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Assessing the Physical Planning Implication of Homebased Enterprises: A Case Study of Ketu, Lagos, Nigeria

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Abstract
The study examined the physical planning implication of homebased enterprises in Ketu, Lagos, Nigeria. Data for the study were obtained from primary and secondary sources. The primary data were through questionnaire administered to residents in the study area. Respondents for the study were selected through multi stage sampling. One of every two streets identified in the study area were selected for study using simple random sampling. In each of the selected streets, respondents were drawn from 30% of buildings identified in each street. A total of 121 respondents were sampled for the study. The data obtained include, waste generation and method of waste disposal, impact of the business on the local environment, complaints about the business activities, and flood and fire incidence occurrence among others. The data were analyzed using both descriptive and inferential statistics. Finding of the study showed that homebased enterprises influenced the rate of waste generation, adoption of naïve methods of disposal, congestion in the street and disturbances in the neighbourhood. The study concluded that homebased enterprises adversely impacted the residential environment, however they contributed positively to the economic viability of low-income residential neighbourhoods.
Keywords: Homebased Enterprises, Physical planning, Implications, Lagos, Nigeria
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1. Introduction`

City serves as an engine of social development, employment, national economies, and wealth creation among others (UN-Habitat, 20111). Over the years, unprecedented population growth and unplanned development activities and others in most cities especially those in developing countries triggered urbanization. World Bank (2023), Nigeria urban population grew between 1980 and 2000 (16 million to 46 million). It projected that 52.75% of the Nigerian will reside in the city by the end of 2021. It further projected that by 2030, it will increase to 60%. The manifestation of crime, underemployment and poverty among others are typical examples of the attendant challenges of this extraordinary urban growth. More importantly, Nichter & Goldmark, (2009) revealed that in search for better job and source of livelihood, majority of people who migrated into the city end up in securing jobs in unregistered and unregulated economic activities tagged informal sectors.

International Labour Organization [ILO] (2002) defined informal sector as part of the economy that is not tax or controlled by the government. The noticeable characteristics of informal sector include low entry in terms of unregulated and competitive markets, labour intensive production with outdated technology, low entry barriers in terms of skills, organization, and capital; family ownership of enterprises, and a small scale of operation. In the fourth quarter of 2015 in Nigeria, the total jobs created in the informal sector accounted for 95.4% while 5.5% and -0.8% respectively accounted for the formal and public sectors. NBC (2016) revealed that the total jobs created in the first quarter of 2016 were mostly in the informal sector accounted for 76.79% followed by 27.02% of jobs created in the formal sector and -0.003% of jobs in public institutions. The informal sector can be categorized according to Chen *et al.,* (2002); Becker (2004) based on employment status such as unpaid family labour, piece-rate workers, and employer among others. Equally, its categorization can based on types of such transportation, trade, manufacturing and construction. Apart from this, it can be categorized based on place of work. Based on place f work, the informal sector comprises seasonal or temporary job workers on building sites or road walks, street traders and street vendors, those in between the streets and home, itinerant, and home-based workers.

The interest of this study is the home-based workers, which also tagged as homebased enterprises (HBEs). In other parlance, SMEDAN (2007) opined that HBEs also refers to as household microenterprises and Nano enterprises. Alemea (2015); Wynarczk (2013), defined HBEs as the business activities that use any residential designated building or the family home as a location for income-generating activities. It serves as an income generation to the owner of such business. In most cases, it is the business owners' major survival in most cases. A small income earned regularly can make difference between subsistence and destitution for many households

in the cities of developing countries. Many houses have become more than simply a place of residence and domestic activities but a place or avenue of for economic activities and livelihood sources because of the activities of the HBEs (Keller and Tipple, 2000).

