

THE ISSUES AND CHALLENGES OF URBAN RENEWAL IN A DEVELOPING ECONOMY

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ABSTRACT: *Urban renewal is most often undertaken to make life safe, more secure and comfortable to the urban dwellers, to attract wealthier individuals to live in that area or to boost economic base or activities in that area. Urban renewal which may be also known as urban redevelopment is a veritable social gentrification technique. The bursting rate of urbanization has been one of the major issues/challenges which many national and local government authorities in developing nations/economies have to grapple with. The main challenges of urbanization in most urban cities are acute shortage of shelter/housing, waste/garbage disposal, traffic jams or congestion and the deplorable state of the roads in some instances, flooding, crime and other social vices. Others include increase in demand for urban services namely- housing, education, public health and a generally decent living environment, loss of biodiversity and green house, warming, desertification, degradation of agricultural land, air and water pollution, environmental decay, slums, insanitation, overcrowding, housing congestion, crime and violence, etc. Nigeria urban centres are characterized by a dominant feature which is degrading state of the physical environment. The steps involved in urban renewal include planning, sensitization/consultation of the citizens or public hearing, land acquisition (revocation of rights of occupancy), displacement and relocation, site improvement and supporting facilities/infrastructure, disposition of improved land and new construction/development. Effective urban renewal actions are inevitable in our contemporary urban cities if our cities would compare with those of the developed economies or comparable developing economies. To this effect, specific policy issues and strategies should be put in place and conscientiously pursued and implemented. The paper concluded by putting up suggestions to address the issues and challenges to our urban cities renewal efforts and they include good and effective governance, enhanced infrastructural development, keying into international and national sustainable developmental programme, public-private partnership strategy (PPPS). The leading role of the estate surveyor and valuer involved in the valuation/assessment of the purchase price or the amount of compensation payable to each claimant is also highlighted in ensuring a successful urban renewal programme.*

KEYWORDS: *urban renewal, developing economy, issues and challenges.*

INTRODUCTION

Urban renewal is a common phrase among urban planners, land use experts and politicians whose dreams and aspiration are usually targeted at seeing that the scarce land resource of an urban area is maximally utilized through ensuring that the available land resource in the area of their interest is put to its highest and best use in strict conformity with the conceived planning design. Urban area or town refers to a built-up and populated area that includes a municipality and generally, has a population of 5,000 or more (Business Dictionary.com). An urban area generally grows in all facets of its features over time. Accompanying the urban growth is the deterioration or

degeneration of its basic amenities and infrastructure. Sequel to this growth and decay dynamism, the amenities and infrastructure that were hitherto considered adequate and best uses of the available land resource in the neighbourhood are now found to be otherwise. This development triggers off the quest for improvement, rehabilitation, redevelopment or renewal of the amenities and infrastructure to meet the yearning socio-political and economic demands, tastes and fashion and changing culture of the people.

In the light of the foregoing, urban renewal can be said to be the process where an urban neighbourhood or area is improved, rehabilitated or redeveloped. The renewal process involves a wide range of activities which may include demolishing or tearing down old or run-down buildings, constructing new, up-to-date housing, or adding new urban amenities like stadium, dual carriage way, overhead bridges, etc. The South African Provincial and Local Government Minister's Advisory Team reasoned that urban renewal programme should focus solely on three issues; namely:

- Improved housing conditions
- Economic development
- Improved personal safety (Berrisford et al. 2002).
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Urban renewal is most often undertaken to make life safe, more secure and comfortable to the urban dwellers, to attract wealthier individuals to live in that area or to boost economic base or activities in that area. Urban renewal which may be also known as urban redevelopment is a veritable social gentrification technique.

