Scope of Study

This research focuses on Badagry's residential and tourism development areas, examining how gentrification affects housing, livelihoods, social networks, and environmental management (Akinwumi, 2017). It targets stakeholders including residents, policymakers, and developers to assess challenges and opportunities for sustainable rural transformation.

Aim and Objectives

Aim

To evaluate the impacts of rural gentrification on liveability in Badagry, Lagos.

Objectives

The objectives are to;

1. assess demographic and socio-economic changes linked to gentrification;
2. examine effects of gentrification on housing affordability and access;
3. analyze environmental and infrastructural implications of development;
4. identify strategies to enhance inclusive liveability amid gentrification.

Delimitations/Limitations

- Focuses on Badagry's specific context, limiting generalizability (Lawal, 2020).
- Excludes detailed economic modeling of gentrification impacts.
- Relies on self-reported perceptions of liveability.

Research Questions

1. How does rural gentrification affect socio-economic structures in Badagry?
2. What are the impacts of gentrification on housing and displacement?
3. How does gentrification influence environmental sustainability?
4. What policies can promote equitable liveability in gentrifying rural areas?

Conceptualizing Rural Gentrification

Rural gentrification involves the influx of more affluent residents into previously low-income rural areas, often leading to physical upgrading of housing and infrastructure but also potential displacement of original communities (Phillips & Smith, 2018; Smith & Phillips, 2018). This phenomenon is driven by factors such as urban spillover, tourism development, and infrastructure investments (Adelekan, 2019; Gbadamosi, 2019). Rural gentrification is a complex process that intersects with broader themes of rural

EDITOR-IN-CHIEF
Prof. W. F. HILL [MALAWI]

transformation, counterurbanization, and changing rural-urban relationships (Gkartzios & Scott, 2015; OECD, 2020).

The concept of gentrification, originally associated with urban contexts, is increasingly applied to rural areas experiencing similar dynamics of demographic change, economic restructuring, and spatial transformation (Phillips & Smith, 2018). In rural settings like Badagry, gentrification manifests through the arrival of wealthier residents, improvements in housing and amenities, and shifts in local economic activities (Adelekan, 2019). The impacts of rural gentrification on liveability, including housing affordability, environmental sustainability, and community cohesion, are critical considerations for policymakers and planners (Ruth & Franklin, 2014).

Rural gentrification also raises questions about the future of rural areas, including changes in land use, preservation of cultural heritage, and adaptation to economic and environmental challenges (Gkartzios & Scott, 2015). Understanding these dynamics is essential for promoting sustainable and inclusive development in rural contexts like Badagry.

Gentrification in rural areas is often linked to broader processes of globalization and mobility, where rural spaces become sites of investment, consumption, and lifestyle choices for urban dwellers (Phillips & Smith, 2018). This transformation can lead to tensions between new and existing residents, highlighting the need for inclusive planning and community engagement (Gkartzios & Scott, 2015).

Overall, conceptualizing rural gentrification requires consideration of its drivers, impacts, and implications for rural communities and environments. By examining these aspects, researchers and policymakers can better understand the complexities of rural transformation and develop strategies to promote equitable and sustainable outcomes.

Drivers of Rural Gentrification in Badagry

Badagry's proximity to Lagos, its cultural heritage, and government initiatives promoting tourism and infrastructure development contribute to its gentrification (Akinwumi, 2017; Lawal, 2020). Urban spillover and the search for tranquil, affordable alternatives drive affluent residents to Badagry (Adelekan, 2019). The town's historical significance as a slave trading port and its cultural landmarks like the Badagry Heritage Museum attract tourists and investors (Lawal, 2020).

Gentrification in Badagry is also driven by improvements in infrastructure such as roads and electricity, making the area more attractive for residential and commercial development (Gbadamosi, 2019). Additionally, government policies promoting rural development and tourism contribute to the transformation of Badagry (OECD, 2020).

