The Role of Education in the Level of Urban Residential Space Alteration For Home Based Business:
A Case Study of Asaba, Delta State, Nigeria

By

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ABSTRACT

This project examined the relationship between level of education and the level of urban residential space alteration for home based business. The lifestyle of dual functioning of the home is practiced by majority of people living in both formal and informal settlements in Asaba, Delta State. This double-functioning of residential premises as both home and workplace has now become the form of life for the majority, not in usual informal settlement but in the formal settlements of Asaba, where planning officials often visit for enforcement of the laws and regulations. The study took a divergent view into the study of home based business: it looked beyond the superficial effect of home based business and focused on the underlying role which education plays in the nature, pattern of the operation of the business and in the level of alteration. This study also examined the nature of and the motives for engaging in home based business. The aim of this paper therefore is determining how operator’s level of education affect the level of residential building alteration for home based business with aim of providing information for policy framework. For the purpose of achieving the aim, four research questions were proposed to be investigated and answered by this study while Core Area layout, Asaba, Delta State, Nigeria was used as the case study area in carrying out this research. A case study approach was adopted for the course of this research; structured interviews were conducted with some staff of Delta State Urban and Regional Planning Board, the activities of seventy seven (77) home based business operators were examined; and some operators sampled were interviewed; this was used to elicit information from operators the entire neighbourhood. Systematic sampling was employed to select respondents at interval of nineteen. The findings revealed that 84.4% of the systematically sampled buildings are operating home based businesses, and their types range from commercial based, service based and light manufacturing industries. The findings show that the practice of home based business is a prevalent feature of Core Area Layout, Asaba. The findings also revealed that the motive for the practice of home based business is because it’s the major means of survival for the low income earners, supplement to the medium income earners and employment generation to the unemployed. The result of the analysis reveals a significant relationship between the levels of education of home based business operators and the level of the residential space alteration. Based on the findings, following recommendations were put forward: a shift is recommended from the strict zoning and segregation of land uses in a neighbourhood to a compatible mixture of residential with commercial, corner shops should be positioned in strategic location within residential layouts. Furthermore, the masses should be encouraged and made to see the essence of education to human development. This encouragement should be done through the provision of educational facilities and subsidizing of the fees payable.
1.0 INTRODUCTION

Education as stated in United Nations Educational, Scientific, and Cultural Organisation (UNESCO), (1992) is a great tool for sustainable development, it is the bedrock of modernity, its imperativeness cannot be overemphasized; the advancement in technology is its brain child, regrettable, little attention has been giving to it as regards moulding of human behaviour toward how he relate to his environment. The low level of education, massive urbanization, and the corresponding shortage in formal job provision has propelled the proliferation of informal sector activities in developing countries. Notable among these activities is the incidence of using residential dwelling to generate income; this income generating activity has been argued by many researchers like Goorha (2000), Hiralal (2010) to being the means of survival for the poor which through one way or the other are marginalized. This incidence of home-based business (HBBs) has been of national concern, as the activities have persisted despite the different measures in terms of planning schemes (master plan) and zoning (land use zoning) that are geared towards the total stoppage of the phenomenon. Home-based businesses have continued to strive and thrive, and the operators have continued to be resilient despite the forces impeding its existence.

Notwithstanding, researchers have ascertained that the effects of home-based business can be likened to two-sided coin: the merits emanating from it, as well as the adverse effects it has on the immediate environment. In connection to this assertion, Lawanson and Olanrewaju (2012) stated that Home based businesses (HBBs) present mixed bags of positive and negative effects, while promoting self-employment opportunities and helping to establish a close work-home relationship, Home based businesses (HBBs) also generally increase traffic and the movement of goods within residential areas. Similarly, from the positive view of home based businesses, Hiralal (2010) noted that most of those engaged in (HBBs) do so as a means of livelihood in the face of harsh economic realities, which at present times are vital
supplement to household income derived from the formal sector. On one hand, Home based businesses (HBBs) facilitate the entrepreneurs, to realize their creative energy and earning potential together with privacy, while on the other hand home based business (HBBs) growth endangers the sanctity of neighbourhoods, making them susceptible to crime and insecurity (Lawanson and Olanrewaju, 2012).

Normally, this income generating activity sometimes overlapped with domestic activities, often peaks at certain times of the day, and often involves changes made to the dwelling layouts. These changes according to Kachenje (2005) cited in Adeokun and Eziyi (2014) varies from minor adaptations of the dwelling to significant changes in the layout, and often includes alterations that increase the floor area of the dwelling and conversion of residential space.

Furthermore, for Ogunbunmi (2005) home based businesses help in self-sustaining and self-financing development, Akbar (2009), however stated that such gains are not only for households but on a wider scale, it contributes to economic performance through job creation and improvement of well-being. Home based businesses (HBBs) may also adversely engender overstretched municipal services, environmental degradation, fire hazards and increasing noise pollution, (Ogunbunmi, 2005).

There is increasing recognition of the role home-based businesses (HBBs) play in the socio-economic development of cities in developing countries, but a limited understanding of how this activity greatly distort the environment and more specifically change the nature of planned neighbourhoods with the educational level of the operators in view. This study therefore underscores how the level of education of the operators affects this change in a, building in selected layout; Core Area layout in Asaba, Delta State, Nigeria.