Ezeadichie et al., (2018) contended that the growth and development of HBEs leave in the wake and several urban planning and management challenges despite its inevitability and indispensability. Adedokun & Ibem (2016); Okeke (2000) opines that urban planners perceive HBEs as a disruption to the city appearance and to have a negative impacts on properties in Nigeria. The physical facilities used for HBEs many at times are unsightly. Oftentimes, without appropriate planning approval or permits they are attached to buildings. This development commonly results in the space amendment and the use of subpar building materials. This has therefore become a contending issue for urban planners who are majorly concerned with maintaining beauty and orderliness in space and activities of urban environments.

Several studies, Newberry & Bosworth (2010); Matekya, Lapino & Landiva (2010); Hassan, Azman (2014) concentrated more on the economic ramifications of home-based businesses with little consideration paid to how are interwoven the use of residential spaces and domestic activities. The most populous urban areas in Lagos state is Ketu and a low-income neighbourhood home to several HBEs. There are several individuals in Lagos most especially Ketu who depend solely on HBEs for their survival and daily upkeep. Apart from this, HBEs considered significant in the economy of Ketu.. Despite the growing academic interest in income generating activities in low-income neghbourhoods, little attention has given to the link between the use of the house and livelihood source.

Therefore, this study attempts to assess the physical planning implications of homebased enterprises in Ketu, Lagos, Nigeria. In achieving this, the study provide answers to the following questions. Do homebased enterprises generate waste and what are their methods of disposal in Ketu, Lagos, Nigeria? What are the positive and negative impacts of homebased enterprises on the local environment? What are the complaint about homebased activities in the study area? What are the record of flood occurrences and fire incidences as a result of Homebased enterprises in the study area? and availability of parking spaces for customers in the study area. Hence, this study assesses the physical planning implications of homebased enterprises in Ketu, Lagos This is with a view to providing information that could enhance a healthy and livable environment in the study area.

2. Urbanization and Informal Sector

In developing nations, the alarming population expansion of urban centres and urbanization has increased poverty, which is exacerbated by unemployment, underemployment, a decrease in income owing to chronic inflation, and uncontrolled migration among others (Celine, 2006). According to World Bank (2021) revealed that the rate of urbanization in Nigeria has been termed unprecedented as Nigeria's urban population picked in 1981 at 5.85 percent and has since stay high in 2005 at 4,816, in 2010, 4,744, and in 2020, 4097. Urbanization in developing nations has had an impact on the forms and operations of different social institutions such as the family, education, religion, health, economy, and government among others. A rise in unemployment manifested as one of the consequences of Nigeria's growing urbanization. In 2016, Nigeria's unemployment rate which was 12.31 percent, in 2018 then doubled to 23.1 percent. The scarcity of legitimate employment opportunities along with the high percentage of unemployment forced many urban people to turn to turn to the informal economy.

According to Fasanya & Onakoya (2012), informal sector refers to an economic activities that occur outside of the official standards of commercial transaction imposed by the state and regular corporate practices which could be micro or small businesses that begin as individual or family self-employment ventures. These economic activities not limited to trading, manufacturing but also include other services such as hairdressing, carpentry, tailoring and others. The word informal implies to a way of earning a livelihood outside of the formal wage economy, either as a substitute for it or to supplement money received via it. However, the informal sector might comprise limited unlawful and limited legal businesses, as well as legal and irregular operators, but no criminal operators. Becker, (2016) opined that it does not comprise the unproductive or care economy, comprised of unpaid domestic work and care activities.

2.1 The Concept of Informal Sector

The concept of informal economy was first developed by Hart (1973) to describe the economic activities which usually take place within the margin or outside the boundaries of the informal sector of the economy. As presume by Chukuezi 2010 that informal sector is a small-scale enterprise where the operation and management lie in the hand of small number of people who act in the administrative capacity of the business. The phenomenal

urbanization of informality has been recognized by Mengistu and Jibat (2015) noting that the expansion of informal sector activities to be linked to its ability to create employment opportunities. Racaud (2018) observed that informal sector contributes immensely to job production factor in Africa and majority of non-agricultural jobs emanated from the sector in the economy system.

