



## Social Inequalities and Urban Development in Nigeria: Examining the Role of Inclusive Planning in Achieving Sustainable Cities

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### Abstract

*Nigeria's rapid urbanisation has intensified inequalities, with class, gender, and community disparities shaping access to land, housing, infrastructure, and governance. Lagos, as a rapidly expanding megacity, reflects these dynamics, where urban planning often privileges elite interests while marginalising vulnerable populations. This study examines how inclusive planning can address such disparities in pursuit of Sustainable Development Goal 11. Adopting a phenomenological research design, 15 purposively selected participants, urban planners, government officials, community leaders, NGOs, and residents of informal settlements, were engaged through semi-structured interviews. Data were analysed thematically to capture the lived experiences and perceptions of diverse stakeholders. The results highlight entrenched exclusions in planning, elite capture of urban resources, and tokenistic participation of marginalised groups. Women face particular disadvantages in tenure, mobility, and representation. Nonetheless, opportunities exist through participatory governance, pro-poor housing policies, and gender-responsive infrastructure to promote inclusive growth. Urban development in Lagos is shaped by systemic inequalities but holds transformative potential if planning is reframed as participatory, justice-oriented, and equity-driven. Inclusive planning emerges as a key pathway towards achieving sustainable and socially just cities. Policy reforms should prioritise community representation, integrate gender-sensitive approaches, strengthen institutional accountability, and embed inclusivity benchmarks in urban planning frameworks.*

**Keywords:** Social Inequalities, Urban Development, Inclusive Planning, Sustainable Cities, Nigeria

### Introduction

Urbanisation is rapidly transforming societies worldwide, with Nigeria experiencing one of the fastest urban growth rates in Africa. Between 2010 and 2019, Nigerian cities recorded an annual growth of over 4 percent, significantly above the global average (UN-Habitat, 2018; Jiboye, 2011). While this trend presents economic opportunities, it has also intensified challenges such as inadequate housing, overstretched infrastructure, and the proliferation of informal settlements, where nearly 69 percent of Nigeria's urban population reside without access to basic services (UN-Habitat, 2018). These dynamics underscore the urgency of embedding inclusivity within planning processes to achieve sustainable urban futures.

Social inequalities, along lines of class, gender, and community, play a central role in shaping urban development patterns. Planning regimes often favour elites through exclusionary zoning and land allocation practices, thereby deepening spatial segregation (Olaniyan, 2022). Women and other marginalised groups face barriers in housing,

mobility, and participation in decision-making, limiting their access to urban benefits (African Cities Research Consortium, 2022). Informal communities, while offering proximity to economic opportunities, remain structurally excluded and vulnerable (Anierobi, Nwalusi, Efobi, Nwosu, Nwokolo, & Ibem, 2023). These dynamics stand in contrast to Sustainable Development Goal 11 (SDG 11), which advocates for inclusive, safe, resilient, and sustainable cities (United Nations, 2015).

Despite policies such as the National Urban Development Policy, social and spatial inequalities persist due to weak implementation, elite capture, and limited stakeholder engagement (Jegede et al., 2019; Easterly, 2009). The tension between rapid urbanisation and the goals of inclusive, sustainable development creates significant risks for social cohesion and long-term resilience in Nigerian cities. This study therefore examines how class, gender, and community disparities shape urban growth, assesses the inclusivity of existing planning practices, and analyses policies that seek to promote sustainable development. The objectives are fourfold: (1) to

examine how class, gender, and community disparities influence urban development; (2) to assess the extent to which existing urban planning processes are inclusive; (3) to analyse policies and frameworks that promote inclusive planning for sustainable cities; and (4) to recommend strategies for integrating equity and inclusion into Nigerian urban development.

By foregrounding these issues, the study contributes to sociological debates on inequality and urbanisation, provides evidence-based insights for policymakers and urban planners, and amplifies the voices of marginalised communities in the pursuit of sustainable urban futures.

