

## THE POLITICS OF URBAN REDEVELOPMENT IN NIGERIA: POWER DYNAMICS AND STAKEHOLDER INFLUENCE IN ABUJA'S GENTRIFYING NEIGHBOURHOODS

Tyodzer Patrick PILLAH, Ph.D<sup>1\*</sup>, Ameh Joseph Edwin<sup>2</sup>

<sup>1</sup> Department of Public Administration, Faculty of Management Sciences, Veritas University Abuja

<sup>2</sup> Department of Branch Operations, Central Bank of Nigeria

<b>Corresponding Author</b> <b>Tyodzer Patrick PILLAH, Ph.D</b>  Department of Public Administration, Faculty of Management Sciences, Veritas University Abuja	<p><b>Abstract:</b> Urban gentrification, characterized by the influx of higher-income residents into lower-income areas and subsequent displacement of existing residents, has significantly impacted Abuja's neighbourhoods. Driven by substantial investments in infrastructure and real estate development, these changes have enhanced economic vitality but raised critical concerns about social equity and inclusiveness. Abuja's urban setting is marked by stark contrasts between formal and informal settlements, contributing to significant socioeconomic disparities. Informal settlements, rapidly growing on government-owned or abandoned land, face challenges such as lack of basic infrastructure and social exclusion. This study examines the politics of urban redevelopment in Abuja, focusing on power dynamics and stakeholder influence in gentrifying neighborhoods. Employing a qualitative research design, the study draws on secondary sources and the researcher's regional experience. The analysis highlights the diverse stakeholder interests, funding constraints, communication barriers, and regulatory issues that complicate urban redevelopment. Effective stakeholder management, including transparent communication, inclusive participation, efficient resource allocation, and streamlined regulatory processes, is essential for sustainable urban development. Recommendations include establishing a Multi-Stakeholder Urban Redevelopment Council, implementing a transparent funding and monitoring mechanism, and enhancing public participation through digital platforms. These measures aim to ensure that Abuja's urban redevelopment projects are transparent, inclusive, and accountable, ultimately fostering a vibrant and equitable urban environment.</p> <p><b>Keywords:</b> Urban gentrification, urban redevelopment, stakeholder influence, socioeconomic disparity.</p>
---	---

**How to cite:** PILLAH, Ph.D, T. P., Edwin, A. J., (2025). THE POLITICS OF URBAN REDEVELOPMENT IN NIGERIA: POWER DYNAMICS AND STAKEHOLDER INFLUENCE IN ABUJA'S GENTRIFYING NEIGHBOURHOODS. *IRASS Journal of Economics and Business Management*. 2(2), 46-53.

### Introduction

While development is a hallmark of urban centers, it is defined and influenced by various social, economic, and political factors. In the Nigerian context, this phenomenon is especially evident in the nation's capital, Abuja where rapid urban development have driven substantial transformations within the urban environ. Although this process brings numerous opportunities and is actively promoted, it also presents several challenges.

In May 1967, Lagos was designated both as the Federal Capital of Nigeria and the capital of Lagos State following the creation of states. This dual role, however, led to significant political and administrative complexities, rendering Lagos increasingly unmanageable and difficult to govern (Obiadi et al., 2019). In response to the growing challenges posed by Lagos's dual

responsibilities, the decision to establish a new Federal Capital Territory in Abuja was made on February 3, 1976. Several factors necessitated this move, including Lagos's peripheral location, its conflicting roles as a federal and state capital, severe land space shortages, and inadequate infrastructure development, issues that had been escalating since the late 1960s (Unah, 2021). Abuja was strategically selected for its central location within Nigeria, covering an extensive land area of about 8,000 square kilometers, with the Federal Capital City itself occupying 250 square kilometres (Obiadi et al., 2019).

Urban gentrification, a common phenomenon associated with urban redevelopment, involves the influx of higher-income residents into previously lower-income areas, leading to increased property values and the displacement of existing residents. Abuja neighbourhoods in different occasions of developmental policy

implementation have experienced significant transformations, driven by substantial investments in infrastructure and real estate development (Nor, Razak and Gajiga, 2020). These changes, while enhancing the economic vitality of these areas, also raise critical questions about social equity and the inclusiveness of urban development policies.

