

Factors Influence Urban Renewal Programme in Osogbo, Nigeria

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ABSTRACT

Urban renewal programs play a vital role in transforming cities, but their success is contingent on a complex interplay of factors. This study aims at diverse influences that shape urban renewal initiatives in Osogbo Nigeria. To achieve this, a comprehensive analysis is conducted using a combination of qualitative and quantitative research methods.

31 Structured questionnaires were administered on Estate surveying and valuation firms in Osogbo and that same 31 questionnaires administered were retrieved. Descriptive and inferential statistical method were used i.e Table distribution and Factor analysis was used to analysis factors influence urban renewal programme. Finding shows Socioeconomic factors, including demographic shifts and income disparities, profoundly impact the need for revitalization. Political dynamics, such as government policies and local governance, dictate the feasibility and direction of renewal efforts. Environmental concerns drive sustainable and resilient urban development. Community engagement and public participation emerge as pivotal factors in shaping the direction and social acceptability of renewal projects. Financial considerations, including funding sources and economic viability, ultimately determine the feasibility of urban renewal programs. The study provides a concise overview of these multifaceted factors, shedding light on the intricate web of influences that guide urban renewal endeavours and emphasizing the importance of a holistic approach in urban planning and policy-making.

Key words: Urban renewal, programme, socioeconomic factor and environmental factor

INTRODUCTION

Background to the Study

Professionals in the built environment who operate in developing countries today frequently discuss urban renewal. Many developing nations, including Nigeria, India, the Philippines, China, Brazil, Hong Kong, and Bangladesh, have experienced increase in population growth (Shuaeeb, 2012). It was noted that most urban centres in Nigeria formed before the establishment of regional urban and town planning development (Oyesiku, 2011). This has increasingly limited infrastructural innovation, urban management and integration of sustainable urban practice, necessary for 21st century urban development. Urban renewal has therefore been used as a means to tackle urban decay (that is, the gradual fall of a city into a state of disrepair as it ages) globally. Urban renewal has many definitions and it works in various manners. It is generally considered as the comprehensive process to improve the overall living condition, social facilities and social welfare within the urban landscape by a series of continuous improvement programs (Adiabokpa, Alalade, Aremu, Ibiyemi and Ojo; undated)

Agbola (2011) on the other hand defined urban renewal as a relatively comprehensive community redevelopment programme through which a particular city seeks to re-fashion and rebuild the physical structures of a particular segment of the city in order to enable it to cope more successfully with the problems confronting it. The

components of urban renewal include city expansion, redevelopment, comprehensive road development, redesigning and beautification of settlement layout, upgrading of facilities and public goods and services, repair, construction and silting of drainage system within an urban centre, and enforcing slum upgrading and city development. The segment of the city affected by the renewal programme could either be residential or commercial neighbourhoods or both. This often depends upon the rate of decay and the financial funding capability.

Urban renewal programmes have been a problems solving approaches in all the areas that have witnessed it. Although, most towns in Nigeria are experiencing these urban renewal components but the rates of increase in urbanization and poverty are militating against these developments. Urban renewal stands for change and is also a process. Change is the most permanent thing in the world. It could be physical, environmental, economic or any other type. Urban centres continue to witness the influx of large population into it, a sizeable number of which are from the rural areas. This resulted into population explosion with its attendant consequences such as overcrowding, traffic congestion and transportation problems. Others include high levels of urban crime and violence, insecurity, proliferation of slums and blighted neighbourhood resulting into housing problems and reduced property values (Aluko, 2012).

Renewal programmes in city centres also rebrand places by upgrading the identity of the place with new urban cultures or revival of existing ones (Hahn, 2012). It is however pertinent to note that as beautiful as the positive consequences may deem to be, urban renewal programs also come with series of negative consequences and severe brunt mostly felt by the poor urban dwellers. Part of which is homelessness, displacement and loss of job experienced by the poor without being compensated (Ibem, 2013). Past renewal programs in Nigeria have also brought about inconvenience due to increased distance from new homes to place of work and schools thereby resulting in increased transport fares and discomfort, loss of socioeconomic ties, disconnection with cultural ties, displacement of menial workers etc. (Ibem 2013; Agbaje, 2013). This study therefore examine the factors influence urban renewal programme in Osogbo, Nigeria.

