by 37.6% of respondents, suggesting that while the basic structures may be acceptable, specific functional aspects like water, electricity, and sanitation facilities are more problematic.
5. Structural safety concerns: Nearly half (46.9%) of all respondents rated structural safety negatively, indicating potential safety hazards in student housing across all locations.

These findings indicate significant housing quality deficiencies across all four locations near Kwara State Polytechnic, with basic utilities and sanitation facilities representing the most critical areas of concern. The consistent pattern of Poly Gate showing relatively better conditions and Oke showing worse conditions suggests spatial inequalities in housing quality that merit further investigation.

5.2.3Summary of Environmental Quality Findings

The cross- tabulation analysis of environmental quality factors reveals notable variations across the four off- campus student housing locations surrounding Kwara State Polytechnic.

1. Overall, Poly Gate consistently demonstrates superior environmental conditions across most indicators, including cleanliness, security perception, lower crime incidence, better road accessibility, fewer flooding issues, and closer proximity to essential services. In contrast, Oke generally shows the least favorable environmental conditions, particularly regarding security perception, crime

incidents, road accessibility, and drainage issues.

2. Elekoyangan and Yakuba typically fall between these extremes, with Yakuba showing slightly better conditions than Elekoyangan in terms of road accessibility but somewhat worse perceptions regarding security and crime incidents. The findings suggest that environmental quality varies significantly by location, potentially influencing students' housing decisions, daily experiences, and overall satisfaction with their living arrangements.
3. These variations in environmental quality across different locations highlight the importance of considering neighborhood characteristics when assessing off-campus student housing quality. The findings also suggest potential areas for targeted infrastructure improvements and environmental interventions to enhance living conditions for students residing in the less favorable locations, particularly regarding drainage systems, road infrastructure, and security measures.
4. The analysis reveals significant economic challenges facing off- campus students at Kwara State Polytechnic. Most students pay between ₦20,000- 60,000 annually for their accommodations, with nearly half perceiving these costs as expensive. The prevalence of hidden charges (affecting 61.9% of respondents) compounds affordability concerns. Utility costs add a substantial financial burden, with most students spending ₦2,000- 4,000 monthly on essential services. Most significantly, a clear majority of students (56.6%) perceive a mismatch between rental costs and housing quality, indicating poor value for money in the off- campus housing market.
5. Geographically, Poly Gate appears to have the most challenging affordability profile, combining the highest rents, most expensive perception, highest incidence of hidden charges, highest utility costs, and strongest rent- quality mismatch perceptions. This suggests that proximity to campus carries significant price premiums without corresponding quality improvements.

5.2.4Summary of Findings on the impact of off- campus housing on students' academic life and well- being

The study reveals several key insights about the impact of off- campus housing on students' academic life and well- being:

1. Study Environment: Only 29.2% of students have consistent access to quiet and conducive study environments in their off- campus accommodations, with 40.3% reporting no such environment.
2. Academic Impact: More students perceive negative effects (43.3%) than positive effects (27.9%) from their housing conditions on academic performance, with the remaining 28.8% reporting neutral effects.
3. Academic Distractions: Housing issues frequently distract students from academic activities, with 73.9% reporting distractions either sometimes or very often.
4. Overall Satisfaction: Student satisfaction with off- campus housing is generally low, with 45.6% expressing dissatisfaction compared to only 31.0% reporting satisfaction.
5. Emotional Well- being: Housing conditions affect the emotional well- being of most students (54.4%), with only 23.5% reporting no emotional impact.
6. Location Variations: While all locations show similar patterns, Poly Gate generally shows slightly better conditions, with higher rates of conducive study environments (35.0%), positive academic effects (37.5%), and overall satisfaction (40.0%). Yakuba consistently shows more challenging conditions across multiple measures.

These findings highlight the substantial impact of housing conditions on students' academic experience and personal well- being, with implications for student success and retention. The data suggests that off- campus housing issues represent a significant barrier to optimal academic performance for many Kwara State Polytechnic students.

## 5.3Conclusion

This study examined the housing conditions and perceptions of students residing in off-campus accommodations across four major areas: Elekoyangan, Yakuba, Poly Gate, and Oke- Ose. The findings revealed a predominance of single- room accommodations, driven largely by affordability and availability. Variations were observed in housing conditions, facilities, and perceived security across the study areas, with Poly Gate generally

recording better outcomes in terms of security and accommodation quality. In contrast, locations such as Elekoyangan and Oke- Ose showed higher levels of insecurity and relatively poorer housing facilities.

Overall, the research underscores the spatial disparities in students' off- campus living conditions and emphasizes the need for targeted interventions to improve student housing standards. Key issues identified include inadequate infrastructure, poor security, and limited access to basic amenities. These factors significantly influence students' satisfaction and academic performance, highlighting the importance of collaborative efforts between universities, private developers, and urban planners in addressing off-campus housing challenges.