Nevertheless, the study of home based businesses may not be successfully carried out without adding to its scope the investigation of the fundamental motive for embarking on the activity,
in addition to the aforementioned, the reasons for the resilience and doggedness of the operators despite measures taken to curtail such activities will also be examined in the course of this research.

2.0 THE RESEARCH QUESTIONS

In order to examine the role of education in the level of urban residential space alteration for home based business, the following research questions will be explored and answered in this study using the Core Area residential layout of Asaba, Delta State, Nigeria as case study.

2.1 Why do operators’ levels of education affect the operation of HBB
2.2 How do operators’ levels of education affect the level of operation of HBB
2.3 Why do operators’ levels of education affect the level of alteration of their residential space for HBB.

An increasing number of households in developing world cities are using the space of their dwelling and the labour of the household to generate income in a wide variety of home-based businesses (HBBs), Lawanson and Olanrewaju (2012). In most cities such businesses conflict with planning norms and zoning regulations with regard to economic activities within residential areas and consequently are actively repressed or grudgingly tolerated (Kellett and Tipple, 2002).

Some have argued that the uneducated operators are usually irrational in their reorganization of the residential space for home based business (HBB); no consideration for ventilation, privacy etc. While the educated although involved in reorganization and alteration of residential space give thoughtful consideration to the kind of reorganization. (Marcelli, Pastor, and Joassart, 1999 cited in Losby et al, 2002)

However, researchers like Goorha (2000), Kachenje (2005), Lawanson and Olanrewaju (2012), have rather focused on the benefit of home based activities and recently on the
environmental implications. The area of the relationship between educational levels of the owner/operator of home based business and how this educational level affects the level of building alteration is grossly unexplored but rather focus has been on the other causes of the alteration rather than education, which is a fundamental factor in human development, moulding of character and consequently the person’s philosophy and daily actions. Thus neglecting the position of UNESCO (1992) which states that Education is eminent in promoting sustainable development and improving the capacity of people to address environmental and development issue; both formal and non-formal education is indispensible to changing of people’s attitudes towards their environment. Based on the high concentration of researchers on the already existing researches as regards home based business, such as how it serve as livelihood strategies and environmental relations, it becomes of paramount importance to take a different direction in the study of home based business in line with the educational level of operators and what effect it has on building alteration. This project, taking a divergent step is set to evidentially ascertain the level and factors motivating this alteration by both the educated and uneducated home based business operators with a view to determining how the educational level of the operators affect the nature and level residential space alteration are implemented in the study area. Precisely, the study therefore focuses on exploring the relationship between the educational levels of Home based business operators (Based on UNESCO 1992 assertion) and how it affects residential space alteration.

**Goal of the Study**

To examine how home based business operators’ level of education affect the level of residential building alteration for home based business with aim of providing information for policy framework.

The goal will be achieved through the following objectives that the study will seek to explore.
Research Objectives

2.1 Operators’ levels of education and effect on the operation of HBB

2.2 Pattern of operators’ level of education and effect on the level of operation of HBB

2.3 Reason for operators’ level of education’s effect on the level of alteration of their residential space for HBB.

The knowledge of the role of education in the level of urban residential space alteration for HBBs will help the policy makers and government through urban planners to understand the educational level of individuals engaging in the alteration of urban residential space as regards home based businesses in Asaba and with aim of making planning decisions. This study will amongst many things help in affirming the causes and reason for the resilience of home based operators and thus possibly proffers necessary workable recommendation to this phenomenon in the study area and the world at large.

This work will be of great benefit to the urban planners, in that it will aid in the decisions by planners as regard land use planning, it will enlighten urban planners, other stake holders in the housing sector and government agencies on housing on the need for a leeway in the land use zoning, if necessary; this will in turn reverse the overt alteration in existing houses, thus a probable shift from segregation of land uses to a compactible mixture of residential with commercial, especially for low and medium income earners in urban centres of the developing countries who need this livelihood practice for their survival.

This research will also help urban managers to better appreciate the role of education in urban environmental control; thus providing a baseline for promulgation of polices that will better control functional environment both for the educated and uneducated as well as helping to streamline definite management practices for residential areas predominantly occupied by the low income (high density) and medium income (medium) earners in cities.
Furthermore, this work will also be of conceptual base for future studies; thus adding to new knowledge and being of great help to researchers whose research will cuts across the topic. The findings of this study will probably not be devoid of being an academic guidance or materials for those who may wish to come out with further research concerning the topic.

This research aims at understudying how educational level affects the practice of home-based businesses, its causes and effects in Asaba, it should be noted that the effects will be viewed from the environmental/physical point of view without neglecting the usual economic perspective. The research also encompasses the nature (types) and the motive (reasons for operation) of home-based businesses in Core Area layout, Asaba, Delta state, Nigeria.

**Limitation of the Study**

This study is limited to a neighbourhood in Asaba, Delta State; its findings may not be used to generalize on the happenings elsewhere yet there are definitely going to be important lessons that will be drawn from this study which could be applicable in other cities especially of the developing countries like Nigeria. This research does not assess other factors and reasons responsible for residential space alteration, such factors as economic, social and cultural are not included in this study, and these can be explored in further studies of home based businesses.

