

RESEARCH ARTICLE

The Social and Economic Implications of Gentrification in Somolu LGA., Lagos State

Victor Onifade, Olasoji Michael, Sesan Adeyemi

Department of Urban and Regional Planning, University of Lagos

ABSTRACT

Gentrification in Somolu, Lagos, has significantly transformed the urban environment, reshaping housing affordability, demographic composition, economic activities and social interactions. This study examines the socioeconomic implications of gentrification in areas such as Bajulaiye, Pedro, Akoka, and Bariga, where noticeable changes in residential and commercial landscapes have emerged. The study employed the multistage sampling technique. The population was divided into two clusters of medium- and high-density areas, and then subdivided into different strata consisting of stakeholders relevant to the study. Using Yamane's formula, the researchers sampled 411 respondents. Focus group discussions were also done as a means to enrich the qualitative data. Using factor analysis, regression analysis and correlation analysis, the researchers identified key drivers of gentrification, such as rising rental rates, shifts in ethnic composition, demographic changes, and increasing property values. The findings reveal that while gentrification has led to improved infrastructure, increased business activities and enhanced public services, it has also resulted in significant displacement of long-term residents due to escalating housing costs and changes in neighbourhood dynamics. Regression analysis indicates that demographic shifts, expansion of public services and rising rental rates significantly influence length of stay in the area, with an R Square value of 0.255, suggesting that these variables explain 25.5% of the variance in residential stability. Similarly, the model for property value increase revealed that factors such as changes in tenurial status, professional occupation and shifts in ethnic composition explain 30.3% of the variance in property appreciation, highlighting the role of economic restructuring in shaping the real estate market. Correlation analysis further established significant associations between gentrification and housing affordability ($r = 0.133$, $p = .007$), age group and length of stay ($r = -0.200$, $p = .001$), as well as community improvement actions and resident displacement ($r = -0.173$, $p = .001$), demonstrating the socioeconomic complexities of urban renewal in Somolu. The study recommends policy interventions such as rent control measures, community land trusts and affordable housing programmes to protect vulnerable residents from displacement. Additionally, targeted investment in infrastructure development should be balanced with social inclusion initiatives to ensure equitable growth. Support for local businesses, particularly in Pedro and Bajulaiye, will help sustain indigenous economic activities, while cultural preservation programmes in Bariga can mitigate the erosion of long-standing community traditions. By addressing these concerns, urban planning authorities can foster a more inclusive and sustainable development framework, ensuring that the benefits of gentrification are equitably distributed across all social groups in Somolu.

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Corresponding author:
vonifade@unilag.edu.ng

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1.0 Introduction

Gentrification, a complex urban phenomenon, has garnered significant attention in academic research, policy circles and public discourse in recent years. It involves the transformation of neighbourhoods, often driven by the influx of more affluent residents and the accompanying rise in property values. This process is usually characterized by the displacement of long-term lower-income residents, with the alteration of local businesses and modification of the built environment. Many governments and developers around the globe agree that neighbourhood revitalization through gentrification will help alleviate poverty and social exclusion by promoting the life chances of lower-income groups, while also increasing neighbourhood infrastructure and economic activity (Deluca et al., 2013). However, gentrification may also be viewed as a negative sociospatial development that contributes to class inequality and creates social polarization by driving lower-income groups from inner-city neighbourhoods, leading to cultural erosion, urban exclusion and social inequality (Hyra, 2014).

In Lagos, gentrification is primarily driven by factors such as government policies, economic growth, real estate investments and urbanization. The state government has initiated many urban renewal programmes aimed at modernizing infrastructure and attracting investment. These modernizations of infrastructure attract investments

but often lead to displacement of low-income residents. The rapid expansion of Lagos as a commercial hub has increased land speculation, housing demand and commoditization of urban spaces – all of which have also contributed significantly to the transformation of Somolu.

A significant geographical feature of Somolu is its close proximity to the Lagos Lagoon (Figure 1) and the Atlantic Ocean. This provides a unique environmental advantage, with the potential for recreational activities, fisheries and water-based transportation. However, it also exposes the area to flooding risks during the rainy season, a challenge that local authorities must address. This study of gentrification is crucial because it addresses the phenomenon's socioeconomic effects, which have far-reaching implications for communities, economies and individuals. Somolu shares borders with neighbourhoods such as Bariga, Onipanu, and Gbagada. These neighbouring districts often influence the social and cultural dynamics of Somolu, creating a rich tapestry of traditions and communities. The neighbourhood's topography is relatively flat, with modest elevation changes. This geographical characteristic, coupled with its proximity to the coast, influences the local climate. The ocean's cooling effect tempers the tropical heat experienced in many parts of Lagos, making Somolu's climate relatively pleasant.



Figure 1: Map of Lagos State showing the 16 metropolitan local government areas

Source: <https://www.researchgate.net/figure/258440997/png>. (Retrieved 20 May 2017)

Finally, Somolu's locational characteristics also include its vibrant and diverse population, as the area hosts people from various cultural, ethnic and socioeconomic backgrounds. This multicultural ambiance is reflected in the diverse range of restaurants, shops and services catering to the eclectic tastes and needs of residents.

Statement of the Research Problem

Gentrification has emerged as a complex and pressing issue in Somolu, Lagos, Nigeria, drawing the attention of scholars, policymakers and community advocates alike. Within the relevant literature, several key researchers have contributed insights into the nature of gentrification. Scholars such as Smith (2014), who examined gentrification in African cities, and Johnson (2017), who focused on urban transformations in Lagos, have highlighted the rapid changes unfolding in Somolu, Lagos owing to gentrification. In their study, Zuk, et al. (2015) examined how gentrification is influenced by public policies and investments, shedding light on the economic factors driving the phenomenon.

Other studies employing a range of methods have examined whether and how gentrification leads to residential displacement, producing a mixed set of results and overall conclusions (Brown-Saracino, 2017; Martin & Beck, 2018). Qualitative accounts tend to document the dishonest ways in which low-income residents in gentrifying neighbourhoods, particularly minority neighbourhoods, are forced out of their homes and priced out of their gentrifying neighbourhoods. In these accounts, middle- and upper-class newcomers arrive, businesses turn over, housing prices soar, and neighbourhoods whiten, leading communities to become "lost" and their cultural histories erased (Hyra, 2014). Yet quantitative inquiries consistently produce no evidence that disadvantaged or minority residents in gentrifying neighbourhoods move more, in general or involuntarily, than they would have if they lived in lower-income neighbourhoods that do not gentrify (Ding, Hwang, & Divringi, 2016; Martin & Beck, 2018). These researches encapsulate the all-encompassing concerns raised by scholars and stakeholders regarding the implications of gentrification, emphasizing the need for an in-depth, up-to-date analysis to inform policy decisions,

urban planning and community engagement efforts in evolving urban landscapes.

It is noted that most past research focused on a limited aspect of gentrification by primarily considering the displacement of individuals — especially low-income residents — rather than examining the broader impact on entire neighbourhoods and communities. A more insightful perspective sees gentrification as a challenge for communities that are at risk of negative transformation rather than solely a matter of poor or middle-income households being forced to leave an area. From this viewpoint, the mere risk of displacement due to gentrification alters the incentives for residents to participate in activities that enhance their communities. These "community improvement actions" function as privately-produced public goods — efforts that are often demanding and costly but benefit many within the neighbourhood. Because such contributions are already prone to under-provision, communities develop social systems to encourage them and move closer to an ideal level of participation.

