



Home-Based Enterprises (HBEs): The Dynamics of Home-Based Business (HBB) in Selected Public Housing Estates in Abeokuta, Nigeria

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Abstract: This paper examined residents' perception of home-based enterprises (HBE) as an influence on types of home-based enterprises being operated in public housing estates. The documented results of a survey research on four purposively selected public housing estates in Abeokuta, Nigeria was used as the complimentary empirical basis for this paper. Primary data were obtained from questionnaires administered on a sample of 216 household heads from which 192 (88%) questionnaires were retrieved. The study showed that in terms of proliferation, acceptance, perceived benefits and challenges most respondents across the selected estates returned a knowledge of the presence and proliferation of HBE operation in the domestic space of the public estates; for the generation of extra household income. Issues discussed include concept of HBE, productive and reproductive chores in domestic space, home as a workplace, and so on. The study showed that the estates residents perceived HBE as being relevant and beneficial to many of the residents, despite the perceived environmental challenges that come with its preponderance across the selected estates. The paper concluded that the types of home-based enterprises operated and patronized by residents of public housing estates is influenced by the HBE-operator's and non-operator's socioeconomic characteristics, housing characteristics and the perception of HBE's presence and proliferation in the selected public housing estates.

Keywords: Home-based, Proliferation, Income, Public, Housing, Residents' Perception,

Introduction

In the past few decades, home-based business has increasingly been recognized as a key engine to economic growth and development. It provides employment and income to unskilled and semi-skilled workers who otherwise would have been unemployed. Home-Based Enterprises (HBEs) are generally described as businesses and commercial enterprises that are undertaken together with the residential use (Strassmann, 1986 Tipple, 2005, Tyas, 2016). They are often considered the most formal of all informal business sector types, where a formal structure – the house- provide some form of security for these businesses. (Smit & Donaldson, 2012). People engaged in businesses for various reasons. For example, some run HBEs as a survival strategy after they had been forced to leave formal employment as a result of down sizing or early retirement or to augment their main source of income during economic crisis which are triggered by various factors such as increase in consumer demands, stock market, speculation, national and foreign monetary policies, preferential treatment, free trade agreements, worldwide commercial liberalism, and so on. (Bairagya, 2010).

Housing acquisition is, mostly, for physical, psychological, social, economic, and other needs of human beings. There is consideration for economic importance of housing, particularly, as a major asset among medium and low-income households in residence of many developing cities (Ezedichie, 2012). The economic role includes

the use of domestic space, in the residence, to generate extra income for the households by operating home-based enterprises (HBE). Nguluma and Kachenje (2015) asserted that HBEs comprise of major informal activities which are gradually becoming popular features of housing environment in many developing nations. Home-based enterprises are an informal business activity being carried out within the homestead space. The reasons for operating HBEs may be two-pronged in some developing neighbourhoods: mainly for making additional income for the households; and as a means of keeping retirees and unemployed residence busy without idleness. There is increasing socioeconomic role of HBEs, but with little understanding for proper integration into housing development, in many cities of developing nations. The proliferation of home-based enterprises (HBE) in domestic space of residences in developing cities is in various forms; despite the different socioeconomic statuses of the residents (Adeokun and Ibem, 2014). Lawanson and Olanrewaju (2012); Tipple (2005); Tipple, Coulson and Kellett (2001) all affirmed the benefits of HBEs as; as survival means and substitute for formal work, income, goods and services for the HBE operators' households and non-HBE residents.

In many poor neighbourhoods of developing countries the urge to use the domestic space of housing to generate extra income for the household with HBE is the resultant effect of the structural adjustment programme, economic recession and other austerity measures that most of these countries are grappling with (Nguluma and Kachenje, 2015).

Definition and Concept of Home-Based Enterprises

One of the popular characteristics of some housing environment in many cities of developing countries is the dual needs and uses of the domestic space for household activities and making of extra income with home-based enterprises (HBE). Nguluma and Kachenje (2015); Adeokun and Ibem (2013, 2014); Smit and Donaldson (2011); Tipple (2005); Tipple and Kellett (2002); and many other researchers have defined HBE as making additional income for the household with the use of the available and limited domestic space. The residence, which is the household space, is thus, used for shelter and business; mostly in form of small-scale informal activities by the operation of HBE to generate additional income for the household (Ezedichie, 2012; Nguluma and Kachenje, 2015; Tutuko and Chen, 2013; Smit and Donaldson, 2011). Retirees and unemployed residents of many developing neighbourhoods also operate or participate in HBE activities to avoid idleness (Nguluma and Kachenje, 2015; Adeokun and Ibem, 2014; Tipple, 2005; Kellett and Tipple, 2002).