LITERATURE REVIEW

Concept of Urban Renewal

The phrase "urban renewal." Has been described in literatures with diverse conflicting meanings and interpretations (Hui et al., 2008). There are a wide range of renewal initiatives, some of which exhibit a more or less integrated approach to physical, social, and economic transformation (Tarakci, 2018). Tarakci (2018) also argued that urban rejuvenation is a long-term effort to restore abandoned or outmoded metropolitan areas economically, socially, physically and ecologically in order to bring them back to their former glory. Urban renewal is seen by governments throughout the world as a way to release important resources, such as infrastructure development and relieve rising demand for housing, as a response to an urbanizing population.

Agbola (1997) characterized urban renewal as a community redevelopment program in which a particular city aims to rebuild and refashion the physical structures of a specific portion of the city in order to better deal with its various challenges and Roberts (1999) also describes urban renewal as a comprehensive and coordinated vision and action that leads to the negotiated settlement of urban problems and that seeks to bring about permanent solution in the economics and physical health of an area that has been affected by change. Zielenbach and Levin (2000) define urban renewal as that of the physical reconstruction of ruined districts, the upgrading of local infrastructure, the eradication of unwanted persons or private organizations, and the creation of extra jobs.

Moreover, Osuide (2004), explained Urban renewal as a deliberate endeavour to alter the urban environment through the large-scale structure management of the existing urban regions in order to improve the current and future operations of the urban populous. The study further explained that Consensus is emerging from these definitions that urban regeneration is transforming the appearance of communities and generating considerable socioeconomic as well as environmental advantages. To enhance the lives of those who live or work in impoverished areas, urban regeneration looks for methods to improve the physical environment. Eminent domain is a legal method used to remove private land for city-initiated development projects, which includes moving

companies, demolishing buildings, and relocating individuals. Village rejuvenation is a term used to describe this process in rural places, albeit it may not be precisely the same in actuality (Chigbu, 2012). From pre-colonial times to the present day, Nigeria's settlement development has been generally observed to be rapidly changing (Olawepo, 2010). According to Olawepo, (2008), Nigeria has an urban growth pattern that is nearly unique in Africa, with the southwest dominating south of the Sahara and most urban slum rehabilitation efforts have failed for a variety of reasons, making it difficult to eradicate the condition in Nigeria (Jimoh, Omole, & Omosulu, 2013).

Urban renewal has been widely adopted in many nations, including Nigeria, to revitalize degraded districts of large cities by addressing the issue of urban deterioration and improving the living circumstances of people (Fatusin & Fagbohunka, 2018). In the UK, "urban regeneration" is a term used to describe programs aimed at revitalizing areas where social housing estates once stood. These programs aim to eliminate the estates in question, resulting in a "social cleansing" of the surrounding areas, by physically "cleansing" the area and eradicating the problems they once housed. In the early 1990s, the Hope VI program was launched in the United States in an effort to alleviate the effects of poverty on neighbourhoods (Bennett, Smith, & Wright, 2006; Goetz, 2013; Vale, 2013). Hope VI implied dismantling the projects and relocating the poor from their former neighbourhoods while the latter were transformed into mixed-tenure communities with significant numbers of rich, generally white entering homeowners because of the increasingly restricted supply of public housing replacement units. The emergence of the latter would encourage social mingling between rich home owners and the remaining tenants, who would acquire significant social ties as well as heightened ambitions by living in close proximity to homeowners. Furthermore, such estates would be built through public-private partnerships rather than just by the state. As a result of this "new urban renewal" set of policies becoming the policy orthodoxy, it has expanded from the United States to many European and Australian cities with social housing estates (Darcy, 2010; Imrie, Raco, & Lees, 2009).

Factors Influencing Urban Renewal Programmes

Diverse factors have been identified to influence urban renewal program in the previous studies.

Barredo and Demicheli (2003) identified population density lack of effective and physical planning and urban management as inaccurate data for the provision of both housing and basic public services, Odufuwa, Fransen and Gianoli (2009), also review importance of cities and impact of urbanization and globalization towards competitiveness of cities.