Abuja's urban setting currently is characterized by stark contrasts between planned, formal settlements and unplanned, informal ones. This dualistic nature of the city has led to the emergence of significant socioeconomic disparities. Informal settlements, often located on government-owned land or abandoned properties, have grown rapidly as people migrate to the city seeking economic opportunities. These settlements lack basic infrastructure and services, contributing to a range of urban challenges, including environmental degradation and social exclusion (Obiadi and Ezezue, 2019).

Abuja, as a rapidly developing metropolis, exemplifies the complexities of urban growth in Nigeria. While the city has experienced substantial economic expansion and infrastructural development, it has also grappled with the challenges of rapid urbanization, including the formation of marginalized communities. The coexistence of formal and informal settlements within the city highlights the need for comprehensive urban planning and development strategies that address the needs of all residents and promote social equity.

Abuja development is a joint task of different stakeholders. On the governmental level, the Federal Capital Territory Administration (FCTA) is the leading urban planning and development body that channel efforts towards establishing initiatives for development. However, these initiatives and policies often reflect political agendas and cater to powerful stakeholders, resulting in land allocations and resource distributions that favor private developers and affluent individuals, thereby marginalizing the urban poor and exacerbating social inequalities (Mashi and Shuaibu, 2018). The private sector also plays a crucial role, with real estate developers focusing on high-end projects that often neglect affordable housing, deepening social disparities. Also, local communities are key stakeholders, but their inadequate involvement in planning and decision-making leads to tensions and resistance.

However, the focus of this paper to explore certain challenges and further examine stakeholder influences in urban development in Abuja.

### **Operational Definition of Key Terms**

#### *➤ Development*

Development is a complex process that involves the improvement of various aspects of human life, including economic growth, social progress, and the enhancement of living conditions. It encompasses the expansion of human capabilities, access to education, healthcare, and employment opportunities, and the establishment of equitable and sustainable societies. Development aims to increase the overall well-being and quality of life for individuals and communities, promoting economic stability, social inclusion, and environmental sustainability.

#### *➤ Urban Development and Redevelopment*

**Urban development** refers to the process of planning and improving cities or towns to accommodate growing populations

and enhance the quality of life for residents. This includes the construction of infrastructure, such as roads, bridges, and public transportation, as well as the development of housing, commercial areas, and public spaces. The goal is to create sustainable, efficient, and livable urban environments that meet the needs of current and future populations. **Urban redevelopment** at the other hand involves the revitalization or reconstruction of existing urban areas that may be underutilized, deteriorated, or outdated. This process often includes demolishing old structures and replacing them with new buildings, improving infrastructure, and re-purposing land for more effective use. The aim is to rejuvenate neighbourhoods, stimulate economic growth, and address social and environmental challenges in urban settings.

#### *➤ Urban Gentrification*

Urban gentrification is the process where previously low-income or underdeveloped urban neighbourhoods experience an influx of higher-income residents, leading to increased property values and the displacement of the original, often poorer, residents. This transformation typically results in the renovation of housing and infrastructure, the introduction of new businesses, and socio-cultural change. While gentrification can bring urban revitalization, it also raises concerns about affordability.

## **2. Literature Review**

### **Urban Redevelopment and Gentrification**

Urban settings are particularly vulnerable to gentrification due to a combination of social, economic, and environmental factors. Urban gentrification often begins with the introduction of redevelopment projects aimed at revitalizing deteriorated neighborhoods. In South Korea, for example, metropolitan cities have undertaken numerous urban regeneration projects since the 1960s to meet housing demands and improve residential areas (Choi et al., 2016). These projects, driven by central government policies rather than local community participation, highlight the importance of political will and capacity in shaping urban development (Bowen, 2018). However, the top-down approach often overlooks the nuanced needs of local residents, leading to social and economic challenges such as poverty, social exclusion, and displacement (Chapple 2015).

Gentrification is closely linked to environmental (in)justice, as redevelopment projects often prioritize economic gains and aesthetic improvements over the needs of vulnerable populations. Urban regeneration initiatives frequently lead to the displacement of low-income residents and the exacerbation of social inequalities (Bouzarovski et al., 2018). The influx of private developers and investors seeking to capitalize on high-end redevelopment opportunities further deepens these disparities, as seen in the development of luxury housing and commercial properties at the expense of affordable housing (Anguelovski et al., 2019). This dynamic underscores the ethical implications of urban gentrification, where the benefits of environmental enhancements and economic growth are unevenly distributed, often marginalizing the urban poor and amplifying social injustices.