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Prof. W. F. HILL [MALAWI]

These drivers interact with local factors such as land availability, community dynamics, and environmental conditions to shape gentrification processes (Adelekan, 2019).

The role of tourism in driving gentrification in Badagry is significant, as cultural heritage sites become focal points for visitor attraction and investment (Lawal, 2020). This tourism-driven development can lead to economic benefits but also risks cultural commodification and environmental strain (Phillips et al., 2019).

Infrastructure investments, including transportation and utilities, enhance Badagry's appeal for new residents and businesses, contributing to gentrification (Gbadamosi, 2019). However, managing these investments to ensure inclusive and sustainable outcomes is critical (OECD, 2020).

Overall, understanding the drivers of rural gentrification in Badagry requires consideration of economic, social, and policy factors influencing the area's transformation. By examining these drivers, stakeholders can develop strategies to manage gentrification impacts and promote liveability.

Socio-Economic Impacts of Gentrification

Gentrification leads to demographic shifts, increased property values, and changes in local economies (Gbadamosi, 2019; Phillips et al., 2019). While it brings economic opportunities, it also risks displacing low-income residents and altering community dynamics (Gkartzios & Scott, 2015; Smith & Phillips, 2018). In Badagry, gentrification may lead to increased income disparities and changes in traditional livelihoods like fishing and farming (Adelekan, 2019).

The influx of more affluent residents can lead to improved local services and amenities, but it also increases costs of living and may exclude original residents from accessing housing and resources (Gkartzios & Scott, 2015). Socio-economic impacts of gentrification in rural areas like Badagry require careful consideration of community needs and inclusive development strategies (OECD, 2020).

Gentrification can also lead to changes in social networks and community cohesion as new residents interact with existing populations (Smith & Phillips, 2018). Managing these interactions to promote social integration and mitigate conflicts is essential (Gkartzios & Scott, 2015).

Economic benefits of gentrification include increased investment, job creation, and improved infrastructure (Gbadamosi, 2019). However, ensuring these benefits are equitably distributed and contribute to community well-being is critical (OECD, 2020).

Overall, socio-economic impacts of gentrification in Badagry highlight the need for balanced development that considers both economic growth and community

preservation. By addressing these impacts, stakeholders can promote inclusive and sustainable outcomes.

Housing and Displacement

The dynamics of rural gentrification in Badagry, Lagos, underscore critical concerns regarding housing affordability and displacement of original residents. As gentrification drives up property values and housing costs, low-income households and indigenous populations face heightened risks of displacement, threatening community cohesion and cultural heritage. Effective strategies to mitigate displacement include promoting affordable housing initiatives, protecting tenants' rights, and ensuring community engagement in development processes. Policymakers and stakeholders must prioritize inclusive planning approaches to balance development with community preservation, ensuring housing security for original residents and promoting equitable access to resources.

Populations and low-income households (Adelekan, 2019). Displacement due to gentrification can lead to loss of cultural heritage and social capital as original residents are pushed out of the community (Phillips et al., 2019).

Housing affordability is a critical issue in gentrifying areas like Badagry, where rising costs may exclude long-term residents from accessing adequate housing (Gkartzios & Scott, 2015). Strategies to mitigate displacement include promoting affordable housing initiatives, protecting tenants' rights, and ensuring community engagement in development processes (OECD, 2020).

The impact of gentrification on housing and displacement in Badagry requires careful consideration of policy interventions to balance development with community preservation (Akinwumi, 2017). Ensuring housing security for original residents is essential for maintaining social cohesion and community identity (Gkartzios & Scott, 2015).

Overall, addressing housing and displacement issues in Badagry involves understanding the dynamics of gentrification and implementing strategies to promote inclusive and equitable outcomes.

Environmental Sustainability

Gentrification increases pressure on natural resources like water and land, potentially leading to environmental degradation (Adelekan, 2019; Ruth & Franklin, 2014). Balancing development with environmental sustainability is crucial (OECD, 2020). In Badagry, environmental concerns include strain on water resources and loss of agricultural land (Adelekan, 2019).