However, the threat of displacement makes sustaining these efforts more difficult, creating a social burden that affects the entire community rather than just those who are displaced or financially disadvantaged. This highlights a key social consequence of gentrification. Economically, gentrification raises issues concerning land values, housing affordability, local business growth, improved livelihoods and investment patterns. These factors collectively reshape the identity and character of gentrifying neighbourhoods. Regarding the Lagos context, there is limited literature on the social and economic impacts of gentrification. This research aims to bridge that gap by exploring these implications, with a particular emphasis on the lived experiences of local residents and the evolving social and physical landscape of urban communities.

Aim and Objectives of Study

The aim of this research is to investigate the social and economic implications of gentrification in the Somolu LGA of Lagos State, Nigeria. This is done with a view to providing insights that can inform

urban social and economic development policies that can promote equitable community growth within the study area.

The objectives of this study are to:

- (i) analyse demographic changes in the neighbourhood, focusing on shifts in age groups, income levels, education, and occupation;
- (ii) analyse the implications of gentrification on housing affordability;
- (iii) identify new economic opportunities and challenges brought about by gentrification; and investigate changes in social interactions and community cohesion within Somolu as a result of gentrification.

Study Area

Somolu encapsulates the essence of urban life in West Africa. With its rich history, diverse

population and dynamic economic activities, Somolu stands as a microcosm of the challenges and opportunities presented by rapid urbanization. Located between latitude $6^{\circ}31'12''\text{N}$, $6^{\circ}33'36''\text{N}$ and longitude $3^{\circ}22'22''\text{E}$ $3^{\circ}24'26''\text{E}$ (Figure 2), Somolu has a history dating back to the colonial era when Nigeria was under British rule. Originally a fishing village, Somolu underwent significant transformation during the 20th century owing to industrialization and migration. The name "Somolu" reflects the cultural heritage of the region. A notable locational characteristic is Somolu's accessibility. The neighbourhood, located in the mainland of Lagos, benefits from well-developed road networks, including the Ikorodu Road, one of Lagos's major arterial routes. This excellent connectivity ensures that residents and businesses can easily access various parts of the city, with trade and movement thus facilitated.

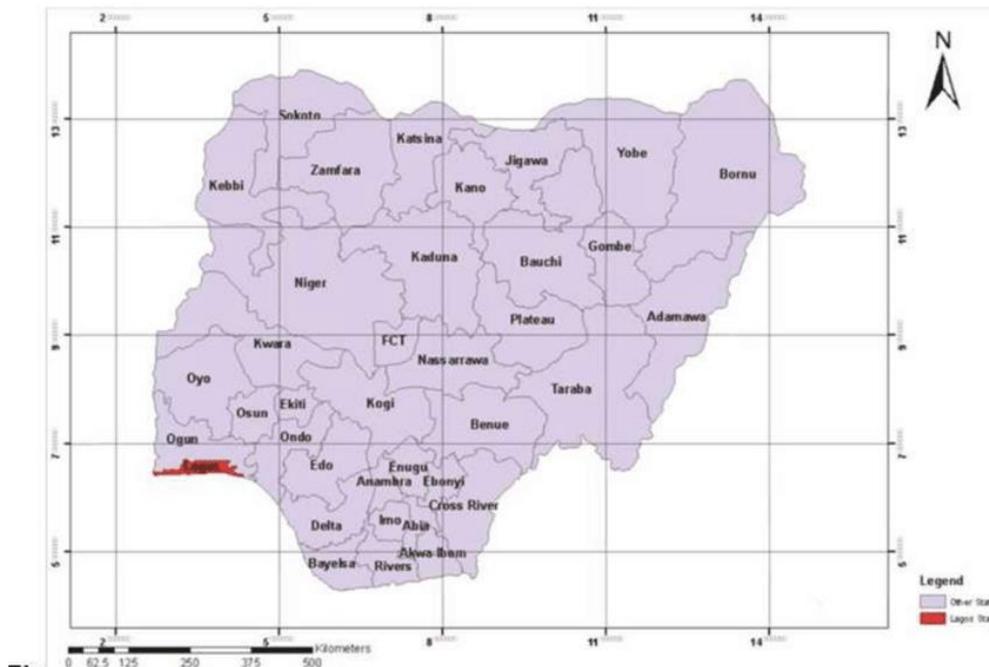


Figure 2: Map of Nigeria showing Lagos State (Source: Google Satellite Imagery, digitized by Author using ArcGIS (2023))

The physical landscape of Somolu has changed over the years, with gentrification having occasioned the revitalization of once-neglected buildings and the construction of new, upscale developments. Old, worn-out structures are gradually being replaced by

modern, aesthetically pleasing buildings. As a result, the neighbourhood has acquired a more polished and attractive appearance. Cafes, art galleries and upscale boutiques have also begun to dot the streets of Somolu, reflecting the third

characteristic of gentrification: a shift in the local economy. The arrival of these businesses caters to the changing tastes and preferences of the wealthier newcomers. While this contributes to the area's vibrancy, it can also lead to the displacement of small, locally-owned shops that have been part of the community's fabric for generations.

Public infrastructure has seen improvement as well, this being another hallmark of gentrification. Somolu now has better road networks, improved sanitation services and enhanced security measures. These developments not only attract new residents but also benefit existing ones, improving their overall quality of life. However, it is essential to recognize the social tension that can emerge as a consequence of gentrification. The arrival of more affluent residents can sometimes lead to resentment and friction with the original inhabitants, who may feel marginalized or pushed out. The local culture and sense of community can erode in the face of these changes.

Somolu's gentrification is evident in its changing demographics, urban landscape, economic landscape and improved public infrastructure. While this process brings several benefits, it also raises concerns about social cohesion and the well-being of long-standing residents. As the neighbourhood continues to evolve, it remains crucial to strike a balance between development and preserving the unique character and heritage of Somolu. Understanding Somolu is to comprehend the complex dynamics at play in contemporary urban Africa, where history and tradition coexist with the forces of modernization and globalization. As this neighbourhood continues to evolve, it serves as a symbol of resilience and adaptability in the face of urban change.

2.0 Literature Review

As a global concept, gentrification encompasses several key ideas: urban revitalization (Zietz et al., 2008; Alpert, 2015; Boyce, 2016), rising property values (Zhang, 2017), demographic shifts (Allington, 2017) cultural and commercial changes (Chrysostom, 2016), policy and investment (Zhang et al., 2016; Clabaugh, 2018), as well as real-estate speculation and capital movement (Zietz et al., 2008).

Lagos, as a megacity, has experienced significant changes in recent years. Research by Agbaje (2013) discusses gentrification in Lagos, emphasizing the role of government policies and private investments that have created challenges in equitable development, housing affordability and the preservation of cultural heritage in gentrified neighbourhoods. These challenges are common in gentrification hotspots on the Lagos mainland (Agbaje, 2013) and Lagos Island (Ogbonna et al., 2018).