Gbeadegesin, and Aluko (2010), in their study review on Urban Renewal as a tool for Sustainable Urban Development in Nigeria: Issues and Challenges, Urban areas, depend on natural resources for water, foods construction materials, energy and the disposal of wastes. Urbanization will not, however, deliver its benefits for sustainability automatically; they require careful preparation and nurturing. Thus revitalization of city centres calls for implementation in Nigeria. This study intends to identified the factors influence urban renewal programme in the study area.

Abiola (2012), review on Lagos Megacity or Mega-Slum? Towards a Sustainable Lagos Megacity Development: Some Basic Planning Considered, becoming a megacity, it is always difficult to provide adequate management of waste, sustainable transport, housing, effective development control, security etc. which are very essential in an urban environment to make it sustainable and enhance more development. The authorities of the cities should make the issue of security a priority if growth is to be sustainable, because adequate planning security does not affect business sector alone but the entire sectors of the city. Planning will be considering as one of the factor influence urban renewal.

Oyegoke, Adeyemi and Sojobi (2012), review the challenges of water supply for a megacity, urbanization of developing cities if properly managed should bring about economic and social development. Opoko and Oluwatayo (2014), identified some salient features of the urbanization process and the challenges they pose to adequate housing. These include rapid population growth and changing demographic structure; poverty and unemployment; difficulties in accessing housing delivery inputs; and lack of adequate capacity on the part of government. Ibitayo (2012), examine commuter's opinions and experiences about several elements of the city's

transportation. Due to a lack of resources and a lack of ability to effectively address these issues, the community has been forced to face even more severe environmental problems, including traffic congestion (Mobereola 2006; Oluwasegun, 2015), Physical and socioeconomic infrastructure are factors that support the basic needs of the people.

Iwugo, Arcy and Andoh (2003), identified an aspect of land-based pollution as challenge confronting a megacity, Adelekan (2010), identified risks from and vulnerabilities to flooding in urban poor communities a lack of basic urban services; environmental degradation rising urban poverty (Nwagwu and Oni, 2015; OPHI, 2017); and insecurity (Morka 2007). In effective use of geospatial technology, a lack of adequate urban management, and a lack of promotion and execution of urban sustainability all contribute to the failure of any urban regeneration initiative, according to (Dano, Balogun, Abubakar, and Aina, 2020).

Njoku and Okoro (2014) reviewed urbanization, causes and characteristics of slums, aims and principles of urban renewal; benefits of urban renewal and problems of urban renewal in Lagos Nigeria. identified rapid urbanization is to blame for Nigeria's slums, economic hardship and the failure to execute urban development policies have contributed to poverty in urban areas, as well as a shortage of housing availability. The city's laws, lack of repairs, and lack of house upkeep, altered by the removal of aging structures, the renovation of existing ones, and the construction of brand new, contemporary ones, and regions are being redefined by new infrastructure. Njoku and Okoro (2014) further review in its research on Urban renewal in Nigeria that Site assembly is one of the most difficult aspects of these urban renewal changes, as well as relocating and staying in business. It also noted that an environmental impact assessment is necessary for a successful urban renewal because the original residents and the surrounding environment must be taken into consideration while planning the renewal of the region from the neighbourhood to the bank. This study will identify factors influence urban renewal programme in the study area.

Galdi, Farhudi, and Ezzati (2010) examined the factors affecting the urban renewal process from sustainability view in district 11 of Mashhad, Iran. The study provides a sustainable approach to designing urban regeneration projects by identifying the link between urban design and sustainable development. The study used a 380-person sample was surveyed and statistical techniques such as Independent T-test, Pearson correlation, multiple regression, and path analysis were utilized. All three "economic," "social," and "environmental" factors were identified to be the key factors that affect urban regeneration programs' sustainability. Built Environment and social aspects increased urban redevelopment initiatives 'on property most especially commercial. Meanwhile, Egolum and Emoh (2017) concluded in a literature review on issues and challenges of urban renewal in a developing economy in Nigeria that high rate of Urbanization in the country is the main factor that ravage most urban communities and this factors includes: Scarcity of shelter/housing, waste/garbage disposal, traffic jams or congestion, poor roads, floods, crime, and other social vices. Others include demand for urban services such as housing, education, public health, and a decent living environment, loss of biodiversity and green house, warming, desertification, degradation of agricultural land, air and water pollution, environmental decay, slums, insalubrities, overcrowding, housing congestion, crime and violence. Similarly, in a literature review research by Dimuna and Omatsone (2010) on the regeneration in the Nigerian urban built environment asserts that rapid urbanization; rural-urban migration, which is exerting undue pressure on the available facilities in the urban centers are factors affecting urban renewal in Nigeria cities.