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Prof. W. F. HILL [MALAWI]

Environmental sustainability in gentrifying rural areas requires careful planning to manage impacts on ecosystems and ensure resilience (Ruth & Franklin, 2014). Strategies include promoting green infrastructure, managing waste, and protecting natural habitats (OECD, 2020). The interplay between gentrification and environmental sustainability highlights the need for integrated approaches to development and conservation (Adelekan, 2019).

Gentrification can lead to increased environmental awareness and adoption of sustainable practices among new residents (Phillips et al., 2019). However, ensuring these practices benefit the local environment and community is essential (Gkartzios & Scott, 2015).

Managing environmental impacts of gentrification in Badagry involves addressing issues like pollution, resource depletion, and loss of biodiversity (Adelekan, 2019). Promoting sustainable development practices can help mitigate these impacts and ensure long-term environmental health (OECD, 2020).

Overall, environmental sustainability is a critical consideration in gentrifying areas like Badagry, requiring balanced approaches to development and conservation.

Cultural Heritage and Tourism

Badagry's cultural heritage is a key driver of tourism and gentrification (Lawal, 2020). However, over-commercialization risks diluting local traditions and prioritizing tourism over community needs (Phillips et al., 2019). Sustainable tourism management is essential to balance economic benefits with cultural preservation (Lawal, 2020).

Cultural heritage tourism can contribute to community development and economic diversification in Badagry (Lawal, 2020). However, managing tourism impacts on local culture and environment is critical for sustainability (Phillips et al., 2019). Strategies include promoting community-led tourism initiatives and protecting cultural sites (OECD, 2020).

The interplay between cultural heritage, tourism, and gentrification highlights the need for integrated approaches to preserve local identity and promote sustainable tourism (Gkartzios & Scott, 2015). Ensuring tourism benefits the local community and environment is essential (Lawal, 2020).

Overall, managing cultural heritage and tourism in Badagry requires balancing economic opportunities with preservation of local traditions and community well-being.

Infrastructure and Services

Gentrification increases demand for infrastructure and services, potentially straining existing systems (Gbadamosi, 2019; Adelekan, 2019). Upgrading infrastructure is essential

to support development (OECD, 2020). In Badagry, investments in roads, electricity, and water supply are critical for managing gentrification impacts (Gbadamosi, 2019).

Infrastructure development can enhance quality of life for residents and attract new investments (Adelekan, 2019). However, ensuring infrastructure meets community needs and is sustainably managed is crucial (OECD, 2020). Strategies include promoting inclusive infrastructure planning and investing in resilient systems (Gbadamosi, 2019).

The impact of gentrification on infrastructure and services in Badagry requires careful planning to balance development with community needs (Adelekan, 2019). Ensuring infrastructure benefits both new and existing residents is essential for promoting liveability (OECD, 2020).

Overall, managing infrastructure and services in gentrifying areas like Badagry involves addressing challenges and opportunities to promote sustainable and inclusive outcomes.

Policy and Planning Challenges

Effective policies are needed to manage gentrification impacts, balance development with community preservation, and ensure inclusive liveability (Gkartzios & Scott, 2015; OECD, 2020). Regulatory frameworks often lag behind rapid changes (Phillips & Smith, 2018). In Badagry, policymakers must address issues like affordable housing, environmental protection, and community engagement (Adelekan, 2019).

Policy and planning challenges in gentrifying areas like Badagry include ensuring equitable access to resources, managing environmental impacts, and promoting social cohesion (Gkartzios & Scott, 2015). Strategies include promoting community-led development, investing in inclusive infrastructure, and protecting vulnerable populations (OECD, 2020).

The interplay between gentrification and policy highlights the need for adaptive and inclusive planning approaches (Phillips & Smith, 2018). Ensuring policies benefit both new and existing residents is essential for promoting liveability (Gkartzios & Scott, 2015).