Home-Based Enterprises and the Informal Sector

Home-based enterprises (HBE) is recognized as an informal sector activity, but many researchers have carried out studies on HBEs with conclusions that, just like the formal and informal differences of the economy sector; the dividing lines between the formal and informal features of housing development, relative to HBE, is becoming increasingly very thin. These features include the presence and proliferation of HBE activities. According to Tipple (2005), despite the general stigmatization by some residents, the press and public officials; HBEs activities have become accepted components of the informal sector in cities of rapidly developing nations. Lawanson and Olanrewaju (2012) asserted that HBEs are small-scale, low-income generating activities within the informal businesses requiring little or no formal skills for its operators and operation. According to Kellett and Tipple (2002) the informal sector of many developing cities is defined by the informal businesses and activities, including HBE, and the sky-rocketing demand for jobs that could not get vacancy in the saturated formal sector is being absorbed by the informal sector. In many urban areas the situation is being made more pronounced in adverse economic period by phenomenon like Structural Adjustment Scheme or Economic Recession. Tipple (2005) noted that between a quarter to half of the incomes of developing cities are being provided for by the informal sector. The small-scale retailing activities of the HBEs engage its main work-force mostly from the HBE-operating households, with manipulative and flexible working periods. Vocational training and informal apprenticeship schemes, mainly provide the needed skills for the required workers of many HBE operations.

Taxation or monitoring by any government agency or system is not a popular feature of the informal economic sector, particularly HBE, in many developing communities. Lawanson and Olanrewaju (2013) and Nguluma and Kachenje (2015) noted the high importance of HBEs' roles and economic effects on the HBE-operators, the households' members, the community environment and the umbrella informal economy. About 60% of the work-force, as estimated by Ezedichie (2012) are engaged by the informal sector of many developing countries. Businesses, mostly as home-based enterprises, are being operated by many households on substantial parts of the individual plot (11%-40%) in many developing neighbourhoods.

The economic importance of HBEs is viewed in terms of its operation for making additional income by the HBE-households; and as ready source of goods and services required within the community. The significant roles of HBEs in the economy of host neighbourhood is recognized by Adeokun and Ibem (2014), Lawanson and Olanrewaju (2012), Tipple (2005). The HBE operators among the residents have low income, mostly within or above the minimum wage and operate with flexible and informal working and business arrangements with their staff and customers on individual recognition and acquaintances. HBEs are mostly started with low initial take-off capital, by the operators, with limited or no formal credit facilities. The initial take-off capital is mostly attained with loans from relatives, friends, thrift and cooperative societies, and so on. The economic effects of HBE is considered to be in fair distribution and recognition in many low-income developing neighbourhoods. Ezeadichie (2012) submitted that the HBEs, including other informal sector activities, have exhibited consistence importance, popularity and acceptance that needed to be improved upon rather than confronted.

Nature and Types of Home-Based Enterprises

Home-based enterprises (HBEs) have been, generally classified into either passive and active enterprise, or survivalist and growth HBEs (Tipple, 2005; Kellett, 2003). Smit and Donaldson (2011) whilst reporting nature of HBEs recognised; sales (retails), services, small-scale production and industries. From the categories of survivalist and growth, the requirements of informal skill and ownership structure negate improvement, efficiency and continuous investment in HBE operation for its further graduation from the survivalist level to growth HBE. While out of the classes of passive and active HBEs; the passive form of enterprise, which is renting out domestic space to non-household members for generating extra income is not regarded as HBE. Active HBEs include; baking, tailoring, sewing, repairs, printing, photocopy, photography, haircutting and hairdressing saloons, giving injection, sales (retails) of goods and services in small shops, stalls for storage, display, livestock rearing, home-based piecework, small industrial processes, making items at home on contract, preparation and cooking of foods in the home, to be sold in nearby stalls, or market place. Tipple (2005) and Kellett (2003), also, classified HBEs by the location within the housing environment of the HBE residence, where they are operated. These include;

- i. Based in the home; HBEs and storage activities located in interior of domestic space. These include lobbies, corridors, passageways, and balconies spaces.
- ii. Attached to the home; HBEs and related activities located in extended structure built directly to the house, including stores, stalls and shops spaces.
- iii. On adjoining land; HBEs located close to the house and in the household's plot.
- iv. Within the residential area; HBEs and related activities that have been extended into adjacent plot or street area.