Ibem, Uwakonye, and Aduwo, (2013), appraised the sustainability of urban renewal in Lagos Metropolis using the Nigerian Army Shopping Arena, Oshodi renewal project as a case study, using descriptive method of data analysis, the study find out that, most of the project executed were through the use of the build-operate-transfer (BOT) arrangement, and users were generally satisfied with facilities provided, except for the provision of utilities, the study concluded that approach to financing urban renewal projects should be part of urban development policy framework and embraced by cities in the developing countries, according to studies like those by Gbadegesin and Aluko (2010), and others. Furthermore, according to Shuaeeb (2013), Nigeria's urban renewal has been hampered by a lack of coordination among stakeholders and residents, as well as a government that has been unable to resolve the compensation issue associated with land acquisitions.

According to Adebisi et al. (2020), urban regeneration efforts performed well. As a result of Nigeria's inadequate infrastructural design and development, the country's high incidence of urban deterioration has prompted calls

for urban rejuvenation. Urban regeneration programs, however, have resulted in joblessness, homelessness and starvation among other hardships for the city's underprivileged residents. In Osogbo, the capital of Osun state, various actions were implemented by the government before urban renewal initiatives were recently implemented. There are many scholars who believe that Nigeria's alarming rate of urbanization is the result of a massive rural-urban migration, in part because rural areas have been neglected in relation to the physical development and public interventions, and in large part because people in rural areas are hoping for a decent life and office jobs (away from physically demanding farm work) (Andreasen et al, 2016).

In addition to the burden on resources and infrastructure in the city centers, migration results in the establishment of slums, poor housing conditions, urban blight, infrastructural obsolescence, disaster susceptibility, and major hazards to public health (Hahn, 2016). Many researchers, however, believe that urban revitalization was among the most effective ways to combat urban decline. Urban regeneration plans, as lovely as they may appear, come with a number of negative repercussions and a terrible brunt that is borne mostly by the impoverished urban people. Homelessness, relocation, and job loss among the poor are just few of the hardships they have to deal with on a daily basis (Ibem, 2013). Poor environmental planning, opposition by inhabitants based on cultural beliefs and traditional values, and economic reasons, as the bulk of residents are urban poor, are all problems influencing Nigeria's urban renewal effort (Dankani, 2016).

It shows clearly that, the biggest obstacles to urban renewal in Nigeria include the absence of sufficient financial resources to fund the massive amounts of capital that urban renewal demands

Modernization, urban renewal, and the social costs of development are examined by Agbaje (2013) in research on cities including Maroko, Lekki, other cities in Western Nigeria, and the Federal Capital Territory (FCT) (review of literature). The review explains that there has been an increase in transportation costs, a rise in travel time, and a decrease in social and cultural ties in Nigeria as a result of the growing distances between new houses and centers of work and education (Agbaje, 2013). Likewise, in some cases, urban renewal initiatives have resulted in the death of parents and the abandonment of their children, leaving them to fend for themselves (Balsas, 2017). Many homes were destroyed and many properties were unaccounted for in Maroko, Lagos in 1992, leaving the residents of Maroko homeless. However, some different jurisdictions to other areas or established new slum dwellers elsewhere, which was one of the few cases reported (Nwanna, 2012). An additional example was the 2016 Oshodi market clearing in Lagos, when most of the shopkeepers lost money and their companies without being compensated (Ibem, 2013). Mega infrastructure projects have emerged as one of the most popular strategies for attracting private capital and repositioning cities on the competitive landscape (Adama 2017).

Research design

A research design is an intended action to achieve a set objectives of a project. Kothari (2008) explains research design as a basic form within which research is controlled and directed. It's the layout of data collection, measurement and analysis. For this research, simple random sampling is adopted. This study is qualitative and quantitative, where information was gathered on the factors influencing urban renewal programmes in Osogbo, Osun state.