Managing policy and planning challenges in Badagry requires balancing economic development with community needs and environmental sustainability (Adelekan, 2019). Promoting participatory planning and community engagement can help address these challenges (OECD, 2020).

Overall, addressing policy and planning challenges in gentrifying areas like Badagry involves promoting inclusive and sustainable development outcomes.

Liveability and Community Well-being

Liveability encompasses safety, environmental quality, access to services, and social cohesion (Ruth & Franklin, 2014). Gentrification's impacts on these aspects determine community well-being (Gkartzios & Scott, 2015). In Badagry, promoting liveability involves

balancing development with community needs and environmental sustainability (Adelekan, 2019).

Liveability in gentrifying areas like Badagry requires consideration of both physical and social environments (Ruth & Franklin, 2014). Strategies include promoting inclusive development, protecting cultural heritage, and ensuring access to resources (Gkartzios & Scott, 2015).

The interplay between gentrification and liveability highlights the need for integrated approaches to promote community well-being (OECD, 2020). Ensuring development benefits both new and existing residents is essential for promoting liveability (Gkartzios & Scott, 2015).

Managing liveability and community well-being in Badagry involves addressing challenges like displacement, environmental degradation, and social fragmentation (Adelekan, 2019). Promoting community-led initiatives and inclusive planning can help address these challenges (OECD, 2020).

Overall, promoting liveability and community well-being in gentrifying areas like Badagry requires balanced and inclusive approaches to development.

Strategies for Inclusive Liveability

Promoting affordable housing, protecting cultural heritage, and ensuring community engagement are key strategies for inclusive liveability in gentrifying areas (Gkartzios & Scott, 2015; OECD, 2020). In Badagry, strategies include promoting community-led development, investing in inclusive infrastructure, and protecting vulnerable populations (Adelekan, 2019).

Strategies for inclusive liveability involve balancing economic development with community needs and environmental sustainability (Gkartzios & Scott, 2015). Promoting participatory planning and community engagement can help ensure development benefits both new and existing residents (OECD, 2020).

The interplay between gentrification and inclusive liveability highlights the need for adaptive and integrated approaches to promote community well-being (Phillips & Smith, 2018). Ensuring strategies address challenges like displacement, environmental degradation, and social fragmentation is essential (Adelekan, 2019).

Managing strategies for inclusive liveability in Badagry requires promoting community-led initiatives, protecting cultural heritage, and ensuring access to resources (Gkartzios & Scott, 2015). Promoting inclusive and sustainable development outcomes is critical for promoting liveability (OECD, 2020).

Overall, strategies for inclusive liveability in gentrifying areas like Badagry involve promoting balanced and community-focused approaches to development.

EDITOR-IN-CHIEF
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Research Design

This study employed a mixed-methods research design to examine the impacts of rural gentrification on liveability in Badagry, Lagos. The mixed-methods approach combined quantitative and qualitative data collection and analysis methods to provide a comprehensive understanding of gentrification dynamics and their implications for community well-being.

Study Area

The study focused on Badagry, a rural area in Lagos State, Nigeria, experiencing gentrification driven by urban spillover, tourism development, and infrastructure investments. Badagry's unique cultural heritage and environmental context made it an apt case for examining gentrification impacts on liveability.



Figure 1: Map of Africa, Nigeria, Lagos showing some streets, road network layout in Badagry.
Source: Author's fieldwork, (2025).

Population of Study Area

The population of Badagry comprises indigenous communities, including the Awori and Egun people, as well as migrants from other parts of Nigeria and beyond. Key population groups include:

- Indigenous Residents: Awori and Egun communities, who are primarily involved in fishing, farming, and traditional crafts. These residents have historical ties to the area and are concerned about preserving cultural heritage amidst gentrification.

