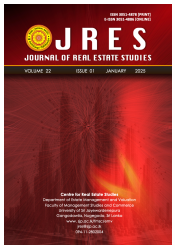

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Off–Campus Students' Housing Impacts in the Neighbourhood of Aliko Dangote University of Science and Technology, Wudil

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ABSTRACT

The study examined the economic and environmental impact of off-campus Student housing in six selected neighbourhoods of ADUSTECH, Wudil. Systematic sampling was adopted in collecting the data from 318 respondents out of 1,487population of Off-Campus students' accommodation in the neighbourhoods with the aid of a questionnaire. The data was analyzed using both descriptive statistics and chi-square. The findings revealed that off-campus students experienced high and increasing house rent in the neighbourhoods as most respondents agree that there is a high and rising rate of accessing off-campus accommodation in the study area. The findings also revealed that most of the respondents agree that the environment suffered serious littering and noise pollution from the students. It is recommended that regular environmental sanitation of the surroundings by the students and the community members will reduce environmental problems facing the neighbourhoods. Also, local authorities are advised to cultivate a feedback mechanism within the areas where students live to enable leadership to feel the pulse of students and make positive corrections where needed. The university management also needs to collaborate with the neighbourhood associations to provide security and monitoring of student's activities.

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1. INTRODUCTION

Student enrolment in Higher Institutions (HIs) is growing tremendously all over the world, especially in the UK, USA, Ireland, China, India, Nigeria, Ghana, and Nairobi (Alaka, 2012, Aluko, 2011). The increasing enrolment of students in Higher Institutions is not matching the student's housing supply and the Institutions are finding it tough to accommodate all students in their existing housing facilities, thereby pushing some students out to opt for alternate accommodation in the open housing market. Similarly, Pat-

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Mbano, Alaka, & Okeoma (2012), supported this assertion that the inability of Higher Institutions to expand their student accommodation to sufficiently accommodate the students has increased housing demand in the rental market in the neighborhoods.

Globally, in the last three decades, higher institutions of learning have been experiencing an unprecedented upsurge in student population and student enrolments in higher institutions generally outstrip the Higher Institution student housing (Ghani, 2017). In many countries of the world like Nigeria, Higher Institutions of Learning are ill-equipped to accommodate the growing student population, which has compelled numerous students to overflow into nearby neighborhoods seeking alternative housing accommodation in the private housing rental market (Pat-Mbano, Alaka, & Okeoma, 2012). Indeed, the scenario of Higher Institution student housing shortfalls and increasing student housing demand evolved the interest of many people in the student housing rental market. This is because it has been uncovered that business in student housing rental is lucrative and guaranteed businesses that ensure profit for the long term (Jones & Blakey, 2020). The impact of off-campus students' accommodation at Aliko Dangote University of Science and Technology, Wudil cannot be ignored. Besides the monetary returns, it is also associated with many social, economic, and environmental challenges.

Yusuf (2011) opined that the astronomical growth of the student population initiates pressure on Higher Institution students' housing facilities and in most cases these facilities are inadequate to accommodate the teeming student population. Likewise, Reynolds (2020) summarized that the situation of Higher Institution students housing shortfalls that the student population increase, has run ahead of the ability of the Institutions to house them and has led to a growing reliance on the private rent market. Higher Institutions maintained traditional housing accommodation for a few students while the majority had to rely on the private rental market (Stevenson, & Askham 2011). These are indications that student housing is grossly inadequate in most of the Institutions in both developed and developing countries as the population of students keeps on growing, thereby creating demand in the private rental market.

Before its expansion into many faculties and departments, ADUSTECH Wudil was able to provide hostel accommodation to cater to the needs of most of the students. From the year 2001 to 2010, virtually all the students were accommodated within the campus and provided with adequate water, electricity, security and other services. However, the University witnessed a massive expansion in undergraduate population from 2015 to date. The consequences are overstretched facilities for reading, learning, and place of residence as the high population was increasing astronomically there was no corresponding expansion of facilities to cater to such growth. The area worst hit is the provision of student accommodation as the University could only accommodate a small fraction of the students within the campus.