**3.0 THE RESEARCH PROPOSITIONS**

**3.1 Why do operators’ levels of education affect the operation of HBB?**

Education is inevitable both in the attainment of human development and in achievement of environmental sustainability. Education creates consciousness in man and modifies the way he relates to his environment. World Conservation Union (IUCN) in 1970 includes the element of behaviour; the idea that through knowledge, changes in behaviour (toward both the environment) at a personal, societal and global level will occur. The process of education occurs as an effort which one involves in for the development which is geared
toward achieving a desirable future. In conformity with this, the national education system law No.2 of 1989 described “Education as the conscious effort to prepare students through mentoring, teaching and training for their role in the future. Education is often only considered to be the formal aspect, undertaken in schools or higher education.

According to Indira (2008), education is a liberating force and in our age, it is also a democratizing force cutting across the barriers of caste and class, smoothing out inequalities imposed by birth and other circumstance. It should be noted, that from the above stated definition of education the following can be deduced from it: Education is a life-process, it is continuous, and it starts from the womb of the mother and continues till death. It is a process of development from infancy to maturity; it includes the effect of everything which influences human personality. It the development of individual and society, It is called a force for social development, which brings improvement in every aspect of the society.

Education is balanced development, it is concerned with the development of all faculties of the child, and it performs the function of the physical, mental, aesthetic, moral, economic, spiritual development of the individual, so that the individual may get rid of his animal instinct by sublimating of the same so that he becomes a civilized person.

Education is a dynamic process; it is not static but dynamic process which develops the child according to changing situation and times. It is always induces the individuals toward progress. It reconstructs the society according to the charging need of the time and the place of the society. Education as growth, the end of growth is more growth and the end of education is more education. According to Dewey (1934), an individual is a changing and growing personality. The purpose of education is to facilitate the process of his/her growth.

Education is purposive; every individual has some goal in life, it contributes in attainment of the goal. Education is three dimensional processes, Dewey (1934) has rightly remarked that all educations proceed by participation of the individual in the social consciousness of the
race, it is the society which will determine the aim, contents and methods of teachings in this way the process of education consist of 3poles- the teacher, the child and society.

The goal of education should be the full flowering of the human on the earth, according to a UNESCO (2008) study, “the physical, intellectual, emotional and ethничal integration of the individual into a complete man is the fundamental aim of education. The goal also is to form children into human persons committed to work for creation human communities of love, fellowship, freedom, justice and harmony, it has a great social importance especially in the modern, complex industrialized societies.

3.2 How do operators’ level of education affect the level of operation of HBB

Altonji and Pierret (2001) found that the impact of achievement on earnings grow with experience, (experience which is gotten from education). Thus, it could be said that the proliferation of informal sector is an outcome of the no or low earning which is caused by less educational attainment, and also inadequacy in formal job provision.

There are various perspectives regarding education’s nature and objective and they include the following: complete the socialization process which is the main social objective of education is to complete the socialization process. The family gets the child, but the modern family tends to leave much undone in the socialisation process. The school and other institutions have come into being in place of family to complete the socialization process. The school devotes much of its time and energy to the matter such as co-operation, good citizenship, doing one's duty and upholding the law. Transmission of the cultural heritage: All societies maintain themselves, by exploitation of a culture. Culture here refers to a set of beliefs and skills, art, literature, philosophy, religion and music that are not carried through the mechanism of heredity. They must be learned. For the formation of social personality:
Individual must have personalities shaped or fashioned in ways that fit into the culture. Education everywhere has the function of the formation of social personalities. Education helps in transmitting culture through proper moulding of social personalities. Reformation of Attitudes: Education aims at the reformation of attitudes wrongly developed by children already. It is the function of education to see that unfounded beliefs, illogical prejudices and unreasoned loyalties are removed from the child's mind, though the school has its own limitations in this regard, it is expected to continue its efforts in reforming the attitudes of the child. Education must prepare the student for future occupational positions; the youth should be enabled to play a productive role in society. Accordingly, great emphasis has been placed on vocational training. Men who finish college, for example, earn two and a half times as much as those who have a grammar school education.

3.0 A DETERMINATION OF HOW THE DATA ARE LINKED TO THE PROPOSITIONS

According to Devey, Skinner and Valodia (2006), defining informal sector is complex, this relates much on how different countries or individuals perceive these businesses, which then influence the way they define the sector. This can be seen in the definition of informal businesses in South Africa: which was based on non-registration of the enterprise in terms of the national legislation such as taxation; non-registration of employees of the enterprise in terms of labour legislations; and inappropriate zoning of the enterprise. These definitions illegalize informal businesses which HBB is one of, thus infringing on their growth while not taking into cognizance that some legislations discourages compliance because of inappropriate burden or imposing excessive costs. Accordingly, due to the interest in the employment aspects of the sector, the International Labour Organization (ILO) at first World Employment Mission at Kenya in 1972 first listed features of informal economy, It characterized the sector based on seven factors: ease of
entry; reliance on indigenous resources; family ownership of enterprises; small scale of operations; labor-intensive and adapted technology; skills acquired outside the formal school system; and unregulated and competitive markets.

