THE NEED FOR THE RECONSTRUCTION OF AFFORDABLE HOUSING FOR THE INTERNALLY DISPLACED PEOPLE DUE TO CONFLICT IN NIGERIA: A LITERATURE REVIEW

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Abstract: Over the years, Nigeria has witnessed its share of conflicts as a result of tribal, political and religious differences. All these conflicts become pale in comparison to the destruction caused by Boko Haram Islamic extremist group. As a result of several attacks carried out by the group, more than five million people have been displaced. Internally displaced people are group of people who lost their shelter and livelihood due to conflict. The internally displaced people in Nigeria are faced with different problems ranging from lack of clean water, food, medicine, clothes among others, but the biggest challenge these people are facing presently is lack of housing. The aim of this paper is to examine the need for the provision of affordable housing to the internally displaced people in Maiduguri, Nigeria. The critical literature review on the need for the provision of affordable housing to the internally displaced people shows that one million houses belonging to the IDPs have been destroyed by the Boko Haran terrorist in Borno State, Nigeria. The vast majority of IDPs are presently domiciled in makeshift camps spread across the country. Most of these camps are breeding grounds for inhumane and undignified conditions which in turn give rise to a multitude of appalling factors ranging from lack of the bare social amenities needed to survive to rape and death from exposure and malnutrition. Lack of adequate housing has exposed the IDPs especially women and children to all sorts of environmental and manmade dangers. Provision of housing to this group of people will play a significant role in their rehabilitation by improving their living condition.

Keywords: Affordable Housing, Boko Haram, Conflict, Internally displaced people, Post-conflict reconstruction.

1. INTRODUCTION

The danger attach to violent conflict, terrorism and war at different levels ranging from intra-individual violent conflict self-harming to general inter-group violent conflict in the process of capturing political, economic or social power is consider by World Health Organisation as the greatest challenge ever the entire world will face in this era (Senevirantne et al, 2014). Post-conflict reconstruction is like any other concept, there is no single acceptable definition regarding post-conflict reconstruction. Post-conflict reconstruction is an activity carried out by the government in collaboration with non-governmental organisations, stakeholders, civil societies after a natural or manmade disaster to rebuild the damage areas for achieving sustainable peace and development (Hongguang and Zhengai, 2015). Post-conflict reconstruction also includes some aspects such as social and economic development, security, political leadership, gender, and justice. The intensity of the consequences of violent conflict can be noticed based on some statistical analysis.

According to Secretariat (2015) 191 million people have died as a result of political conflict and war in the 20th century, and at the end of the century additional 4 million people lost their lives due to armed conflict. However, after the Second World War, over 189 violent conflicts

took place and presently every part of the world has experienced or is witnessing violent conflicts or armed conflicts. In 2008, 28 conflicts took place in 24 different countries around the world, and it is estimated that more than 1000 people will be dying each year because of conflict. This analysis did not include Africa and Asia being considered as the most violent affected regions with almost 80% out of the world armed conflicts.

In addition, the violent conflicts such as political conflict, terrorism, a war that took place across the world have left many governments with the task of rebuilding the post-conflict communities like Afghanistan, Iraq, Ivory Coast, and Nigeria. Recently post-conflict reconstruction has developed and become an important approach with a special history (Amaratunga et al, 2010). The objective of post-conflict reconstruction go beyond providing humanitarian aid and include achieving international stability, regional agenda, security and building a sustainable democracy. The aim of this paper is to examine the need for the reconstruction of affordable housing for the internally displaced people due to conflict in Nigeria. A critical literature review was conducted to explain the need for the reconstruction of affordable houses for the internally displaced people due to conflict in Nigeria. The paper is set out as follows. The paper discusses the concept of post-conflict reconstruction, disaster and its management, affordable housing in general, nature of the Boko Haram conflict, impact of the conflict on housing demand in Nigeria and the need for the reconstruction of affordable housing for the internally displaced people due to conflict in Nigeria.