This has forced the students to look for alternatives outside the University and since the University is far away from Kano City most of them prepare to look for accommodation within the neighborhood. This has given rise to massive expansion of houses of different types and shapes all targeted towards providing relief for the students.

The consequence was the emergence of unplanned settlements around the University neighborhood. These areas are also not without challenges which are becoming worrisome and need government intervention to arrest the situation, which is the motivation behind

this research to bring out the impacts of campus Students' housing at Aliko Dangote University of Science and Technology, Wudil to assess the economic and environmental impacts of off campus housing accommodation in the neighbourhood.

2. LITERATURE REVIEW

2.1 Housing

Housing as a shelter is a necessity of life and one of the most important needs of man, others are food and clothing. All houses are shelters but not all shelters are houses (Agbola and Kassim, 2007). Maximum quiet environment, living and outdoor space, privacy, cleanliness, safety and aesthetic satisfaction are some basic needs and aspirations of the users that must be fulfilled in a shelter before it can become a house (Agbola and Kassim, 2007). The importance of housing to a nation and its people cannot be over-emphasized. It has great significant impact on the welfare, health, social, productivity and economic well-being of the individual within the society (Agbola and Kassim, 2007; World Bank, 1990). The house is the physical structure that human beings use for shelter (Oluwande, 1983). Standard housing enhances improvement in comfort and influences individual productivity.

Adequate housing is important for the effective performance of man. However, a large proportion of the Nigerian population lives in sub-standard, poor housing and deplorable unsanitary residential environments (Onibokun, 1985).

2.2. Student Housing

The literature on student housing is centered on dormitory-type environments. Khozaei, et al. (2014) pointed out that while residence hall living is a transitional housing situation for young people; it can create an impression that represents their first experience of living independently. Thus, it is important to study. Paine (2008) examined the effect differentiations in a type of residence hall can have on the acculturation of young people during their critical first years of college. Her findings showed no appreciable difference in grade point averages and academic persistence rates between freshmen living in traditional residence halls and different styles of off-campus living situations. While the lack of a statistically significant difference may not seem noteworthy, this finding is counter to beliefs traditionally held among campus administrators (Paine, 2008).

Perhaps not all universities and real estate interests in university towns and cities should be enamoured with the idea of providing high-amenity student housing within its environs, nor toward catering to potential students by using high-amenity student housing as a recruiting tool. Jacob, et al. (2018) expanded on the attraction of consumption-based amenities within upscale student housing environments but suggested that high-achieving students may shy away from this type of residential environment. This is most likely due to the number of distractions such an environment can provide for those whose college experience is predicated on work rather than play.

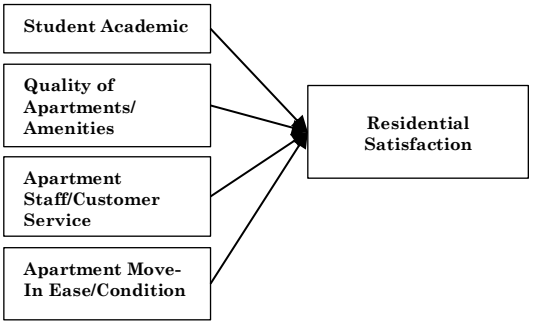
Universities are limited in their efforts to provide high-amenity housing to their students. The amount of debt colleges has incurred to upgrade their student housing stock has caused an inflationary effect on students' educational bills (Mitchell 2021). When debt or lack of available capital becomes an issue, universities have been known to engage in public-private partnerships to help provide upgrades to existing housing stock remaining on campus (Moore et al. 2019). However, despite their best intentions, colleges and universities have factors that prevent them from being the sole providers of student housing. The lack of available

land has proven burdensome for colleges and universities to develop student housing on campus. University administration may not be able to provide the type of management expertise to operate an expanded housing portfolio even if they had the funds to build this housing (Caulfield, 2016).