Understanding the perceptions of urban residents regarding the causes and outcomes of gentrification is crucial for developing more equitable urban regeneration policies. Studies have shown that residents often view gentrification as a process driven by external forces, such as government policies and private sector

interests, which prioritize economic development over social equity (Sims & Iverson, 2021). This perspective aligns with the broader concept of social vulnerability, where communities susceptible to gentrification are also those facing systemic social, economic, and environmental challenges.

### **Stakeholder Influence in Urban Development**

Effective stakeholder management is crucial for the success of any project, particularly in the context of smart city development. As outlined by Olander (2007), identifying and understanding stakeholders is essential for planning and executing a rigorous stakeholder management process. This process is considered salient because stakeholders directly influence project management outcomes. Eskerod and Huemann (2013) emphasize that stakeholder management is a fundamental activity for achieving project success. Their research highlights that the core aspects of stakeholder management encompass identification, classification, communication, engagement, empowerment, and risk control. Rajablu, Marthadan, and Yusoff (2014) further elaborate on these aspects, indicating that effective stakeholder management ensures that diverse stakeholder needs and expectations are addressed, thereby mitigating potential conflicts and enhancing project outcomes.

Stakeholder management is deeply rooted in the resource-dependence view, which underscores the importance of managing relationships to acquire necessary resources and support (Gemunden, 2016). This perspective also integrates concerns related to risks and ethical issues, positioning stakeholder management as a critical component in navigating the complexities of project environments.

In the context of smart city initiatives, the challenges associated with multiple, diverse stakeholders become more pronounced. Nam and Pardo (2011) point out that the transition to a smart city involves managing high levels of interdependence, competing values, and social and political influences. These challenges necessitate a robust stakeholder management strategy to tackle the issues associated with urban development. Mayangasari and Novani (2015) also argue that the transformation from a traditional city to a modern city involves the between political, institutional, and technological components. They stress the importance of stakeholder management in this transformation process, as engaging stakeholders effectively at every stage is crucial for achieving sustainable and innovative outcomes.

Further supporting this view, Ielite, Olevsky, and Safiulins (2015) highlight that stakeholder engagement is vital for the successful initiation and development of smart cities. They contend that a well-managed stakeholder engagement process contributes to the creation of a sustainable and livable urban environment. Angelidou (2014) also reinforces the importance of stakeholder involvement, asserting that ensuring alignment between stakeholder activities and the objectives of the smart city project is essential for its success.

### **Theoretical Framework**

#### ***The Stakeholder Theory***

Stakeholder theory, originally introduced by Freeman in 1984, offers a comprehensive framework for understanding stakeholder engagement dynamics in various projects (Kivits, Sawang, Kivits & Sawang, 2021). This theory asserts that the

success of any project or organization hinges on effectively managing relationships with all stakeholders, rather than focusing solely on shareholders (Dmytriiev, Freeman & Hörisch, 2021). In the context of Abuja redevelopment, stakeholder theory highlights the importance of involving all relevant parties—government agencies, private developers, community members, and other interest groups—in both the planning and implementation phases (Muthoni & Obuba, 2023), of Abuja to ensure that every stakeholder is duly represented in the process.

The theory underscores the ethical and practical significance of addressing the needs and concerns of all stakeholders (Dmytriiev, Freeman & Hörisch, 2021). Effective stakeholder management is crucial for achieving better decision-making, fostering enhanced trust, and ensuring improved project outcomes (Ebekozien, Aigbavboa & Ramotshela, 2024). By prioritizing comprehensive stakeholder involvement, housing development projects can navigate the complex social, economic, and political settings more effectively, leading to more sustainable and equitable urban development.

### **Elite Theory**

Elite theory, which emerged from the works of prominent sociologists and political theorists like Vilfredo Pareto, Gaetano Mosca, and Roberto Michels, emphasizes the unavoidable and widespread control of elites in societal frameworks. This theory asserts that a small group of individuals, known as elites, naturally dominate the majority due to their superior organizational skills, strategic positions, or other beneficial attributes. As Varma (2016, p.143) notes, this theory is grounded in the notion that society is divided into two groups: "the selected few, who are capable and therefore, have the right to supreme leadership, and the vast masses of people who are destined to be ruled." Elite theory has been widely used in political science and sociology to examine the power dynamics within various governance systems and organizational structures.