### **Social Inequalities**

Social inequalities are central to the understanding of urban development processes, as they shape how cities evolve and whose needs are prioritised. In most contexts, inequalities are structured along the intersecting axes of class, gender, and community identity. Class divisions significantly influence access to land, housing, and essential amenities. Affluent groups are typically able to secure residence in prime, serviced neighbourhoods, benefitting from reliable infrastructure and better-quality schools, healthcare, and transport facilities. In contrast, lower-income households are often relegated to marginal or peripheral areas, including informal settlements, where access to water, sanitation, and secure tenure is precarious (Lens, 2022). Such spatial divisions not only reproduce economic inequality but also deepen social exclusion by limiting upward mobility and reinforcing urban poverty cycles.

Gender inequalities intersect with class to further complicate patterns of access to the city. Women frequently encounter barriers in securing land ownership or tenancy rights due to cultural norms, discriminatory inheritance systems, and unequal income distribution (Chant & McIlwaine, 2016). Additionally, women's urban experiences are shaped by disproportionate care responsibilities and vulnerabilities linked to safety in public spaces. Limited access to affordable and safe transport, for example, constrains women's economic participation and mobility in Nigerian cities (Lamidi & Akinyemi, 2021). These structural disadvantages highlight the gendered nature of urban development, whereby planning frameworks that are not consciously inclusive risk reproducing male-centred priorities while silencing women's needs and contributions.

Community-level inequalities, including those based on ethnicity, religion, or migrant status, also influence access to urban opportunities. Migrants and minority ethnic groups may find themselves excluded from formal planning processes, denied political voice, or stigmatised in settlement upgrading schemes (Anierobi, Nwalusi, Efobi, Nwosu, Nwokolo, & Ibem, 2023). In contexts where patronage networks dominate urban governance,

access to resources such as land allocations or government housing often depends on affiliation with political elites or dominant social groups. Such practices exacerbate horizontal inequalities and undermine social cohesion by fostering resentment and marginalisation (Stewart, 2010).

Taken together, these forms of inequality generate differentiated experiences of the city. They determine who benefits from infrastructural investment, who is pushed into hazardous or underserviced environments, and who has the political capital to influence planning decisions. As Lavell et al. (2023) argue, inequality not only undermines the fairness of urban growth but also compromises its sustainability, as excluded groups are denied the capacity to contribute to and benefit from development. In the Nigerian context, persistent inequality across class, gender, and community lines has contributed to spatial fragmentation, deepening the divide between elite enclaves and impoverished informal settlements. Addressing these inequalities is therefore critical if urban planning is to become a genuinely inclusive process that aligns with the objectives of Sustainable Development Goal 11 on sustainable cities and communities.

### **Urban Development in Nigeria**

Urban development in Nigeria is marked by rapid growth, infrastructural strain, and socio-spatial fragmentation. With an estimated urbanisation rate of over 4 percent annually, Nigerian cities such as Lagos, Abuja, and Port Harcourt are expanding at one of the fastest rates in the world (UN-Habitat, 2018). While urbanisation offers opportunities for economic growth, it has also produced significant challenges, including inadequate housing, traffic congestion, poor waste management, and overstretched infrastructure (Jiboye, 2011). The inability of formal planning systems to keep pace with population growth has created a widening gap between planned urban zones and unregulated informal settlements.

Historically, Nigerian urban planning has been influenced by colonial legacies, which emphasised spatial segregation and elite-centric development (Mabogunje, 2011). This legacy persists, with masterplans often prioritising central business districts, gated estates, and industrial corridors, while neglecting low-income neighbourhoods. Such disparities have entrenched socio-economic inequalities in cities, with wealthy groups enjoying reliable services and connectivity while poorer households endure overcrowded housing, poor sanitation, and insecure tenure (Agbola & Agunbiade, 2009). The uneven distribution of services not only reflects inequality but actively reproduces it, locking disadvantaged communities into cycles of poverty and exclusion.

## Informal Settlements

Informal settlements represent a defining feature of urban Nigeria, with estimates suggesting that up to 65 percent of Lagos residents live in slums or unplanned communities (World Bank, 2020). These settlements emerge as adaptive responses to the housing and affordability crisis, providing shelter and access to economic opportunities for low-income populations excluded from formal housing markets (Anierobi, Nwalusi, Efobi, Nwosu, Nwokolo, & Ibem, 2023). While informal settlements demonstrate resilience and social organisation, they also face chronic vulnerabilities: lack of basic services, exposure to flooding and pollution, and the constant threat of forced evictions by state authorities.