2.3. History of Student Housing

Modern-day student housing concepts have their roots in late 19th and early 20th century America. During this time, Student Affairs Units were developed within American colleges and universities, and the administration of university housing became one of the areas that fell under these offices' purview (Palmer et al. 2008). Eventually, the responsibility became so huge that specialized housing managers became necessary for this unique niche. In addition, a professional organization for university housing officers came into existence in the United States during the mid-1950s (Eisenstadt, 2007). It has been estimated that college and university students spend around 70% of their time in their residence hall environment (Vickerson, 2003). The dimensions and amenities attached to student housing have undergone a dramatic transformation over time as many of the Generation Y students have expected amenities that once were considered luxuries (such as private bathrooms, lounges, and walk-in closets) to be standard options for prospective residents (Earhart & Fields, 2012).

Figure 1: Conceptual model of student residential satisfaction



Source: Johari et al. (2017)

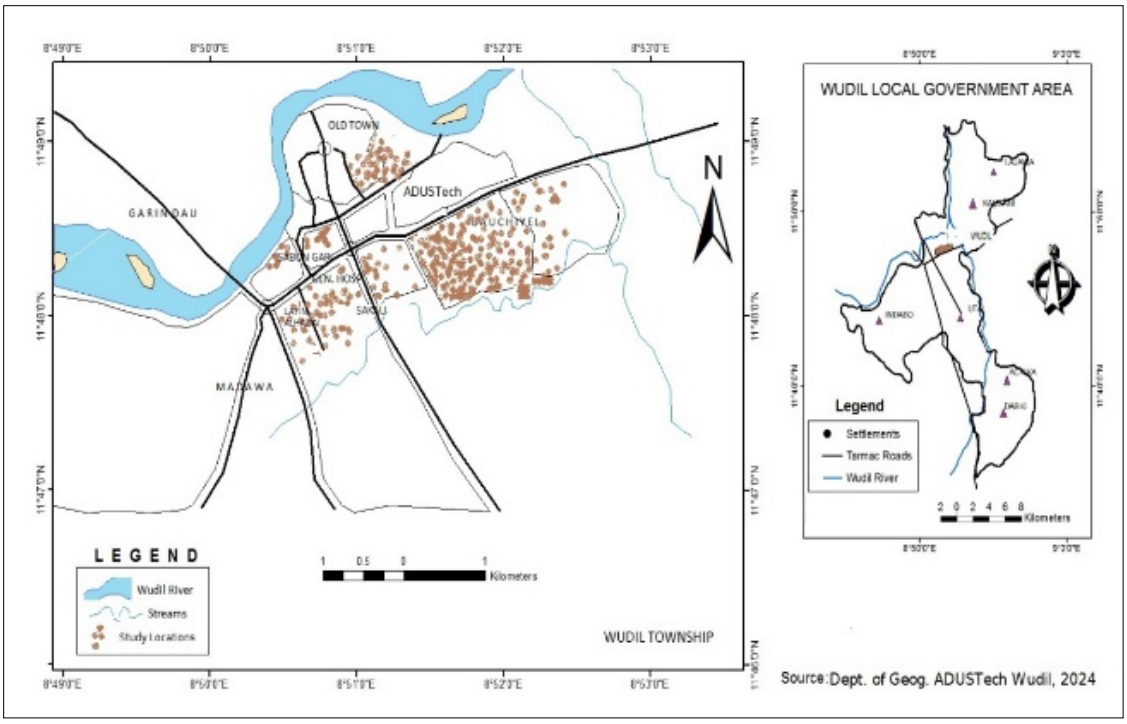
3. RESEARCH METHODS

3.1. The Study Area

The University is situated in Wudil Town about 43 km away from the Kano metropolitan area. Wudil Local Government Area is located between latitudes 11° 37'N and 11°56'N and longitudes 8° 45'E and 8° 57'E, of the Greenwich Meridian. It is bounded by Warawa Local Government to the west and north, Gaya Local Government to the east, Garko and Albasu to the south (Dambazau, 2008). The 2006 population census puts the population of the area at 301,104 with an estimated land mass of 458km² (NPC 2006).