Gentrification is a double-edged sword: On the one hand, it brings development, better infrastructure and new businesses to neglected neighbourhoods; on the other hand, it often displaces long-term residents, especially the low-income and minority groups. Gentrification has deep and multifaceted social implications. Some researchers believe that gentrification is not just about urban renewal but about pushing out people who can no longer afford to live in their own communities (Lees, Shin, & López-Morales, 2016). This phenomenon can disrupt social networks, community cohesion and cultural identity as neighbourhoods change rapidly (Smith, 2019). Additionally, it can create tensions between old and new residents, bringing questions of social justice and inclusivity to the forefront (Atkinson & Bridge, 2018). Hyra (2014) describes how landlords use sneaky tactics, e.g., rent hikes and evictions, to drive out low-income residents. As wealthier newcomers move in, property values increase, local businesses change and entire communities start to look and feel different. This is about neighbourhood loss of identity, history, culture and a sense of belonging.

From an economic perspective, gentrification has both positive and negative implications. On the positive side, it can lead to increased property values, investment in infrastructure and the attraction of new businesses, potentially spurring economic growth (Czepiel, 2017). However, it can also result in the loss of affordable housing, job displacement for existing residents and a shift in the types of businesses and services offered, a situation that can disadvantage low-income populations (Slater, 2019).

According to Bärnthaler, Novy and Stadelmann (2020), gentrification is a liberal and critical viewpoint resulting in social mixing and tolerance. Some studies, like those of Ding, Hwang and Divringi (2016), suggest that people in gentrifying neighbourhoods do not actually move out at higher rates than those in non-gentrifying areas. On their part, Martin and Beck (2018) argued that some residents stay and thrive, since not every low-income resident agrees to be forced out. Others consider gentrification as destabilizing for low-income groups and urban working-class residents. While the upper-class and middle-class gentrifiers "colonize" and transform the inner city following their socio-economic interests, taste and philosophy, gentrification causes social strife, displacement, homelessness and the loss of social variety. People with lower incomes are particularly affected by the breakdown of community ties and the resulting loss of economic stamina that follows. Resisting displacement becomes more difficult, leading to more vulnerability since there are fewer housing options for lower-income residents after gentrification.

Other authors, contributing to the positive gentrification rhetoric, have argued that gentrification can alleviate social exclusion, deprivation and poverty in disadvantaged neighbourhoods by generating social mixing and cohesion between the more affluent newcomers and the less well-off original inhabitants. According to this view, gentrification reduces poverty by integrating people from different socioeconomic backgrounds. Consequently, social capital is transferred from wealthy to poorer neighbourhoods, thereby increasing the prospects of the latter (Brown-Saracino, 2017).

Theoretical Framework for the Study

The context of this study is built around three theories: New Urbanism, Right to the City, and Spatial Justice.

New Urbanism Theory: The New Urbanism movement was developed by a group of architects and planners, primarily Andrés Duany and Elizabeth Plater-Zyberk. It emerged in the late 20th century, notably in the 1980s. New Urbanism is an urban planning and design theory that advocates the

creation of well-designed, mixed-use neighbourhoods that are pedestrian-friendly and emphasize community engagement. It promotes the idea of "complete communities" that provide housing, employment, entertainment and amenities in close proximity. Key principles of New Urbanism include walkability, a diverse range of housing types, mixed land uses and a focus on community-oriented design. New Urbanism is relevant to addressing the social and economic implications of gentrification because it provides a framework for designing neighbourhoods that are more inclusive and economically sustainable. By promoting a variety of housing options, supporting small businesses and emphasizing community engagement and design, New Urbanism can help maintain affordability, encourage economic opportunities for existing residents and foster social cohesion in gentrifying neighbourhoods.

Right to the City Theory: The "Right to the City" concept was initially introduced by French Marxist philosopher Henri Lefebvre in his 1968 book, *Le Droit à la ville (The Right to the City)*. It was popularized and expanded upon by geographer and social theorist David Harvey in the early 21st century. The theory is rooted in the idea that urban spaces should be designed and managed in ways that prioritize the needs and rights of all residents, particularly the marginalized and working-class communities. It emphasizes the importance of empowering residents to participate in decisions about their neighbourhoods, promoting social and economic equity, and challenging the forces of gentrification and urban displacement. The Right to the City framework is highly relevant to addressing gentrification because it emphasizes preserving affordability, preventing displacement and protecting the cultural and economic interests of historically marginalized populations. It calls for inclusive and equitable urban development that prioritizes the rights and well-being of all residents, particularly those at risk of being negatively impacted by gentrification.

Spatial Justice Theory: Spatial justice theory has been explored and developed by various scholars, with contributions from thinkers such as Edward Soja, David Harvey and Iris Marion Young. It has evolved over the years and does not have a single origin or proponent. Spatial justice is the concept

that urban planning and development should strive for fairness and equity in the allocation of resources, opportunities and public services across urban areas. It seeks to rectify the spatial inequalities that may arise from gentrification, segregation or other urban processes. Spatial justice theory emphasizes the importance of addressing disparities in access to housing, jobs, education and public services based on geographic location. The theory provides a framework for examining the unequal implications of gentrification on various groups within affected neighbourhoods. It also highlights the need for policies and interventions that mitigate the displacement of vulnerable populations and ensure that all residents have access to affordable housing, jobs, education and public services. By addressing spatial injustices, planners and policymakers can work to create more equitable and inclusive urban environments, thus mitigating the negative implications of gentrification on marginalized communities.

3.0 Methodology

A mixed-methods research approach was used to provide a comprehensive understanding of the social and economic implications of gentrification, given its multifaceted nature. Both qualitative and quantitative data collection methods were used to triangulate findings. This study relies on data from primary and secondary sources. The primary data was obtained through questionnaire administration, while the secondary data was obtained from textbooks, journals, published and unpublished works, maps, and the Internet.

The study population was Somolu residents. The population as at 2006 was estimated to be 1,025,123 (MEPB, 2013), which was projected to 2024 using the Ministry of Economic Planning and Budget (MEPB) 2013 growth rate of 3.2%. This growth rate was inserted into the linear projection formula (Olugbile, 2021). By projection, the current 2024 population of Somolu is 1,807,189 persons, with the computation shown below:

$$P_n = P_r (1 + r/100)^n, \text{ Where :}$$

P_n = Projected population after 'n' number of years
 P_r = 2006 census population (1,025,123)

r = growth rate (3.2%)
 n = number of years (18 years)
 $P_n = 1,025,123 (1 + 3.2/100)^{18}$
 $P_n = 1,807,189$ persons.

The sampling frame was obtained by dividing the projected study population of the study area by the average household size of 6.5 (Lagos State Government, 2014). As such, the sample frame adopted for the study is 278,029 households. Based on the size of the sample frame, the sample size was drawn using Yamane's formula (1967) thus:

$$n = N / (1 + N(e)^2)$$

n = the required sample size
 N = Finite population (278,029)
 e = Level of significance (5%) = 0.05 (95% confidence level)
 $n = 278,029 / (1 + 278029(0.05)^2)$
 $n = 278029 / 1 + 695$
 $n = 278029 / 696$
 $n = 411.285$ (411 approximately)

This study adopts the multi-stage sampling technique. The first stage involved cluster sampling, in which Somolu was divided into two clusters of high- and medium-density residential areas, as obtained from Onifade (2016). The second stage was the purposive sampling technique, during which streets were selected from gentrifying neighbourhoods or specific areas within Somolu. The third stage involved the stratified sampling technique, which ensured the proportional representation of key stakeholder groups affected by gentrification (as shown in Table 1). The fourth stage utilized the snowball sampling technique based on which copies of the questionnaire were distributed in line with residents' chain-referral through the social network. The number of buildings in each cluster was used to determine the number of copies of the questionnaire to be administered there. Taking Quadri (2021) as a template, the total number of buildings that will house 278,029 households is 30,653 buildings. The percentage of buildings in the medium-density areas was 15.9%, while 84.1% of them were in the high-density areas (see Table 2). The streets were selected randomly.