Policies towards informal settlements have often been adversarial, treating slums as nuisances to be demolished rather than communities to be integrated into the urban fabric. This has led to repeated cycles of eviction in areas such as Lagos' waterfront settlements, displacing thousands of residents without providing alternatives (Justice & Human Dignity, 2017). However, more inclusive approaches, such as participatory slum upgrading and incremental housing, recognise informal settlements as legitimate parts of the city that should be improved rather than eradicated (UN-Habitat, 2015). Such approaches not only improve living conditions but also foster social inclusion, strengthening the resilience of cities against poverty and environmental risks.

## Inclusive Planning

Inclusive planning refers to urban governance practices that actively involve diverse stakeholders, especially marginalised groups, in decision-making, while ensuring that urban resources and opportunities are equitably distributed. It goes beyond tokenistic consultation to empower citizens with meaningful influence over planning processes. Arnstein's (1969) seminal "ladder of citizen participation" highlights that genuine inclusion requires shifts in power dynamics, allowing marginalised groups not merely to be informed but to share control over decisions.

In the Nigerian context, urban planning has often been criticised for its top-down, technocratic nature, which favours elites and developers over ordinary residents (Agbola & Wahab, 2011). Participatory initiatives have been introduced, but many remain symbolic, lacking mechanisms to translate citizen input into enforceable policy (Eriksson, 2022). True inclusivity demands institutional reforms, such as transparent budgeting, legal protections for tenure security, and gender-sensitive planning that structurally embed equity into the governance system. Without such reforms, participation risks being reduced to consultation exercises with little impact on urban outcomes.

## Sustainable Cities

The concept of sustainable cities, central to Sustainable Development Goal 11, integrates economic viability, social inclusion, and environmental resilience. A sustainable city is one that provides equitable access to housing, transport, public services, and green spaces, while reducing carbon emissions and mitigating environmental risks (United Nations, 2015). In practice, however, the sustainability discourse often prioritises environmental and economic dimensions, with social justice and inclusion treated as secondary concerns. This imbalance risks creating "green cities for the wealthy," where sustainability benefits are concentrated in affluent areas, leaving disadvantaged groups behind (Lavell et al., 2023).

For Nigerian cities, sustainability cannot be achieved without addressing entrenched inequality and spatial injustice. Environmental risks such as flooding, air pollution, and poor waste management disproportionately affect informal settlements, where residents have the least capacity to adapt. Similarly, the absence of inclusive transport and affordable housing exacerbates inequality and undermines resilience. Achieving sustainable Nigerian cities therefore requires placing equity at the centre of policy, ensuring that environmental and infrastructural initiatives are explicitly designed to benefit all social groups, particularly the most vulnerable.

## Policy and Governance Frameworks

Policy and governance frameworks provide the institutional scaffolding through which urban planning is enacted. In Nigeria, zoning laws, land-use regulations, and fiscal allocations profoundly influence whose interests are served in urban development. However, these frameworks are often undermined by weak enforcement, bureaucratic inefficiency, and elite capture (Lens, 2022). For example, while masterplans may prescribe equitable land-use distribution, in practice, powerful developers and political elites often manipulate allocations to favour commercial and luxury developments, displacing low-income communities in the process (Mabogunje, 2011).

Effective governance requires mechanisms that enhance transparency, accountability, and inclusivity. Evidence shows that where policies promote secure tenure, community-based upgrading, and equitable service provision, cities make significant progress towards reducing inequality (UN-Habitat, 2018). Strengthening local governments' capacity, decentralising resources, and fostering partnerships between public agencies, private actors, and civil society are therefore critical to achieving inclusive and sustainable urban development. Governance reforms that redistribute both decision-making power and material resources remain central to closing the

gap between policy aspirations and lived urban realities.

### Methodology

This study employs a qualitative phenomenological design to capture the lived experiences of stakeholders involved in urban planning and inequality in Lagos. Phenomenology is well-suited for exploring meanings and perspectives as constructed by participants (Smith, Flowers & Larkin, 2009; Gill, 2020).

Lagos was selected as the study area because it exemplifies rapid urbanisation and socio-spatial inequality. With over 20 million residents, the city faces challenges of informal settlement growth, infrastructural strain and exclusionary planning, making it an ideal context for interrogating inclusive planning (UN-Habitat, 2018; Koko et al., 2021).