The term developing economy on the other hand, is a much more polite or refined way of now addressing what used to be known as *Third World Country*, *Underdeveloped Country*, *Less Developed Country* or *Developing Country*. These earlier terms were considered as derogatory or discriminating as being inferior compared to developed country which many countries dislike. Hence, the contemporary term, *developing economy*, more or less, shifts emphasis away from inhabitants/human beings to the economic base of the region concerned. The classification presumes that ideal development is that which is patterned along the traditional Western model of economic development. This is based on industrialization and human development index (HDI), and the nation's Gross Domestic Product (GDP) per capita. However, it is worthy to note that a few countries such as Cuba and Bhutan do not believe in measuring development with the Western economic indices. They favour alternative measurement index reckon as *gross national happiness* (GNH). The architects of this criterion maintain that the actual satisfaction of people is more important as opposed to how industrialized a country is.

Some countries which were hitherto referred to as "third world" or "developing countries" such as China, South Africa, and some far east countries now have more advanced economies than other developing nations but have not yet demonstrated the attributes of a developed country. These countries are now known as *newly industrialized countries* going by International Monetary Fund (IMF) classification as against developing or developed countries.

Our dear country, Nigeria, is among the nations classified as developing economies by IMF. The hallmarks of a developing economy include among others the following:

- People have lower life expectancy
- People have less education, and
- People have less money (income) – the Gross National Income (GNI) per capita is less than US\$4,036 (World Bank, 2010).

Urbanization in a Developing Economy

The bursting rate of urbanization has been one of the major issues/challenges which many national and local government authorities in developing nations/economies have to grapple with. Dimuna and Omatsone (2010) opined that developing countries face greater urbanization challenges than developed countries as the latter urbanized at comparatively leisure pace unlike the former. Mabogunje (1985) sees urbanization as a process of human agglomeration in multi-functional settlement or relatively substantial size. Adesina (2003) notes that urbanization process does not only cause transformation of towns, cities and metropolitan areas, but also depopulates rural setting at the same time through rural-urban migration of economic active population. Urbanization all over the globe manifests not only in terms of extension of the urban environment in territorial coverage but also in population. The present day developing countries/economies did not experience urbanization in their cities until after the Second World War, when some of them became European colonial settlements. However, most developing countries including Nigeria have their landscapes phenomenon only dominated by urban centres with their attendant issues/problems.

During the 1999 World Habitat Day, the United Nations Fund for Population Activities (UNFPA) remarked that urban revolution had begun and that Africa and other developing countries would be the most challenged. According to their projections, fastest population growth would take place in Africa and the rise would continue over the years. Table 1 below shows the actual and projected population of African continent from 1900 to 2030.

Table 1: Population of African Continent

Years	Populations in Millions
1900	133
1950	225
1955	241
1965	303
1975	401.6
1985	553.8
1990	613.3
2000	674
2030	Projected to 1.5 billion @2.1% annual growth rate

Sources: United Nations Statistical Year Book 1985 National Academy of Sciences (2003) and Adegun (2011).

The United Nations estimated in 2007 that about 3 billion (about 50%) of the 6.572 billion people live in the urban areas and projected that the proportion of the world's population living in the urban areas would hit over 61% by the year 2030 (UNFPA, 2007; Jiboye, 2011). The bulk of the growth in the urban population according to the projection would be in developing countries particularly African Continent.

The urbanization crisis in developing countries is characterized by high rate of over population, congestion, pollution, inadequate housing/shelter, squalor underdevelopment, and increasing incidence of poverty, crime, etc (Jiboye , 2011). The effect has never been felt as improvement in the national economy or welfare of the citizens. Another report of the United Nation's Habitat (UN-Habitat, 2007) has it that about a billion people already live in slum conditions around the world and that slums are growing dramatically within the world's poorest cities, especially in Sub-Sahara Africa and Asia. Nigeria shares seriously in the urbanization and proliferation of slums scourge. Available data put the Nigerians population growth rate as 5.8 percent, and urban population at 62.66 million people (i.e about 43 percent of the national population). The Nigerian urban population proportion has been projected to be more than 60 percent of the national figure by 2025 (UN, 2007).