2. DISASTERS AND ITS MANAGEMENT

The natural and manmade disaster has caused a lot of damage to the entire world. The significant impact of the disaster on the built environment and societies have been noticed by the entire world in the past decade, due to the increase in the destruction of human, built and natural environment. According to Forcael et al. (2014) there are about 373 natural disasters that took place which caused the death of 296,000 people and directly or indirectly affected 208 million others and believe to have cost 110 million dollars. The concept of disaster has been defined in different ways by different authors and disaster management practitioners. Smith et al. (2014) defined disaster as a social phenomenon that occurs unexpected and societies suffer a lot due to the level of destruction of lives and properties. In a situation where hazard turns to active reality and cause damage to the human and natural environment, that automatically becomes a disaster. Amaratunga et al. (2011) argued that, though the origin and the causes of disasters vary, the impacts of disasters on communities remain the same which include loss of life, destruction of the economy, social institutions and livelihood among others. There are two types of disasters namely natural and manmade disasters and these disasters have caused a lot of damage to every part of the world.

Natural Disaster; this is a major disaster that occurs naturally which cause human and environmental destruction. A natural disaster can take different forms such as earthquake, flood, storms, volcanic eruption, tsunami and other geological disasters (Kruger et al, 2015). The nature of the consequences of the above-mentioned disasters depends on the resilience of the communities or their ability to recover from the damage caused by these disasters. The impact of different disasters on societies and the built environment is one of the major challenges global communities are facing presently.

Manmade Disaster; when talking about disaster it is necessary to also talk about human suffering; manmade disasters are quite different from natural disasters and these disasters can

come in different forms such as conflict, war, terrorism, diseases, geological disasters, financial crisis, unfavorable economic and social policies can also form an important part of the disaster. These disasters are responsible for causing a lot of suffering specifically among the vulnerable groups most especially women and children, poor and older people. The definition of disaster has continued to expand and presently it has included manmade disasters. The level of destruction caused by natural disaster across the world is so broad, but the impact of manmade disasters on societies and built environment is much broader. According to Secretariat (2015) millions of people were displaced recently from different locations out of 59 conflicts and it was estimated that over 1.4 million children were killed during the conflict.

Conflict can occur when there is a clash of political, social, economic interest between individuals, group or communities or because of religious differences. Crossman (2014) sees conflict as an irreconcilable discussion that takes place between individual, group or community in the process of pursuing some certain goals by preventing other community, groups or individuals from pursuing the same goals and achieving them. Bhavnani (2006) further explain that conflict is part of society and has significant influence over the evolution of society. However, Billon and Waizenegger (2007) adds that conflict is part of society and it causes societal disorder and integration. Alexander (2013) argued that researches conducted within disaster management have concentrated more on areas such as disaster impact, disaster risk reduction, post-disaster recovery, and reconstruction instead of focusing on the consequences emanating from manmade disaster.

There are different phases through which disaster can be managed or control. Disaster management cycle is an important instrument mainly use for controlling disaster and its consequences. Caymaz et al. (2013) divide disaster management cycle into four different phases, which include preparedness, emergency response, relief, mitigation, recovery, and reconstruction. However, Smith et al. (2014) further divides disaster management into two different parts. Preparedness, Mitigation and risk assessment as pre-disaster protection and relief, rehabilitation and reconstruction as post-disaster recoveries. Therefore, in order to minimize the impact of the disaster and to be disaster resilient, there is a need to concentrate on all the disaster management activities. Pre-disaster protection encompasses different activities such as risk assessment, for example, identifying and understanding the degree at which the society are vulnerable to disaster. The preparedness stage reflects on how ready the society is to respond to disaster when it occurs in terms of short term and long term.

