

Assessment of Urban Renewal Program in Kaduna State: Perception and Satisfaction

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Abstract

Urban renewal has become a key strategy adopted by governments/private stakeholders to address urban decay, infrastructural deterioration, and environmental degradation in rapidly growing cities. This study assessed the urban renewal project in Kaduna North Local Government Area of Kaduna State, with a focus on evaluating the current state of urban infrastructure, community perception and satisfaction, and the challenges encountered in the implementation of urban renewal projects. The study adopted a descriptive survey research approach. Data were collected through 150 questionnaires administered to residents and business owners within the study area, while 126 valid responses were analyzed using descriptive statistical tools such as frequencies, percentages, mean scores, and standard deviation. Findings revealed that urban renewal projects have led to improvements in road infrastructure, drainage systems, and the general aesthetic appearance of Kaduna North. However, issues, such as inadequate environmental sanitation, limited improvement in market facilities, displacement of residents, insufficient compensation, and lack of community participation, were identified as major challenges. The study further revealed mixed community perceptions regarding the benefits of the urban renewal programmed. The study concludes that while urban renewal has contributed positively to infrastructural development in Kaduna North, its effectiveness is constrained by social, environmental, and governance-related challenges. It recommends improved community engagement, transparent planning processes, adequate compensation mechanisms, and sustainable maintenance strategies to enhance the success of future urban renewal projects.

Keywords: Community perception, infrastructure, sustainable development, urban renewal, built environment

INTRODUCTION

In developing nations, experts working in the built environment now consider urban renewal to be a significant practice because effective urban renewal techniques could enhance the social sustainability of

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well-planned and well-built places (Yıldız, Kıvrak, Gültekin & Arslan, 2020; Wang, Liu, Chen & Guo, 2022) [1, 2]. This began because most developing nations, including Bangladesh, Nigeria, India, the Philippines, China, Brazil, and Hong Kong, were experiencing fast urban sprawl and population development. Urban regeneration offers a great chance to build sustainable urban regions while addressing the issues brought on by unplanned urbanization and urban aging (Yildiz, Kıvrak & Arslan, 2019) [3]. Most Nigeria's urban centers and areas were developed prior to the creation of regional town planning and urban development. This has made it harder to innovate infrastructure, manage cities, and incorporate sustainable urban practices – all of which are essential for urban growth in the twenty-first century (Idowu, 2013; Obiadi & Onochie, 2018) [4, 5].

Nigeria, one of Africa's economic giants with a population of over 227.9 million, is at present in crisis because to the rapid urbanization, inadequate infrastructure, and growing number of slums. The environmental threat among urban residents has increased due to the deterioration of urban infrastructure, including inadequate road networks, a shortage of portable water supplies, poor drainage and canals, subpar housing, and inadequate waste management systems (Ifediora, 2021; Valavanidis, 2024) [6, 7]. The consequence of such a relatively rapid pace of urbanization and insufficient planning is chaos, which mainly manifests in the lack of housing, poor and overwhelmed social amenities and infrastructure (housing, electricity, water, and so on), and its associated problem of slum formation at the center of most towns and cities. Many major cities are already susceptible to several environmental stresses that affect the quality of their air and water, as well as the well-being of their population (Münzel & Daiber, 2018; Poddar, Banavaram, Ramanaik, Jayabalan & Vismaya, 2025) [8, 9].

In 2019, under the then-Governor his Excellency Mallam Nasiru El-Rufai, the government of Kaduna State launched the Kaduna Urban Renewal Programmed (KURP) as a flagship project for upgrading the infrastructure of major urban areas, including Kaduna North, through development of housing, market upgrades, road improvement, and drainage networks. There is debate and criticism over its conception, implementation, and effects on nearby communities. Residents and company owners being displaced because of demolitions that are carried out without proper compensation or resettlement plans is one of the main worries (Agbese, 2019) [10].

The elimination of informal structures has resulted in social dislocation and the loss of livelihoods for several traders and low-income households in Kaduna North. Because more than 150 mature trees were felled during road extension along important arteries, like Ahmadu Bello Way and Waff Road, the renewal projects also have a considerable environmental cost. Numerous citizens contend that the city's renewal initiatives have resulted in an unequal distribution of benefits, with high-profile regions receiving more attention while other neighborhoods being ignored (Abdulkadir, 2025; Musa & Hassan, 2025) [11, 12].

This study assessed community perceptions and satisfaction on urban renewal project in Kaduna North Local Government of Kaduna State, Nigeria through the following objectives:

- To assess the current state of urban infrastructure in the study area.
- To evaluate community perceptions and satisfaction on urban renewal project in Kaduna North.
- To identify the challenges and barriers faced in implementing urban renewal projects in Kaduna North.