Dimuna and Omatsone (2010) estimated that about 80% of the urban population lives in slums and squatter settlements without adequate water, lighting, sanitation and waste disposal in developing countries. A joint study by Lagos State Government and United Nations' group in 2001 revealed that about 42 towns in Lagos alone could be classified as slums and direly yearn for upgrading or regeneration (Atere, 2001). The main challenges of urbanization in most Nigerian Urban cities are acute shortage of shelter/housing, waste/garbage disposal, traffic jams or congestion due to insufficient number of bridges and or arteries and the deplorable state of the roads in some instances, flooding, crime and other social vices. Others include increase in demand for urban services namely- housing, education, public health and a generally decent living environment, loss of biodiversity and green house, warming, desertification, degradation of agricultural land, air and water pollution, environmental decay, slums, insanitation, overcrowding, housing congestion, crime and violence, etc. (Omisore and Akande 2003; Ogunleye , 2005; Jiboye and Omoniyi, 2010; Daramola and Ibem, 2010). Nigeria urban centres are characterized by a dominant feature which is degrading state of the physical environment.

This barrage of urbanization challenges have been tackled over the decades through urban renewal, slum upgrading and outright clearance in many cities in Nigeria, but without much effect to stimulate any form of sustainability (Jiboye, 2011); hence some scholars oppose urban renewal as the antidote or panacea to urbanization challenges.

Urban Renewal Issues

The decay or deterioration of urban centres is described by Dimuna and Omatsone (2010) as a process as against a willful act which cannot be corrected on command or by a presidential fait. Concerted efforts are necessary along diverse fronts to cause regeneration or renewal of deteriorated urban centres to standards reflective of the point in civilization at the time. Citizens on their own or together with public institutions cannot save the devastating/ravaging effects or

uncontrolled rapid urbanization on the urban cities (Dimuna and Omatsone, 2010). Government direct intervention in the matter is sine-qua-non but the citizens must collaborate.

Urban renewal philosophy and programme attempt to accomplish the following:

- To eliminate sub-standard and other inadequate housing through clearance of slum and blighted areas;
- To stimulate sufficient housing production and community development to remedy housing shortage.
- To secure decent home and suitable living environment
- To eliminate or mitigate crimes and other social ills, etc

These goals and promises of urban renewal are quite laudable and lofty. The optimistic public administrator is easily attracted by these enticing dividends of urban renewal. But he must thread with caution. Historically, the public housing slum clearance exercise under urban redevelopment in the American 1949 Housing Act served as a reference point/case study in provision of better housing through the spot removal of residential slums. The bitter criticisms generated by this initial urban redevelopment programme led to the amendments in the Provisions of the Housing Act in 1954 which introduced urban renewal in the place of urban redevelopment (Glazer, 1965).

Urban renewal from the 1954 Act emphasizes revitalization of existing physical plan as against total clearance of an area. The concept of urban renewal expects the relevant local agencies to develop an action plan for renewal which will be an overall Community programme for the removal of slums and blights otherwise approaches have been criticized as counter-productive in stimulating desired sustainability. The Maroko slum clearance exercise indeed led to further impoverishment of the urban poor who were evicted from the area without any form of compensation or alternative accommodations. If the area concerned were the original ancestral home of a people, as many slum areas of our urban centres are (Ogui-Urban Jungle in Enugu for example) a total clearance and redevelopment will mean annihilation of a cultural group. This will be a tragedy and would be vehemently resisted. It can lead to chaos, unrest, militancy and perpetual sabotage or guerilla warfare in the neighbourhood.

Steps for Successful Urban Renewal Operation

Urban renewal operation should not be a riotous or war like over-run or conquest with military power/might. It is indeed a programme of rebuilding rundown neighbourhoods of cities through injection of huge amount of public funds and government power (governance) into the normal operations of the private market (Dinunu and Omatsone, 2010). Urban renewal programmes or projects are often beyond what a municipal council or local government council can undertake.

In federated nation as Nigeria, there should be a statutory agency at, the least, state level with other sub-agencies at local levels that should be charged with the co-ordination, supervision and implementation of urban renewal projects for smooth and successful operation.

The steps involved are:

Planning

The agency identifies an area or neighbourhood requiring renewal and draws up plan for renewal which is scrutinized and approved by relevant authorities for implementation.