The informal sector include varieties of activities such as street trading, hawking, vulcanizing, local manufacturing, cobbling**,** homebased enterprises HBEs, and nano-enterprises and others. Lawanson (2011) revealed that the sector is characterized by small scale operations, labour intensive techniques, low-income families, private and indigenous ownership that are largely unprotected by government. The main features of informal sector economic units are ease of entry, little capital and equipment, small scale of activities, self-employment, low skill; labour intensive technologies, low level of organization with no access to organized markets, formal credit, education and training or services and amenities, and low productivity and low income among others.

In Africa region countries where job growth in the formal wage sector has stagnated, Fox & Gaal (2018) opined that self-employment has opened opportunities for youth with some skills. Nigeria's informal economy remains an enigma as stated by Oduh *et al.,* (2008), as it has neither been comprehensively studied nor understood. The informal sector covers a wide range of labor market activities that combine two groups of different nature. In other parlance, the informal sector is formed by the copping behavior of individuals and families in economic environment where earning opportunities are scarce. On the other hand, the informal sector is a product of the optional behavior of entrepreneurs that desire to escape the state regulations. Daniel, 2004; Prat, 2006; Brown et al., (2009) revealed that majorly, street traders, nano-enterprises, and HBEs constitute the largest and most visible sub-groups of the informal economy. The next to the largest livelihood activities in the informal sector after street trading is HBEs (Turner & Schoenberg, 2011). In Africa, Chukuezi, (2010); Mengistu & Jibat, (2015) reported that street trading, HBEs, and nano-enterprises and others are major employer of informal sector labour. The drive for profit maximization of people in informal sectors informs their space modifications and various attachments to buildings at strategic locations, road junctions, and point of high pedestrians' traffic and others tagged as HBEs and nano-enterprises without appropriate planning permits and or approval.

The informal sector activities according to International Labour Organozation [ILO] (1972) is characterized by unregulated and competitive markets, a small scale operations, small intensive methods of production, reliance on local resources, skills acquired outside the formal school system, ease of entry, and family ownership of enterprises among others. The classification of informal sectors activities as itemized by Hart (1973) which include:

i. Primary and secondary activities which include farming, gardening, building contractors and associated activities, self-employed artisans, shoemakers, tailors and manufacturers of beers and spirits.;
ii. Tertiary enterprises with relatively large capital inputs-utilities, transport, utilities, commodity speculation activities.
iii. Scale distribution- market operatives, petty traders, street hawkers, caterers I food and drinks, bar attendants, commission agents and dealers;
iv. Other services – musicians, launderers, shoe shiners, barbers, photographers, vehicle repair and other maintenance workers, brokerage and middleman-ship, ritual services, magic and medicine.

2.2 Homebased Enterprises

Homebased enterprises can be described as any commercial entity involved in selling items or services into the market that is run by a self-employed person, with or without workers, and that uses residential properties as a base of operations. According to Mason et al., (2009) categorized HBEs into two sorts of businesses: those where the work (production and services) is done at home, and those where the work is done elsewhere but the home serves as the administrative basis. The residence, its courtyard, the lane, or street (near to a certain dwelling), the larger neighbourhood, and the public urban areas are the locations used for homebased enterprises.

Carr et. al,. (2000); ILO (2002) opined that HBEs have become an essential source of income for those who have no option but to combine such operations with family obligations. Nevertheless, Kazimbaya, (2004) revealed that HBEs activities are not restricted to low-income groups, the proliferation of homebased enterprises across all dwellings types can be seen as indicating a lack of or unattractiveness of formal employment, the expansion of poverty across all socioeconomic classes or a weak enforcement of land use laws by planning authority. In Sub-Saharan Africa, the proportion of HBEs in all enterprises ranges from 54% to 77% (Chen, 2009). The HBEs

constitute 67% of the informal economy in Kano and 61% of that of Lagos (Bose, 2011). According to Lipton, (1980) itemized the characteristics of homebased enterprises to include: the family controls the majority of the land and capital to which labour is applied; most of the family's land, capital, and labour are used in the enterprises, and among others.

