

Studying Security and its Association with Selection of Housing in Zanjan city Deteriorated areas

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Abstract

Now day more than 50% of world population are living in cities. High population densities in city centers ended in increase crime rate and decline cities securities. This article studies security and effecting factors on secure planning and designing of cities and relation between security and selection of housing issue. This study is based on descriptive- analytical method and data are provided by observation, preparing necessary maps and questionnaires. Data are analyzed using SPSS software. Our sample includes 365 household which are selected from Zanjan city deteriorated areas. Result indicate that security and its effective designing and planning criteria are about mean which is far away from acceptable standards. Also results show that there is a meaningful relation between security in an area and selection of housing which means as security is high in an area, selection of housing possibility increase there. Key words: Security, Deteriorated Area, Selection of Housing, Zanjan city.

Introduction

Security after human physiological need consider as one of basic constructor of human being and as people feel insecure, they never develop any personal progress in their life. Also security is prerequisite for maintaining government political and social life and necessary for any kind of economic, social, political, scientific and cultural development, which all countries are trying for this purpose and for providing such condition they bear lots of effort (Kolahchian, 2012: 89). Since past days, security considered as one of human societies challenges and some people believe that one important reason why human abandon their freedom and accept social life was security issue (Zarabi and Ashrafi, 2012, 104). Security issue becomes more complicated by developing societies. Security which is main element in societies stability, always considered the most fundamental human requirement and crime issue is really important in societies which by developing civic societies providing secure environment become more complicated. Controlling cities securities needs precise and general studies to understand security issue completely and discover its abstruse relations in society (Hedayati and Abassi, 2009, 187)

Research Exigency

Security is defined as immunity from trespass and invasion. Human security means people have no fear about their rights and legal freedoms and their rights never offended and no one threat their legal rights. This kind of security necessity arises from natural human right and these legal freedoms need to be immune from any jeopardy. Jeopardies include all possible potentials which violate people legal rights. Actually security considered as "prohibition from potential trespass", sometimes also pose against feeling fear and danger (Taheri, 2008:4). Security helps all people growth and ends in overall development. That relief which is results from security is main reason for society's developments, Viver one of Copenhagen school of taught theorist believes that at recent world economic and political condition, social security considered national

security basis. Viver considered an independent role for social security beside national security and identifies society as security foundation. He believes that social security shouldn't even compared with military, economy, political and environmental security issues which are less important than national security, and it is as important as national security (Mokhtary and et al 2012: 23) so researching in this area is really demanding.

Research History

Rahnemayi and his et al (2006) in a research called "studying security instabilities of Tehran Metropolis based on civic development indices" stated that purpose of this research is studying Tehran metropolis security instabilities based on stable civic development indices and representing a novel theory for organizing metropolis's security. Results show that Tehran faces security instabilities about environment, social, economy and culture. Heydary and et al (2011) in a research called "crime prevention applying environmental design (case study: Zanjan city) find that by proper distribution of different facilities in city in one hand we can improve social control at speculated part of cities and in other hand moderate over population and activities in crowded part of cities and prevent crimes. Amir Kafi (2008) in a research called "studying security sense and its effective parameters, case study: Tehran city" which is a secondary analysis shows that there is correlation between social disturbance, crime and felony attitudes, risk and trust and finally social aids. Also people feel more secure in residential areas than Tehran city. Zangi Abady and Zangane (2011) in a study investigate sense of security in small and border cities like Khaf. Results indicates that there is a meaningful relation between security sense and indices like social investment, media performance, police role, people social position and city physical environment.

Research questions

- 1- Is social security in studying area at proper level?
- 2- Is there a meaningful relation between planning and effective security designs with selection of housing potential in Zanjan deteriorated areas?

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Methods

Research method is descriptive- analytic which data at first gathered using documental, library and survey like interview and observation. After that questionnaires are distributed at different areas of city, and stage sampling method is used for filling up the questionnaires. Using statistical methods and Excel and Spss programs data are analyzed. Our statistical sample includes 7160 household are living at deteriorated area of the city and city center, and 365 household which are selected using Kokran formula.

$$n=(N \times t^2 \times p \times q) \div (N \times d^2 + t^2 \times p \times q)$$

$$n=(7160 \times 1.96^2 \times .5 \times .5) \div (7160 \times .05^2 + 1.96^2 \times .5 \times .5) = 365$$

Research methods validity and stability

In this investigation for evaluating validity, context validity is used (questionnaires before distribution have been conform by several professors) and questionnaire stability determined using Cronbach's alpha technique. Stability results for security variables, effective parameter on security, and housing show that symbols stabilities are acceptable. Final results of questionnaire items analysis are mentioned at table (1).