In political science, elites have been referred to by various terms that emphasize their dominance and influence. These include the "political class" or "ruling class," "political elite," "ruling elite," "political stratum," "governing class," and "perennial oligarchy." These designations underscore the central idea that a small, capable group of individuals consistently holds power and authority over the larger population in any given society. According to Mosca, sub-elites are smaller factions within the larger elite class, each possessing unique sources of power, social networks, and spheres of influence. These sub-elites are key in the power structure, functioning as intermediaries, enforcers, or crucial actors in the administrative framework that upholds the governance of the ruling elite. They ensure the smooth operation and stability of the elite's rule by managing various aspects of governance and administration (Eminue, 2005).

In Abuja, the urban elites exemplify Mosca's concept of sub-elites. They form a segment of the broader ruling class but maintain distinct interests, influence, and areas of operation, particularly in urban development and administrative sectors within the Federal Capital Territory (FCT). This group includes top officials, ministers, directors, private sector leaders, and other influential individuals connected to the Federal Capital Territory Administration (FCTA) and other key institutions in the FCT. Their authority, socioeconomic status, and power distinguish them.

These urban elites play a crucial role in shaping development policies, allocating resources, and governing the FCT, thereby influencing the distribution of benefits and privileges within the territory.

### 3. Methodology

This study employs a qualitative research design to examine the politics of urban redevelopment, particularly the stakeholder influences in Abuja's gentrifying neighborhoods. The approach is designed to capture the various stakeholders involved in urban redevelopment projects in Abuja. Data were generated from secondary sources such as academic journals, books, media articles, institutional reports, and archival materials. The researcher's experience in the study region is also utilized in the paper. Data analysis utilized qualitative content analysis, including

thematic analysis to identify key themes, contextual analysis to understand the broader socio-political and economic context of the topic.

### 4. Discussion of Findings

#### ➤ Key Developmental Challenges in Abuja Urban Environ

Adeponle (2013) noted that Abuja is expanding at a rapid rate, outpacing the provisions outlined in its Master Plan. This rapid growth is leading to environmental issues, with developments occurring in violation of zoning and planning regulations. Originally intended to be a model of urban beauty and progressive city development, Abuja has experienced significant deviations from its Master Plan, resulting in ongoing planning challenges.

Environmental Challenge	Affected Areas in Abuja	Nature of the Problem
Slum Development	Gwagwalada, Lugbe, Mpape, Duumi, Bwari, Apo, Kwali, Abaji, Dutse, Kuchingwoo, Karimo, Katampe, Utako Village etc	Rapid urbanization has led to the growth of slums with inadequate infrastructure, poor sanitation, and overcrowding.
Traffic Congestion	Central Business District, Lokogoma, Gwarimpa express, Apo	High levels of traffic congestion due to inadequate public transportation and increased use of private vehicles.
Air Pollution	Nyanya, Kubwa, Maraba, Mpape	Emissions from vehicles and industrial activities contribute to poor air quality, affecting public health.
Waste Management	Jabi, Wuse Market, Mpape, Karimo	Inefficient waste disposal systems leading to accumulation of garbage and environmental degradation.
Water Issues	Lugbe, parts of Apo, Jikwoyi, Bwari, Kubwa and Galadimawa	Insufficient water supply and infrastructure, leading to water shortages and reliance on unsafe water sources.
Flooding	Lugbe, Lokogoma, Garki, Wuse, Damagaza, Gwagwa, Nyanya, Galadimawa, Guduwa, Mpape, Kubwa, Dutse, Makaranta, Giri, Yangoji and Kwaita	Poor drainage systems causing frequent flooding during rainy seasons, damaging properties and displacing residents.
Housing Inequality	Most parts of Abuja	Disparities in housing quality and affordability, with high costs pushing lower-income residents to informal settlements.
Urban Gentrification	Jabi, Wuse, Maitama, Katampe	Renovation and redevelopment of neighbourhoods lead to increased property values, attracting higher-income residents and displacing original lower-income residents.
Displacement	Mpape, Apo, Garki, Lokogoma, Garki	Forced evictions and demolitions of informal settlements result in loss of homes and livelihoods for affected residents.

(Generated by author)

#### ➤ Stakeholders in Abuja Urban Redevelopment

Urban redevelopment in Abuja is a multifaceted process involving various stakeholders, each playing critical roles in shaping the city's landscape. Understanding these stakeholders is essential for comprehending the dynamics of urban development

and the interplay of interests that drive the transformation of neighborhoods. Key stakeholders include government agencies, private developers, local communities, and non-governmental organizations, all of whom contribute to and are affected by the redevelopment processes.