LITERATURE REVIEW

Urban renewal is a word that is always evolving in relation to changes in cities and their economies (Zheng, Masrabaye, Guiradounngué, Zheng & Liu, 2021) [13]. Urban renewal has been conceptualized by many scholars as the process of revitalizing damaged urban areas in order to enhance the social, economic, and physical conditions of communities (Hyra, 2012; Grodach & Ehrenfeucht, 2015; Marra, Barosio, Eynard, Marietta, Tabasso & Melis, 2016; Boussaa, 2017) [14, 15, 16, 17]. Various approaches to urban revitalization can be used, based on the goals, local circumstances, and preferences of important players in a particular city or town. Rebuilding collapsed places is the goal of this procedure, which considers social, physical, environmental, and economic factors (Huang, Zheng, Hong, Liu, & Liu, 2020; Chen, Han, Liu, Wu, Li, & Hong, 2022) [18, 19]. The goal of urban renewal is to alleviate urban deterioration, enhance living conditions, and promote socioeconomic development through a deliberate intervention in the physical, economic, and social fabric of cities.

Urban renewal programs can stimulate economic growth by drawing new firms and investors to previously ignored areas. They create job opportunities during and after implementation through construction, service delivery, and small-scale businesses (Turok & McGranahan, 2019) [20]. Additionally, redevelopment projects might raise municipal tax receipts and property values. Urban

renewal can promote social inclusion by integrating excluded groups into mainstream development (Liu, Yang, Gong & Cheng, 2022) [21], also participatory process that empowers communities and promotes social inclusion (Tanrikul, 2023; Doyle, 2025) [22, 23]. Additionally, initiatives that include neighborhood members in the planning and execution stages foster community involvement, increase social capital, and lower crime and insecurity (Ranaweera, 2024) [24]. In addition to improving access to social services, health care, and education, successful urban revitalization may lessen overpopulation (Ng, 2018) [25]. Adoption of green infrastructure and sustainable urban design techniques is also made easier by the environmental sustainability of urban regeneration (Gavrilidis, Niță, Onose, Badiu & Năstase, 2019; Wang, Xu, An & Guo, 2024) [26, 27]. Enhancement of waste management, expanding green areas, and renovating historic structures all support climate resilience and environmental sustainability (Umoh, Nwasike, Tula, Ezeigweneme & Gidiagba, 2024) [28].

For urban renewal programs to be successful, community perception is crucial. It includes the views, beliefs, anticipations, and levels of satisfaction of locals and other stakeholders who are either directly or indirectly impacted by redevelopment initiatives (Zhang, Xiong & Luo, 2025) [29]. Research shows that communities are more inclined to support and sustain projects when they believe they will benefit them (Lin, Lee, Hu & Chien, 2022) [30]. Improvements in housing, roads, crime, and commercial prospects are important markers of a good perception (Zhang, Kang & Koo, 2021; Musa, H. I., & Hassan, J. T. (2025); Nachmany & Hananel, 2023) [12, 31, 32]. On the other hand, negative perceptions are frequently caused by lack of consultation, loss of livelihood, or displacement. Incorporating community viewpoints guarantees that urban regeneration projects are not only technically and financially feasible, but also socially and culturally acceptable. Both concrete results, like better roads, housing, and drainage systems, as well as intangible elements, like a sense of exclusion, a lack of transparency, or a dread of being uprooted, influence these perceptions. Positive community impressions frequently lead to more seamless execution, increased community involvement, and increased acceptance of urban revitalization initiatives (Lin, Lee, Hu & Chien, 2022; Zhang, Xiong & Luo, 2025) [29, 30].

METHODOLOGY

The study used stratified and random sampling technique to administer 90 questionnaires to Residents and 60 questionnaires Business owners in the area. Descriptive statistics were used for analysis of data.

RESULTS OF THE STUDY

Objective 1: To Assess the Current State of Urban Infrastructure in the Study Area Decision Rule

Average Mean Score (AMS) < 2.5 = Disagreed, while Average Mean Score (AMS) ≥ 2.5 = Agreed.

Table 1 shows the assessment of current state of urban infrastructure in Kaduna North Local government. The urban renewal projects have enhanced the aesthetic appearance of Kaduna North has the mean score of 3.01 (SD = 0.899), Roads in Kaduna North have improved due to urban renewal projects has the highest mean score of 3.4 (SD = 0.878), Drainage and sewage systems have become more effective has the mean score of 2.73 (SD = 0.731), Environmental sanitation has improved in the area has the mean score of 2.49 (SD = 0.874), Market redevelopment has improved trading conditions has the mean score of 2.16 (SD = 0.698).

The result above implies that the respondents agreed that the urban renewal projects have enhanced the aesthetic appearance of Kaduna North, Roads in Kaduna North have improved due to urban renewal projects and drainage and sewage systems have become more effective, however, the respondents disagreed with the notion that Environmental sanitation has improved in the area and market redevelopment has improved trading conditions.

The result strengthened the submission of Boussaa (2017) [14], that urban renewal brings improvement of physical infrastructure and contributes to better quality of life for residents.

Table 1. Assessment of current state of urban infrastructure.