Table 1: Sample Distribution and Justification

Stakeholders	Sample size	Percentage (%)	Justification
Long-term residents	150	36.5%	They represent those mostly affected by gentrification, hence the higher proportion. Their responses are crucial for understanding social integration, displacement and increased cost of living.
Newer residents	100	24.3%	They contribute to gentrification and can provide insights into motivation for relocating and the perception of change. They are a growing population and are slightly lower in number compared to the long-term residents.
Local business owners	80	19.5%	They provide insights into the economic impacts of gentrification. Small business owners constitute a notable part of the local economy, despite their low proportion.
Property owners	50	12.2%	They are key drivers of property values. Though significant, they are fewer than business owners, hence their lesser proportion.
Community leaders	31	7.5%	They provide authoritative insights on policy and governance. They have the smallest proportion, given their specialized role and number.

Table 2: Sampling Technique

S/N	Residential Densities	Number of Residential Buildings	Percentage	Proportional Number of Households	Number of Streets (@ 13 Households Per Street)
1	Medium Density	4,878	15.9%	65	5
2	High Density	25,775	84.1%	346	27
	Total	30,653	100.0%	411	32

Source: Author's Computation, 2024

Table 3: Selected streets across the densities

S/N	AREA/STREET NAMES	Coordinates (Eastings, Northings)	Density
AKOKA			
1	Obayan Street	3.390727 ⁰ , 6.525326 ⁰	HIGH
2	Oshinfolarin Street	3.393630 ⁰ , 6.528811 ⁰	
3	Wulemotu Ajoke Street	3.388084 ⁰ , 6.529718 ⁰	
4	Ajileye Street	3.394881 ⁰ , 6.529847 ⁰	
ILAJE			
5	Ilaje Road	3.394103 ⁰ , 6.531966 ⁰	HIGH
6	Odelana Avenue	3.398025 ⁰ , 6.531766 ⁰	
7	Odunsi Street	3.394303 ⁰ , 6.535925 ⁰	
8	Araromi Street	3.397568 ⁰ , 6.534111 ⁰	
9	Sanyaolu Street	3.395262 ⁰ , 6.533714 ⁰	
BARIGA			
10	Abule Okuta Street	3.389091 ⁰ , 6.535914 ⁰	HIGH
11	Akinpade Street	3.38834 ⁰ , 6.535805 ⁰	
12	Banji Lawal Street	3.398049 ⁰ , 6.536912 ⁰	
13	Ogunpero Street	3.393136 ⁰ , 6.545512 ⁰	
IGBOBI/ONIPANU			
14	Isaac Johnson Street	3.369691 ⁰ , 6.528246 ⁰	HIGH

15	Alakija Street	3.370693 ⁰ , 6.523976 ⁰	
16	Bajulaiye Road	3.372493 ⁰ , 6.525812 ⁰	
17	Bariga Road	3.376314 ⁰ , 6.529306 ⁰	
18	Adurosakin Street	3.375727 ⁰ , 6.532561 ⁰	
19	Toladuntan Street	3.375399 ⁰ , 6.526277 ⁰	
BAJULAIYE			
20	Ibukunolu street	3.384847 ⁰ , 6.526199 ⁰	HIGH
21	Fatai Kadiri Street	3.379929 ⁰ , 6.526484 ⁰	
22	Adetayo Oso Street	3.383421 ⁰ , 6.524685 ⁰	
23	Akinrinlo Street	3.384294 ⁰ , 6.530097 ⁰	
SOMOLU/ANTHONY			
24	Market Street	3.375482 ⁰ , 6.533663 ⁰	HIGH
25	Shipeolu Street	3.368469 ⁰ , 6.535875 ⁰	
26	Dailey Street	3.374245 ⁰ , 6.535319 ⁰	
27	Aiyepe Street	3.378922 ⁰ , 6.534460 ⁰	
PEDRO/GBAGADA			
28	Pedro Road	3.371593 ⁰ , 6.544811 ⁰	MEDIUM
29	Oyefeso Street	3.368431 ⁰ , 6.551407 ⁰	
30	Mabinuori Street	3.376941 ⁰ , 6.548198 ⁰	
31	Ojelade Street	3.379981 ⁰ , 6.545066 ⁰	
32	Ayodeji Otegbola Street	3.387593 ⁰ , 6.545248 ⁰	

Source: Onifade et al.'s field work, 2024

Furthermore, focus group discussions were conducted with three randomly selected residents who had spent over ten years in the local government. Distribution of surveys to residents within the selected neighbourhoods, questions about demographic information and the social and economic implications of gentrification were prioritized. Also conducted was an in-depth interview with a subset of respondents to gather

qualitative data and deeper insights into their experiences.

4.0 Data Analysis

For the quantitative analysis, the researchers used statistical software to analyse the survey data. As such, the identification of patterns and relationships in the data was achieved via descriptive statistics, factor analysis, regression analysis, and correlation analysis.

Table 4: Data Analysis

Quantitative technique	Application	Justification	Result
Descriptive Statistics	For summarizing demographic characteristics	Provides clear overview of trends	-
Factor Analysis	Identification of underlying variables influencing gentrification in Somolu	To reduce large sets of interrelated gentrification variables to meaningful ones.	Two main variables (increasing property values and length of stay in area) explained 75% of the gentrification variance in Somolu.
Regression Analysis	Examining relationship between dependent variables (increasing property values and length of stay in area) and independent variables like rising rent costs	Determination of the extent economic and social outcomes are influenced by gentrification	-
Correlation analysis	Degree of association between key variables: increase in property value and 'housing	Linking and measurement of gentrification effects	-

	affordability’ ; Length of stay and ‘age group’; Length of stay and ‘community improvement actions’		
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Source: Onifade et al., 2024

For the qualitative analysis, the researchers undertook thematic coding and content analysis to extract themes and narratives from interview transcripts and focus group discussions. This process involved the following stages:

- *Data Transcription:* All interviews and FGDs were transcribed verbatim to maintain accuracy.
- *Coding process:* The transcripts were systematically coded to identify key themes. The codes used were derived inductively (emerging from the data) and deductively (based on research objectives).