#### Stakeholders

Internal	External
<ul style="list-style-type: none"> <li>• Energy suppliers</li> <li>• ICT sector</li> <li>• Representatives</li> <li>• Residents and citizens</li> <li>• Strategic government bodies (FCTA, FHA, DDC, MCFT, FCDA, AEPB, AMMC, FMP etc.)</li> <li>• Property developers</li> <li>• Urban planners</li> </ul>	<p>Academia and Research Institutions</p> <p>Non-profit organisations</p> <p>Political Institutions</p> <p>Media. Etc</p>

- Policy makers
- Key experts

(Generated by author)

### Roles of Stakeholders in Abuja Urban Redevelopment

Stakeholder Category	Stakeholders	Roles in Abuja Urban Redevelopment
<b>Internal</b>	Strategic Government Bodies (FCTA, FHA, DDC, MFCT, FCDA, AEPB, AMMC, FMP, etc.)	<ul style="list-style-type: none"> <li>- Formulating and implementing urban development policies and regulations.</li> <li>- Ensuring compliance with the Master Plan for Abuja.</li> <li>- Overseeing zoning, building approvals, and urban planning.</li> </ul>
	Property Developers	<ul style="list-style-type: none"> <li>- Investing in and executing construction projects.</li> <li>- Bringing in innovative building designs and technologies.</li> </ul>
	Urban Planners	<ul style="list-style-type: none"> <li>- Designing urban spaces and infrastructure in line with sustainable practices.</li> <li>- Collaborating with other stakeholders to ensure integrated development.</li> </ul>
	Policy Makers	<ul style="list-style-type: none"> <li>- Developing policies that support inclusive and sustainable urban development.</li> <li>- Ensuring policies address housing, transportation, and environmental issues.</li> </ul>
	Key Experts	<ul style="list-style-type: none"> <li>- Providing expertise and advice on best practices in urban redevelopment.</li> <li>- Conducting assessments and impact studies to guide development projects.</li> </ul>
<b>External</b>	Residents and Citizens	<ul style="list-style-type: none"> <li>- Participating in public consultations and decision-making processes.</li> <li>- Advocating for their needs and interests in redevelopment plans.</li> </ul>
	Academia and Research Institutions	<ul style="list-style-type: none"> <li>- Conducting research on urban development challenges and solutions.</li> <li>- Offering data and insights to inform policy and planning.</li> </ul>
	Non-Profit Organizations	<ul style="list-style-type: none"> <li>- Advocating for equitable and sustainable urban development.</li> <li>- Providing support and resources to marginalized communities.</li> </ul>
	Political Institutions	<ul style="list-style-type: none"> <li>- Supporting and facilitating legislative frameworks for urban redevelopment.</li> <li>- Mediating between different stakeholder interests.</li> </ul>
	Media	<ul style="list-style-type: none"> <li>- Raising public awareness about urban redevelopment issues.</li> <li>- Reporting on the progress and impacts of redevelopment projects.</li> </ul>
	Energy Suppliers	<ul style="list-style-type: none"> <li>- Ensuring the provision of reliable and sustainable energy for new developments.</li> <li>- Integrating renewable energy solutions in urban</li> </ul>

ICT Sector	planning. - Implementing smart city technologies to improve urban management and services. - Enhancing connectivity and digital infrastructure in urban areas.
Representatives	- Acting as liaisons between communities and government bodies. - Ensuring that the voices of local residents are heard in redevelopment projects.

(Generated by author)

### ➤ Key Challenges Facing Stakeholder Engagement in Abuja Urban Redevelopment

Newcombe (2003) highlights that stakeholder interaction with projects operates on two primary fronts: cultural and political. These dimensions often create significant barriers to effective stakeholder engagement. Barriers can arise from a lack of awareness among external stakeholders about available resources, leading to their exclusion (Ihugba & Osuji, 2011). Also, inadequate allocation of time and resources can result in suboptimal outcomes and resistance from both stakeholders and construction organizations (Olander & Landin, 2008). Furthermore, the absence of clear project leadership can lead to a lack of accountability and transparency, complicating the establishment of legitimacy (Beaumont & Loopmans, 2008).