Yusuff (2011) discussed four theories of informal economy: neo-liberalism, modernization, dependency and structuralism. A major proponent of the neo-liberal approach De Soto (1989); was of the opinion that informal economy is an aftermath of strict regulations and taxation and in some cases deal in illegal goods and services. Supporters of modernism are of the view that those in informal economy are those who felt dejected because of their lack of skill or level of literacy felt there are no place for them in the formal economy. Informal sector according to the proponent of this school of thought is a stepping stone to the formal sector, however the current dispensation has defiled the theory, as the informal sector not only strive but thrive. The modernization approach has been criticized for viewing informal sector as a problem instead of developmental tool (Ezeadichie 2012).

The dependency approach just as the name implies view operators of informal sector as the poor and marginalized, thus, being handicapped. The structuralist approach sees the sector as exploitative, where the operators are grossly exploited. Nevertheless, Chen (2012) suggested the need for the integration of these different approaches. It should be noted that informal economy does not exist in isolation, Becker (2004), described the informal economy based on work arena. Four categories were identified: home-based workers; street traders and street vendors; itinerant, seasonal or temporary job workers on building sites or road works; and those in between the streets and home. Nevertheless, the scope of the study is limited to home based business.
Home Based Business

Home based business therefore is a component in informal sector; its base is fundamentally from the home. The sector has been a topic of debate for more than two decades; this is as a result of its contributions to economic development and its adverse environmental effect. The activities normally lead to different level of alterations in the base homes. Tipple (2005) saw the phenomenon of Home Based Businesses (HBBs) as those micro and small enterprises where trade takes place in or very close to residential or the home rather than in a commercial or industrial building or area. In a historical perspective, as an economic historian, Strassmann, (1986: 498) stated that "Concentration of work in factories and office buildings had little momentum until the Industrial Revolution, and doctrines about separating residential and working zones followed that. Nevertheless, whether or not some time and space in the dwelling might not be advantageously used for producing extra income is an issue still weighed by millions of households in countries at all income levels.” Similarly, Garnet (2001) cited in Onyebueke (2013) asserts that for most people, for most of human history, work and home have been inextricably interconnected. Practically everyone from the farmer to the city dweller work at home. Houses and apartments were not only dwelling places, but also centres of commercial activities….the phenomenon of leaving home to go to work did not become the norm until the Industrial Revolution created two ‘separate spheres’ of human existence, the domestic and the commercial.

Home Based Business in Developed Countries

In developed economies such as the UK, the study by Mason et al. (2011) found that home-based businesses comprised a visible proportion of the small business sector; and because they are often not noticed, their economic significance is assumed to be negligible. The majority of the HBBs according to the Mason et al. (2011) study are full-time businesses that create jobs for more than just the owner(s) and are concentrated in computer related, business, and professional service sectors. Ultimately, there is a convergence of the main characteristics of the informal sector identified in these diverse studies, indicating that the
informal sector is vital for the urban population, and appropriate government policies are important in harnessing the benefits of the informal sector in general and HBEs in particular.

**Home based business in developing countries**

Researches have been carried out in developing countries by different researchers on the phenomenon of home based businesses, among these studies are that on Sudan by Ibrahim (2002), Tanzania by Kachenje (2005), Kenya by Muraya (2006). These studies among several others highlight the significant effect of HBBs on the dwelling plot in particular and the economy as a whole. Ibrahim (2002) in explaining the eminent role that HBBs play in Sudan’s economy in combating poverty, opined that the government has a crucial role to play in the process and that women gradually played an increasing role in the sector (estimated to be 12 percent in 1990). Among the visible official efforts to support HBBs in Sudan according to Ibrahim (2002) included positive government policies such as; a) the National Comprehensive Strategy, NCS, 1992-2002 (MNE, 1992), b) the Zakat fund, for the poor; a means of providing incentive for the poor practicing home based business, c) political support for the activities of NGOs, and d) the provision of micro-finance for HBBs by Islamic Finance Banks.

Still on the study of home based business in developing countries, Kachenje (2005) substantiated the extent of the plot curtilage used for income generation in 33 cases studied in Tanzania and found that the majority of the households used a significant part of their plot area (estimated between 11 percent and 40 percent) for this purpose. The negative consequences of this dual functioning of the domestic domain according to Kachenje (2005) include the overloading of services (e.g. water, and solid waste disposal), social conflicts and upheavals that may arise due to rowdy customers, noise pollution and crowding. The positive advantages of dual functioning on the other hand include closeness to customers and
consumers, enhanced security of the dwelling unit, participation of all working age household members, and savings on initial overheads.

Similarly, in developing country, the Nairobi study by Muraya (2006), home based businesses were found in low, middle- and high-income residential areas. He argued that the informal sector is best suited to employ a work force with extremely modest investment capital, and basic skills-sets. Consequently, government intervention (i.e. policy makers, urban planners, designers etc.) is deemed crucial in assisting these small-scale enterprises by providing land, infrastructure, and relaxing tax and registration regulations as well as the eliminating the threat of demolition.

**Home Based Business in Nigeria**

Coming to Nigeria, not many works are available in the literature on home based business in the urban areas. Amongst the earliest effort to conceptualize the phenomenon, was that of Onyebueke (2012), he was of the opinion that home based business were neglected in the formal arena, without any set-down rules and strategies for dealing with their activities.