Sensitization/Consultation of the Citizens or Public Hearing

The public hearing on the proposed renewal programme is held at the very local level to offer opportunity to the citizens/people concerned to air their views and also appreciate the need for the renewal.

Land Acquisition (Revocation of Rights of Occupancy)

Ideally, the land and buildings affected should be acquired by government (or her agency) through negotiation/private treaty with the owners and in extreme situation where this failed, by exercising power of eminent domain. In either of these situations, the professional services of the Estate Surveyors and Valuers are required.

Displacement and Relocation

Affected families and business are either given monetary compensation or resettled in alternative location or both.

Site Clearance

This involves tearing down and removal of debris of buildings and structures considered un-useful by the renewal authority.

Site Improvement and Supporting Facilities/Infrastructure

Provisions of well constructed roads/streets, water supply distribution network, lighting systems, and other social amenities and services follow site clearance.

Disposition of Improved Land

The improved land/sites can be disposed through sale, lease or donation to private investors or retained by the government agency.

New Construction/Development

New construction or development follows disposition of the improved land. However, the use and development must be strictly in consonance with a general designated use and plan approved by the statutory agency responsible for the renewal project. The new construction could be for residential, commercial or industrial depending on the philosophy and perception of the statutory agency that coordinates the project.

These steps and processes are summed up in the picture often painted as *before-dirty, dark, ugly slums; after-clean, bright, beautiful buildings/neighbourhood*. However seductive urban renewal may appeal, it must be noted that its costs and physiological consequences are enormous and drastically different. Some of the social welfare and public issues that arise among other things are:

- ❖ How does the relocation affect the families' ability to meet the society's minimum standards for quality and quantity of living space?
- ❖ Does the relocation enable the families fulfill their needs and desires in the ways of housing and neighbourhood characteristics and convenience to employment, community facilities, family friends, etc?

❖ What are the cost implications in terms of financial, social, psychological and emotional induced by the relocation?

Unless these issues are considered and duly provided/arranged for in advance before displacement of families occur, hardships, and new slums and squatter settlements are bound to spring up in other locations leading to more complicated problems.

Urban Renewal Experiences

Anderson (1964) summarized the results of his study of the American public housing slum clearance exercise in 1949 under urban redevelopment programme thus:

- More homes were destroyed than were built
- Destroyed homes were predominantly low-rent ones
- Constructed buildings were predominantly high-rent ones;
- Housing conditions were made worse for those whose housing conditions were least good.
- Housing conditions were improved for those whose housing conditions were best.

A few instances of urban renewal experience in Nigeria need to be mentioned. The Ndoki and Aggrey Road Water Front slum clearance/urban renewal exercise in Rivers State showed that the scheme rather than solving the housing problems of the squatter dwellers compounded them to worse conditions. The redevelopment only provided 27.3 percent for low-income group and the rest for medium – and high – income groups. Therefore, it can be said that about 72.7 percent of the original residents did not return back to the neighbourhood after completion of the scheme. The exercise engendered:

- Breaking up of social relationships
- Upsetting of existing economic systems and opportunities
- Compounding congestion and pressures on Port-Harcourt infrastructure due to migration of displaced squatters.
- Expanding and emerging of more marginal water front squatter settlements.
- Expansion and or emergence of other squatter settlements elsewhere in the city (Ibeakuzie, 2002; Dimuna and Omatsone, 2010).

Maroko and Aja slums/urban renewal schemes in Lagos in 1990 and 1995, respectively, as well as 2010 Kubwa and Lugbe Districts demolition and displacements in the Federal Capital Territory, Abuja are other experiences in Nigeria. The residual effects of the schemes are the same as in the American experience, the housing conditions are improved for those whose housing conditions were best in sacrifice of those whose housing conditions were the least.

Urban Renewal Programme in Metropolitan area of Alexandra in South Africa set out to achieve the following seven (7) targets/objectives after its 7-years life span:

- Reduction of unemployment by 20% or more through stimulation of income-generating opportunities for the economically active population of the city.
- Effective services that are paid for. It envisages over 90% payments for the appropriate and affordable services provided for.