The study population comprised urban stakeholders. A purposive sample of 15 participants was drawn, including three each from urban planners, government officials, community leaders, NGOs and residents in informal settlements. This strategy ensured diversity of perspectives while maintaining depth. A sample of this size is adequate for phenomenological studies, where thematic saturation rather than statistical generalisation guides sampling (Guest, Bunce & Johnson, 2006; Malterud, Siersma & Guassora, 2016).

### Findings and analysis

#### Demographic Profile of Participants

Table 1

*Profile of Key Informants*

Code Name	Stakeholder Group	Gender	Age Range	Role/Position	Years of Experience
UBP1	Urban Planner	Male	45–54	Senior Town Planner	20+
UBP2	Urban Planner	Female	35–44	Physical Development Consultant	12
UBP3	Urban Planner	Male	25–34	Junior Planner, Local Council	5
GO4	Government Official	Male	45–54	Director, Urban Development	18
GO5	Government Official	Female	35–44	Senior Officer, Housing Policy	14
GO6	Government Official	Male	55–64	Permanent Secretary	28
CL7	Community Leader	Male	55–64	Chair, Informal Settlement Committee	25
CL8	Community Leader	Female	45–54	Women's Association Leader	22
CL9	Community Leader	Male	35–44	Youth Mobiliser, Slum Dwellers Federation	15
NGO10	NGO Representative	Female	25–34	Programme Officer, Housing Rights NGO	8
NGO11	NGO Representative	Male	35–44	Director, Urban Inclusion Advocacy Network	13
NGO12	NGO Representative	Female	45–54	Policy Advisor, International Development NGO	20
RIS13	Resident (Informal)	Female	25–34	Trader, Makoko Settlement	8
RIS14	Resident (Informal)	Male	35–44	Fisherman, Ijora Waterfront	12
RIS15	Resident (Informal)	Female	45–54	Seamstress, Ajegunle	25

#### Findings based on Research Objectives

##### Theme 1: Social Inequalities Shaping Urban Development

Urban development is never a neutral process; it reflects and often reproduces existing social inequalities. In rapidly urbanising contexts such as Nigeria, disparities along class, gender, and community lines strongly influence who benefits from growth and who is excluded. Class-based

Data were collected through semi-structured interviews, which allow comparability across cases while leaving space for participants to elaborate on their experiences (Kallio et al., 2016). The interview guide covered perceptions of inequality in urban development, inclusivity in planning processes, and strategies for reform. Interviews were audio-recorded with consent, transcribed verbatim and supplemented with field notes.

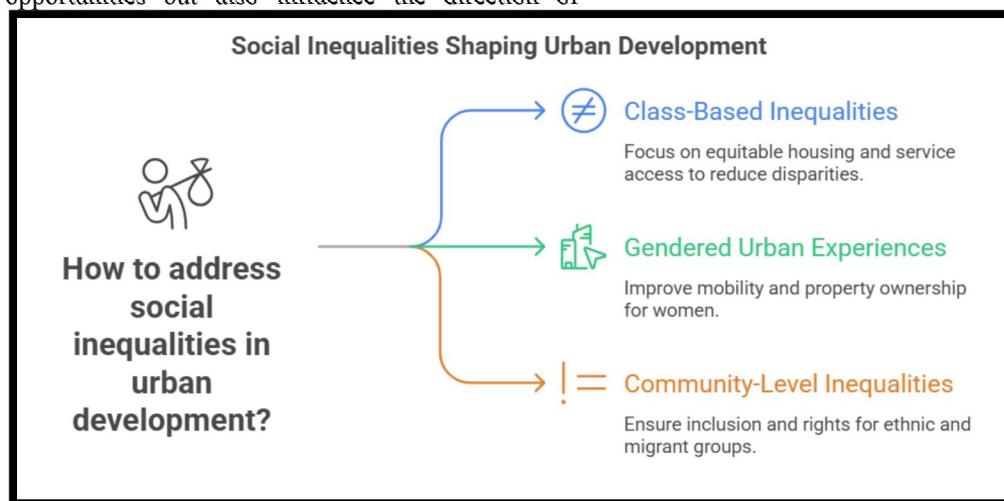
Analysis followed Braun and Clarke's (2006) six-phase thematic approach: familiarisation with the data, coding, theme development, review, naming and reporting. Themes were generated inductively to reflect participants' lived experiences, but also informed by existing literature on inequality and inclusive planning. To strengthen trustworthiness, coding consistency was checked across transcripts and reflexive memos were maintained (Braun, Clarke & Hayfield, 2019).

