

Renovation as a Strategic Solution to Accommodation Challenges in Lagos

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Abstract

Lagos is facing a massive housing crisis, with a shortage of over three million homes, and the population keeps growing faster than the city can handle. The government's usual plan of building new houses on empty land outside the city is not viable for the low-income earner. This practice is too expensive, leads to overcrowding, and creates more slums. This report proposes a different approach whereby, instead of tearing down old neighbourhoods and buildings, it renovates and fixes these buildings. Through the analysis of successful examples of cities like Santiago and São Paulo and also evaluating the present state of Lagos buildings, this study demonstrates that renovation is attainable. The studies indicate that renovation is 40-60% quicker and 30-50% cheaper than construction. Agege and Ikorodu were identified as promising areas for the project implementation. Finally, this paper pushes the argument that the city does not have to begin anew but simply needs to work with what exists so that people can have safe, affordable housing without experiencing gentrification.

Keywords: Building renovation, optimal location, urban development.

Реконструкция как стратегическое решение проблем с жильем в Лагосе

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Аннотация

Лагос сталкивается с масштабным жилищным кризисом, в котором не хватает более трех миллионов домов, а население продолжает расти быстрее, чем может справиться город. Обычный план правительства по строительству новых домов на пустующих землях за пределами города не подходит для среднестатистического горожанина. Такая практика обходится слишком дорого, приводит к перенаселенности и создает новые трущобы. В настоящей работе предлагается другой подход, при котором вместо сноса старых кварталов и зданий проводится реконструкция и приведение в порядок этих зданий. На основе анализа успешных примеров таких городов, как Сантьяго и Сан-Паулу, а также оценки текущего состояния зданий в Лагосе, это исследование демонстрирует, что реконструкция возможна. Исследования показывают, что реконструкция на 40-60% быстрее и на 30-50% дешевле, чем строительство новых домов. Агеге и Икороду были определены как перспективные районы для реализации проекта. Наконец, в работе выдвигается аргумент о том, что городу не нужно начинать все заново, а просто нужно работать с тем, что уже есть, чтобы люди могли иметь безопасное и доступное жилье, не подвергаясь джентрификации.

Ключевые слова: Реконструкция здания, Оптимальное местоположение, Городское развитие.

Lagos city is on the verge of a breaking point. For the last 50 years, the city has become more complex and crowded, serving as a magnet for people looking for work. This has created a huge mismatch between the number of people arriving and the number of decent places to live, thereby resulting in overcrowded homes, slums, and older buildings that are falling apart

[1]. Stakeholders have relied too much on "greenfield development", which has failed to provide affordable homes because it costs too much and the infrastructure is not often available. The study will employ strategy and smart policy in current housing stock renovation [2]. The method consumes fewer materials, utilises already existing infrastructure (such as roads and electricity) and holds neighbourhoods together. The goal is to prove that with the right viability criteria check on buildings and the right plan, renovation is not just a backup for accommodation challenges but is the best solution for Lagos [3]

1. **Learning from the World:** Several cities were looked at including Rio de Janeiro, São Paulo, and Santiago. As regards the speed and cost of renovation, cities that have tried to repair old buildings have confirmed that it saves a lot of time and money as compared to new buildings. Rio had programmes such as Favela-Bairro that involved inclusion and proved slums can be improved without evicting the entire populace by simply adding streets and water utility. In Santiago, as regards financial aid, they showed that a little bit of government subsidy can encourage private companies to do the renovation work [4].

2. **Why it is ideal for Lagos:** Since it is less expensive, it does not require purchasing new costly land or making new foundations. This reduces the final cost the stakeholders incur. It avails jobs. Renovation requires carpenters, plumbers and electricians. This employs local people rather than just using big machines. It also conserves the culture. Destruction of buildings destroys the city's heritage. Renovation helps preserve the distinctive Lagos style. The method makes use of existing building types. There are a lot of "Face-Me-I-Face-You" apartments and old bungalows. These are perfect candidates to be upgraded with better ventilation and maybe an extra floor, rather than being destroyed.

3. **The Best Locations:** The research shows that Agege is ideally suited because it sits on high ground (no flooding) and is a major transport hub with the Red Line Rail. Ikorodu has great potential due to the ferry system, and the commute to the island will become significantly faster. Lagos Island (Isale Eko) is the commercial centre. It needs flood-proofing renovations because so many workers live there to be close to the markets.

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