S. N.	Assessment of current state of urban infrastructure	N	Mean	Std. deviation	Decision
1	Roads in Kaduna North have improved due to urban renewal projects.	126	3.40	0.878	Agreed.
2	The urban renewal projects have enhanced the aesthetic appearance of Kaduna North	126	3.01	0.899	Agreed.
3	Drainage and sewage systems have become more effective.	126	2.73	0.731	Agreed.
4	Environmental sanitation has improved in the area.	126	2.49	0.874	Disagreed.
5	Market redevelopment has improved trading conditions.	126	2.16	0.698	Disagreed.

Source: Field Survey, 2025.

Objective 2: To Evaluate Community Perceptions and Satisfaction on Urban Renewal Project in Kaduna North

Average Mean Score (AMS) < 2.5 = Disagreed, while Average Mean Score (AMS) ≥ 2.5 = Agreed.

Table 2 shows the community's perceptions and satisfaction with urban renewal in Kaduna North Local government. I am satisfied with the outcome of the urban renewal projects has the highest mean score of 2.84 (SD = 0.916), The projects have positively impacted my daily life has the mean score of 2.53 (SD = 0.952), The projects have improved business and economic activities has the mean score of 2.13 (SD = 1.068), Community members were adequately informed before implementation has the mean score of 2.08 (SD = 0.882), I am aware of the urban renewal projects in Kaduna North has the mean score of 2.06 (SD = 0.861).

Table 2. Community perceptions and satisfaction.

S. N.	Community perceptions and satisfaction	N	Mean	Std. deviation	Decision
1	I am satisfied with the outcome of the urban renewal projects.	126	2.84	0.916	Agreed.
2	The projects have positively impacted my daily life.	126	2.53	0.952	Agreed.
3	The projects have improved business and economic activities.	126	2.13	1.068	Disagreed.
4	Community members were adequately informed before implementation.	126	2.08	0.882	Disagreed.
5	I am aware of the urban renewal projects in Kaduna North.	126	2.06	0.861	Disagreed.

Source: Field Survey, 2025.

The result above implies that the respondents are satisfied with the outcome of the urban renewal projects and agreed that the projects have positively impacted their daily lives. On the other hand, they disagreed with the perception that the projects have improved business and economic activities, that community members were adequately informed before implementation and that they are aware of the urban renewal projects in Kaduna North. The result negates that urban renewal generates employment opportunities during and after implementation through construction, service provision, and small-scale enterprises (Turok & McGranahan, 2019) [20].

Objective 3: To Identify the Challenges and Barriers Faced in Implementing Urban Renewal Projects in Kaduna North

Average Mean Score (AMS) < 2.5 = Disagreed, while Average Mean Score (AMS) ≥ 2.5 = Agreed.

Table 3 shows the challenges in implementing urban renewal projects in Kaduna North Local government. Demolition of buildings negatively affected some residents/businesses has the highest mean score of 3.01 (SD = 1.002). Some affected people were not compensated fairly has the mean score of 2.93 (SD = 0.850). There were inadequate funds for proper implementation has the mean score of 2.68 (SD = 0.752). There was poor communication between government and community has the mean score of 2.65 (SD = 0.752). Political interference slowed down project execution has the mean score of 2.58 (SD = 0.763).

The result above implies that the respondents agreed that all the challenges mentioned above; Demolition of buildings negatively affected some residents/businesses, some affected people were not compensated fairly, there were inadequate funds for proper implementation, there was poor communication between

government and community, and Political interference slowed down project execution are some of the challenges faced by the urban renewal project in Kaduna North Local government.

Table 3. Challenges in implementing urban renewal projects.

S. N.	Challenges in implementing urban renewal projects	N	Mean	Std. deviation	Decision
1	Demolition of buildings negatively affected some residents/businesses.	126	3.17	1.002	Agreed
2	Some affected people were not compensated fairly.	126	2.93	0.850	Agreed
3	There were inadequate funds for proper implementation.	126	2.68	0.745	Agreed
4	There was poor communication between government and community.	126	2.65	0.752	Agreed
5	Political interference slowed down project execution.	126	2.58	0.763	Agreed

Source: Field Survey, 2025.

CONCLUSION

The study was conducted to assess urban renewal projects in Kaduna North, with a view to assessing the living conditions and socio-economic status of residents in Kaduna North. In other to achieve this, the current state of urban infrastructure in the study area, community perceptions and satisfaction on urban renewal projects in Kaduna North, and the challenge faced in implementing urban renewal projects in Kaduna North were determined. The study concludes that urban renewal projects have enhanced the aesthetic appearance of Kaduna North, Roads in Kaduna North have improved due to urban renewal projects and drainage and sewage systems have become more effective. The study further concludes that the community is satisfied with the outcome of the urban renewal projects and agreed that the projects have positively impacted their daily lives, although it had a negative effect on their business and economic activities. The study finally concludes that Demolition of buildings negatively affected some residents/businesses, some affected people were not compensated fairly, and there was poor communication between government and community.

Recommendation

- Alternative markets should be provided before market redevelopment commences and the prices of the shops should be affordable.
- Affected businesses should be compensated also.
- There should be adequate communication between government and community.
- Adequate funds should be made available so that project will finish with the shortest period.

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