ABSTRACT

Cities play pivotal role in the socio-economic and physical development of countries world-over. Unfortunately, many cities especially in developing countries fall short of their expectation as they assume chaotic physical expression of growth (decrepitude). This situation is variously interpreted as Decay, Decline, Rot and Sprawl. Urban decay is the state of urban squalidness and overcrowdings characterized by decrepit structures, poor amenities condition, overcrowding, under provision of amenities and general deterioration of the urban environment. It is believed that obsolescence and poor planning combine with other factors bring about this urban menace. Urban renewal involves the rehabilitation, revitalization and regeneration of a degraded urban area. This research looks at the effort by Edo State government in tackling the problem of urban decay in Benin City with focus on the cause, effect, the strategic approach adopted for restoration and its’ impact on the quality of life of the people. The study was approached by way of field investigations and data was collected from both primary and secondary sources. It was revealed that the lack of attention by concerned government agencies and poverty caused the urban deterioration problem in Benin City. It was also revealed the urban decline situation largely connected to economic downturn, lack of infrastructure database, poor planning and non-chalance on the part of relevant stakeholders. However, the effort by government was noted to be appreciable. The study suggested integrated renewal and sustainable approach to urban renewal programme in Nigeria.

Keywords: urban decay, poor planning, integrated renewal and sustainability