5.4Recommendations

1. Improvement of Security Measures: Relevant authorities and community stakeholders should enhance security in areas like Elekoyangan and Oke- Ose by increasing street lighting, establishing neighborhood watch programs, and ensuring regular patrols by security personnel.
2. Provision of Affordable and Quality Housing: Private developers and government agencies should invest in the construction of well- planned, affordable student housing that meets minimum health and safety standards.
3. Regular Monitoring and Enforcement: Urban planning agencies should enforce regulations that ensure the quality of rental properties and periodically inspect off-campus accommodations for compliance.
4. University Support Services: Institutions should establish student housing support

units that provide guidance on safe and approved accommodations, and serve as a liaison between students and landlords.

5. Community Engagement: Student unions and local authorities should engage in regular dialogue to identify pressing housing- related issues and develop joint action plans for improvement.

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QUESTIONNAIRE ONASSESSMENT OF OFF- CAMPUS STUDENT HOUSING QUALITY IN KWARA STATE POLYTECHNIC, ILORIN

SECTION A: DEMOGRAPHIC INFORMATION

1. Gender:

   Male Female Prefer not to say
2. Age:

   Below 18 18–21 22–25 26 and above
3. Level of Study:

   ND I ND II HND I HND II
4. Faculty/Department: _____
5. Monthly allowance or income (in Naira):

   Below 10,000 10,000–20,000 20,001–30,000 Above 30,000
6. Type of accommodation:

   Single room Room and parlour Self- contained Shared apartment
7. How many people do you share your room/apartment with (if applicable)?
   _____
8. How long have you been staying in your current accommodation?

   Less than 6 months 6–12 months Over 1 year

SECTION B: PHYSICAL CONDITIONS AND FACILITIES(Objective 1)

Please rate the following on a scale of 1 (Very Poor) to 5 (Excellent)

9. General physical condition of the building: 1 2 3 4 5
10. Quality of roofing and ceiling materials: 1 2 3 4 5
11. Quality of walls and painting: 1 2 3 4 5
12. Condition of doors and windows: 1 2 3 4 5
13. Functionality of toilet and bathroom: 1 2 3 4 5
14. Availability of potable water: 1 2 3 4 5
15. Steady electricity supply: 1 2 3 4 5

16. Ventilation and natural lighting: 1 2 3 4 5
17. Structural safety (no visible cracks, etc.): 1 2 3 4 5

SECTION C: ENVIRONMENTAL QUALITY(Objective 2)

18. How would you describe the cleanliness of your neighborhood?

    Very Clean Clean Fair Dirty Very Dirty

19. How secure do you feel in your neighborhood?

    Very Secure Secure Indifferent Insecure Very Insecure

20. Are there frequent incidents of crime in your area?

    Yes No Not sure

21. Is your accommodation accessible by motorable roads?

    Yes No Partially

22. How often do you experience flooding or drainage issues?

    Very Often Sometimes Rarely Never

23. What is the proximity of your accommodation to essential services (e.g., shops, hospitals, ATMs)?

    Very Close (0–1 km) Close (1–3 km) Far (3–5 km) Very Far (>5 km)

SECTION D: AFFORDABILITY AND ECONOMIC DIMENSIONS(Objective 3)

24. How much do you pay for rent annually? (in Naira)

    Below 20,000 20,000–40,000 40,001–60,000 Above 60,000

25. How would you rate the affordability of your rent?

    Very Affordable Affordable Neutral Expensive Very Expensive

26. Are there hidden or extra charges apart from the rent?

    Yes No

    If yes, please specify: _____

27. Average monthly cost of utilities (electricity, water, etc.):

Below 2,000 2,000–4,000 4,001–6,000 Above 6,000

28. Do you believe the rent you pay matches the quality of housing you receive?

Strongly Agree Agree Neutral Disagree Strongly Disagree

SECTION E: IMPACT ON STUDENTS' LIFE & ACADEMICS(Objective 4)

29. Do you have a quiet and conducive environment for reading at home?

Yes No Sometimes

30. How would you rate the effect of your housing condition on your academic performance?

Very Positive Positive Neutral Negative Very Negative

31. How often do housing issues distract you from your academic activities?

Very Often Sometimes Rarely Never

32. How satisfied are you with your off- campus accommodation overall?

Very Satisfied Satisfied Neutral Dissatisfied Very Dissatisfied

33. Does your housing condition affect your emotional well- being?

Yes No Not sure

SECTION F: DEMOGRAPHIC PATTERNS IN HOUSING QUALITY(Objective 5)

34. In your opinion, do male and female students face different housing conditions?

Yes No Not sure

If yes, explain: _____

35. Do students from wealthier backgrounds get better housing conditions?

Strongly Agree Agree Neutral Disagree Strongly Disagree

36. Which group of students do you think are most affected by poor housing quality?

ND I ND II HND I HND II All levels equally

SECTION G: OPEN- ENDED QUESTIONS

37. What do you think are the major challenges students face regarding off- campus housing?
38. What suggestions can you give to improve student housing conditions off-campus?