- *Theme identification:* Patterns were grouped under broad categories such as economic displacement, social change, affordability issues and community resistance.
- *Triangulation:* Thematic findings were cross-verified with quantitative results to ensure consistency and validity

Survey Questions, Variables and Indicators

The survey instrument was designed to capture the *core variables* influencing gentrification. The following variables were measured:

Table 5: Variables and Indicators

Variable	Relevant Survey Questions
Housing Displacement	“Have you experienced rent increases in the last five years?” “Have you had to relocate due to affordability issues?”
Economic Changes	“Have you noticed an increase in new businesses?” “Have local businesses closed due to high rent?”
Social Integration	“Do you feel a sense of belonging in your community?” “Have you interacted more or less with your neighbours in recent years?”
Property Value Increases	“Have property prices in your area increased significantly?” “Do you believe landlords are capitalizing on gentrification?”
Perceptions of Gentrification	“Do you view gentrification as beneficial or harmful?” “What are the biggest challenges you associate with gentrification?”

Source: Onifade et al., 2024

The process, as comprehensively outlined before now, ensured that all survey items align with

research variables and directly contribute to all the findings of this study.

Data Presentation and Interpretation

Table 6: Residential Density

Density		Frequency	Percent
Valid	High	185	49.4
	Medium	126	30.7
	Total	411	100.0

Source: Onifade et al., 2024

Table 6 shows the distribution of respondents based on the density of their living areas. It appeared that 49.4% of respondents lived in high-density areas, while 30.7% lived in medium-density areas. This

could imply that a significant portion of the population resided in densely populated neighbourhoods, which might be more susceptible to gentrification pressures.

Table 7: Gender of Respondents

Gender		Frequency	Percent
Valid	Male	280	68.2
	Female	131	31.9

Source: Onifade et al, 2024

Table 7 displays the gender distribution of respondents. It shows that 68.2% of respondents were male and 31.9% were female. This could suggest a gender disparity in the sample population, which could be relevant for understanding the differential impacts of gentrification on men and women.

Table 8: Age Group of Respondents

Age group		Frequency	Percent
Valid	0 - 18 years	52	12.7
	19 - 40 years	249	60.6
	41 - 60 years	80	19.5
	Above 60 years	30	7.3
	Total	411	100.0

Source: Onifade et al., 2024

Table 8 categorizes respondents based on their age groups. The majority of respondents (60.6%) fall within the age range of 19 to 40 years. Understanding the age distribution is crucial since gentrification can affect the various age groups differently, such as younger individuals seeking affordable housing or older individuals facing displacement.

Table 9: Tenurial Status of Respondents

Tenurial Status		Frequency	Percent
Valid	Owner-occupied	61	14.8
	inherited family owned	155	37.7
	Tenant	145	35.3
	Squatting	50	12.2
	Total	411	100.0

Source: Onifade et al., 2024

Table 9 categorizes respondents based on their housing tenure status. The largest group resides in inherited family-owned homes (37.7%), followed by tenants (35.3%). This information is essential for understanding tenure security and vulnerability to displacement, as tenants and squatters may be more at risk during gentrification processes.

Table 10: Length of Stay in Area of Respondents

Length of stay in the area		Frequency	Percent
Valid	less than one year	61	14.8
	1-5 years	114	27.7
	6-10 years	113	27.5
	above 10 years	102	24.8
	No response	21	5.1
	Total	411	100.0

Source: Onifade et al., 2024

Table 10 displays the length of time respondents had lived in the area. It shows a relatively balanced distribution across different durations, with a significant proportion residing for 1 to 5 years (27.7%) and 6 to 10 years (27.5%). Longer lengths of stay may indicate deeper community ties and resistance to displacement due to gentrification.

Figure 4 shows respondents' perceptions of gentrification's influence on community cohesion. The majority perceive a negative impact (49.4%), while a smaller portion perceives a positive impact (20.4%). Understanding these perceptions is crucial for assessing social cohesion and community resilience amidst gentrification pressures.

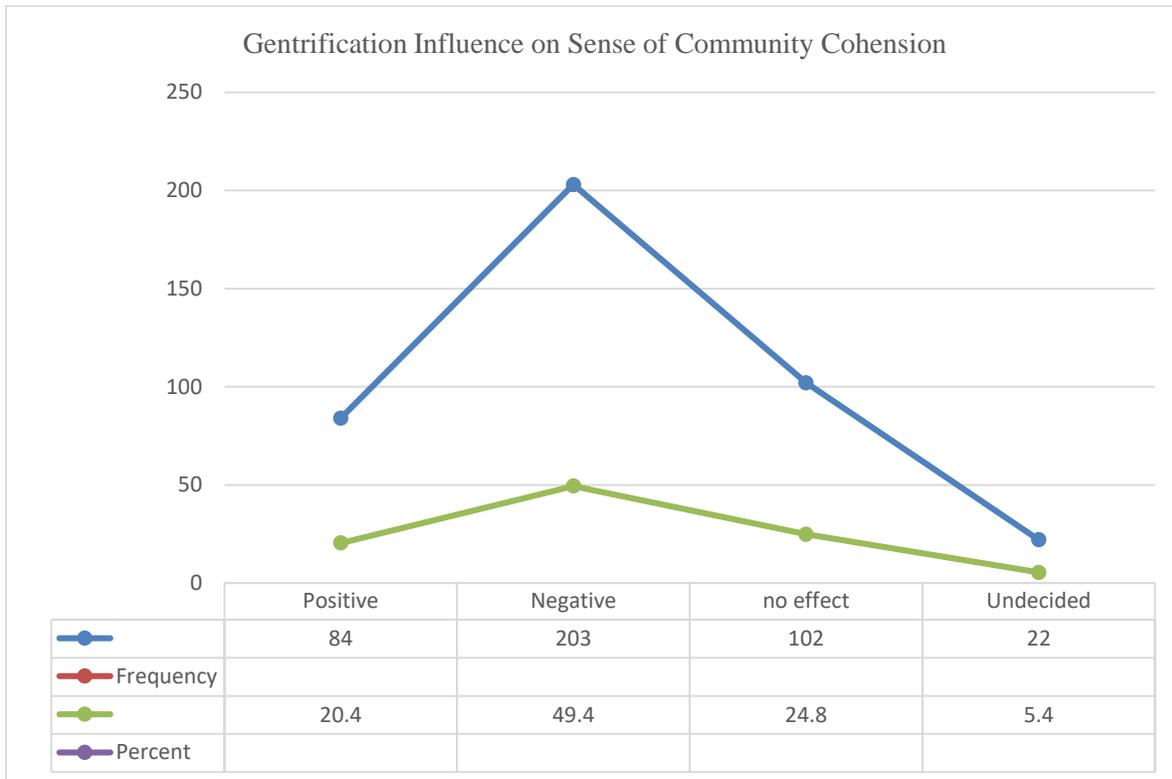


Figure 4: Influence of Gentrification on Sense of Community Cohesion

Source: Onifade et al., 2024

Table 11: Demographic Changes in Somolu

Demographic Factor	Long-Term Residents (%)	Newer Residents (%)	Remarks
Age 50 and above	38.5%	10.2%	Number of older residents is declining due to displacement
Age 20-35	22.3%	65.8%	Younger professionals moving in
Higher Education (Tertiary)	47.2%	82.6%	Education levels have increased with gentrification
Informal Employment	54.8%	21.4%	Shift from informal to formal jobs
Formal Employment	35.2%	76.9%	Higher formal-sector participation among newer residents

Source: Onifade et al., 2024

Table 11 illustrates how the population structure of Somolu has changed from gentrification. A significant observation is the decline in the number of older residents (from age 50 and above) among

long-term inhabitants, dropping to 38.5% compared to just 10.2% among newer residents. This suggests that many older residents have been displaced, likely because of rising living costs. Conversely, the influx of younger professionals aged 20-35 (65.8% of newer residents) indicates a shift in the community's social outlook. Education levels have also risen, with 82.6% of newer residents holding tertiary degrees compared to 47.2% of long-term

residents. Employment patterns have shifted as well, with informal employment declining from 54.8% among long-term residents to just 21.4% among newer arrivals, while formal employment among new residents is significantly higher (76.9%). This suggests that gentrification is bringing in more educated professionals and reducing traditional informal economic activities.