Post-disaster recovery involves different activities that are carried out in stages immediately after a disaster. The rescue operation will be the first activity; follow by the provision of relief materials to the victims such as food, medicine, water and other means of livelihood to avoid further threat to the life of the victims. The next activity is the rehabilitation which commences normally in a few days after the rescue operation to bring normalcy within the community affected (Smith, 2013), and the extent of the rehabilitation will depends on the impact of the disaster. The final activity will be the reconstruction project; this is a long-term activity which is carried out by the government in collaboration with donor agencies to rebuild the structures affected by the disaster. Reconstruction is a process of rebuilding the area damaged by the natural or manmade disaster to achieve sustainable peace and development. Figure 1 shows disaster management cycle by Kawata (2001).
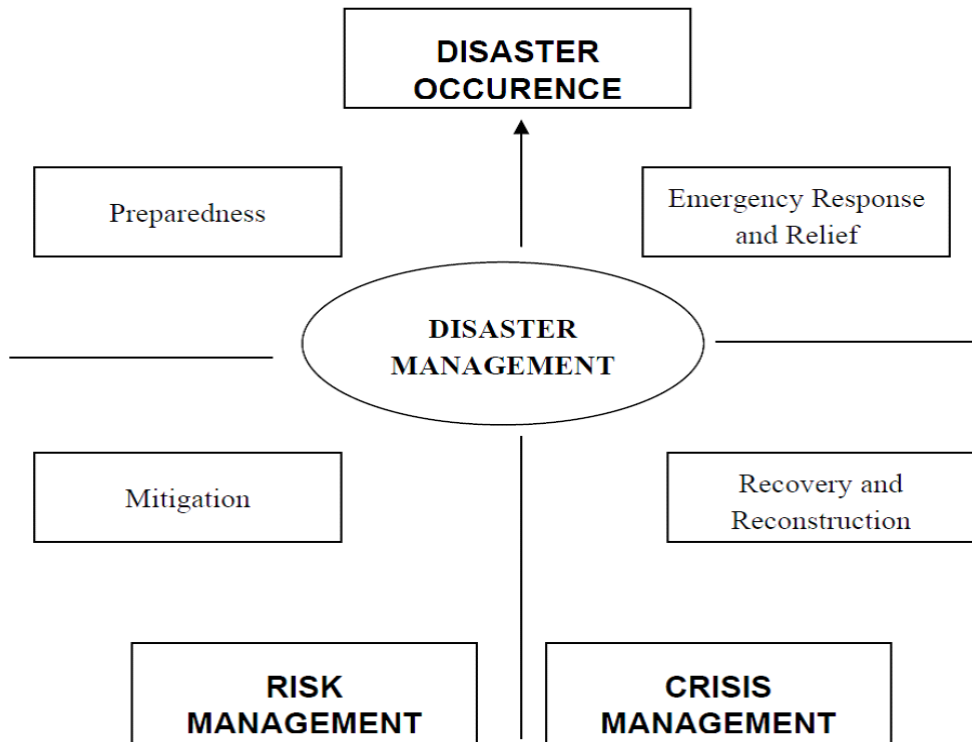
Figure 1: Disaster management cycle (Source: Kawata, 2001)

According to Lin et al. (2007) providing humanitarian assistance or intervention during or after a disaster and providing means of livelihood is part of the relief activities. The most significant aspect of relief activities is the provision of temporary camps until when affordable housing is provided for the displaced people (Lloyd-Jones and Kalra, 2010). Reconstruction of housing for the victims of natural or manmade disaster is one of the most important aspects of post-disaster reconstruction (Pheng and Chuan, 2006). This paper focused on the need for the reconstruction of affordable housing for the internally displaced people due to conflict in Nigeria.