The study target population were practicing Estate surveying and Valuation firms and there are 31 Registered Estate Surveying and Valuation firms in Osogbo, as obtained from NIESV Osun state branch record (2021) and all 31 practising Estate Surveying and Valuation firms in Osogbo were used. A close-end questionnaire was administered on the sample size gotten from the target population. Principal component analysis (PCA) are used to analysed factor influencing urban renewal programme in the study area.

RESULTS

This chapter deals with the analysis of the data collected through questionnaire administered alongside their interpretation. The analysis of data was carried out in accordance with the objectives of the study using descriptive statistics and inferential statistics to analysis the factors.

Table 1: Demographic information of Estate Surveying and Valuation Firms in Osogbo

	Variable	Frequency	Percentage
Gender	Male	23	74
	Female	8	26
	Total	31	100
Professional Cadre	Associate below 10yr	16	52
	Associate above 10yrs	12	38.7
	Fellow	3	9.6
	Total	31	100
Years in Practice	1-5yrs	5	16.1
	6-10yrs	6	19.3
	11-15yrs	6	19.3
	16-20yrs	8	26
	21yrs and above	6	19.3
	Total	31	100

Source: Field Survey, May 2026

Table 1 shows the demographic information of the heads of Estate Surveying and Valuations in Osogbo. 52% of them belongs to the Associate cadre of below 10 years, 38.7% also belongs to the Associate cadre above 10 years and 9.6% consists of members on the fellowship cadre. Also 16.1% have been in practice between 1-5years, 19.3% have been in practice between 6-10 years, 19.3% have been in practice between 11-15 years, 26% have been in practice between 16-20 years and 19.3% have been in practice for more than 21 years. This implies that based on the professional cadre of the respondents and the significant number of years in practice, they are aware of the renewal programme and also the factors that influence the urban renewal programme in Osogbo. Hence their dispositions and opinions are taken to be reliable.

Factors Influence Urban Renewal programme in Osogbo

This section present data on the second objective of this study using factor analysis is used to analysis the factor influencing urban renewal programme in Osogbo. The data was obtained from Estate Surveying and Valuation firm in Osogbo as presented below.

Factor Analysis

Table 2: KMO and Bartlett's Test on factors influences urban renewal programme in Osogbo

Kaiser-Meyer-Olkin Measure of Sampling Adequacy.		.632
Bartlett's Test of Sphericity	Approx. Chi- Square	112.410
	Df	91
	Sig.	.000

Source: Author Data Analysis, 2026

Kasier-Meyer- Olkin’s measure of sampling adequacy and Bartlett’s Test of sphericity are presented in Table 2 above and shows that chi-square of 112.410 is significant at $p < 0.000$ indicating that the sample used is adequate. Furthermore, the result of KMO measure of sampling adequacy is 0.632 which is higher than the benchmark Of 0.600 (Tabachnick & Fidell, 2007). This implied that the data is adequate and the factor analysis can proceed.

Table3: Communalities table of factors influences urban renewal programme in Osogbo

Communalities	Initial	Extraction
Adequate Financial Resources	1.000	.700
Removal of backward industries/transformation of traditional trades	1.000	.655
Effective use of land resources	1.000	.678
Retention of quality labours and skill	1.000	.681
Attraction of new job – investment	1.000	.760
Political will and leadership	1.000	.676
Supply of housing and amenities	1.000	.666
Community building	1.000	.770
Preservation of local distinctive feature	1.000	.756
Improvement of living conditions	1.000	.710
Provision of job opportunities	1.000	.812
Physical improvement of built environment	1.000	.769
Balance between new and old developments	1.000	.818
Adoption of resource efficient technologies	1.000	.841
Adaptive Governance and Policy Frameworks	1.000	.721

Source: Author Data Analysis (2026)

Extraction Method: Principal Component Analysis.

From the communality table 3 above, it is worthy to note that any variable with low communalities of say lower than 0.40 don’t contribute much to measuring underlying factors, which shows every factor contributed to some extent i.e. all the attributes that were used to represent the factors influence urban renewal programme in Osogbo.