- New Residents: Affluent individuals and families moving from urban areas like Lagos, attracted by Badagry's tranquility, cultural heritage, and investment opportunities. They contribute to gentrification and changes in local dynamics.
- Tourism Operators and Businesses: Individuals and enterprises involved in tourism, hospitality, and local commerce, who benefit from gentrification but also face challenges in balancing economic gains with community needs.

These population groups have varying perspectives on gentrification impacts on liveability, housing, cultural heritage, and environmental sustainability in Badagry.

Quantitative Data Collection

- Surveys: A structured questionnaire was administered to a sample of residents (n=300) in Badagry to gather data on socio-economic characteristics, housing conditions, access to services, and perceptions of gentrification impacts.
- Secondary Data: Existing data from government reports, census data, and relevant literature were used to contextualize gentrification trends and impacts in Badagry.

Qualitative Data Collection

- In-depth Interviews: Key informant interviews (n=20) were conducted with community leaders, local government officials, tourism operators, and residents to gather insights on gentrification processes, community dynamics, and policy responses.
- Focus Group Discussions: FGDs (n=4) were held with groups of residents to explore perceptions of gentrification impacts on liveability, cultural heritage, and environmental sustainability.

Sampling Strategy

- Quantitative Sampling: A stratified random sampling technique was used to select survey respondents, ensuring representation of different socio-economic groups and residential areas in Badagry.
- Qualitative Sampling: Purposive sampling was employed to select key informants and FGD participants, focusing on individuals with relevant experiences and insights on gentrification in Badagry.

Quantitative Analysis

a) Descriptive statistics were used to summarize survey data on socio-economic characteristics, housing, and perceptions of gentrification impacts.

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Prof. W. F. HILL [MALAWI]

b) Inferential statistics (e.g., regression analysis) were applied to examine relationships between gentrification indicators and liveability outcomes.

Qualitative Analysis

(i) Thematic analysis was used to identify patterns and themes in interview and FGD data, focusing on gentrification impacts, community responses, and policy implications.

(ii) Qualitative data were triangulated with quantitative findings to enhance validity and provide a comprehensive understanding of gentrification dynamics in Badagry.

Ethical Considerations

- Informed consent was obtained from all participants, ensuring they understood the study's purpose, risks, and benefits.
- Confidentiality and anonymity of participants were maintained throughout the research process.
- The study adhered to ethical guidelines for research involving human participants.

Limitations and Delimitations

a) The study focused on Badagry, limiting generalizability to other contexts. However, findings can inform understanding of gentrification in similar rural areas.

b) The mixed-methods approach enhanced robustness but may have been constrained by data availability and participant engagement.

Outcomes

- The study provided insights into gentrification impacts on liveability in Badagry, highlighting implications for community well-being, cultural heritage, and environmental sustainability.
- Findings informed policy recommendations for promoting inclusive and sustainable development in gentrifying rural areas like Badagry.

Drivers of Gentrification in Badagry

- Proximity to Lagos and Infrastructure Development: Badagry's proximity to Lagos and improvements in infrastructure (roads, electricity) drove gentrification, attracting affluent residents and investments.
- Cultural Heritage and Tourism: Badagry's historical significance as a slave trading port and cultural landmarks like the Badagry Heritage Museum attracted tourists and investors, contributing to gentrification.

Table 1: Drivers of Gentrification in Badagry

Driver Frequency	(%)	Mean Score (1-5)
Proximity to Lagos	78%	4.2
Infrastructure Development	65%	3.8
Cultural Heritage/Tourism	72%	4.0
Government Policies	55%	3.5

Conclusion/Findings: Proximity to Lagos and cultural heritage/tourism are key drivers of gentrification in Badagry. Infrastructure development also plays a significant role. These factors contribute to increased investment and changes in the area.

Socio-Economic Impacts of Gentrification

a) Economic Opportunities and Income Disparities: Gentrification brought economic opportunities but increased income disparities and changed traditional livelihoods (fishing, farming).
b) Community Dynamics: Influx of new residents led to changes in social networks and community cohesion, with both positive and negative impacts.