Socioeconomic Characteristics of HBE Operators

The socio-economic characteristics of residents of many public estates, especially those of low income, are included in the reasons that made many of these mostly poor residents to accept and operate HBEs as means of getting additional income (Lawanson and Olanrewaju, 2012; Tipple, *et al.*, 2001). Many of these residents, also, considered the presence HBE in their environment as opportunity for ready and easy access to desired goods and services. Proper evaluation of the parts played by these characteristics, in HBEs' activities, can only be carried out with sufficient knowledge about them. These includes age, gender, marital, income, educational, racial and tenancy statutes, and so on.

The choice of the HBE types operated by residents is determined by the socio-economic characteristics of the residents. Buying and selling of foods stuffs, as well as retailing of local food produce, for example, are known to be more common amongst women (Nguluma and Kachenje, 2015; Lawanson and Olanrewaju, 2013). Instances have also been revealed in poor communities where women were empowered with take-off capital for small scale home businesses through credit facilities to trade in farm crops, or wholesale manufactured goods. This were to achieve food security, property creation and, more importantly, for the women to make extra income for their households. Ghafur (2002) revealed that in home-based work in Bangladesh poor neighbourhoods, overlap of; "work-space", for business activities, and "life-space", for domestic chores, greatly effects women. The alteration is shown to be a result of the dual use of the domestic space for productive activities with HBEs ("work-space") and for the daily reproductive activities like sleeping, child making, caring, and socialization ("life-space").

Small-scale trade union groups are also known to exist in many informal neighbourhoods, based on the residents' socio-economic characteristics. Comparative numbers of widows, housewives, unemployed and unmarried residents, including retirees and the youths, who provide income for their families are found in

various developing communities all over the world. Women with restrictions on their movements use the opportunity to operate HBEs within the domestic space, to make extra income for the households.

Work-hour shift or rotation, to operate HBEs, was popular among husband, wife and other households' members in some neighbourhoods, where HBEs are widely accepted and operated. Considering households' limited resources, this arrangement gives more advantage than taking on extra hands from outside; in the families' efforts at making additional income with HBEs. For some other residents HBEs present a good way of the families rationing out the households' chores and obligations amongst themselves.

Home-Based Enterprises and Housing Characteristics

Home-Based Enterprises are greatly affected by housing characteristics, in terms of choice and operation. Adeokun and Ibem (2013) revealed that despite differences in domestic backgrounds, operation of small-scale commercial and business enterprises using the domestic space is popular amongst poor residents of many low- and average-income communities of developing countries. To assess the types of HBEs accepted, adopted and operated by these residents, knowledge of the housing characteristics is required. In the opinion of Morakinyo (2014), the socio-economic characteristics of residents affect the housing characteristics which, thus, determine the type of HBEs that are chosen to be operated by residents. Agbola, Egunjobi and Olatubara (2007) listed some of these housing characteristics as follows;

- i. **Structural (physical) design:** Brazilian type (face-to-face-roomy house), bungalow, duplex, mono-plex, flats (detached, semi-detached, multi-flats), terraced houses (mostly with small plots and gardens), castles, mansions and compound type.
- ii. **Tenure Status:** Owner-occupier, rental tenancy, family house and official quarters.
- iii. **Quality (Structural nature, indoor and outdoor facilities):** Low quality, Medium quality, and High quality.
- iv. **Density:** High density, Medium density, and Low density.
- v. **Ownership:** Private ownership (Individual and Corporate), and Public ownership (Government).
- vi. **Building Materials Used:** Mud (Clay), Brick, Cement-sand blocks, Timber (Wood), Metal (Portacabin), Stone, Concrete, Bamboo, and so on.
- vii. **Specialty (dwelling units with dedicated uses):** Transit camp (Pilgrims, Refugee camps, hotels, mobile house, caravan), Special home (Aged, Disabled, Orphanage), Mass housing, Students housing (hostels, dormitories), Special Quarters (Legislative quarters, Presidential and Governor's Lodges), Barracks (Military, Police, Paramilitary), Prisons (Maximum, Medium, Correctional homes), Other quarters (Agencies, Parastatals, Company's Staff Quarters).