- Enhanced safety and security through sufficient policing, criminal justice and emergency services equipment and capacity.
- Effective Local Administration – through provision and maintenance of local government services in a manner that is well planned, administered and accountable to the public.
- A healthy environment – through creation of a clean living environment with parks, clean rivers, air, well-managed utility services and access to effective health and social services.
- An effective housing environment – through provision of a choice of sustainable and affordable housing with secure tenure and well regulated in terms of density and quality.
- A sustainable community and civic pride – through creation of sustainable, strong community identity; respect and protection of the environment; civic values and human dignity, etc (Rauch, 2002).
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It is worthy to note that urban renewal programme usually brings about revitalized urban environment which is both dramatic and exciting. Entirely new and fresh homes, buildings, offices, shops or cultural institutions spring to replace disorder and decay found in the neighbourhood a few years back. There is no doubt that nations which wish to tackle serious social crimes and disorder in the society must start with addressing the issue of urban slums. Soarinen (1966) remarked that man's physical and mental development depends largely on the character of the environment in which he is nurtured as a child; where he lives and works. Hence, there is no alternative to concerted efforts to eradicating or mitigating urban slums through well formulated and coordinated urban renewal programmes in the developing economies if the countries must evolve to reasonably rank with those in developed economies.

Dimuna and Omatsone (2010) decried the poor effort of state governments in Nigeria towards the issue of urban renewal. They noted that apart from a few states such as Lagos and Akwa Ibom and FCT Abuja that had embarked on urban renewal projects, urban development in Nigeria was chaotic, and strong indications abound to suggest that the situation would worsen in the years ahead as the policy makers appeared to hardly understand their roles in the orderly planning of the nation's towns and cities. This unfortunate situation is a serious challenge to our contemporary urban policy makers, town planning and development control authorities as well as urban and regional (town) planning and allied professions.

International and National Sustainable Urban and Environmental Development Efforts

Tackling urban environmental problems such as slum, formation urban decay/degeneration through executive actions as slum outright clearance or upgrading, etc is usually counter-productive in terms of sustainability and complicated urban socio-economic issues. The contemporary deplorable states of urban environment in Nigeria demand that a lot of work should be done in our urban centers to achieve sustainable urban environment.

The United Nation's Commission on Environment and Development propounded a principle of sustainable development which enunciated that for sustainability in cities and urban developments' efforts should not only concentrate on solving present problems but should also consider future challenges and needs (Jiboye, 2011). Regrettably, in most urban cities where very little efforts are observed being made to address the existing urban problems such as urban renewal, nothing seems

to be put in place to forestall/address future challenges and needs in terms of urban environmental degeneration.

A number of international efforts made towards assisting nations of the world achieve sustainable urban environmental development need to be mentioned here. The United Nations Centre for Human Settlement (UN- Habitat) and United Nations' Environmental Programme (UNEP) launched Sustainable Cities Programme (SCP) in 1996 which aimed at assisting nations with capacity-building and institutional strengthening through integration of good practice into national policy and legal frameworks and formation of good urban governance, and environmental and planning management processes (Monghtin, 2003). As a follow up to the SCP in 2005, a global meeting of SCP and Localizing Agenda 21 (LA21) Program partners was held in La Havan, Cuba with the theme as *Achieving sustainable urbanization – Innovations for local and global results*. The meeting focused on mainstreaming and institutionalization of Environmental Planning Management (EPM) concept. Other similar laudable initiatives include the New Partnership for African Development (NEPAD) Programme, National Economic Empowerment and Development Strategies (NEEDS) and the Millennium Development Goals (MDGs). Seven African cities which include Ibadan, Enugu and Lagos were selected to benefit from the NEPAD programme at the inception of the programme. In the NEEDS programme, Nigeria has been pursuing an integrated approach in the planning and management of her urban cities' rapid urbanization in terms of reviews of the national policies on urban development and housing – with emphasis on poverty reduction together with sectoral policies on environmental management, sanitation, water, health and population. The seventh (7th) goal in the 8-goals development agenda adopted by 191 UN member states following the September 2000 UN Millennium Declaration is environmental sustainability. The agenda adopted by 191 UN member states following the September 2000 UN Millennium Declaration is environmental sustainability. Cities without slums initiative is one of the Millennium Declaration Programmes of the UN- Habitat and the World Bank which aims at assisting developing countries to access investment resources to upgrade their living environment. Karu a sprawling satellite town to Abuja, FCC, but in Nassarawa State is the first city in Nigeria to benefit from this initiative. The UN-Habitat and the World Bank in collaboration with the Nassarawa State and Karu Local Government and Federal Ministry of Housing and Environment worked on the upgrading/renewal of the city.