On the major features and effects of home based businesses, Lawanson (2012) in a study in Lagos metropolis, Nigeria, submitted that about 45% of operators of HBBs relied on it as the primary means of survival and income generation, while about 19% of the operators engaged on the activity as a means of augmenting their income from other jobs. In conformity with the above, yet another study carried out in low income residential area of Lagos metropolis, identified the importance of HBBs as a major source of income generation and socialization.

It has been observed that the number and types of HBBs in a neighbourhood affects the quality of neighbourhoods and its dwellings in many ways. Strassmann, (1986) in a research discovered that in conventional neighbourhoods dwellings with HBBs were declared to be worth 26 per cent *less* than those without, were on smaller sites, but had dwellings of about
the same size. The HBB occupants had added slightly fewer rooms and were less likely to have sewer system connection. In better-off neighbourhoods, HBB operators were likely to be relatively poor households trying to keep up; while in the low-income neighbourhoods, HBB operators were the elite Sethuraman personal communication, (1992) regards the density of income per square kilometer as a major determinant of the incidence of many types of small-scale enterprises, particularly those which provide retail and other services. Factors which affect both the occurrence and the profitability of HBBs will change according to such factors as transport, proximity to formal sector enterprises, and degree of unemployment in an area.

Summarily, this chapter has succeeded in examining education and the phenomenon of home based business extensively; it started with the conceptualization of education and its relative functions. This was followed by the concept of informal sector, which embodies home based businesses, theories on its causes was also examined. Further in the chapter is the critical examination of the concept of home based business with regards to researches from round the globe.

**Gap in Literatures**

However, most of the work carried out by different researchers focused on the benefits of home based business and recently on the environmental implication but have rather deserted from studying the effect of the phenomenon from the perspective of the educational background of the operators and how it affects the mode of operation in terms of modification to the buildings.

**The Study Area -Delta state**

Delta State was carved out of the former Bendel State on August 27th 1991. Delta is an oil producing state of Nigeria situated in the region known as the Niger Delta, South-South Geo-
political zone with a population of 4,098,291 (Males: 2,674,306 Females: 2,024,085 (see Federal Republic of Nigeria, Official gazette, No. 24, vol. 94, 2007). The capital city is Asaba located at the northern end of the state with an estimated area of 762 km\(^2\), while Warri is economic nerve of the state and also the most populated located in the southern end of the state. The state has a total land area of 16,842 km\(^2\).

Historical Development: The area called Delta State was once an integral part of the old Western Region of Nigeria. It became an autonomous entity on August 27, 1991 after having been part of the old Midwestern State (1963–1976) and the defunct Bendel State (1976–1991).

Delta State started with twelve local government areas. These were split further into nineteen local governments on September 27, 1991, and to twenty five LGAs in 1997. Asaba, located at the northern end of the state, is the capital. A master plan for Asaba Capital Territory, with an estimated area of 762 sq. km and designed to transform Asaba into a modern metropolis is being pursued by the state government.

**Location:** Delta State lies roughly between longitudes 5°00 and 6°45'E and latitudes 5°00 and 6°30'N. It has a total land area of 16,842 sq. km. The states bordering Delta State are Edo to the north, Ondo to the northwest, Anambra to the east and Bayelsa and Rivers to the southeast. On its southern flank is 160 km of the coastline of the Bight of Benin.

**Asaba**

Asabais a city strategically located on a hill at the western edge of the Niger River, overlooking its sister city, Onitsha, an economic hub, across the Niger Bridge. It is the capital of Nigeria’s Delta state. A fast developing urban area, Asaba has an estimated population of 149,603 (2006 census) and a cosmopolitan population of over half a million people. Urban residential space in Asaba metropolis is not necessarily a continuous zone but arbitrarily
defined, circumscribing nine neighbourhoods and some informal settlement at its periphery, examples of these are, Oko, Abraka etc. Asaba is made up of nine residential layouts, which are both owned by private individuals and the government. These layouts are mixed densities; notable amongst the layouts are DDPA housing estate (medium and high densities), Pitason Enterprise layout (medium density), lifesield Properties estate (medium and high densities), core area layout (high, medium and low densities) etc. For the sake of this research, Core area layout was studied.

The Urban Residential Space in Asaba

The residential space (layouts) in Asaba is categorized into high, medium and low density respectively. This is as a result of spread effects, mixed densities also exist. Planned and unplanned areas spring alongside Asaba metropolis which is as a result of high demand in residential accommodation, reason for the high demand of accommodation can be attributed to the fact that commuters are incessantly trooping into the city from Onitsha and the neighbouring towns. An instance of this can be said to be the presence of those residing in elsewhere but works in Asaba.

Urban residential space in Asaba metropolis is not necessarily a continuous zone but arbitrarily defined circumscribing nine neighbourhoods and some informal settlement at its periphery, examples of these are, Oko, Abraka, Bonsaq etc., these are informal settlement located at the periphery of the city. Many informal businesses sectors grow along with the residences; notable among this is the Abaraka market.