Zarewa (2019) examined various factors impacting stakeholder influence as identified by different scholars. Abdu Lawan (2016) pointed out several issues, including cultural diversities (such as language barriers), lack of cooperation from stakeholders, client behavior, disagreements among stakeholders, poorly organized meetings, and the assignment of similar tasks to multiple stakeholders. Teye-Buerley et al. (2016) highlighted challenges such as stakeholders' inability to participate in discussions, insufficient involvement, inadequate capacity for meaningful contribution, lack of recognition of stakeholder value, failure to determine stakeholder requirements and expectations, and incomplete identification and engagement of stakeholders. Blood (2013) identified problems such as compartmentalization, lack of baseline data, incremental development effects, stakeholder fatigue, and discrepancies between public expectations and regulatory requirements, which contribute to ineffective stakeholder engagement in mining projects. These themes collectively highlight organizational, project environment, communication, contractual, and regulatory issues that

Bal et al. (2013) argued that both project performance and economic contributions are significantly enhanced through effective stakeholder management and engagement. Ihugba and Osuji (2011) noted that barriers among external stakeholders often stem from a lack of awareness. Additionally, focusing on long-term project objectives at the expense of short-term community interests can lead to public resistance (Olander & Landin, 2008). Impact stakeholder management. Some other challenges may include;

- **Diverse Stakeholder Interests**

In Abuja's urban redevelopment, a major challenge is managing the diverse interests of various stakeholders. The redevelopment process involves a wide range of actors, including

government agencies, private developers, local communities, and business owners. Each stakeholder group has its own priorities and concerns, which can often conflict. For instance, government bodies may prioritize infrastructural development and economic growth, while local communities may be more focused on preserving their neighbourhoods and ensuring they are not displaced. This divergence in interests can lead to disagreements and resistance, making it difficult to achieve a consensus or smooth execution of redevelopment plans. In the context of Abuja's urban redevelopment, private construction companies often prioritize profit and are inclined to pursue cutting-edge innovations that require substantial funding. Conversely, individuals within government bodies may have personal interests in accessing a portion of the allocated project funds for personal gain. These conflicting interests can significantly undermine the quality of executed projects. When construction companies push for high-budget, innovative solutions and government officials prioritize their financial interests, the resulting compromises can lead to subpar project outcomes, delays, and mistrust among stakeholders.

- **Funding Issues**

Funding is a critical issue in the stakeholder engagement process for urban redevelopment projects. In Abuja, the allocation of financial resources by the government and other funding bodies is often inadequate or inefficiently managed. This problem can stem from budgetary constraints, bureaucratic delays, or mismanagement of funds. Insufficient funding can impede the progress of redevelopment projects, leading to incomplete or substandard outcomes. In some regard, a lack of transparency in the allocation process can erode trust among stakeholders, causing friction and hampering collaborative efforts. The Federal Capital Territory Administration (FCTA) is responsible for disbursing funds for developmental projects in Abuja. However, inflation and rising construction costs often strain the allocated budgets, leading to significant delays in project execution. In some cases, these financial challenges can result in the complete abandonment of projects. This misalignment between funding and actual costs creates uncertainty and frustration among stakeholders, undermining confidence in the redevelopment process and hindering the overall progress of Abuja urban development initiatives.

- **Communication and Public Participation**

Effective communication and public participation are vital for successful stakeholder engagement. In Abuja, challenges often arise from inadequate channels for public consultation and feedback. Many stakeholders, particularly local residents, feel excluded from the decision-making process due to limited

opportunities to voice their opinions or concerns. Lack of resident engagement further leads to a sense of disenfranchisement and resistance to redevelopment efforts.

- **Regulatory and institutional challenges**

This also pose significant obstacles to effective stakeholder engagement. In Abuja, the urban redevelopment process is often hindered by outdated regulatory frameworks. Bureaucratic red tape, inconsistent policy enforcement, and slow decision-making delays project implementation and create friction among stakeholders.

## 5. Conclusion and Recommendation

Abuja's urban redevelopment presents several stakeholder engagement challenges, driven by diverse interests, funding constraints, communication barriers, and regulatory issues etc. Private construction companies' profit motives, government officials' financial interests, and local communities' desire to preserve their neighborhoods often clash, leading to compromised project quality. Funding shortfalls, exacerbated by inflation and rising costs, further delay or halt development initiatives. Communication gaps and insufficient public participation foster resistance and disenfranchisement among residents. Outdated regulatory frameworks and bureaucratic inefficiencies add to these hurdles. Addressing these multifaceted challenges requires transparent communication, inclusive participation, efficient resource allocation, and streamlined regulatory processes. Seasoned collaboration and trust among all stakeholders, can help achieve effective and sustainable urban redevelopment, transforming the FCT into a vibrant and inclusive urban environment for all.