However, the significance of homebased enterprises are itemized FULLER, (1990); ELLIS, (2000); Newbery & Bosworth, (2008) the sustainability of the homebased enterprises does not necessitate new structures or physical development to accommodate the activities. The rural households, which frequently rely on numerous source of income, can be sustained through HBEs. It plays important roles in the sustainability of rural community and small town by lowering out-of-town commuting, revitalizing, the daytime economy, and increasing local spending.

2.3 Physical Planning and Homebased Enterprises

According to Keeble (1969), physical planning can be defined as the art and science of ordering the use of land and the character and siting of buildings and communication route to secure the maximum practicable degree of economy, convenience and beauty. Faistein, (2014) defined physical planning as the design and formulation of the uses of spaces with a focus on the impacts of their physical form, economic functions, and social implication on the environment as well as the location of different activities in it. Physical planning thus concern with the design, growth and management of the physical environment in accordance with the pre-determined and agreed policies. In another parlance, physical planning is perceived as preparation and construction of plan in accordance with the growth and extension of a town (Olayemi, 2000; Olowoporoku, 2017). The goal of physical planning is to make provision for the coordination of all forms of development activities at the national, region and local level. Okpala (2008) comprehensively defined physical planning as the process of programming the coordination of the direction, structure and pattern of development, growth and management of urban settlements. This is with the goal of ensuring that all necessary land use needs (leisure, recreational, cultural, institutional, environmental, economic, and social needs among others are provided for all socio-economic population groups in the society in a compatible and symbolic locational relationship and densities.

The defining objective of town planning is to ensure orderliness between space and activities, predict and regulate future growth, nullify the bad effects of the past growth and optimize resource utilization. Others are improve the transportation facilities, balance economic activities and population in order to promote social integration among different categories of people and to promote an aesthetic, healthy, functional and convenient environment, Thus, the plethora of definitions of physical planning is poised to explain the core issues of arranging a settlement. Fundamentally, physical planning majorly known for two major responsibilities: preparation and implementation of development plans (the logical arrangement of activities in space) and development control (the reasonable ordering of development activities in pursuit of strategic ends). The means of achieving the aim of well-planned, safe and healthy cities are the responsibilities of physical planning. The intention of the government is to make planning a conscious choice regarding to rate of growth and direction. Government belief that through national comprehensive planning, rational decisions to achieve deliberate, consistent, and well-balanced action towards good governance and economic development can be achieved.

In Nigeria urban cities, according to estimates, almost 70% of residential spaces are being used for one type of HBE or another, particularly in high -density locations. Apart from this, HBEs are not only located in high-density areas but also extended to the middle and low-density areas (Olufemi, 2010). Furthermore, as a result of the economic slump, urban inhabitants of various educational level are now partaking in HBEs. Okosun & Ezeaddiche, 2006; Olufemi, 2010) illustrated the dynamism and extension HBEs revealed that HBEs expansion ranges from typical informal settlement to high-density residential neighbourhoods; recently, it has extended to several medium and low residential locations. According to Olufemi (2010) opined that for the urban poor homebased are no longer just a source of employment and income but are now a primary or supplementary source of urban inhabitants of varied educational statuses, hence, the need to incorporate into the housing design.

The major concern of the urban planning is the arrangement and ordering the use of land for the maximum practicable degree of convenient, beauty, and aesthetic (Keeble, 1969). To urban planners, HBEs are seen as a challenge due to they incorporate mixed uses for places zoned for residential development. Several authors Adeokun & Ibem, (2016) identified the effects of HBEs on residential areas that challenge planning which include overstressed neighbourhood services, (Gondwe & Ayenagbo, 2013), combination of incompatible uses within the buildings and immediate environment (Napier & Libermann, 2006), gradual expansion of the buildings without the consideration of planning standards (Okeke, 2000), and extensive use of temporary structure among others.