Wudil town is the local government headquarters which is strategically located on the river Wudil. It is also a gateway to the state capital, Kano City, from the northeast as traffic coming from Bauchi, Adamawa, Borno, Gombe, Taraba, Yobe, and neighbouring Chad and the Cameroon Republic to Kano city mostly pass through the town before reaching their destination (Dambazau, 2008). Figure 1 shows the map of Wudil local government area, showing the study area.

Figure 2: Map of Wudil Showing the Study Area



Source: GIS Lab, Dept. of Geography, ADUSTECH Wudil (2024)

3.2. Method

The research covers six (6) off-campus housing areas in Wudil town within the University neighborhood namely, Bauchiyal, Unguwar Fulani, Local Government/Hospital, Sakau, Gidan Alhazai, and Sabon Garin Wudil Areas respectively.

Based on the reconnaissance survey, ADUSTECH Wudil off-campus locality comprises six (6) off-campus housing areas namely: Bauchiyal with 1,116 off-campus students houses, Unguwar Fulani with 119 off-campus students houses, LG/Hospital with 43 off-campus students houses, Sakau with 101 off-campus students houses, Gidan Alhazai with 29 off-campus students houses, and Sabon as a sampling framework. Cluster random

sampling was used to determine the Garin Wudil with 79 off-campus students houses. This makes a total of 1,487 houses sample using Taro Yamane formulae (1967) for calculating sample size as:

Step I: Sample Size for the Total Houses (1,487)

$$\frac{N}{1+N(0.05)2}$$

After substituting the variable which is N (1,487), a sample size of 319 was arrived at. Where **N** is the total population.

The study made use of 319 questionnaires for the sample size and administered the questionnaire to respondents in the study area. The sample size of each study location was taken in proportion to the population size of the location in the study area using a method called proportional allocation (Neville and Sidney, 2001).

The projected population for each ward is divided by the entire population and multiplied by the total sample size as shown below: -

n/N * 319

n = Population of the Location

N = Total population of the study area

319 = sample size

This formula was applied to obtain a proportionate share of the sample size for each ward according to their population sizes.

Table 1: Summary of Sampling Size

Area	Proportionate Allocation	Nos. Selected	%
Bauchiyal	1,116	238	75.1
Unguwar Fulani	119	26	8.0
LG/Hospital Qtrs	43	9	2.9
Sakau Quarters	101	22	6.8
Gidan Alhazai	29	6	2.0
S/Garin Wudil Qtrs	79	17	5.3
Total	**1,487**	**318**	**100**

Source: Fieldwork (2024)

Step II: Sampling Technique Used in Selecting Sample Size

To select the houses (sample size), a systematic sampling technique was used to select respondents (ADUSTECH off-campus Students) in each housing area. This was achieved by dividing the total houses by the sample size in each location, which gives 4.

4. RESULTS AND DISCUSSION

4.1. Economic Impact

I. High and Increasing Rent

The analysis shows that 68.5% of the respondents agree that there is High and increasing rent in accessing off-campus accommodation in the study area, 22.8% have not agreed, they get their accommodation easily through their agents while 8.8% have not decided as most respondents in this category are squatters and referrals from friends to stay with others in the accommodation.

However, on the part of the student, when we compare what they pay as house rent to their socio-economic background and the cost of transportation to and from university, it probably might not give the students money to spend in other areas like buying textbooks, eating a balanced diet, access to internets, photocopying, typing of assignment, and all other things that make for good academic success.

Comparing the house rental value before the establishment of the University with the present time, the interview conducted with some indigenes of the study area revealed that, the house rental value was very low to the extent that 3,4 bedrooms bungalow annual rent was about ₦15,000 and ₦30,000 only per flat. However, the current rent prices as of now were categorized into 3;

a) Maximum charge: ₦90,000 to ₦120,000 per session for a room.
b) Medium charge: ₦70,000 to ₦85,000 per session for a room.
c) Minimum charge: ₦40,000 to ₦65,000 per session for a room.