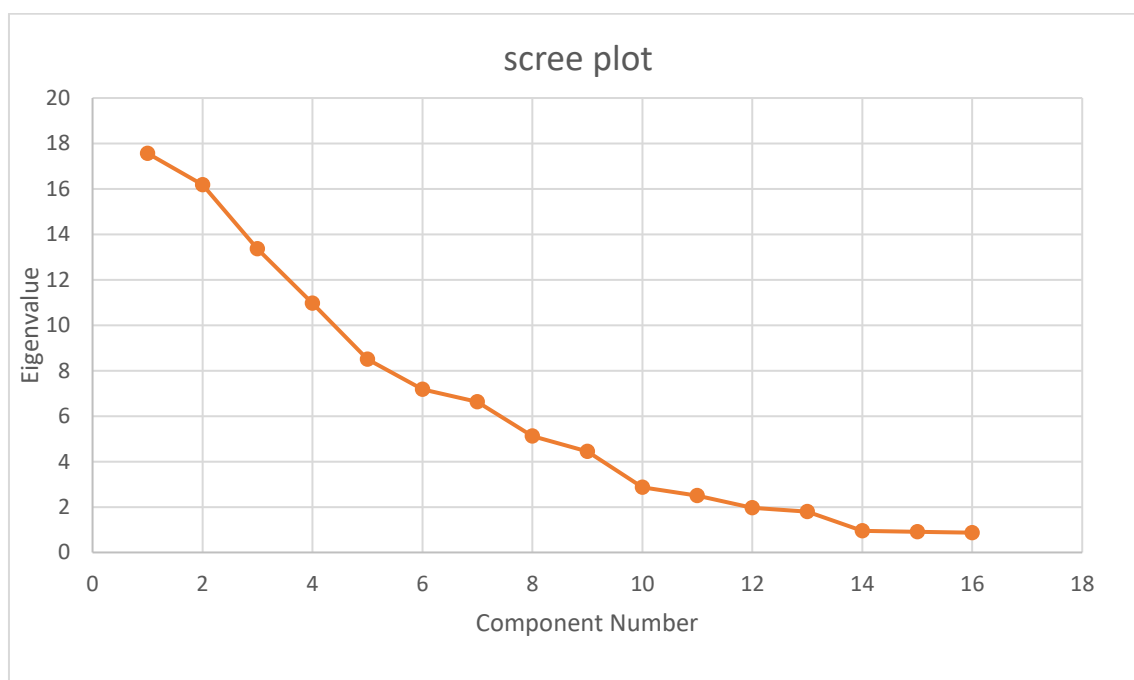
Table 4: Total Variance explained of factors influence urban renewal programme in Osogbo

Component	Initial Eigenvalues			Extraction Sums of Squared Loadings		
	Total	% of Variance	Cumulative %	Total	% of Variance	Cumulative %
1	2.459	17.567	17.567	2.459	17.567	17.567
2	2.265	16.178	33.745	2.265	16.178	33.745
3	1.870	13.360	47.105	1.870	13.360	47.105

4	1.535	10.964	58.069	1.535	10.964	58.069
5	1.190	8.498	66.567	1.190	8.498	66.567
6	1.005	7.180	73.747	1.005	7.180	73.747
7	.927	6.622	80.369			
8	.717	5.122	85.491			
9	.622	4.440	89.931			
10	.401	2.861	92.792			
11	.350	2.502	95.294			
12	.275	1.966	97.260			
13	.251	1.791	99.050			
14	.133	.950	100.000			
15	.126	.911	106.010			
16	.093	.872	121.000			

Source: Author's Data Analysis (2026)

Table 4 lists the eigenvalues associated with each linear component before extraction, after extraction and after rotation. Before extraction, 16 linear components were identified within the data set. The eigenvalue associated with each factor represents the variance explained by that particular linear component and this reflected in the table in terms of the percentage of variance explained. The table further shows that 6 components were extracted under 7.180 eigenvalue minimum. The clustering of factors influence urban renewal programme in Osogbo are within 6 components generated normalized cumulative sums of squared loading of 73.747. component 1 contains 17.567 of the total variance, component 2 contains 16.178 of the total variance, component 3 contains 13.360 of the total variance, component 4 contains 10.964 of the total variance, component 5 contains 8.498 of the total variance, and component 6 contains 7.180 of the total variance.