Table 12: Housing Affordability and Rent Increases

Area	Avg. Rent (₦) Before Gentrification	Avg. Rent (₦) After Gentrification	% Increase
Bariga	₦300,000	₦700,000	133.3%
Pedro	₦400,000	₦850,000	112.5%
Gbagada	₦600,000	₦1,500,000	150%
Ilaje	₦250,000	₦600,000	140%
Akoka	₦500,000	₦1,200,000	140%
Somolu	₦350,000	₦750,000	114.3%

Source: Onifade et al., 2024

Table 12 compares rental price changes in different areas of Somolu before and after gentrification. The findings indicate a dramatic rise in housing costs, with rents increasing by over 100% in all surveyed areas. Gbagada experienced the highest increase at 150%, with average rents rising from ₦600,000 to ₦1,500,000. Similar trends were observed in Ilaje (140%), Akoka (140%) and Bariga (133.3%). This

shows that gentrification has made housing significantly less affordable, pushing lower-income residents out of long-inhabited communities. The rising demand from newer, wealthier residents has likely contributed to landlords raising rents, making it difficult for long-term residents to continue living in these areas.

Table 13: Economic Opportunities and Challenges

Economic Indicator	Increase (%)	Decrease (%)	Remarks
Growth in new businesses	62.5%	—	More service-based businesses emerging
Closure of traditional shops	—	40.3%	Displacement of long-standing businesses
Shift from informal to formal economy	45.8%	—	More jobs in formal sector
Property value increase	78.4%	—	Higher demand for real estate
Affordability of business spaces	—	55.7%	Small businesses struggling with rent hikes

Source: Onifade et al., 2024

Table 13 shows that the economic impact of gentrification in Somolu has been mixed. On the positive side, new businesses have increased by 62.5%, reflecting economic revitalization. However, this has come at the expense of long-standing businesses, with 40.3% of traditional shops shutting down owing to higher rents and shifting consumer demands. The informal sector is shrinking as more residents take on formal

employment, with a 45.8% increase in job opportunities in corporate sectors. Meanwhile, property values have surged by 78.4%, benefiting property owners but making the area more expensive for both residents and businesses. Affordability of commercial spaces has declined, with 55.7% of small business owners struggling to keep up with increasing rental costs.

Table 14: Changes in Social Interactions and Community Cohesion

Social Indicator	Before Gentrification (%)	After Gentrification (%)	Change
Community Gatherings Participation	68.5%	35.2%	Decreased
Sense of Belonging	72.1%	42.8%	Decreased
Neighbour Interaction Rate	64.3%	38.9%	Decreased
Involvement in Local Associations	55.6%	29.4%	Decreased
Perceived Security Improvement	32.4%	61.5%	Increased

Source: Onifade et al., 2024

The social outlook of Somolu has undergone significant changes owing to gentrification, as Table 14 shows. Community gatherings and participation in local events have dropped sharply from 68.5% to 35.2%, indicating a decline in social cohesion. Similarly, the sense of belonging among residents has decreased from 72.1% to 42.8%, showing that long-term residents feel alienated by the changes in their neighbourhoods. Neighbourly interactions have also reduced (from 64.3% to 38.9%), as newer residents may not engage as actively in local traditions. Involvement in community associations has also declined from 55.6% to 29.4%. However, one positive change is a significant improvement in perceived security, which increased from 32.4% to 61.5%, suggesting that gentrification may have brought better policing and infrastructure improvements.

Regarding the factor analysis dimension of the data, it should be noted that this is a statistical technique used to uncover underlying relationships between large sets of variables by identifying a small number of factors. It simplifies complex data by grouping variables that are correlated with each other, thus reducing the dimensionality of the data. This

method helps to reveal hidden structures within the data, making it easier to interpret and analyze and with minimal loss of information (Hair et al., 1998). These underlying factors reveal insights into the patterns and relationships existing within data sets. The basic assumption of factor analysis is that the variables used should be metric and normally distributed (Hair et al., 1998). As such, the variables for analysis were measured in five Likert-type scales, thus assuming them to be metric. Tests used in this analysis include the Barlett’s test of sphericity.

The results presented in Table 15 show the Kaiser-Meyer-Olkin (KMO) Measure of Sampling Adequacy: 0.871. This value is excellent (above 0.8), indicating that the sample size is adequate for factor analysis. The Bartlett’s Test of Sphericity indicates the following: Approx. Chi-Square: 4604.925, df: 36, Sig.: 0.000. This significant p-value (less than 0.05) suggests that the correlations between items are sufficiently large for factor analysis. Kaiser (1974) considered values greater than 0.5 as acceptable and those between 0.8 and 0.9 as great. For these data, the value was 0.871, which indicates that the data is suitable for factor analysis.

Table 15: KMO and Bartlett’s Test

Kaiser-Meyer-Olkin Measure of Sampling Adequacy.		.871
Bartlett’s Test of Sphericity	Approx. Chi-Square	4604.925
	Df	36
	Sig.	.000

Source: Onifade et al., 2024

The communalities table (Table 16) shows the initial and extracted communalities of each variable. High communalities indicate that a large proportion

of the variance in each variable is explained by the factors.

Table 16: Communalities of Factors

	Initial	Extraction
Length of stay in the area	1.000	.883
Increase in property values	1.000	.298
Demographic shifts	1.000	.546
Professional occupation	1.000	.947
Increase in public services	1.000	.588
Promote local businesses and markets	1.000	.699
Increase in rental rates	1.000	.874
Changes in tenurial status	1.000	.968
Changes in ethnic composition	1.000	.946
Extraction Method: Principal Component Analysis		

Source: Onifade et al., 2024

Table 17 shows that two components ('length of stay in the area' and 'increase in property values') were extracted with eigenvalues greater than 1. The first two components explain approximately 75% of the total variance.

Table 17: Total Variance Explained for Factors of Gentrification

Component	Initial Eigenvalues			Extraction Sums of Squared Loadings		
	Total	% of Variance	Cumulative %	Total	% of Variance	Cumulative %
1	5.590	62.116	62.116	5.590	62.116	62.116
2	1.158	12.866	74.982	1.158	12.866	74.982
3	.836	9.285	84.267			
4	.584	6.488	90.755			
5	.454	5.047	95.802			
6	.231	2.561	98.364			
7	.097	1.074	99.438			
8	.042	.462	99.901			
9	.009	.099	100.000			
Extraction Method: Principal Component Analysis						

Source: Onifade et al., 2024

The factor analysis revealed two main components ('length of stay in area' and 'increase in property values') that explain around 75% of the total variance. Variables such as changes in tenurial status, professional occupation and changes in ethnic composition had high communalities, indicating they are well explained by the extracted factors.