The world's target date, 2015, has come and gone; we can count our successes, especially, with regard to environmental sustainability. Non-governmental organizations (NGOs) are also involved in the pursuit. A number of them are contributing in different spheres and magnitudes in the urban renewal struggle.

However, the impact of these programmes in our urban cities has been more like a storm in a tea cup; their effects are yet to be fully realized. Ejumado (2013) noted with dismay that despite the changing economic realities, the demands for infrastructures and their expansion and revitalization that underpin and constitute the bottom line of urban development, expansion and renewal remained constant. According to him, urban development and renewal efforts in Nigeria are bedeviled with poor planning, commitment gaps, policy disconnection, and corruption and general poor governance. Appropriate legal framework that moulds the urban development and renewal actions and the political will for vigorous implementation to translate the urban plan into concrete

reality are lacking. Regrettably, most Nigerian urban cities develop, expand and regenerate without comprehensive plan which should ordinarily be far sighted, anticipating the needs, desires, realities and challenges thereof and also provide guidance for preparation of specific plans and budgets to accomplish the plans. Ejumado lamented about the attitudinal problem associated with urban development and renewal in Nigeria in terms of lack of will or commitment by government, corruption and diversion of abundance of utilizable financial resources; thus despite investment of huge financial resources, there is urban decay and deterioration.

Locally in our State, Anambra, the state government has on a number of occasions embarked on demolition and removal of illegal structures and/or additions to shop fronts, in most of our urban cities which defaced the cities. Regrettably, the action has been just “hit and run” exercise, no follow-up or continuing monitoring actions was maintained. Hence, much worse situation usually sprang up a few weeks after each demolition exercise. The essential policy and legal frameworks as well as the political will and necessary implementation machinery should not only be in place but must be vigorously availed. For instance, today, the hitherto dreaded social ill, man inhumanity to man, kidnapping is history in Anambra State; people now freely move about in the state. Thanks to the unwavering political will of the present administration in the state and vibrant machinery to check mate the perpetrators of the obnoxious and abominable act. Similar thing can be replicated in the area of urban renewal.

The Way Forward

Effective urban renewal actions are inevitable in our contemporary urban cities if our cities would compare with those of the developed economies or comparable developing economies. To this effect, specific policy issues and strategies should be put in place and conscientiously pursued and implemented. The following suggestions are put forward to address the issues and challenges to our urban cities renewal efforts.

Good and Effective Governance

The ‘top-down approach’ to policy formulation and implementation in Nigeria has been the bane of policies and programmes targeted to benefit the urban poor and sustainable environmental developmental and renewal. The principles enunciated in the United Nations Global Agenda 21 are imperative. Effective and viable institutional approach in governance must among other things integrate community groups in local governance, transparency and accountability in both planning and implementation of local policy, and in transfer of responsibility for urban affairs to the grassroots from the national or state level to the local levels. This necessitates appropriate sharing of resources and capacity building to reflect responsibilities of the respective tier of the government.

Good governance connotes also that the institutions and agencies responsible for regulation and approval of housing construction and standards as well as urban management should be effective and actively alive in all their departments. They should not only ensure that the code of conduct in the urban built-environment is up to date, but that they are always observed by all.

Deploying advanced technologies (particularly ICT like GIS) to optimize the provision and management of the urban infrastructure and facilities.