Ethical considerations guided the study. Informed consent was obtained from all participants, who were assured of confidentiality and anonymity. Given the vulnerability of residents in informal settlements, pseudonyms were used and sensitive data were de-identified. The study followed BERA's (2018) ethical guidance, ensuring voluntary participation and safeguarding marginalised voices.

inequalities manifest in unequal access to land, housing, and infrastructure, where affluent groups dominate serviced neighbourhoods while poorer households are relegated to informal settlements with limited amenities (Rodríguez-Pose, & Storper, 2020). Gender further shapes these dynamics, as women

face barriers in mobility, tenure rights, and safety in public spaces, reinforcing their marginalisation within urban economies (Huedo, Florez-Perez, & Agost-Felip, 2021). Community-level inequalities, including those linked to ethnicity, migration status, or social networks, often determine whose voices are heard in planning processes and whose claims to the city are denied (Awoonor, 2025). Such inequalities not only affect everyday access to opportunities but also influence the direction of

planning policies and infrastructural investments, frequently prioritising elite or politically connected groups. The result is fragmented urban growth marked by exclusion and vulnerability for marginalised populations. Understanding how social inequalities shape urban development is therefore critical to promoting inclusive planning and achieving the Sustainable Development Goal 11 of creating safe, inclusive, and sustainable cities.



**Figure 1.** Social Inequalities Shaping Urban Development

### Class-Based Inequalities in Housing and Services

The findings reveal entrenched class disparities in access to land, housing, and services in Lagos. Urban planners and residents alike highlighted the elite capture of prime land allocations, with low-income households relegated to marginal spaces. As UBP1 explained, “prime land allocations in Lagos are almost always dominated by political elites or high-income groups. Lower-income families are rarely considered in master plans, except as afterthoughts.” Residents of informal settlements echoed the displacement. RIS14 lamented: “We are always the ones relocated without alternatives; we survive in places with no water or electricity.” This supports UN-Habitat (2022), which notes that forced evictions and lack of resettlement options exacerbate urban poverty in African cities.

These findings highlight Kipfer, Saberi, and Wieditz (2013) “right to the city” framework, illustrating how class inequalities determine who benefits from urban development. Elite control of resources undermines inclusive city-making, contradicting SDG 11’s call for “inclusive, safe, resilient and sustainable cities.”

### Gendered Urban Experiences

Women reported limited access to housing, mobility, and public spaces due to cultural norms and safety concerns. UBP2 stated: “*Women face huge mobility barriers, lack of safe, affordable transport means many cannot access economic opportunities in the city centre.*” Similarly, RIS13 observed: “*As a*

*woman I cannot claim land here without a man’s support; landlords do not take us seriously.”*

These insights align with Chant and McIlwaine (2016), who demonstrate that urbanisation without gender-sensitive planning reproduces inequalities. The gendered dimensions of exclusion highlight the need for feminist approaches to urban planning, which challenge male-dominated structures and call for equitable access to space and services.