Fg1: Source Field Survey 2026

Fg1 The scree plot on the first six components, the difference between the seventh and eight eigenvalues increased and then gradually declined and became more or less than 2.0, approximately at 1.0 after component seven. The first component explains 17.567% of the total variance at 2.459, the second component explains 16.178% at the total variance at 2.265, the third component explains 13.360% at the total variance at 1.870, the fourth component explains 10.964 at the total variance at 1.535, the fifth component explains 8.498% at the total variance at 1.190, and the sixth component explains 7.180 at the total variance at 1.005. Thus the sixteen factors influence urban renewal programme can be reduced to six Component as the major factors and they are adequate financial resources, removal of backward industries/ transformation of traditional trades, effective use of land resources, retention of quality labours and skill and attraction of new job –investment while other factors contribute in small qualities.

Table 5: Rotated Component Matrix^a on the factors influence urban renewal programme

	Component					
	1	2	3	4	5	6
Adequate Financial Resources	.686(i)	.127	.032	.012	.153	.241
Removal of backward industries/transformation of traditional trades	.324	.435	.154	.508(ii)	.213	.324
Effective use of land resources	.510(iii)	-.513(iv)	.142	.345	.132	.115
Retention of quality labours and skill	.286	.321	.641(v)	.154	.042	.123
Attraction of new job – investment	.720(vi)	.262	.310	.282	.231	.216
Political will and leadership	.239	.153	.251	.821(vii)	.327	.164
Supply of housing and amenities	.771(viii)	.132	.216	.137	.023	.016
Community building	-.021	.025	.142	.251	.791(ix)	.0178
Preservation of local distinctive feature	.139	.290	-.321	.236	.127	.833(x)
Improvement of living conditions	.237	.129	.327	.043	.581(xi)	.342
Provision of job opportunities	.347	.712(xii)	.189	.231	.019	.213
Physical improvement of built environment	.145	.832(xiii)	.328	-.142	.236	.321
Balance between new and old developments	.021	-.126	.061	.274	.121	.743(xiv)
Conservation of natural resources	-.836(xv)	.021	.321	.213	.121	.248
Adoption of resources efficient technologies	.354	.145	-.801(xvi)	.231	-.012	.236
Adaptive Governance and Policy Frameworks	.342	.124	-.532(xvii)	.342	.234	.216

Extraction Method: Principal Component Analysis.

Rotation Method: Varimax with Kaiser Normalization.^a

a. Rotation converged in 11 iterations.

The loaded factors for each factors are presented in the table below:

Component		1	2	3	4	5	
Adequate Financial Resources	1	.686	.510	.720	.771	.836	Adequate Financial resources, effective use of land resources, attraction of new job, supply of housing and amenities, conservation of land resources. (AEASC)
Effective use of land resources	2	.513	.712	.832			Effective use of land resources, provision of job opportunities, physical improvement of built environment (EPP)
Retention of quality labours and skill	3	.641	.801	.532			Retention of quality labours and skill, adoption of resources efficient technologies, adaptive Governance and Policy Frameworks (RAA)
Removal of backward industries/transformation of traditional trades	4	.508	.821				Removal of backward industries/transformation of traditional trades, political will and leadership (RP)
Community building	5	.791	.581				Community building, improvement of living conditions (CI)
Preservation of local distinctive feature	6	.833	.743				Preservation of local distinctive feature, Balance between new and old developments (PB)
Attraction of new job – investment							
Political will and leadership							
Supply of housing and amenities							
Improvement of living conditions							
Provision of job opportunities							
Physical improvement of built environment							

Balance between new and old developments							
Conservation of natural resources							
Adoption of resources efficient technologies							
Adaptive Governance and Policy Frameworks							

AEASC which is component 1 correlates strongly with the factors influences urban renewal program as indicated by the correlation value .5-.9.

EPP which is component 2 correlates strongly with the factors influences urban renewal program as indicated by the correlation value .5-.9.

RAA which is component 3 correlates strongly with the factors influences urban renewal program as indicated by the correlation value .5-.9.

RP which is component 4 correlates strongly with the factors influences urban renewal program as indicated by the correlation value .5-.9.