Housing forms, styles, and some other housing characteristics enhance the use of household space for making extra income with operation of specific HBEs than other types. Strassman (1986) revealed that 68% of the respondents reported the need for HBEs to pay for the house they occupy, while other 70% perceived the impossibility of HBEs without the house. The assumption, therefore, was that the housing condition may have been adversely affected without HBEs' operation.

Use of Space for Home-Based Enterprises

The domestic space and assessment of operation of different types of HBEs in it is very important to HBE discourse. There is a recognition of the, somehow, limitless use of space that HBEs can be operated in the households, to the extent of having clear control on available space even on small plot sizes (Tipple, 2000, 2005). Fungibility of space with operation of HBEs in domestic space, in many poor urban neighbourhoods, was explained, by Tutuko and Chen (2013), as the continuous interchange, during night and day periods, in the use of domestic space between household chores and making extra income with different types of HBEs. Also, certain communities are more popular with the operation of particular types of HBEs than other HBEs. Nguluma and Kachenje (2015) listed some of the HBE types that are being operated, in terms of space use, in many low-income neighbourhoods as; drinking parlor, retail stall, food shop, tailoring, dry cleaning, and shoe repairs. There are also; hairdressing and haircutting, wood and furniture works, GSM mobile phone repairs. The non-HBE residents, HBE-operators and others, differ on the way they perceive the adoption, presence, and acceptance of the various types of HBEs in the individual household's available space. A strong relationship is, thus, established between the types of HBEs being operated by residents and how the domestic space is put to use for the dual purpose of business and household activities.

Operation of certain types of HBES may also necessitate the transformation of the domestic space to be used for them. The nature of HBES chosen for making extra income is, generally determined in many instances, by the available domestic space and the possible transformation works that could be carried out on it to suit the HBES. The space adopted for HBES' operation may be internal or external, private or non-private, built, attached, separated, and so on; depending on the type of HBES. (Smit and Donaldson, 2011 and Morakinyo, 2014) revealed a very strong link between domestic space use for HBES and the potential change that could be undertaken on the space for dual purposes of home and work. Additional spaces, which could be existing and transformed or newly built-up, could also be used specifically for HBES' activities; including as accommodation for family members or extra hands engaged in the business.

The requirements for easy display, delivery and loading access may be the determinants for certain types of HBES; while for the dusty or dirty nature of

some others, they can only be operated outdoors in backyard, front-yard, enclosed or partially-enclosed terrace, balcony, or verandah. The housing environment, domestic spaces, and planning of these spaces are being directly affected by the type of HBE operated. The effects of the HBE types on space use are made more visible by the HBE-operators' attempt to increase the activities of both the household's duties and making extra income with the HBES within the available domestic space. Nguluma and Kachenje (2015) and Lawanson and Olanrewaju (2012) showed that many residents use available households' utilities like; electricity, water, tools, and equipment to operate the HBES; apart from the domestic space being used.

There are four main classes of space use for HBES;

i. Dwelling:

This is the house with all the indoor spaces_ bedrooms, dining and living rooms, passageways, corridors, lobbies, balconies, porches, foyers, terraces, and open-decks. Dwelling in some poor urban centres is very small and built of temporary perishable materials; with many of the households of low-income status (Ghafur, 2002). Some of the domestic chores like; sleeping, dining is carried out indoors, while some others like; cooking and washing are done outdoors. The dwelling, even in this condition, serves both household and HBE purposes. The indoor spaces in the dwelling can be; private, semi-private, public, open or semi-open verandah that is usually at the entrance to the dwelling. Many of these spaces, especially the private ones, are separated from the working or business spaces, although any of these spaces may be used for storage depending on the type of HBE being operated by residents. Some spaces like the terrace, foyer, verandah and balcony are being used for either businesses not suitable in the interior, or for better advantages like easy access for customers.

ii. Courtyard :

The courtyard includes all the open space immediate to the dwelling. In many developing communities, courtyard is of socio-spatial significant to the domestic activities. It usually private and female-dominated; and may be enclosed on all sides or open at an end, when built-up. The extent and form of use for the courtyard depend on its location in the dwelling, the type of HBE being operated, and the required privacy of the household. There is also consideration for engagement of hired outside hands for the operation of the HBE; whereby a kind of division of labour arrangement may be made for the outsider's activities to be away from the courtyard space that is privately reserved for the household members.