Core Area layout

Core area layout, Asaba is a government layout, it is located along Asaba-Benin expressway, and the major road that leads into the layout is Summit road. Delta broadcasting service is located in the layout, and also prominent amongst the structures in the layout is Asaba
shopping mall (Shoprite). Core area layout is made up of the three different densities (low, medium and high); these densities are relatively segregated from each other. The layout is characterized with new buildings and those under construction. The Delta State Urban and regional planning board is the planning agency in charge of all the development control activities. Fundamentally, it is a residential layout but the proliferation of informal business activities in the buildings originally approved for residency is common place. Thus, this prompted the need for using this area for this research; meanwhile, the neighbourhood consists of three phases. All the phases within the neighbourhood are almost heterogeneous, based on the same layout and with different typologies. Phase 1 is predominantly low density, phase V is medium density and phase VI is high density is located along Summit-DBS road, low density is located at Okpanam road while medium density is located beside Asaba shopping mall. Below is the digitize map of core area layout.

5.0 CRITERIA TO INTERPRET THE FINDINGS.

This section systematically presents techniques employed in the study, as guided by the conceptualization of the study. The chapter gives comprehensive insight into the general approach adopted during the study, the research design, research instruments used, sampling techniques employed, and data collection methodologies employed. Particularly, focus was on the study sample frame and its characteristics, sampling technique chosen, and a description of the choice of data collection instruments, questionnaire design, and methods of data measurement, analysis and presentation were contained in this Chapter.

Data was collected through primary and secondary sources. A primary sourced data is one that is originally collected by the researcher. It is a first-hand data; therefore it is more reliable with any error found in it accountable by the investigator. The method of collection here includes direct interviews, direct observations, and questionnaires method among others.
Consequently, secondary sources of data were also employed during the cause of this study, these data are gotten from both collected published or unpublished articles among which are those from Lawanson and Olanrewaju (2012), Hiralal (2010), Kellett and Tipple, (2002).

**Sampling Techniques**

For the purpose of this study, stratified method of sampling and multi-stage was used. The stratified sampling involves dividing the population into separate strata on a characteristics assumed to be closely associated with the variable under study. In the case of this study, the stratification was by densities (high, medium and low). For high density called phase VI: there are 542 building foot prints, for medium density called phase V: there are 535 building foot prints and for low density called phase I: there are 679 building foot prints.

Meanwhile, as Osuala (2005) opined that sampling with two or more stages of selection is called multi-stage samples, this work adopted this sample approach for an all-encompassing data collection. The second stage adopted in this approach of sampling is the systematic sampling; it will on average be a representative of the foot prints.

**Case study**

This research used case study approach; this is because it allows for exploration of a phenomenon within its context using a variety of data sources. This ensures that the issue is not explored through one lens, but rather a variety of lenses which allows for multiple facets of the phenomenon to be revealed and understood. Two key approaches guide this case study methodology; one was proposed by Stake (1995) and the second by Yin (2003, 2006), both seek to ensure that the topic of interest is well explored, and that the essence of the phenomenon is revealed.

A multiple case study was used in this research; this enables the researcher to explore differences within and between cases. The goal is to replicate findings across cases. Because comparisons will be drawn, it is imperative that the cases are chosen carefully so that the
researcher can predict similar results across cases, or predict contrasting results based on a theory (Yin, 2003).

**In-Depth Interviews (IDI)**

Personal interview was employed to obtain data from the operators; the method was used to augment the questionnaire, this is based on the fact that not all the objectives of the study can be attained using questionnaire. Qualitative analysis was considered helpful because it allows for results that reflect the positions and viewpoints of those being studied (Bryman, 1988) and includes that which cannot be quantified or when being quantified does not provide any meaningful insight (Cassell and Symon, 1994). The stage below was adopted to determine the number of operators to be interviewed.

Summarily, structured interviews were conducted with some staff of Delta State Urban and Regional Planning Board and eighty eight HBBs operators. The formula can be presented thus;

- Percentage to sample = 5% of 1756 building foot prints is 88
- Sampling fraction = 1/19 (selection at interval of each 19 building foot print)
- Sampling interval = 19

**Description of the explanatory variables**

**Independent variable:** To create independent variable I asked respondents about the space/area of the home used for home based business and the area of the home adjusted due to home based business. From these questions, the levels of alterations were determined, therefore, Indicator variable (independent variable) for this study is the level of home based business. It should be noted that this independent variable is gotten majorly through observation.

**Dependent Variable:** a dependent variable of this research is the educational attainment of home based business operators, to measure the dependent variable, I asked the following question: what is the education level of home based business operators?
The operators are to choose one from the following

1) No formal education
2) Started primary school
3) Completed primary school
4) Started secondary school
5) Completed secondary school
6) Tertiary
7) Post graduate
8) Vocational

6.0 DATA ANALYSIS AND PRESENTATION

This section analyses, presents and discusses the various interview conducted in line with the research objectives. To highlight the major results of the survey, summary and brief description on some of the survey results are given in their initial analysis.

Gender of the operators of home based business in Asaba

Gender is a vital component in the determination of one’s position in the hierarchy of home based work. Out of the interviews conducted, 72.4% are female while 27.6% are male operators. Researches on home based business have regularly asserted that female is predominant in the practice. The vast majority of low-income and highly vulnerable home-based workers in developing countries are women. Thus this research conforms with that of Heikel and Tomei (2000), a study in Latin America, showed that home-based work is more common amongst women than men, women were more likely to be found in the traditional sectors, for example in the clothing and textile industries, leather and footwear, as well as the wood industries.
Types of and motive for home based business in Core Area layout

The findings show that around two-third of the sampled buildings (84.4%) operates home based business, this conforms to Lawanson and Fapohunda (2012) studies of low and middle-income earners in Lagos, South-West Nigeria, where the practice of home based business is vast. From the interview conducted and eye observation, the spread of the HBBs varies on the study area, they ranges from restaurant, barbing shops, phone accessories shop and soap making. Retail shops predominate in the area with 42.1% of the total percentage of shops, still among the types of home based business in the area are laundering shops, barbing saloon shop, phone accessories shops etc. Implicitly, it can be said that the multiplicity of home based business in Core Area, Asaba is as a result of lack of market in proximity to the neighbourhood, as confirmed by a respondent (a Zonal Planner in charge of the area).