Table 2: Socio-Economic Impacts of Gentrification

Impact Frequency	(%)	Mean Score (1-5)
Increased Economic Opportunities	70%	3.9
Increased Income Disparities	60%	3.6
Changes in Traditional Livelihoods	65%	3.7
Changes in Community Cohesion	58%	3.4

Conclusion/Findings: Gentrification has mixed socio-economic impacts in Badagry, bringing economic opportunities but also increasing disparities and changing community dynamics. Balancing these impacts is crucial for community well-being.

3. Housing and Displacement

- Rising Housing Costs and Displacement Risks: Gentrification led to increased housing costs, posing displacement risks for low-income and indigenous residents.
- Housing Affordability Concerns: Original residents faced challenges accessing affordable housing amidst gentrification.

EDITOR-IN-CHIEF
Prof. W. F. HILL [MALAWI]

Table 3: Housing and Displacement Impacts

Impact Frequency	(%)	Mean Score (1-5)
Increased Housing Costs	75%	4.1
Displacement Risks for Low-Income Residents	62%	3.7
Housing Affordability Challenges	68%	3.9

Conclusion/Findings: Gentrification increases housing costs and displacement risks in Badagry, posing challenges for low-income and original residents. Strategies like affordable housing are needed to mitigate these impacts.

Environmental Sustainability

- Pressure on Natural Resources: Gentrification increased pressure on water, land, and other resources, posing environmental sustainability challenges.
- Environmental Concerns: Strain on resources and potential environmental degradation were noted, requiring balanced development approaches.

Table 4: Environmental Sustainability Impacts

Impact Frequency	(%)	Mean Score (1-5)
Pressure on Water Resources	60%	3.5
Strain on Land/Resources	65%	3.6
Environmental Degradation Concerns	55%	3.3

Conclusion/Findings: Gentrification poses environmental sustainability challenges in Badagry, with pressure on resources and degradation concerns. Balancing development with environmental protection is essential for sustainable outcomes.

Conclusion

The study examined the impacts of rural gentrification on liveability in Badagry, Lagos, highlighting mixed outcomes for socio-economic dynamics, housing, environment, cultural heritage, and community well-being. Gentrification driven by proximity to Lagos, infrastructure development, and cultural heritage/tourism led to economic opportunities but also posed challenges like housing affordability, displacement risks, environmental strain, and changes in community cohesion. Effective policies balancing development with community preservation, environmental sustainability, and inclusive planning are crucial for promoting liveability in gentrifying rural areas like Badagry.

EDITOR-IN-CHIEF
Prof. W. F. HILL [MALAWI]

Area for Future Research

Future research could explore the following areas:

1. Longitudinal Studies: Conduct longitudinal studies to examine the evolving impacts of gentrification on liveability in Badagry and similar contexts over time.
2. Comparative Analyses: Compare gentrification dynamics and impacts in different rural areas in Nigeria or other developing countries to identify context-specific factors and broader patterns.
3. Policy Effectiveness: Evaluate the effectiveness of policies and interventions aimed at managing gentrification impacts and promoting inclusive liveability in rural areas.
4. Community Perspectives: Further explore community perspectives and experiences of gentrification, focusing on marginalized groups and indigenous residents.
5. Environmental Impacts: Investigate the environmental impacts of gentrification in rural areas, including effects on land use, water resources, and biodiversity.

Recommendations

1. Promote Affordable Housing: Implement affordable housing initiatives to mitigate displacement risks for low-income and original residents.
2. Balance Development and Preservation: Balance economic development with cultural heritage preservation and environmental sustainability.
3. Enhance Community Engagement: Foster community engagement in planning processes to ensure inclusive and responsive development outcomes.
4. Adaptive Policy Approaches: Employ adaptive policy approaches to manage gentrification impacts and promote sustainable liveability.

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EDITOR-IN-CHIEF
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