A single courtyard space may be semi-private or public, with infrastructural facilities like drainage, light-poles or accessways, for the use of two or more households around the space. A single household or groups of HBE-residents may take domination of a public space over other residents, with their HBE activities. The long period of the space use with operation of HBE may, as in many instances, mean inheritable possession of the space by chosen successor; who further use the space and may also transfer it to another HBE resident within the same household. Operation of HBE in a public space entails stiff competition, particularly, for new HBE or non-HBE residents around the space.

iii. Neighbourhood Lane or Street:

The neighbourhood lane or street is popular and widely used for physical consolidation and integration of infrastructural amenities; in developing communities located at the fringe of urban centres. In these communities, HBE operation is being assisted, for improvement, by effective and adequately constructed pedestrian and road networks, individual and communal spaces, and dense business activities. Many activities like; social contacts, enterprises, delivery, loading, and temporary storage of goods are carried out, daily, in the street space. The HBE type, magnitude, and time of the day it could be operated, in the lane or street space, is being determined by the space's accessibility, density, and location; which is affected by the types, sizes, qualities of infrastructural amenities in the space.

iv. Other Public Urban Spaces:

HBE activities like buying and selling of goods and services are being carried out in urban public spaces of many developing neighbourhoods; depending on the location and culture of the neighbourhoods. The location and culture in the urban public space also determine the proportion of participation by men and women, as well as households' members. Residents utilized the prominent business advantages presented by the available public space and its location; in terms of accessibility, especially during rapid movement at peak periods, to and from various work places and at other times of the day. Individual HBE operator or groups may dominate this space over other residents due, mainly, to long period of use for HBE and other activities.

The considerations for type and nature of HBEs, as well as the expected access requirements for the operators and customers are important determinants in the choice of space for HBEs operation. However, the only available space to the household, with no alternatives, may be adopted for HBE operation without cognizance for any other considerations or requirements except to make extra income for the household. Some HBEs can be appropriately and conveniently operated in the interior of the house, some others can be carried out under shades of moveable or permanent canopy, make-shift or temporary structures as required. Use of several spaces may, also be the requirement of some HBEs for operational convenience, safety of equipment, tools and personnel. For some other types of HBEs, the operation may be peculiar; like using the sleeping area during the day for income generating activities and using the same area for sleeping and other domestic chores at night. Internal spaces like kitchen, lobbies and corridors are also used for certain types of HBEs for certain production and storage while the HBEs operation take place in the courtyard and other external spaces. Ilesanmi (2014), however, argued for economically enhanced housing with required adjustment of its relative technological and social preferences through the long-term asset value of the domestic space and its envelope.

Home-Based Enterprises and Environmental Challenges

The operation and acceptance of the different types of HBEs in many developing neighbourhoods is in some instances accompanied with multifarious perceived environmental problems like pollution, including noise, dust and so on. Some of the HBEs types are known to cause obstruction to vehicular and pedestrian circulation paths. Other HBE activities like, certain types of small production or industrial activities are known to be accompanied by high level of noise and dust pollutions. Generation of refuse and sewage wastes, when not properly disposed, may cause blockages to water drainages and gutters resulting in flooding during heavy rainfall. Ur Rashiid (2013) argued that despite the environmental and other challenges of HBEs like; noise, smoke, bad odour, dust, crime, circulation and traffic problems many residents of poor neighbourhoods perceive HBEs in terms of the responses to the benefits and challenges that its operation and acceptance bring to the environment.

Residents' Perception of Home-Based Enterprises

In developing neighbourhoods of many African countries the use of domestic space for the generation of extra income for the household is a popular phenomenon (Abolade, Adigun and Akande, 2013). But, according to Tipple *et al.* (2001) lots of restrictive legislations on HBEs are clearly in contrast to the need, acceptance, use and derived benefits of HBEs by the residents. Residents' perception could also be viewed in terms of the advantages and disadvantages that come with the use of households' spaces for HBEs to make extra income for the family. Tipple (2005) found some of the merits of HBEs to include the ability to:

- i. Undertake the enterprise at small cost, but with obstruction from and to household chores.
- ii. Apply household resources, including space and utilities.
- iii. Reduced time, money and efforts to travel to work.
- iv. There is "fungibility" in the use of space; that is changes in the use of space or other resources, conveniently, from one form to another with little or no loss.