2.1 Post-Conflict Reconstruction

Post-conflict reconstruction play significant role towards moving away from a conflict situation to a peace situation within the affected community through rebuilding the socioeconomic activities of the affected community. Considering the nature of the violent conflict, the end of hostilities does not in any way indicate the actual transition is achieved, but it does signify a significant point in this regard. Post-conflict reconstruction does not only mean reconstruction of the affected physical infrastructure or rebuilding the stable socioeconomic activities that exist before the conflict (Hongguang and Zhengai, 2015). Conflict if last for so long has the potential of transforming society and for the society affected to return to its normal state may take time. What is important is the reconstruction of enabling an environment for a healthy, functioning peaceful society. The role played by non-governmental organisations including World Bank is to support the process, but not to implement it. After the Second World War, an international organisation such as United Nations, World Bank, International Monetary Fund and Non-governmental organisations have played a significant role by providing a lot of resources for post-conflict reconstruction (Yilmaz, 2009). The post-war reconstruction of Germany and Japan set an example of the

importance of post-conflict reconstruction and nation-building in some countries like El-salvador (1991), Cambodia (1993) and Gaza in (2009). Recently post-conflict reconstruction has developed and become an outstanding approach with a special history. The objectives of post-conflict reconstruction have gone beyond providing humanitarian aid and comprise the introduction of regional agenda, international stability, security and democracy building.

The literature reviewed in the past on post-conflict reconstruction and nation building has resulted to some conclusions. The first conclusion is that there is a lack of enough theory on post-conflict reconstruction. Certainly, the post-conflict reconstruction carried out in Iraq in the last few years, and the assessment conducted by the Inspector General of the Reconstruction (SIGIR) which was titled the Hard Lessons concludes that post-conflict reconstruction is a difficult project. In the past United States was found in post-conflict reconstruction efforts which the country did not expect (Kamps et al, 2009). The assessment also traced the existence of post-conflict reconstruction gap or gaps between the number of post-conflict reconstruction projects to be carried out and the number of projects that were successfully completed.

3. AFFORDABLE HOUSING

The concept of affordable housing is multi-dimensional and complex but can be generally defined in economic terms. Asfour (2017) sees housing as one of the basic needs of every human being and having access to quality and affordable housing play a crucial role in individual lives. Housing has a great impact on the socio-economic advancement of a country as well as contributes to the growth, stability and health conditions of a society, which can lead to the development of a society. However, (Woo and Mangin, 2009) defined affordable housing as a house that a certain family can acquire within a long period without pressure, which sometimes can take up to 25 to 30 years. (Gopalan and Venkataraman, 2015) further explained that the period can be determined by the family purchasing power and the financial assistance or support the family might receive in the process as loans, subsidies or credits.

The issue of affordable housing is a global phenomenon as many governments around the world have made efforts and still making effort to tackle the challenges of providing adequate, affordable and quality housing to their citizens in the last few decades. Housing is among the major components for sustainable growth and development of a society (Nubi and Oyalowo, 2010). However, (Keiner, 2005) further explain sustainable development from a general perspective and classified it into three interactive concepts which include social, economic and the environment.

4. METHODOLOGY

Research methodology is an organised way or framework through which a research is carried out (Remenyi and Williams, 1998). It also explained the best approach to a problem that can be put into practice during the process of conducting a research. The aim of this paper is to examine the need for the reconstruction of affordable housing for the internally displaced people in Maiduguri due to Boko Haram conflict in Nigeria. This paper is purely based on literature review, which includes journals, previous research, articles and other theories related to the area of the study. The literature will be the only source of data gathering in this research and discuss what the researcher gathered from the literature. However, different

studies were reviewed and critically analysed. The aim is to examine the effect of the Boko Haram conflict on the housing demand in Nigeria to identify and understand the need for the reconstruction of affordable housing for the internally displaced people in Maiduguri due to Boko Haram conflict in Nigeria. Therefore, the researcher reviewed the nature of the conflict, the effect of the conflict on housing demand in Nigeria and the need for the reconstruction of affordable housing for the internally displaced people in Maiduguri due to Boko Haram conflict in Nigeria.