Table 18: Model Summary Table 1

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.505 ^a	.255	.240	.98474
a. Predictors: (Constant), Increase in public services, Promote local businesses and markets, Demographic shifts, Increase in rental rates, professional occupation, Changes in ethnic composition, changes in tenurial status				

Source: Onifade et al., 2024

Table 18 is the regression analysis model summary table (dependent variable: Length of stay in the area). R: 0.505; R Square: 0.255 (25.5% of the variance in the length of stay in the area is explained by the predictors); Adjusted R Square: 0.240; Std.

Error of the Estimate: 0.98474. Table 19 shows the regression model is statistically significant ($p < 0.001$), indicating that the predictors significantly explain the variance in the length of stay in the area.

Table 19: Anova^a Table 1

Model		Sum of Squares	Df	Mean Square	F	Sig.
1	Regression	133.584	8	16.698	17.220	.000 ^b
	Residual	389.823	402	.970		
	Total	523.406	410			
a. Dependent variable: Length of stay in the area						
b. Predictors: (Constant), Increase in public services, Promote local businesses and markets, Demographic shifts, Increase in rental rates, professional occupation, Changes in ethnic composition, changes in tenurial status						

Source: Onifade et al., 2024

Table 20: Coefficients^a Table 1

Model		Unstandardized Coefficients		Standardized Coefficients	T	Sig.
		B	Std. Error	Beta		
1	(Constant)	2.116	.303		6.974	.000
	Changes in tenurial status	-.540	.397	-.498	-1.361	.174
	Increase in rental rates	.403	.114	.405	3.537	.000
	Promote local businesses and markets	.156	.080	.154	1.956	.051
	Increase in public services	.682	.093	.465	7.336	.000
	Changes in ethnic composition	-.845	.224	-.689	-3.768	.000
	Demographic shifts	.355	.055	.358	6.430	.000
	Professional occupation	-.032	.325	-.029	-.099	.921
Dependent variable: Length of stay in the area						

Source: Onifade et al., 2024

Table 20 shows that all the other variables significantly explain the length of stay of individuals in the area, while ‘professional

occupation’ and ‘changes in tenurial status’ are not significant at 0.05.

Table 21: Model Summary Table 2

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.550 ^a	.303	.289	1.21022
Predictors: (Constant), Demographic shifts, Increase in public services, Promote local businesses and markets, Increase in rental rates, professional occupation, Changes in ethnic composition, changes in tenurial status				

Source: Onifade et al., 2024

Table 21 is the model summary (dependent variable: increase in property values) and it shows the following results: R: 0.550; R Square: 0.303 (30.3% of the variance in the increase in property values is explained by the predictors); Adjusted R Square: 0.289; Std. Error of the Estimate: 1.21022.

Table 22: Explanation of the regression model

Model		Sum of Squares	Df	Mean Square	F	Sig.
1	Regression	255.574	8	31.947	21.812	.000 ^b
	Residual	588.782	402	1.465		
	Total	844.355	410			
a. Dependent variable: Increase in property values						
b. Predictors: (Constant), Demographic shifts, Increase in public services, Promote local businesses and markets, Increase in rental rates, professional occupation, Changes in ethnic composition, changes in tenurial status						

Source: Onifade et al., 2024

Table 22 explains that the regression model is statistically significant ($p < 0.001$), indicating that the predictors significantly explain the variance in the increase in property values. Table 23 shows that all the other variables significantly explain increase in property values in the area, while ‘increase in rental rates’ is the only variable that is not significant at 0.05. This implies that increase in rent may result from increase in property values and not the other way round.

Table 23: Coefficients^a Table 2

Model		Unstandardized Coefficients		Standardized Coefficients	T	Sig.
		B	Std. Error	Beta		
1	(Constant)	1.418	.388		3.652	.000
	Changes in tenurial status	1.516	.483	1.100	3.141	.002
	Increase in rental rates	.160	.142	.126	1.123	.262
	Promote local businesses and markets	-.402	.096	-.312	-4.169	.000
	Increase in public services	-.420	.120	-.225	-3.507	.001
	Changes in ethnic composition	.680	.278	.437	2.444	.015
	Demographic shifts	.161	.071	.128	2.269	.024
	Professional occupation	-1.212	.395	-.872	-3.069	.002
a. Dependent variable: Increase in property values						

Source: Onifade et al., 2024

Regression Analysis: For the dependent variable "Length of stay in the area". significant predictors included increase in rental rates, increase in public services, changes in ethnic composition, and demographic shifts. For the dependent variable "Increase in property values," significant predictors included changes in tenurial status, promote local businesses/markets, increase in public services, changes in ethnic composition, demographic shifts, and professional occupation. These analyses provide insights into the relationships between the

variables and highlight the key factors influencing length of stay and property values in the area.

The hypotheses for the study are stated below:

H₀₁: There is no significant relationship between gentrification and housing affordability.

H₀₂: Gentrification has no significant impact on the social and economic characteristics of residents.

H₀₃: There is no significant relationship between ‘community development actions and gentrification.

Table 24: Correlation Table

Correlation	Pearson correlation	Significance
Increase in property value and 'housing affordability'	0.133	.007
Length of stay and 'age group'	-0.200	.001
Length of stay and 'community improvement actions'	-0.173	.001

Source: Onifade et al., 2024

The correlations table (Table 24) shows the relationships between different variables. For instance, there's a significant negative correlation between "Community improvement actions" and "Gentrification" (Pearson coefficient = -0.173, $p < .001$). Similarly, there is a significant positive correlation between "Gentrification" and "Increase in rental rates" (Pearson correlation = 0.133, $p = 0.007$). Additionally, there is a significant negative correlation between "Gentrification" and "Age group" (Pearson correlation = -0.200, $p < .001$). In all cases the alternative hypothesis should be accepted.

5.0 Findings and Discussions

The findings from the factor analysis, the regression analysis and the correlation analysis indicate that gentrification in Somolu is driven by several interconnected factors, including demographic shifts, changes in ethnic composition, rising property values, and increasing public services. Demographic shifts significantly affect both the length of stay in the area and property values, as wealthier individuals and professionals move in, gradually altering the neighbourhood's social structure. This often leads to the displacement of long-term, lower-income residents, who struggle to keep up with rising costs. The correlation analysis further highlights a significant negative relationship between age group and length of stay, implying that older residents are more likely to be displaced while younger, more mobile populations settle in gentrified areas. Changes in ethnic composition play a critical role, as evidenced by the high communalities in the factor analysis, reflecting a gradual shift in the cultural identity of the neighbourhood as new groups replace older residents. The increase in public services emerges as another key driver, as improvements in

infrastructure and amenities make the area more attractive to higher-income individuals, inadvertently accelerating the rise in rental prices and property values. The regression analysis confirms that rising rental rates, though not directly responsible for increased property values, contribute to unaffordable housing, reinforcing the displacement cycle. The significant negative correlation between community improvement actions and length of stay suggests that as gentrification progresses, long-term residents often feel alienated or unable to afford the new developments, prompting their relocation. These relationships show that gentrification in Somolu is not just a matter of economic growth but a complex interaction of social, economic and spatial changes that redefine the neighbourhood, often at the expense of its original residents.