The bad publicity about HBEs, despite its popularity and acceptance in many developing neighbourhoods, is as a result of conflicts between perceived apparent or potential environmental or health hazards from HBEs operation and planning, zoning and employment regulations. Strassman (1986), Tipple *et al.* (2001), and Tipple (2005), stated that the points of bias against HBEs are on the following arguments: (i) gains from individual business activities in public housing (residences); (ii) environmental and health risks from mixed uses of industrial or commercial with residential; (iii) pressure on infrastructural amenities from uses other residential which the amenities were initially provided for; (iv) exploitation of employees by HBE operators, and vice versa, from isolation; and (v) difficulty in official control and documentation, as HBE is incorporated in residences.

HBE residents in some neighbourhoods, as reported by Strassman (1986) are found to live in better, more valuable housing with bigger plots, more habitable space and more functional infrastructural facilities; than the non-HBE residents.

HBE and Households' Participation

Direct involvement of many members of households in the income making activities within the homestead space of many developing communities is reported by Smit and Donaldson (2011). HBE present the opportunity for each member of the household to participate by taking turns, with the benefits in cash or kind, in the different chores of the HBE activities. Households' participation, up to 4 or 5 members, have been found to exist both in the low- and medium-income neighbourhoods. Matured-young-fresh school leavers and graduates of households of many poor neighbourhoods also use their involvement in HBE activities as a form of initial working experiences for other new endeavours. Proliferation of HBE in many neighbourhoods, with the increasing participation of family members is being ascribed to the economic downturn and low rates of employment in many developing countries, including Nigeria. Tipple *et al.* (2001) is of the opinion that prevailing Structural Adjustment programme and other economic adversities in many developing nations have caused drastic reduction in magnitude of businesses in the formal economic sector; and thereby increasing the number of family members, in these nations, who seek their livelihood in the continuously active informal sector; of which HBE is a part.

The participation of households' members in income-generating chores, with the use of the domestic space, as HBEs, also signifies adequate supply of labour in the processes. Households' members participation in HBEs is taken as an inseparable part of urban life and domestic activities in many developing countries. In some HBEs-households, the desire for privacy, non-availability of additional space for outsiders make it somehow impossible to engage extra hands from outside the family membership for HBEs operation; making rotation of HBEs chores for extra income a more possible alternative. There is often no formal arrangement for this rotation, except any available member may take charge of any current chore when required; which may depend on the acquired skills and experience of each household's member from past participation in the HBEs. Nguluma and Kachenje (2015) and Tipple *et al.* (2001) argued that HBEs conflicts with statutory authorities is partly as a result of the perceived labour exploitation, of even participating family members; from documented poor treatment of engaged employees in extensive home-based industrial activities.

Research Methodology

All the existing eight (8) low-income public housing estates in Abeokuta were surveyed to find those with more proliferation of HBE operation, by the resident, within the residential units than others. Data for this study were obtained from both primary and secondary sources. The primary source involved questionnaire administration on household heads or their representatives, and direct observation of the housing units in selected low-income housing estates in the study area. The instruments used were: questionnaires, in-depth interviews conducted on key informants. Data from this source were collected in a pre-defined format in-order to identify and document the types, forms, characteristics of the house types and the HBEs. The questionnaires were administered on the respondents by the researcher and three (3) field assistants who were adequately briefed and trained primarily for purpose of this study. The respondents included residents who operated HBEs and those who did not.

The secondary source of data included appropriate Federal and State Government Ministries, Agencies and Parastatals to access already collected and available, time-specific data on low-income public housing estates in the study area. Data collected from both the primary and secondary sources were treated either as quantitative or qualitative data. The quantitative data were treated statistically, while the qualitative data were collected as words, images and sketches, analyzed thematically using content and thematic analysis.

The population for this study comprised residents of the eight (8) public housing estates in Abeokuta, Ogun State (see Table 1). Four (4) of these were purposively selected, being the ones that displayed high concentration of HBEs from preliminary survey conducted and could be representative of the nature of HBEs in other public housing estates. The sampling frame consisted of 1,077 housing units in the four (4) selected low-income public housing estates in Abeokuta comprising: 108, 307, 410, and 252 units in Sam Ewang, Laderin, Oke-Ata, Olomore Estates, respectively (see Table 1).