5. NATURE OF THE BOKO HARAM CONFLICT IN NIGERIA

Nigeria is divided into three regions the Northern region which is predominantly Hausas practicing Islam, the western region which is predominantly Yoruba's with majority practicing Christianity (Bliesemann, 2014) and few practicing Islam while the Southern region is predominantly Igbos and other tribes practicing Christianity. Northern Nigeria is made up of 19 states out of 36 states in Nigeria. Northern Nigeria is the original home of the Boko Haram terrorist and home to over 120 million northerners with 95% all Muslims. (Adesoji, 2010) believe the issue of radical Islamism is not a new phenomenon in the northern Nigeria considering the violent crisis that took place between Islamic group called Maitatsine and Nigerian police force in Kano in 1980 and Maiduguri in 1982. In 2002 an Islamic group called Boko Haram emerged in the North-Eastern part of Nigeria.

The word Boko Haram is a combination of words derived from Hausa Word Book, which means (Book), and Haram is an Arabic word, which means impermissible (Forbidden). Combined Boko Haram means Western education is forbidden. Mohammed Yusuf formed Boko Haram in 2002 with aim of practicing Islamic teachings and later the group try to influence Borno state government to introduce Islamic legal system (sharia) in Borno State (El-Bushra et al, 2014). Yusuf builds a big Islamic center in Maiduguri that comprises Mosque and Quranic School where a lot of the poor Muslim families across the North and neighboring countries of Chad and Cameroon enrolled their children to learn Arabic.

The group succeeded in recruiting more than 270,000 members across Nigeria, Chad, and Cameroon. The members of the group are retired Bankers, University lecturers, Politicians, Unemployed graduates, Migrants and Drug addicts. In 2009, the mosque where the group observes their prayers was searched by the combined team of military and police, guns, ammunitions and other materials the group used in making explosives were recovered and seized by the security officers (Agbiboa, 2013). However, as a result of the operation, the group mobilised their members and stage a violent attack against security agencies, which caused the deaths of many security officers and civilians. However, during the operation, the leader of the group Yusuf together with over 800 members was captured and killed by the police.

5.1 Impact of the Boko Haram Conflict on Housing in Nigeria

The nature of the consequences caused by conflict is so enormous, but it all depends on how the communities affected react to the damage caused by the disaster. Lipsky (2007) believe people leave in conflict, which is not by mistake, but because of human nature, as people try to control one another. However, man overview could not end the search on why violent conflict occurs in the society. Therefore, the need to understand the causes of a conflict

became the basis for developing effective conflict management mechanism. In the past, Nigeria has experienced different violent conflicts caused by different religious groups, but the violent caused by the Boko Haram group is quite different (Ahokegh, 2012). For example, the violent conflict that erupted in Jos that caused the death of many people took place only in Plateau State and the Niger Delta conflict was within the creeks of Rivers State.

The group carried out several bombs and snip attacks that caused the death of thousands of people from all parts of Nigeria. The number of people dying increased every day which shows how strong and sophisticated the group is in terms arms (Agbiboa, 2013). The human right organisation stated that more than 3500 people were killed from 2009 to 2012 because of Boko Haram violent attacks (Onuoha, 2012). In April 2013, more than 186 people were killed after a crossfire confrontation between the group and joint task force, which thus Baga town in Maiduguri was burnt completely. During the attack 2,128 houses, 40 cars and other structures were destroyed. The post-conflict assessment carried out in accordance with standard practice which is verified through satellite images (Shettima, 2016), and physical analysis by the Borno State government recently shows that one million houses were destroyed by the Boko Haram terrorist across the 27 local government areas in Borno State, since emergence of the group in 2009. This has drastically increased the demand for housing in Nigeria particularly in Borno State considering the number of houses destroyed by the terrorist group from 2009 to date.