### Recommendations

*Based on the discussions of this paper, these recommendations were made;*

- **Multi-Stakeholder Urban Redevelopment Council should be established:**

It is important to create a permanent council comprising representatives from the Federal Capital Territory Administration (FCTA), private developers, local community leaders, non-governmental organizations, and independent urban planning experts. This council should have the authority to oversee all urban redevelopment projects, ensuring transparency, inclusiveness, and accountability. Bringing this collaborative approach to limelight, will enable the council mitigate the divergence of interests and foster a shared vision for Abuja's urban development.

- **Implement a Transparent Funding and Monitoring Mechanism:**

Strategic agencies should ensure that a centralized, transparent financial management system for all urban redevelopment projects, accessible to all stakeholders is developed. This system should include real-time tracking of funds allocation, expenditure, and project progress. Additionally, appoint an independent auditing body to conduct regular audits and publish reports to ensure accountability. In order to tackle and reduce funding challenges, establish a contingency fund to buffer against inflation and cost overruns, ensuring that projects remain on track and are not abandoned. This mechanism will build trust among

stakeholders, reduce financial mismanagement, and enhance the efficiency of redevelopment initiatives.

- **Enhance Public Participation through Digital Platforms:**

Launching an interactive digital platform dedicated to urban redevelopment in Abuja, where residents can access information, provide feedback, and participate in decision-making processes will be of immense impact on Abuja redevelopment plan. This platform should include features such as virtual town halls, project progress dashboards, and forums for discussion and suggestions. It will engage a broader audience, especially those who may not be able to attend physical meetings. This initiative will empower local communities, ensure their voices are heard, and foster a more inclusive and responsive urban redevelopment process.

### References

1. Abdu Lawan, G. Z. (2016). Development of Project Governance Framework (PGF) for Multifarious Infrastructure Projects (MIPs) in Nigeria. PhD thesis, Ahmadu Bello University, Zaria, Nigeria.
2. Adeponle, B. J. (2013). The Integrated City as a Tool for Sustainable Development. *Journal of Educational and Social Research*, 3, 145-153. <https://doi.org/10.5901/jesr.2013.v3n5p14>
3. Angelidou, M. (2014). Smart City Policies: A Spatial Approach. *Cities*, 41, S3-S11. DOI: 10.1016/j.cities.2014.06.007 .
4. Anguelovski, I., Connolly, J. J., Garcia-Lamarca, M., Cole, H., & Pearsall, H. (2019). New scholarly pathways on green gentrification: What does the urban 'green turn' mean and where is it going?. *Progress in human geography*, 43(6), 1064-1086.
5. Bal, M., Bryde, D., Fearon, D., and Ochieng, E. (2013). Stakeholder Engagement: Achieving Sustainability in the Construction Sector. *Sustainability*, 5(2), pp. 695- 710.
6. Beaumont, J., & Loopmans, M. (2008). Towards Radicalized Communicative Rationality: Resident Involvement and Urban Democracy in Rotterdam and Antwerp. *International Journal of Urban and Regional Research*, 32(1), pp. 95- 113.
7. Blood, A. (2013). Stakeholders Engagement: Reclaiming the Balance when Economics Dominate, IAIAConference Proceeding of Impact Assessment: The Next Generation. 33rd Annual Meeting of the International Association for Impact Assessment 13 – 16th May 2013, Calgary Stampede BMO Centre Calgary, Alberta, Canada.
8. Bouzarovski, S., Frankowski, J., & Tirado-Herrero, S. (2018). Low-carbon gentrification: When climate change encounters residential displacement. *International Journal of Urban and Regional Research*, 42(3). <https://doi.org/10.1111/1468-2427.12634>
9. Chapple, K. (2015). *Planning sustainable cities and regions: Towards more equitable development*. Routledge.