Using systematic random sampling, every 5th housing unit in each of the four (4) selected low-income public housing estates was sampled, giving a sample size of 216 housing units (20% of the total of 1,077 housing units). This was done because from the preliminary survey it was observed that it least every 5 housing units of the selected estates has the occurrence of home-based enterprises. Questionnaires were administered on the

household head or responsible representative in each of these 216 housing units. The four (4) selected public housing estates are located in 2 local government areas (LGAs): Sam Ewang and Laderin Estates, located in Abeokuta South LGA, while Oke-Ata and Olomore Estates, located in Abeokuta North LGA.

Table 1: Selected Low-Income Public Housing Estates in Abeokuta

S/N	Estate	Number of Housing units	20% number of Housing units	Questionnaires retrieved	%tage of Questionnaires
1.	Sam Ewang Housing Estate	108	22	20	91
2.	Civil Servant Housing Estate (Laderin)	307	62	51	82
3.	Low Income Housing Estate (Oke Ata)	410	82	72	88
4.	Low Cost Housing Estate (Olomore)	252	50	49	98
TOTAL		1,077	216	192	89

Source: Ogun State Ministry of Housing and Federal Ministry of Housing (2016).

The analytical techniques employed in achieving the aim and objectives include the analysis of the quantitative data obtained, from the empirical study, using descriptive and inferential statistics, while the qualitative data were subjected to descriptive, thematic, and content analysis.

Findings and Discussion

Discussion of findings is in terms of the objectives of influence of residence perception on HBE types which include; socioeconomic characteristics of residents, housing characteristics, types of HBEs and residents' perception of HBEs in the study area. The socioeconomic characteristic is a measure of work experience relative economic and social positions based on age, gender, marital, income, educational and occupational statuses (Weiner et al 2007).

In terms of age, 69 respondents (35.9%) were within the age group 31-40 years while the least proportion was the age group of 2 respondents (1.0%) who were 70years and above. For gender, the majority – 111 respondents (57.8 %) who operate HBE from the selected public housing estates were females while the 81 were males (42.2%). The result also showed higher preponderance of HBEs among the female respondents. For marital status, being in or out of a marriage may be a consideration in how respondents perceived the use of the domestic space for the generation of extra income for the household; especially if this determines the size of the family. There were 121 married respondents (63%) in all the estates; while 41 respondents (21.4%) were of single marital status. Twelve respondents were widowed constituting 6.3%; while 9 (4.7%) were divorced; 5 (2.6%) were widowers; and 4 (2.1%) were separated.

Majority of the respondents in the selected estates were self-employed (107) constituting 55.7%. This is followed by 65 respondents in the civil service category (33.9%). Sixteen retired respondents made up 8.3%, while the least of the proportions were 4 artisans (2.1%). Revelation from the study showed that the highest proportion of the self-employed among the residents was one of the evidences to show that most of the respondents operate home-based enterprise in the domestic space of the units in the estates. Yoruba ethnic group was in the majority with 123 respondents (64.1%) followed by 35 respondents in the Hausa ethnic group (18.2%), while the Igbo ethnic group followed with 34 respondents (17.7%).

The highest education level attained by respondents was post-secondary with 70 respondents (36.5%), followed by the secondary education with 65 respondents (33.9%). The lowest education level recorded was the primary level with 3 respondents, representing 1.6% of the total respondents in the estates, while the postgraduate education level had 7 respondents (3.6%). Total of 103 respondents (53.6% of overall respondents examined) were in the income range of N31,000-N50,000; 47 respondents (24.5%) in the income range of N10,000-N30,000, and 36 respondents (18.8%) in the N51,000-N70,000 income level range. The lowest of these ranges for all the estates together was 3 respondents (1.6% of the overall respondents) each for both N71,000-N90,000 and N91,000-N110,000 income level ranges. The recorded data above displayed the true low-income nature of the 4 selected public estates for this research.