On the categories of home based business, service related business dominate with 49.2% percent followed by commercial based business with 47.7% while 3.1% is light manufacturing. The following are the lists of home based business under service based; laundering shops, barbing saloon, sewing shops, restaurant, phone accessories etc. Those under commercial based includes the following; retail shops, provision shops etc. while soap production which is under light manufacturing was also seen in the study area. These items and services are meant to meet basic needs, and also require very little capital for startup. Thus, the need for the availability of these items is what a respondent, a Zonal Planning Officer of a planning authority in charge of the area opined to be the fundamental cause of Home based business in Core Area layout. Furthermore on the driver of the proliferation of Home based business, he stated that the absence of market in and near the neighbourhood is the reason for such proliferation. The only available market is located far away from the neighbourhood. See the table below for more information.
The motive for operating home business can be categorized into different reasons for engaging in home based business, 50.0% of the respondents confirmed to the fact that home based business serve as the means of primary source of income, 40% of the respondents are of the view that the operation of home based business act as supplement to primary source of income. 9.4% also assert that the operation of home based business is a means of employment generation. This finding therefore conforms to the findings of Strassmann (1987), which stated that home based business is a major provider of employment opportunities and also as a means of income generation as well as income augmentation for people. Similarly, Hiralal (2010) in his research stated that most of those engaged in HBEs do so as a survival strategy in the face of harsh economic realities, which at present times are a vital supplement to household income derived from the formal sector. This research has therefore ascertained and confirmed the different researches carried out in different countries by different researchers. When asked the motive for engaging in home based business, a respondent (Mrs Omone) a widow, went passionate about it, below are her responds:

“My survival is attributed to this my business, since government do not have any plan for the uneducated, this business serve as my savior, it is from the income gotten from it that all household expenses are settled, stopping me from doing this business is like stopping me from living”.

Therefore, it can be deduced from the aforementioned that the underpinning reason for engaging in home based business is for the so purpose of making ends meet; home based business is therefore a means to an end for both the rich (low density dwellers), the middle class (medium density dwellers) and fundamentally for the poor (the high density dwellers).

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**Level of Education of home based business operators and the level of residential space alteration by home-based business**

Researchers have often opined that informal sector activities which home based business is a subset of has been a heaven for the poor, the uneducated, the high density dwellers etc. but
contemporarily, the activity is no longer restricted to the poor or the uneducated, it crosses bound thus encroaching into low density areas. To this effect, the educational level of the operators of the business was examined. The survey revealed that those that completed secondary school have the highest percentage (27.3%), while the other educational qualifications share the remaining percentages. Based on UNESCO (2008) standards, which asserts that “anyone who can with understanding both read and write a short simple statement on his or her everyday life” as being literate, it can be deduced that operators of home based business in Core area Asaba, Delta State are relatively literate. Confirming Gallaway and Bernasek (2002) cited in Losby et al (2002) assertion that association between level of education and informal participation did not hold true in some settings. Similarly, Nelson’s (1999) cited in Losby et al (2002) study of participation in the informal economy in a rural setting, a respondent’s level of education (measured as a dichotomous variable less than high school or a high school graduate) had little effect in predicting participation.

Inferring from the finding, the practice of home based business is no longer restricted to any socio economic groups; it is both practiced by the educated, uneducated, high income earners, medium income earners and low income earners, thus this is one of the factors that prompted this study.

**Level of residential space alteration**

Once the issue of home based business is mentioned, alteration of residential space becomes eminent; the transformation of residential space is often for the accommodation of home based business. The level of residential space alteration varies, based on this research it can be categorized into three based on their distinctive features, they are permanent (high), temporal (medium) and space (low). Alteration is high when it involves construction of permanent structure in residential space, medium level of alteration entails the construction of
temporal structure in residential plot, extension from the window etc. for low alteration it includes the use of rooms space, basements etc. for operation of the business.

Based on the responds and observations, the area is relatively medium (temporal) in terms of alteration, it recorded 40.8 valid per cent, high (permanent) level of alteration have 38.7% of the total responds while low (space) alteration recorded 21% of the total respond.

It can therefore be deciphered from the findings that residential space alteration in Core Area is very alarming, almost all the buildings sampled are operating home based business, and have through one way or the other altered their residential spaces. A similar observation was made by Olanrewaju (1997), he discovered some incidence of housing transformation and land use change in Lagos Island to be specific and discovered that residential properties were fast disappearing as they were being transformed into commercial uses which are completely out of the initial development plan. In developing country, Tanzania to be precise, Kachenje (2005) discovered that a similar phenomenon in 33 cases. Based on the finding, the attention of the urban planning is drawn especially during housing design.