10. Choi, Y., Kim, H., Woosnam, K. M., Marcouiller, D. W., & Kim, H. J. (2016). Urban resettlement in residential redevelopment projects: considering desire to resettle and willingness to pay. *Journal of Housing and the Built Environment*, 31(2), 213–238. <http://www.jstor.org/stable/43907380>
11. Dmytryev, S. D., Freeman, R. E., & Hörisch, J. (2021). The relationship between stakeholder theory and corporate social responsibility: Differences, similarities, and implications for social issues in management. *Journal of Management Studies*, 58(6), 1441-1470
12. Ebekozien, A., Aigbavboa, C. O., & Ramotshela, M. (2024). A qualitative approach to investigate stakeholders' engagement in construction projects. *Benchmarking: An International Journal*, 31(3), 866-883
13. Eminue, O (2005). *Introduction to Political Science*. Calabar: Clear Lines Publications LTD.
14. Eskerod, P., & Huemann, M. (2013). Managing for Stakeholders. *International Journal of Project Management*, 31(1), 75-84.
15. Gemünden, H. G. (Ed.). (2016). Project Stakeholder Management. *Project Management Journal*, 47(1), 16-26.
16. Ielite, I., Olevsky, G., & Saifulins, T. (2015). Identification and Prioritization of Stakeholders in the Planning Process of Sustainable Development of the Smart City. In *Intelligent Computing and Information Systems (ICICIS)*, 2015 IEEE Seventh International Conference.
17. Ihugba B.U. and Osuji O.K. (2011), Corporate Citizenship and Stakeholder Engagement: Maintaining an Equitable Power Balance. *Electronic Journal of Business Ethics and Organisational Studies*, 16 (2), pp. 28 -38.
18. Kivits, R., Sawang, S., Kivits, R., & Sawang, S. (2021). Stakeholder theory. The Dynamism of Stakeholder Engagement: A Case Study of the Aviation Industry, 1-8
19. Mashi, S. A., & Shuaibu, H. S. (2018). People and sustainable land management: assessment of stakeholders knowledge of the nature of landuse/cover change in Abuja, Nigeria. *GeoJournal*, 83, 545-562.
20. Mayangsari, L., & Novani, S. (2015). Stakeholder Analysis in Smart City Development: Insights from the Literature. *Procedia Manufacturing*, 4, 315-321.
21. Muthoni, Z., & Obuba, R. (2023). Effects of Stakeholder's Management in Public Private Partnership on Implementation of Affordable Housing Projects in Meru County, Kenya. *Asian Journal of Economics, Business and Accounting*, 23(22), 201-215
22. Nam, T., & Pardo, T. A. (2011). Conceptualizing Smart City with Dimensions of Technology, People, and Institutions. In *Proceedings of the 12th Annual International Digital Government Research Conference on Digital Government Innovation in Challenging Times* (pp. 282-291).
23. Newcombe, R. (2003). From client to project stakeholders: a stakeholder mapping approach. *Construction Management and Economics*, 21(8), pp.841-848.
24. Nor, C. J., Razak, S., & Gajiga, Z. T. (2020). New capital cities: The influence of global geo-political economy on Abuja's development. *Cities*, 98, 102566.
25. Obiadi, B., Ezezue, A. and Uduak, P. (2019) Abuja: Nigeria's Spatial Economic Turmoil and Urban Development Disarray. *Current Urban Studies*, 7, 371-398. doi: [10.4236/cus.2019.73019](https://doi.org/10.4236/cus.2019.73019).
26. Olander, S. (2007). Stakeholder Impact Analysis in Construction Project Management. *Construction Management and Economics*, 25(3), 277-287.
27. Rajablu, M., Marthandan, G., & Yusoff, W. F. W. (2014). Managing for Stakeholders: The Role of Stakeholder-Based Management in Project Success. *Asian Social Science*, 11(3), 111-125. DOI: [10.5539/ass.v11n3p111](https://doi.org/10.5539/ass.v11n3p111).
28. Sims, J. R., & Iverson, A. A. (2021). Multiple eviction: An investigation of chain displacement in Dane County, Wisconsin. *Urban Affairs Review*, 57(2), 527-551. <https://doi.org/10.1177/1078087419886114>
29. Teye Buertey, J. I., Amofa, D., and Atsrim, F. (2016). Stakeholder Management on Construction Projects: A Key Indicator for Project Success. *American Journal of Civil Engineering*, 4(4), pp.117-126.
30. Unah, M. O. (2021). Urban Growth and Sustainable Development of the Built Environment in Abuja Metropolis. *LAUTECH Journal of Civil and Environmental Studies*, 7(2).
31. Varma, S. P. (2016). *Modern Political Theory*. (First Reprint) Vikas Publishing House.
32. Zarewa G.A. (2019). Barriers to effective stakeholder Management in the Delivery of Multifatious Infrastructure Projects (MIPs). *Journal of Engineering, Project and Production Management*, 9(2), pp. 85-96