6. THE NEED FOR THE RECONSTRUCTION OF AFFORDABLE HOUSING FOR THE INTERNALLY DISPLACED PEOPLE DUE TO CONFLICT IN NIGERIA

The concept of internal displacement due to natural or manmade disasters and violation of human rights is an old phenomenon. In 1990 United Nation started giving serious attention to internally displaced people and in 1998 the United Nation Commission on Human rights came up with a guiding policy with regards to internal displacement (Adewale, 2016). Though, the commission grants non-governmental organisations (NGOs), stakeholders and other corporate bodies the permission to assist internally displaced people. However, the commission places the responsibility of internally displaced people (IDPs) rehabilitation, reconstruction, and settlement on government. Internally displaced people are victims of natural disasters or due to a humanitarian crisis. Kalin (2008) sees internally displaced people (IDPs) as individuals, group of people who are forced to leave their original homes as a result of natural or manmade disasters.

Nigeria has experience different crisis since independence and this is due to ethnic and religious differences which make it very difficult for the people to live in peace and harmony (Bassey and Dokubo, 2011). These crises were caused by different militia groups since when the country returned to democracy in the third republic. The names of these groups are as scary as their set objectives. For example, the Maitatsine, the Odudua People`s Congress (OPC), the Egbesu Boys of Africa Congress (EBAC), the Movement for the Actualisation of the Sovereign State of Biafra (MASSOB). The conflict caused by these groups pale in comparison to the violent conflict caused by Boko Haram in terms of destruction of human, built and natural environment. The terrorist group have carried out different attacks from 2009 to 2016 which caused the deaths of thousands of people and caused internal displacement of millions of people across Nigeria. On 27 of July 2009 the group carried out an attack on the police headquarters and police mobile college and other structures in Maiduguri. The group manage to get access into police mobile college and destroyed over 9

houses and killed many police officers. During the attack, which lasted for five days several churches, mosques and other police stations in Lamisula and Gambori Gala in Maiduguri were also attack (Onuoha, 2012). After the attack, over 3500 people were confirmed displaced, 1264 children became orphans and over 392 women also became widows. However, 28 police officers, five prisoners and many soldiers were killed. Among the properties destroyed includes 48 buildings, three schools several churches, mosques and court buildings among others (please refer to Table 1).

Table 1: Damages in Maiduguri (source: Onuoha, 2012)

displaced people	3500 people
Orphans	1264 children
Widows	392 Women widows
police officers	28 police officers died
prisoners	5 prisoners died
soldiers	Many soldiers killed
buildings affected	48 buildings destroyed
schools affected	3 schools destroyed

In Nigeria, presently there are more than five million people that are displaced as a result of several attacks carried out by Boko Haram terrorist across the country. The internally displaced people in Nigeria are faced with different kinds of challenges that include lack of clean water, medicine, food, clothes, security among others, but the biggest challenge these people are facing is a lack of reasonable housing. The way in which these people are living in various camps within Nigeria are raising a serious concern about the level of attention these people are receiving from the government agencies responsible for their rehabilitation (Shettima, 2016). The Majority of the camps are breeding places for inhumane and undignified conditions which in return provide a platform where some appalling factors such as lack of bare social amenities to survive rape and death from exposure and malnutrition. Lack of adequate housing has exposed these people most especially the women and children to all sort of environmental and manmade dangers. Therefore, provision of housing to this group of people will improve their living condition and play a significant role towards their rehabilitation back to the society.

7. CONCLUSIONS

This study has examined the need for the reconstruction of affordable housing for the internally displaced people in Maiduguri due to Boko Haram conflict in Nigeria. The researcher finds out that, post-conflict reconstruction is an important aspect towards achieving sustainable peace and development. The objectives of post-conflict reconstruction presently are beyond providing humanitarian aid, but also include achieving international stability, security, and democracy building. Therefore, the internally displaced people in Nigeria will continue to be exposed to all sort of environmental and manmade disasters until the government provides affordable housing to this group of people. However, it is expected the findings from this research will provide insight to the Nigerian government on the need for the provision of affordable housing to the internally displaced people in Maiduguri due to Boko Haram conflict in Nigeria.

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