Gentrification in Somolu Local Government Area has significantly reshaped the demographic, economic and social landscape of the community. Over the years, the area has experienced noticeable transformation, with an increasing influx of younger, higher-income professionals settling in neighbourhoods such as Akoka, Pedro, and Gbagada. This shift has led to a gradual displacement of long-term residents, particularly those in high-density areas like Bajulaiye, Ilaje, and Bariga, where rising living costs and housing unaffordability have become major challenges. Many older residents, particularly those aged 50 and above, have been forced to relocate to the outskirts of Lagos, such as Ikorodu and Iyana-Ipaja, as their financial stability has been undermined by escalating rents and higher property taxes. At the same time, the younger population, often working in the formal sector, has moved into Somolu, attracted by new business opportunities and improved infrastructure. This transition also reflects

in the increased education levels within the area, as many of the new residents possess higher academic qualifications, especially in parts of Akoka and Bariga, which are in proximity to higher institutions.

Housing unaffordability has emerged as one of the most significant consequences of gentrification in Somolu, with rent increases being particularly pronounced in high-density areas. This trend has not only made it difficult for low- and middle-income families to continue residing in the area but has also widened the divide between property owners and tenants. In Gbagada and Pedro, property values have surged dramatically, further limiting homeownership opportunities for long-standing residents. Many landlords, recognizing the financial benefits of gentrification, have chosen to evict old tenants in favour of new, wealthier occupants who are willing to pay higher rents. Simultaneously, the increased demand for short-term rental apartments, particularly in Bariga and Shomolu, has placed further strain on the housing market, making affordable accommodations increasingly scarce.

Economically, gentrification has led to both opportunities and challenges within the local economy. No doubt, the emergence of new businesses, e.g., cafés, boutiques, co-working spaces and tech hubs, has injected economic vitality into areas such as Akoka, Bariga, and Igbobi-Onipanu. Service-based industries, such as real estate, luxury retail and fitness centres, have also expanded, catering to the growing affluent population, particularly in Gbagada and Pedro. However, this transformation has come at the expense of small businesses and informal traders who have traditionally thrived in the area. More than 40% of long-standing business owners in Bajulaiye and Ilaje have reported declining sales or displacement due to increased rental costs and shifting consumer preferences. While some have managed to rebrand their businesses to attract wealthier customers, many others have been forced to shut down or relocate. Additionally, employment patterns in Somolu have changed significantly, with a shift from informal trading to more formal job opportunities that favour individuals with higher education and digital skills, further marginalizing the lower-income workforce.

Socially, gentrification has impacted communal interactions and cohesion within Somolu. Long-term residents, particularly those in Ilaje, Bajulaiye, and Bariga, have expressed concerns about the erosion of traditional community bonds. Over 55% of these residents reported a diminished sense of belonging, citing the loss of familiar neighbours and the gradual disappearance of long-standing cultural practices. Community gatherings and cooperative associations that once played a crucial role in fostering social ties have declined, with newer residents showing lower levels of engagement in neighbourhood activities. There is also growing social stratification, particularly in Pedro and Gbagada, where wealthier residents and long-term occupants rarely interact. While some areas, such as Akoka and Pedro, have witnessed improved security due to the presence of private security firms and neighbourhood surveillance, many older residents feel that urban renewal projects have disproportionately benefited the elite while neglecting the needs of lower-income groups.

Ultimately, the impact of gentrification in Somolu has been both transformative and disruptive. While it has led to infrastructural improvements, economic growth and increased property values, it has also widened socioeconomic inequalities, displaced vulnerable populations and weakened long-established social structures. The findings of this study underscore the importance of balanced urban policies that prioritize inclusive development. Measures such as affordable housing initiatives, community-led development projects and support for small businesses could help mitigate the negative effects of gentrification. Without such interventions, the future of Somolu may see an even greater divide between the privileged and the marginalized, further deepening social and economic disparities within the local government area.

6.0 Recommendations and Conclusion

Regarding the challenges of gentrification in Somolu, particularly in areas such as Bajulaiye, Pedro, Akoka, and Bariga, policies should focus on urban renewal strategies that promote social inclusion while ensuring economic sustainability. Rent control measures should be introduced, particularly in high-pressure areas like Akoka,

where property values and rental prices have surged significantly. These measures should include caps on annual rent increases and tax incentives for landlords who maintain affordable housing for long-term residents. Additionally, mixed-income housing schemes should be prioritized, particularly in Pedro and Bajulaiye, to ensure that lower-income households are not displaced by rising costs.

Local economic empowerment programmes should be implemented, especially in Bariga, where traditional businesses and informal economic activities are facing threats from commercial gentrification. Government support in the form of grants, micro-loans and reduced business taxes for long-standing small businesses should be prioritized to sustain local commerce and prevent economic displacement. Skill acquisition centres should also be established in Bajulaiye and Pedro to equip residents with relevant skills that align with the emerging job opportunities created by urban transformation.

Infrastructure development should be equitably distributed to ensure that public services benefit all residents and not just new high-income earners. Public spaces, roads and drainage systems in areas such as Bajulaiye and Pedro require urgent upgrades; however, such improvements should not be followed by exploitative rent hikes. The government should implement policies that prevent landlords from using infrastructural developments as justification for exorbitant rental increases. Community land trusts could also be established, particularly in areas like Akoka, where real estate speculation is at its peak, to give long-term residents a stake in property development and thus prevent forced displacement.

On preserving the cultural and social fabric of Somolu, community-based initiatives should be reinforced. This means the launching of public awareness campaigns to educate landlords in Bariga and Bajulaiye about responsible rental practices, especially by discouraging exploitative rent increases that push out low-income tenants. Similarly, social integration programmes should be promoted in Akoka and Pedro to foster interactions between long-term residents and new gentrifiers, thereby reducing social tensions. Community centres and cultural preservation projects should be

introduced to maintain the historical identity of these areas.

Indeed, the phenomenon of gentrification within Somolu Local Government Area is a double-edged sword, ushering in a mixture of positive and negative consequences that profoundly impact the social and economic landscape of the community. While the influx of investment and development has stimulated growth in certain sectors, thereby contributing to the revitalization of the neighbourhood, the accompanying shifts in demographics and economic dynamics have presented significant challenges for long-term residents. Clearly, Somolu is undergoing a profound transformation, with implications for the well-being and livelihoods of its inhabitants. Economic changes, while stimulating growth in some sectors, have not been universally beneficial, with disparities in wealth, opportunity and access to resources exacerbating existing inequalities within the community.

Thus, this study underscores the imperative of carefully managing gentrification to mitigate its negative impact on the existing population while harnessing its potential for positive transformation. As such, policymakers and community leaders must adopt inclusive strategies that prioritize preservation of the cultural identity and social cohesion of the area while fostering sustainable economic development. This entails implementing policies and initiatives that promote affordable housing, support small businesses and invest in job training and placement programmes to ensure that long-term residents can fully participate in and benefit from the economic opportunities generated by gentrification. Moreover, fostering robust community engagement mechanisms, which empower residents to actively participate in decision-making processes related to development projects, is crucial for ensuring that the needs and concerns of the community are adequately addressed.

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