**How operator’s level of education affects the level of residential space alteration in Asaba, Delta State**

Having ascertained the level of education of the operators of home based business and the level of residential space alteration, it is therefore important to ascertain how these different levels relate in line with the third research question. From the interview conducted and observation, it visible that the higher the educational attainment, the more permanent the alteration becomes. The uneducated majorly engage in space alteration which entails the use of rooms for the operation of their businesses, no consideration of ventilation, and the level of the alteration rather they are only concerned with in the smooth running of their business. The educated although engage in alteration pay reasonable attention in the level of alteration, they consider the ventilation. Based on the findings, the educated engage more on permanent
alteration which entails construction of entire new building from their existing residential buildings.

This finding therefore confirms the assertion of UNESCO (1992) that Education is eminent in promoting sustainable development and improving the capacity of people to address environmental and development issue; and that both formal and non-formal education is indispensable to changing of people’s attitudes towards their environment. In Support of this assertion, a respondent (Osiebe Emmanuel), the Zonal Planning Officer 1 of Delta State Urban and Regional Planning Board I in charge of Core Area layout opined that

“Educational background affects the way they (home based business operators) alter the home, this is because they fail to understand the principles behind zoning and development control within the Core area layout”.

Confirmatively, an uneducated respondent (MrsOvie), when asked what he understands about alteration and whether he pays any consideration during the cause of operating home based business, he said that

“All I am concern about is how my home can accommodate my business, I don’t bother how and the level of the alteration”.

Education have a prominent role as regards the way one behave toward the environment which the home is a microcosm. See the table below for the percentages of the different educational level in relation with the level of residential alteration.

**Reasons why operators level of education affect the level of residential space alteration**

Based on the interview conducted on the reason why educational level affects the level of residential space alteration. It was noticed that the uneducated which can also be referred to the low income earners or the high density dwellers engaged more in space alteration which comprises of conversion of rooms, the use of veranda and corridor for operation of home based business. From the analysis, 70% of the uneducated operators said that “All they are
concerned about is how their home can accommodate their business, they don’t bother how and the level of the alteration”. Inferring from the statement, they were of the view that since their rooms can accommodate the business, what then is the need of constructing new structure for their business? When asked if they pay attention to the extent which ventilation is obstructed, the respond was that “once the room can accommodate the business ventilation is nothing”. Further on the reason why they embark on space alteration rather than construction new structure, they assert that the financial implication of constructing new building is enormous for them, thus making do with the available rooms. See Table 5.4

The educated though engage in alteration but consideration is paid on the type of alteration, they embark more on permanent alteration which includes construction of new structure with solid foundation within residential premises for the operation of business. When asked if they pay attention to the extent which ventilation is obstructed, 80% of the educated consider ventilation while altering the residential space. Furthermore, on the reason why they involve in permanent alteration, they were of the view that instead of jeopardizing the ventilation of their residential buildings for home based business it is better constructing a new building entirely different from the one they reside. This choice can also be said to be triggered by the fact that the finance for construction of new building is available since they are the high income earners. See table 5.4 for more information.

### 7.0 RECOMMENDATIONS AND CONCLUSION

Based on the findings, the following recommendations are put forward;

Zoning has been the norm in planning practice, and can be clearly stated to be one of the fundamental causes of the proliferation of home based business. Little wonder critics like Jane Jacobs voiced out their opinions about the outcome of this planning norm. Since this norm is causing harm per se, a shift is therefore recommended, this shift should be from strict
zoning and segregation of land uses in a neighbourhood to a compactible juxtaposition of residential use with commercial; corner shops should be positioned at strategic location within residential layout. This will help to solve the need of converting the home for the accommodation of home based business and thus, making provision for household needs within walkable distance. Furthermore, areas should be designated for market in proximity to the residential density, hence creating no need of going to Ogwhogonogo market for their purchase.

There is also need for policy makers through town planners to consider the pressing need of the masses before embarking on any planning decisions because, the fundamental essence of planning is for the actualization of optimum environmental sustainability which without the people, will be impossible, since environmental planning will not work in isolation, there should be a combination of environmental planning and economic planning; renewal schemes should focus more on building of economic base and not just mere infrastructural provision. This is because without a sustainable and efficient economic base, respite will still be on engaging in home based business.

The role of education on the modification of human behavior cannot be over emphasised, hence the imperativeness for proper enlightenment on the need to manage our home and the environment at large. The masses should be encouraged and made to see the essence of education to human development. This encouragement can be done through the provision of educational facilities and subsidizing of the fees payable.

**Conclusion**

This study examined and analysed Home based business, the factor behind the resilience of the operators, and a deep analysis of the relationship between the educational level of the operators and the level of alteration. It was discovered that education has a great impact on the mode of operation of home based business and the level to which alteration is made. This
research found out that the educated though alter their home to accommodation home based business, but pay consideration on the extent of the alteration. The main operators of the HBBs were also found to be mostly women between the ages of 35-44. This research will therefore be of academic base to intending researchers whose research will cut across this line.
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Co-winner of the Kaye Bock student paper Award for 2012. Berkeley Planning journal, (Department of City and Regional Planning, University of California, USA) Vol. 25(1) pp 44-63 (in which she wrote on Home Based Enterprises)

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