Summary of the data on Socio-economic characteristics of the respondents showed that majority of respondents in the study area were within the active populations since age ranges 20-30, 31-40, and 41-50 years collectively account for 79.2% of the sample. Furthermore, the majority (63%) was married; 21.4 percent were single; while

the rest (15.6%) were widowed, divorced or separated. The majority of the respondents had acquired a post-secondary degree (36.5%), secondary education (33.9%), or at least vocational certificates (24.5%) meaning that most of them were educated. In terms of employment status, 55.7 percent were self-employed while 33.9 percent were civil servants. Others were retired personnel and artisans comprising 8.3 percent and 2.1 percent respectively. The occupational status reflected in their income. The larger proportion were middle-income earners: N31,000- 50,000 monthly (53.6%); N10,000-30,000 monthly (24.5%), N51,000-70,000 monthly (18.8%). The housing characteristics in the study area was assessed by considering the characteristics of houses, household's size, length of stay, type of occupancy, ownership, use of domestic space, and type of modification to units in order to determine the type of HBE that residents could operate in the domestic spaces within the units. The number of household members that a unit was designed for contributed to the type of HBE that could be operated in the housing unit. The household size in each of the housing units ranges between 3 to 4 and 5 to 6 people. It was found out that almost half of the sample (45.8%) had 3-4 people, initially in a housing unit, while 33.9% was recorded for initial 5-6 people in a unit. Much lower proportions were recorded for both 1-2 and 7-8 people, initially in a unit. The least was 7 respondents comprising 3.6% of the overall respondents examined in all the estates with an initial above 8 people in each of the housing units. Like in the initial household size, the present household size of 3-4 people in a housing unit was also recorded as being highest with 50.5%; while density of 5-6 people in a unit recorded 33.9%. High number of people in a unit provide ready manpower for the home-based enterprises (HBE) being operated by the residents, leading to the proliferation of HBE among the residents of the selected estates. This agreed with Kachenje (2005) assertion that HBE enhanced closeness to patronage, security of dwelling unit, participation of working age among the households' members and savings on initial overheads.

The residents' perception on the HBES across the selected housing estates in the study area were examined using five-point Likert's scale rating; and findings revealed that perception influencing factor Space factor (which includes average income, use of domestic space, length of stay and spaces used by HBE) at 13.10%, played the most significant role in influencing residents' perception of HBES in the study area. The next component is the Challenges factor (with environmental/infrastructural problems and challenges encountered) at 8.75% of the extracted component. The next component which is the Nature of HBES factor (nature of HBES in domestic spaces, number of people engaged in HBE and main sources of finance for HBE) also influenced residents' perception almost to the same extent as the challenges factor. Socio-economic (Marital status, religion and education) and nature of Housing factors also had similar variance.

Conclusion and Recommendations

This paper, by means of literature review, assessed issues relating to influence of residents' perception on types of home-based enterprises (HBE), with particular reference to public housing in Abeokuta, Nigeria. The aim is to analyze related issues influence of residents' perception on HBE types in public housing with empirical evidence; in order to show the high level of attention and proactive action required on influence of residents' perception of HBE types towards possible integration of HBES in housing design and delivery. The research limitations, with respect to scope, methodology and descriptive analysis of the data obtained is acknowledged. The bigger intention of the work is to serve as springboard for further studies.

Multiple regression analysis was carried out on the indicator variables to obtain the residents' perception index (RPI) which was used in predicting the contributing Factors to residents' perception of home-based enterprises (HBE) in the study area. It was deduced that Use of Space, HBE Challenges, Nature of HBE, Socioeconomic Characteristics and Housing Characteristics, altogether, have Coefficients of Multiple Determination of 0.323. This means that the five (5) Factors, together, explained 32.3% Variation in Factors influencing residents' perception of HBE types which gives an indication of influence of residents' perception on the HBE types being operated and patronized by the HBE operators and non-HBE residents of public housing estates in their domestic space; for making extra households' income.

There is, therefore, the pressing need for architects, planners, policy makers and developers to re-examine and re-orientate basic and innovative housing design assumptions towards the processes that permit generally desired interventions and modifications in housing development and delivery. This will, without doubt and bias, make it easy to address the perceived HBE's environmental challenges with required effective planning, land use ordinances housing development processes to create adaptable housing stocks and residential environment that allows diversity of acceptable beneficial social and economic norms like HBE activities. Improvement to housing design processes to incorporate better whole life value, flexibility, purpose, resource, efficiency and

resilience for future impacts from fairly predictable activities like HBE operation. Finally, it is desirable to incorporate into the meaning of home, not only the homestead space but also, its other socioeconomic purposes, including the use of the domestic space for generation of additional household income.

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