### Community-Level Inequalities

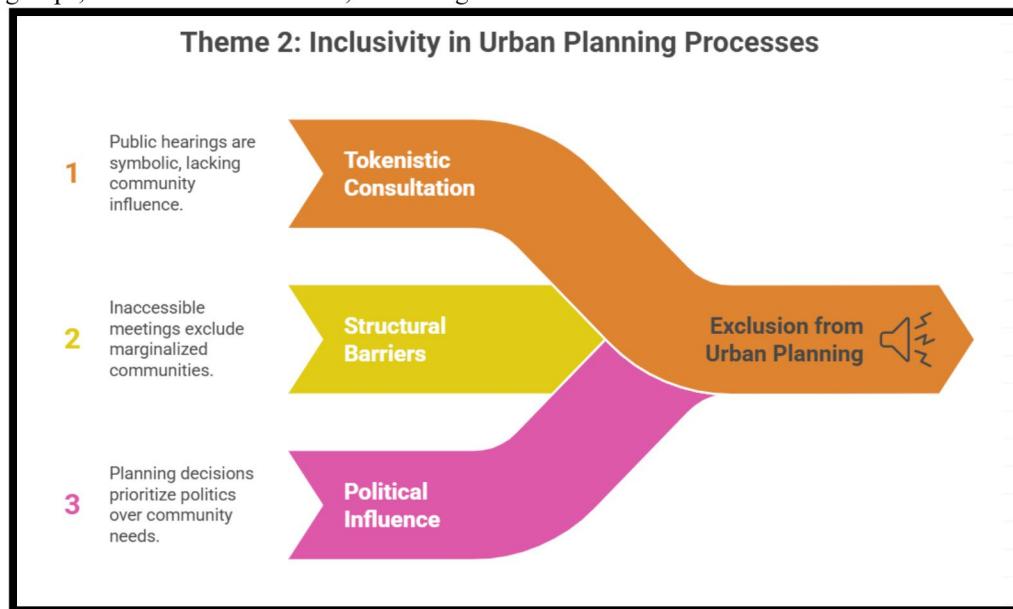
Community leaders stressed the exclusion of ethnic minorities and migrant groups. CL9 explained: “*Migrant groups are denied rights to settle; they are labelled illegal even after decades.*” This corresponds with Omoegun (2025) who documented the marginalisation of migrant communities in Lagos, often denied political voice or tenure rights. The findings underscore how identity-based exclusion intersects with class and gender, producing multiple layers of inequality in urban development.

### Theme 2: Inclusivity in Urban Planning Processes

Urban planning processes are central to determining how resources, services, and opportunities are distributed across cities. However, in many developing contexts, including Nigeria, planning has often been characterised by exclusionary practices that privilege political and economic elites while marginalised communities remain overlooked

(Watson, 2014). Participation mechanisms, when present, are frequently tokenistic, providing limited avenues for meaningful community influence. This lack of inclusivity exacerbates spatial inequalities, leading to the proliferation of informal settlements, inadequate infrastructure, and poor service delivery. Inclusive planning, by contrast, ensures that diverse voices, particularly those of women, low-income groups, and ethnic minorities, are integrated into

decision-making, thereby fostering equity and accountability (Anierobi, Nwalusi, Efobi, Nwosu, Nwokolo, & Ibem, 2023). Globally, frameworks such as the Sustainable Development Goal 11 emphasise the importance of participatory governance in achieving sustainable cities. Embedding inclusivity in planning is therefore essential not only for social justice but also for building resilient, liveable urban futures.



**Figure 2.** Inclusivity in Urban Planning Processes

### Exclusion from Planning

Across groups, participants described planning as tokenistic. GO5 admitted: *“Public hearings are often symbolic; communities have little real influence on the outcome.”* Residents confirmed this, with RIS15 stating: *“We cannot attend because transport costs are high, and even when we do, we are ignored.”* These findings mirror Watson (2014), who argues that African urban planning remains state-centred and exclusionary. Exclusion from planning perpetuates inequalities and undermines the participatory ideals enshrined in Nigeria’s National Urban Development Policy (2012).

### Elite Capture of Decision-Making

Participants highlighted political dominance over planning. UBP3 noted: *“Planning decisions are heavily influenced by politics, not technical expertise.”* This echoes Acey (2007), who found that political elites in Lagos exert disproportionate influence over land-use decisions, often to the detriment of poor residents. These findings reaffirm the argument that urban planning in Nigeria is not merely technical but deeply political.

### Theme 3: Policies and Frameworks for Inclusive Planning

Inclusive planning has emerged as a central approach in addressing the social and spatial inequalities

produced by rapid urbanisation. Policies and frameworks at both global and national levels emphasise participation, equity, and sustainability as guiding principles for urban growth. The United Nations’ Sustainable Development Goal 11 explicitly calls for “inclusive, safe, resilient, and sustainable cities,” providing a global benchmark for governments (UN-Habitat, 2022). In Nigeria, instruments such as the National Urban Development Policy and Lagos State Urban Renewal programmes have sought to embed inclusivity, though implementation remains uneven and often undermined by political interference (Anierobi, et.,al, 2023). Effective frameworks require more than policy declarations; they depend on mechanisms that ensure marginalised voices are represented in decision-making and that equity indicators are systematically monitored. Thus, the study of policies and frameworks for inclusive planning is essential to evaluating whether urban governance can move beyond rhetoric towards truly sustainable and equitable city development.