3. Materials and Methods

The study area is Ketu in Lagos mainland government area of metropolitan Lagos. Lagos. is also known as one of the megacities and one of Nigeria's most urbanised states. It is located in Southwestern Nigeria on the west coast of Africa between latitude $6^0 23^1$ N and $6^0 41^1$N and longitude $2^0 42^1$E and $3^0 20^1$E (Figure 1). Among 16 Local Government Areas in Lagos State is Ketu situated under Kosofe Local Government Area. Its major component of economy is trade. The area is characterized by inhabitants with diverse ethnicity and hosts several markets, banks, and industries as well as private and public owned institutions (Ayeni & Acquah, 2015). The study area is bounded with Ikosi-Isheri local council development area, Onigbingbo Local Council Development Area, and Ikorodu West Local Council Development Area. Its latitude is $6^0 35^1 50^1$ and longitude $3^0 23^1 3^1$. It covers a total area of 15sqkm and an average of temperature of 27 degree centigrade. (Figure 1)

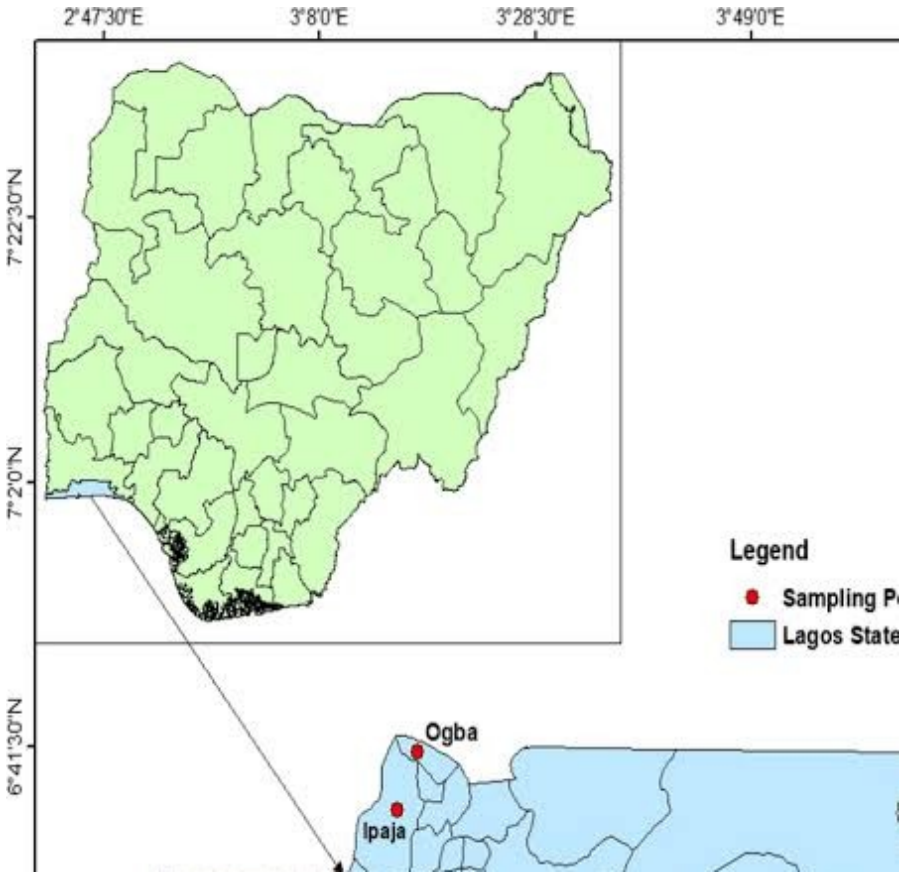

Figure 1 Map of Ketu in the context of Lagos State in the context of Nigeria
Source: Cooperative Information Network (COPINE) (2024)