The institutional and legal frameworks should be appropriately overhauled and repositioned so as to:

- i. Have statutory and executive powers to undertake urban renewal programmes,
- ii. Have capability of formulating and implementing urban renewal policies,
- iii. Land law and land administration machinery relating to landownership/tenure in the context of planning and redevelopment, revocation or acquisition or resumption of private estates for purposes urban renewal projects, and
- iv. Assessment and payment of adequate compensation and/or resettlement of those whose estates are affected by the urban renewal projects.

Enhanced Infrastructural Development

With growth in urban population, there is a corresponding need for expansion of the infrastructure such as transportation, water, etc as well as other urban facilities. This, in effect, amounts to increasing the environmental carrying capacity of the urban area in order to enhance the livability of the city. Most of the urban cities in Nigeria seriously yearn for extensive renewal and upgrading programmes to stem the degeneration of the urban cities environments. Involuntary resettlement and forcefully ejection/evacuation through total slum clearance from past experiences are counter-productive, and should only be contemplated as a last resort. In the recent times, global experience has shown that urban renewal and housing strategies have shifted to participatory approaches – particularly public-private partnerships, for balanced housing delivery. This connotes accommodations of housing needs of all segments of the society – the low-income as well as the high-income groups' housing needs.

Integrated rural development action can also go a long-way to mitigate the gap between the urban and rural areas in terms of job opportunities and availability of basic infrastructure which are the main factors propelling high rate of rural-urban drift.

Keying into International and National Sustainable Developmental Programme

The national, state and local authorities, and other stakeholders as well as professionals responsible for urban and rural development and renewal planning and implementation should key into the various United Nations (UN), World Bank, African Union (AU) and regional programmes and initiatives for sustainable urban development and good governance to tap resources and requisite expertise for renewal and upgrading of our degenerating urban cities. Some NGO' also have laudable programmes and packages that can be availed to benefit sustainable urban renewal efforts. The thrusts of some of these programmes and initiatives have been earlier highlighted.

Public-Private Partnership Strategy (PPPS)

Public-private partnership has been identified as a veritable cornerstone of government's modernization, development and renewal programme (Ejumudo, 2013). This arrangement can be employed in the provision of public infrastructure, and other service or project delivery for better quality and full potential actualization by public-owned business concern. The partnership could be in the forms of private finance initiative (PFI), contracts, extension voucher system (EVS) or build operate and transfer (BOT) among other varieties. Public-private partnerships are germane and critical to sustainable urban renewal agenda in Nigeria particularly in the areas of housing, infrastructure, and facilities provisions. Many states government in Nigeria are exploiting the

potentials of this strategy with both indigenous and foreign partners in different sectors of the economy.

The Role of The Estate Surveyors And Valuers In The Urban Renewal Programme

Urban renewal actions, be it road widening, slum clearance, rehabilitation, etc, take place on land and as such a number of people's estates and interests in land are usually affected. The exercise may involve revocation of rights of occupancy, resumption, acquisition or buy-out of leases. Whichever is the case, Valuer(s) must be involved in the valuation/assessment of the purchase price or the amount of compensation payable to each claimant. This role of the valuer is very critical in the exercise because it can lead to very smooth, peaceful and fast conclusion of the settlement of the interests concerned or to complex complications, chaos and undue delay in the commencement of the urban renewal project as a result of legal suits pending in the courts. Sequel to the foregoing, both the public and private sectors estate surveyors and valuers must conduct themselves in such situations with utmost nobility in consonance with the ethics of the profession as against playing to the gallery.

CONCLUSION

Urban decay and degeneration sequel to rapid urbanization is a very serious contemporary environmental challenge in most Nigerian urban cities. Urban renewal action is a task that must be pursued and accomplished to bring our sub-standard urban cities environments to the standard reflective of our time – the 21st century, and in tandem with those of other comparable nations. Integrated efforts from international, national and local fronts as well as the private sector, different professionals in the built-environment, among others are required to realize sustainable urban renewal in our cities. The renewed or regenerated cities would not only ensure harmonious, attractive and aesthetically pleasant environment but also enhanced socio-economic development, safe, secure, healthy and quality urban life for both the present and future generations.

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