This scenario confirmed that the establishment of the University has significantly influenced house rental value within the neighbourhood. When compared to the minimum wage in Nigeria, it could be inferred that the larger percentage of money given to students by

parents had gone into securing accommodation. Olatubara (2008), states that one of the major housing problems confronting Nigerians is the arbitrary and outrageous increase in house rents. Landlords justify their actions based on the ever-increasing cost of building materials and goods.

Table 2: Respondent's View on House Rent

Location		Strongly Disagree	Disagree	Undecided	Agree	Strongly Agree	Total
Bauchiyal	F	22	50	24	117	89	302
	%	7.3	16.6	7.9	38.7	25.5	100
LGH	F	0	4	1	3	4	12
	%	0	33	8.3	25	33	100
U/Fulani	F	5	6	5	11	6	33
	%	15	18	15	33	18	100
S/Gari	F	2	1	0	10	8	21
	%	9.5	4.8	0	48	38	100
Sakau	F	0	0	5	14	4	23
	%	0	0	22	61	17	100
G/Alhazai	F	0	1	0	6	1	8
	%	0	13	0	75	13	100
Total	F	29	62	35	161	112	399
Total	%	7.3	15.5	8.8	40.4	28.1	100

Source: Fieldwork (2024)

Key: LGH – Local Government / Hospital Quarters
U/FULANI – Unguwar Fulani
S/GARI – Sabon Garin Wudil Quarters
G/ALHAZAI – Gidan Alhazai

II. Higher House Rent

Table 3 presents the results that the students mostly agree that the students in both locations are paying higher house rent with 69.2% in the entire study population, while only 22.3% disagreed with the statements that students are paying higher house rent when getting accommodation in the study area.

Table 3: Cross Tabulation of Student Opinion on high house rent based on Location

Location		Strongly Disagree	Disagree	Undecided	Agree	Strongly Agree	Total
Bauchiyal	F	10	24	16	110	78	238
	%	4.2	10.1	6.7	46.2	32.8	100
LGH	F	2	1	0	2	4	9
	%	22.2	11.1	0	22.2	44.4	100
U/Fulani	F	5	8	3	7	3	26
	%	19.2	30.8	11.5	26.9	11.5	100
S/Gari	F	4	6	1	6	0	17
	%	23.5	35.3	5.9	35.3	0	100
Sakau	F	1	10	6	5	0	22
	%	4.5	45.5	27.3	22.7	0	100
G/Alhazai	F	0	0	1	3	2	6
	%	0	0	16.7	50	33.3	100
Total	F	22	49	27	133	87	318
Total	%	6.9	15.4	8.5	41.8	27.4	100

Source: Fieldwork (2024)

Key: LGH – Local Government / Hospital Quart
U/FULANI – Unguwar Fulani
S/GARI – Sabon Garin Wudil Quarters
G/ALHAZAI – Gidan Alhazai

University Impact on The Economy of the Town

The establishment of the university has reduced the number of unemployed people in Wudil, because the town's indigenes were given jobs in the university as senior or junior staff. Businesses have been thriving in the community ever since the establishment of the university with more people entering business such as provision shops, food traders, sale of perishable food items, etc. Every form of business that exists within the community has experienced growth, especially those that meet the needs of the growing student population within the town.

4.2. Environmental Impact

I. Littering of the Environment

Universities and colleges typically have young adults between the ages of 18 to 23, with different demographic, social, and environmental ideals. Armijo de Vega et al. 2008 note that "colleges and universities have the moral and ethical obligation to act responsibly towards the environment; they would be expected to be leaders in the movement for environmental protection". The university environment is geographically small and the adoption of potential ideals, such as recycling and 'waste to energy' opportunities is easier than in a municipality or cooperation (Jameer, et.al 2020),

The data analysis here in Table 4 has shown that respondents expressed their view on whether the study area is dirty due to the littering of the environment by the students. The 75.2% of the respondents agree that the area is dirty due to littering and improper waste disposal of trolleys, 21.4% do not agree that the study area is dirty, and 3.5% of the respondents have not decided their opinion.