Data collection was from both primary and secondary sources. Primary data were collected using multistage sampling technique to administer questionnaire on respondents in Ketu. The information obtained include respondents' experience of flooding, fire incidence, issue of parking spaces, and planning permits among others., The first stage is streets identification. Sixteen (16) streets which include Adebayo, Adebola Iduwu, Adenola. Adisa Akintoye, AjayiAllied, Akintan, Demurin, Fadiya, Ogunbanwo, and among other streets were identified (Table 1). The selection of the sampled streets were the second stage using random sampling technique. Thus eight (8) streets were selected from research's target population (sample frame) using 50% of the streets in the study area. Thus, Adebola Idowu, Adenola, Adisa Akintoye, Allied, Akintan, Demurin, Fadiya, and Ogunshowobo streets were chosen. Third stage was the selection of buildings for questionnaire administration. A total of 402 building units were identified in the study area using Google Earth software (Table 2). Respondents were drawn from 30% of buildings in each streets for questionnaire administration. In essence, samples were drawn from a total 121 buildings. Data were analysed using descriptive and inferential statistics.

Table 1. List of Streets and the Selected Streets

S/N	Streets in Ketu	Selected Streets
1.	Adebayo	
2.	Adebola Idowu	Adebola Idowu
3.	Adenola	Adenola
4.	Adisa Akintoye	Adisa Akintoye
5.	Ajayi	
6.	Allied	Allied
7.	Akintan	Akintan
8.	Demurin	Demurin
9.	Fadiya	Fadiya
10.	Ogunbanwo	
11.	Ogunshowobo	Ogunshowobo
12.	Ogunyemi	
13.	Olabinjo Olukoya	
14.	Owode Oyelaja	
15.	Remilekun	
16.	Yusuf Oyero	

Source: Author's field survey, 2024

Table 2. Number of Houses Sampled

S/N	Streets	Number of Buildings Identified	Number of Buildings Selected (30%)	Number of Questionnaire Administered
1.	Adebola Idowu	60	18	18
2.	Adenola	50	15	15
3.	Adisa Akintoye	65	19	19
4.	Allied	30	9	9
5.	Akintan	32	10	10
6.	Demurin	90	27	27
7.	Fadiya	40	12	12
8.	Ogunshowobo	35	11	11
	Total	**402**	**121**	**121**

3.1 Result and Discussion

Findings of the study are presented in this section. It also reports several planning implications related to HBE in literature; several other planning implications that may be unique to the study area were identified. The identified variables were grouped. Some of the possible group of variables include waste generation, method of waste disposal, impact on local environment among others.

Waste Generation

As presented in Table 3, 86.8% of respondents generated high volume of solid waste from homebased business activities while 13.2% of the respondents declared that they are not generating waste in any way from their businesses.

Table 3: Waste Generation

Do you generate waste from this Business	Frequency	Percent (%)
Yes	105	86.8
No	16	13.2
Total	121	100.0

Source: Author's field work, 2024

Method of Waste Disposal

In Table 4, evidence abound that 29.0% of homebased business operators patronized the Lagos State Waste Management Authority (LAWMA) for the disposal of waste generated, 18.2% burned waste generated, 43.8% use the local waste collectors or *barrow boys*, and 9.0% of respondents do not state their ways of disposing waste generated.

Table 4: Method of Waste Disposal

How do you Dispose the Waste Generated	Frequency	Percent (%)
LAWMA	3 35	29.0
Burning	22	18.2
Local waste collector/Barrow boys	53	43.8
Not Stated	11	9.0
Total	121	100.0

Source: Author's field work, 2024

Impact of the Business on Local Environment

From the survey, 13.2% of the respondents said their homebased business give a positive impact on the environment in such a way that other people in the environment come to learn from them. 18.2% of the respondents declared that their business creates job opportunities for people in the environment, either while 68.6% of the respondents are indifferent about their impact to the environment negatively or positively as presented in the table 5.