### Existing Policies and Gaps

Although Lagos has frameworks such as the Lagos Urban Renewal Policy, participants expressed doubts about their effectiveness. NGO11 explained: *“We have progressive housing policies on paper, but implementation is weak and inconsistent.”*

This finding resonates with Acey (2007), who found that weak institutional capacity limits policy effectiveness in Nigerian cities. NGO12 further noted:

*“Current frameworks pay lip service to inclusivity, but the SDG 11 mandate is not truly integrated into practice.”* Policy frameworks exist, but weak implementation and poor alignment with global agendas limit their transformative potential.

#### **Theme 4: Strategies for Inclusive and Sustainable Urban Development**

The pursuit of inclusive and sustainable urban development has become central to global and national policy agendas, particularly under the Sustainable Development Goal 11 which advocates for cities that are “inclusive, safe, resilient, and sustainable.” In contexts such as Nigeria, where rapid urbanisation is accompanied by deepening inequality, the formulation of strategies that prioritise equity is vital. Inclusive planning requires the active participation of diverse stakeholders, including marginalised communities, women, and informal settlement residents, ensuring that their needs and aspirations shape urban outcomes (Mitlin & Bartlett, 2018). Pro-poor housing schemes, gender-responsive infrastructure, and participatory governance mechanisms are recognised as effective approaches for redressing exclusion (Pieterse, 2018; UN-Habitat, 2022). Beyond participation, institutional reforms that reduce elite dominance and strengthen accountability structures are necessary for sustainable implementation. Ultimately, strategies for inclusive urban development must balance social justice with environmental and economic sustainability, enabling cities like Lagos to grow equitably while safeguarding resilience for future generations.



**Figure 3.** Strategies for Inclusive and Sustainable Urban Development

#### Community Participation and Empowerment

Community leaders and residents emphasised grassroots involvement. CL8 stated: “*Planning must begin with us, not after decisions have been taken. We know the real issues.*” Similarly, RIS13 remarked: “*If government came to sit with us, solutions would be better for everyone.*” This echoes Mitlin and Bartlett (2018), who argue that genuine community participation is essential for inclusive urban transformation.

### **Institutional Reforms**

Stakeholders called for institutional reforms to address gender and equity concerns. UBP2 proposed: “*Gender mainstreaming must be built into planning frameworks, not as an afterthought.*” NGO11 added: “*Inclusive planning requires mechanisms to monitor government promises.*” These perspectives support the argument of Pieterse (2018) that participatory governance and institutional reforms are crucial for equitable urban futures in Africa.

### **Conclusion**

The findings of this study underscore the profound influence of social inequalities, particularly those based on class, gender, and community, on patterns of urban development in Lagos. While policies and frameworks for urban renewal exist, their weak implementation, coupled with elite capture of planning processes, perpetuates exclusion and marginalisation. The persistence of tokenistic participation highlights a structural gap between policy rhetoric and lived urban realities. Yet, opportunities exist for inclusive and sustainable transformation if urban governance adopts equity-driven and participatory approaches.

### **Recommendations**

1. Strengthen Inclusive and Participatory Planning: Establish community forums and neighbourhood councils that feed directly into metropolitan planning boards, ensuring residents of informal settlements have genuine representation. Translate planning documents into local languages and hold consultations at accessible times and venues to remove structural barriers to participation.
2. Promote Gender-Responsive Urban Development: Mainstream gender-sensitive approaches into all planning processes, including safety audits of public spaces, gender quotas in planning committees, and allocation of land/housing to women. Improve women’s mobility by expanding safe and affordable public transport networks, especially linking informal settlements to city centres.
3. Enhance Policy Implementation and Accountability: Strengthen institutional capacity for monitoring and evaluating urban development projects, with independent oversight bodies to track inclusivity and sustainability indicators. Align local policies with the SDG 11 mandate by developing measurable benchmarks for inclusivity and sustainable development in Lagos.

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