From the FGD with students a respondent said that the mosquitoes disturbed them in their accommodation which led to the prevalence of diseases like malaria' (See figure 3). Another respondent commented "Some students disposed of their waste in the bush, only a few students dispose of the waste by burning close to their residents as they used the burnt waste as manure in their farm."

Figure 3: Bauchiyal Street Littered with waste

Source: Fieldwork (2024)

This finding is supported by the study of Dery et,al. 2018 conducted at Mexicali I off campus estimated that approximately 1 ton of solid waste is produced per day, with more than 65% of these wastes being recyclable or potentially recyclable.

Table 4: Respondents View on Students Contribution to Improper Waste Disposal

Location		Littering of the Environment	Strongly Disagree	Disagree	Undecided	Agree	Strongly Agree	Total
Bauchiyal		F	4	37	5	71	121	238
		%	1.7	15.5	2.1	29.8	50.8	100
LGH		F	0	4	0	5	0	9
		%	0	44.4	0	55.6	0	100
U/Fulani		F	4	14	1	6	1	26
		%	15.4	53.8	3.8	23.1	3.8	100
S/Gari		F	0	2	2	9	4	17
		%	0	11.8	11.8	52.9	23.5	100
Sakau		F	0	1	2	17	2	22
		%	0	4.5	9.1	77.3	9.1	100
G/Alhazai		F	0	2	1	2	1	6
		%	0	33.3	16.7	33.3	16.7	100
Total		F	8	60	11	110	129	318
Total		%	2.5	18.9	3.5	34.6	40.6	100

Source: Fieldwork (2024)
Key: LGH – Local Government / Hospital Quarte
U/FULANI – Unguwar Fulani
S/GARI – Sabon Garin Wudil Quarters
G/ALHAZAI – Gidan Alhazai

II. Noise Pollution in the Host Community Environment

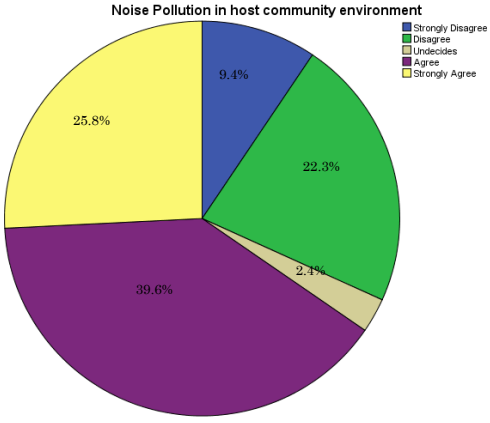
The data analysis shows the pattern of noise pollution along the street in the neighborhoods where off-campus are living, where 65.4% agreed that the area was polluted with student noise and congestion of people. However, it was observed during data collection that noise is mostly a result of business transactions around the area where students buy goods and services (See figure 4). Some Barbing Shops play music when they operate their services.

Figure 4: An Overcrowded Street at 'Yan Kwaya Quarters

Source: Field Work (2023)

Similar research was conducted by Liu et,al.(2009) at Kumming University of China which systematically monitored and analysed campus noise, it was found that the noise was caused by the traffic both on and off campus, students' daily activities on off campus, and business activities around the off-campus.

Figure 5: Noise Pollution in Host Community Environment



Source: Field Work (2024)

5. CONCLUSION

The research concludes that the amount of rent charged is high and increasing such makes it impossible for them to access basic needs such as food, reading materials, printing of documents and all other resources essential for studying. Moreover, the increase in off-campus students leads to poor sanitation in the study area.

6. RECOMMENDATIONS

There is a need for the University to have a plan developed for additional hostel facilities the university to accommodate the increasing number of students on-campus as this can reduce the chance of students staying off the campus which technically will reduce the hydra-headed challenges in the living environment (off campus) in the study area.

While students are admonished to regularly engage in environmental sanitation of their surroundings, the authorities like Primary Health Care (PHC), Kano Urban Planning and Development Authority (KNUPDA) and University Environmental Sanitation Committee (ESC) are advised to cultivate a feedback mechanism within the areas where students live to enable leadership to feel the pulse of students and make positive corrections where needed.

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