Table 4: Impact of the Business on the Local Environment

Impact of the Business on the Local Environment either Positive or Negative	Frequency	Percent (%)
Others come to learn	3 16	13.2
Job opportunities	22	18.2
Not Stated	83	68.6
Total	121	100.0

Source: Author's field work, 2024

Complaints about the Business Activities

Presented in table 5, 19.0% of the respondents revealed that their neighbours complain about their business activities inform of noise from their customers, 47.1% of respondents and their neighbours do not complain about their business activities and 33.9% of respondents did not state if their neighbours complain about their business activities.

Table 5: Complaints about Business Activities

Complaints about the Business Activities	Frequency	Percent (%)
Yes	3 23	19.0
No	57	47.1
Not Stated	41	33.9
Total	121	100.0

Source: Author's field work, 2024

Flood and Fire Incidence Occurrence

From the survey, 26.4% of the homebased business operators have experienced flooding in their business, while 73.6% of the respondents stated that they have not for once experienced flood in their business (see Table 6). Also, 16.5% of the homebased business operators have experienced fire incidence in their business, and 81.0% of the respondents do not have any record of fire incidence in their business premises, while 2.5% of the respondents do not state their experience, this is presented in Table 7.

Table 6: Flood Occurrence

Have you Experience any Flooding in your Business Premises	Frequency	Percent (%)
Yes	32	26.4
No	89	73.6
Total	121	100.0

Source: Author's field work, 2024

Table 7: Fire Incidence

Any Record of Fire Incidence	Frequency	Percent (%)
Yes	3 20	16.5
No	98	81.0
Not Stated	3	2.5
Total	121	100.0

Source: Author's field work, 2024

Availability of Parking Space for Customers

Presented in table 8, only 35.5% of the respondents have parking spaces for customers, while 64.5% of the respondents do not have parking spaces for customers. This shows that the majority of the homebased business operator customers are parking along the roadsides causing traffic and other movement –related hindrances.

Table 8: Availability of Parking Space for Customers

Do you generate waste from this Business	Frequency	Percent (%)
Yes	43	35.5
No	78	64.5
Total	121	100.0

Source: Author's field work, 2024

4. Summary of Findings and Conclusion

The works of Ezeadichie et al. (2018); Adedokun & Ibem (2016); Okeke (2000) Matekya, Lapino & Landiva (2010); Hassan, Azman (2014); Carr et al. (2000); ILO (2002); Kazimbaya, (2004) among others have explored the trends of HBE as source of livelihood, which cater for informal workers mostly in developed countries. They seem to only iterate much on the economic benefits of the HBEs, without expressing spatial and physical planning implication on environment. Findings of the study revealed that the uncontrolled and unchecked land use practices, upsurge population increase, coupled with the problem of unemployment and underemployment in the study area is a fuel to the development of HBEs without considering its physical planning implication in the environment. This study is physical planning defined and focuses on the physical planning implication of HBEs

in Ketu, Lagos, Nigeria. The physical planning implications of HBEs were job opportunities, flooding, fire incidence, obstruction of parking spaces, and illegal conversion of residential buildings among others. Therefore, for promoting legal HBEs and discouragement of illegal HBEs require thorough understanding of its planning implications on the environment and the city as a whole. This is crucial for enhancing the development of HBEs in such a way that its activities will not negate the physical appearance of the city nor obstruct the free flow of movement within the city.

5. Recommendations

Based on the conclusion of this study, it is generally established that negative implications of HBEs is more than the positive on the environment in Ketu. The situation was so resulting from incorporating incompatible two uses, mix use or attachment of HBEs to the residential land uses without the approval of the agency in charge of development control in the study area. In order to reduce or avert the existing problems emanated from the HBEs operations in Ketu. This study recommends that physical planning regulatory agency in charge of development monitoring and control in the study area should wake up to their responsibility and take urgent measure to curb and discourage further illegal attachment or extension of structure, conversion of use and mix of use among others without planning permission. The study further recommends that any attachment or extension not in the original approved plan be revoked and other HBEs fall within the road setback be removed to relief the effect of flooding, traffic, and packing among others in the study area. This will enhance the compliance and conformity with physical planning standards by the HBEs operators in the study area and beyond.

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