CI which is component 5 correlates strongly with the factors influences urban renewal program as indicated by the correlation value .5-.9.

PB which is component 6 correlates strongly with the factors influences urban renewal program as indicated by the correlation value .5-.9.

DISCUSSION OF FINDINGS

Urban renewal programs are complex initiatives aimed at revitalizing and rejuvenating urban areas. Several factors influence the success and effectiveness of these programs, and understanding these factors is crucial for planners and policymakers.

i. Adequate Financial Resources: Adequate funding is necessary to carry out urban renewal projects. This funding can come from various sources, including government grants, private investments, and public-private partnerships. Limited financial resources can constrain the scale and impact of renewal efforts, availability fund will guide encourage effective use of land resources to sustain urban environment and attract new job for the public.

ii. Effective use of Land Resources: the effective use of land resources is crucial for sustainable development, as land is a finite and valuable asset. Responsible land management can help maximize economic, social, and environmental benefits while minimizing negative impacts, provision of new job and physical improvement of built environment

iii. Retention of quality labour and skill: The retention of quality labour and skilled workers is a critical aspect of human resource management for any organization.

iv. Removal of backward industries/ transformation of traditional trade: The renewal program often involves upgrading or modernizing essential infrastructure such as transforming the traditional trade, utilities, public transportation, and utilities. Reliable infrastructure is crucial for economic development and quality of life.

v. Community Building: This address housing issues is a central aspect of urban renewal programs. This can involve rehabilitating existing housing stock, creating affordable housing options, and preventing displacement of vulnerable populations.

vi. Preservation of local distinctive features is essential for maintaining the unique identity and cultural heritage of a community or region. These distinctive features can include architectural styles, traditions, natural landmarks, local cuisine, dialects, and historical sites.

SUMMARY OF FINDINGS, CONCLUSION AND RECOMMENDATION

Summary of the study

urban renewal programs represent a dynamic interplay of economic, policy, community, environmental, financial, and cultural factors. Successful programs are those that carefully balance these considerations, adapt to changing circumstances, and prioritize the well-being and inclusivity of the communities they serve. By addressing these factors thoughtfully, urban renewal can lead to more vibrant, equitable, and sustainable cities for future generations.

Conclusion

In conclusion, urban renewal programs are complex and multifaceted endeavors influenced by a wide range of factors. These initiatives aim to rejuvenate and revitalize urban areas, addressing various social, economic, and environmental challenges. The success of such programs depends on a careful consideration of several key factors.

Firstly, the economic climate plays a pivotal role in urban renewal efforts. A strong economy can provide the financial resources necessary for investment in infrastructure, housing, and public spaces. Conversely, economic downturns may hinder the progress of these programs, making it crucial to adapt strategies to changing economic conditions.

Secondly, government policies and regulations greatly influence urban renewal initiatives. Supportive policies, incentives, and streamlined approval processes can encourage private and public investment, while bureaucratic obstacles can slow progress. Effective governance is essential for coordinating efforts and ensuring that projects align with community needs and long-term sustainability goals.

Community engagement and participation are also critical factors in urban renewal programs. The input and buy-in of local residents and stakeholders can shape the direction and success of these initiatives. Inclusivity, transparency, and efforts to mitigate gentrification and displacement are vital considerations to ensure that urban renewal benefits all members of the community.

Environmental sustainability is increasingly important in urban renewal efforts. Incorporating green infrastructure, renewable energy sources, and sustainable design principles can enhance the resilience of urban areas while mitigating the impacts of climate change.

Additionally, funding sources and financing mechanisms are fundamental determinants of urban renewal outcomes. Public-private partnerships, grants, tax incentives, and innovative financing models can provide the necessary resources for large-scale redevelopment projects.

Lastly, historical and cultural preservation must not be overlooked. Urban renewal programs should respect and protect the cultural heritage of the areas they aim to rejuvenate, fostering a sense of continuity and identity among residents.

Recommendation

urban renewal programs are complex and multifaceted, requiring a holistic approach that takes into account economic, social, environmental, and cultural factors. By following these recommendations and tailoring them

to the specific context of each urban area, stakeholders can work together to create more liveable, sustainable, and inclusive cities for the benefit of current and future generations.

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