Table 1- questionnaire items stability analysis results

variables	Number of items	Cronbach's Alpha
security	6	0.81
selection of housing	4	0.77
Security planning Effective parameters	6	0.69

Theoretical basis

The root of word security comes from secures and it refers to not being worry about something (Razavi Tusi & Sa'i: 2011, 90). Security means protection against danger (evident security) and felling secure (mental security) and getting rid of suspicion and trusting on personal inception (Busan, 1999,52). Larus encyclopedia defines security as "trust, mental composure. Belief, which based on that danger, fear and lost become meaningless, absence of hazard. Moin dictionary also defines security as "being secure, felling safe and having no fear". Political expressions encyclopedia explain security as "make safe, keep protected and assure" (Hushmand, 2001, 346). Security can be classified in to mental and evident aspect. Evident security means absence of threat toward any earned values and mental security means not afraid about threading these values (political note book, 1995:32). We can define security as immunity against intrusion and obligatory occupation and for people as lack of fear about their rights and legal rights and these rights safety and being immune against death, disease and unpredictable incidents and all those disturb human peace (Jones, 1999, 102-4) and in other word security means that people are immune from any kind of violence, murder, custody, torture and torment and all illegal punishments, this means that all acts against human dignity like swear, colonize and any other abuse which is against rules (Taheri, 2009, 18). Security includes lots of features like, inclusivity, being inexperience, intrinsic, restriction to justice, security correlation with other aspects of social and personal life and being cognitive and sentimental (Bayat, 2008, 23). Environmental design theories are considered as newest crime related theories which emphasize on housing pattern and cities environmental design effect on

crime rate in cities. So this theory tries to decrease crime rate using proper environmental designs. This insight can be considered as intelligent method for effective and smart designing of environmental parameters and applying these criteria in order to decrease crime in cities which increase citizen satisfaction and social welfare. Noticing this phenomenon during past decade might because of criminal catastrophes happened at public areas of the cities which despite spending great deal of fortune expected results never accomplished (Gozen et al, 2001). So this new method tries to decrease crime rate using special designing for building and access to places which crime rate is high there. As now days usually cities different areas crime potential doesn't considered during their designing, so investigation can be really helpful. (Purjafar & et al, 2008, 74). Using special environmental designing in cities areas crime can be prevented this is because crime commitment potentials can be reduced by proper planting for city architecture. (Schneider & Pearcy,1996). Novel environmental plans emphasize crime commitment control using appropriate city construction and environmental designing (Purmusavi & et al, 2011).

Investigation district

Studying area includes 511 hectare of Zanjan city deteriorated area which embrace 8.28 percent of whole city (6169.77 hectare). Zanjan city deteriorated area comprise city center which from north ends Kargaran, Sarbaz, Modares and Shahrivar 17 avenue, from east Islamic Republic street and farmer boulevard and from vest Motahary street and Hhordad 15 and from south Marty Beheshti. Two separate areas quite deteriorated also located at south and south east of the city.



Figure 1- Zanjan city deteriorated area location
Reference: utopia counselor engineers

Research find outs:

Security and its effective city planning parameters

For evaluating security condition 6 parameter are picked out and based on descriptive statistics (mean= 22.3, min=6, max= 3, skewness= -0.88) security in this part of city is about to average which is way for from desired condition.

In order to evaluate city effective planning and designing condition 6 different parameters selected and based on descriptive statistics (mean =17.8, min=6, max=27, skewness=-0.28) planning and designing variable allocates medial score, which is fairly satisfying. Although this indicates that in studying area planning and designing parameters are not desirable.

Table 2- designing and planning parameters statistics

Variable	mean	Std. Deviation	Variance	skewness	range	Min	max
Security	22.3	4.46	19.9	-0.88	25	6	31
Security effecting parameters on planning and designing	17.8	3.77	14.2	-0.2.8	21	6	27

Here every parameter of security and city planning and designing separately studied and their percentage and averages are assigned, all parameters are between 1 and 5 which 1-1.8 so

undesirable, 1.8-2.6 desirable, 2.6-3.4 normal, 3.4-4.2 fairly desirable and 4.2-5 is so desirable.

Table 3- Security planning and designing effective parameters

parameters	So desirable	Fairly desirable	normal	undesirable	So undesirable	mean
Security services	10.1	25.2	44.4	14.2	6	3.2
lightening	6.3	21.3	46.3	14.8	11	3
Inappropriate places	3.6	8.8	23.8	35.9	27.9	2.2
Body diversity	4.1	6	31.5	34.2	24.1	23
Narrow passages	18.9	21.1	26.8	20	13.2	3.1
Appropriate public places	2.2	7.1	44.7	20.5	25.5	2.4

Reference: authors 2014

Table 4- Security status in Zanjan city deteriorated area

parameters	So desirable	Fairly desirable	normal	undesirable	So undesirable	mean
Neighborhood security	9	31.2	46.6	7.9	5.2	3.3
Women security and comfort	13.7	24.9	35.9	18.4	7.1	3.2
Crime commitment	6.8	9.6	15.9	36.7	31	2.2
Robbery	5.2	6.3	19.7	43.8	24.9	2.2
Drug dealing	10.7	7.1	25.8	35.1	21.4	2.5
Crime center	3.6	5.8	13.2	33.7	43.8	1.9

Reference: authors 2014

Studying selection of housing tendency

Four parameter investigate housing tendency and based on descriptive static (mean= 12.08, min=4, max=20, skewness = -0.16) housing variable got normal score which is satisfying.

Table 5- selection of housing dispersion statistics

variable	mean	Std. Deviation	variation	skewness	range	min	max
housing	12.08	3.45	11.95	-0.16	16	4	20

Here all selection of housing parameters separately studied, scours are between 1-5 which 1-1.8 too low, 1.8-2.6 low, 2.6-3.4 normal, 3.4-4.2 high and 4.2-5 is too high.

Table 6- parameters mean and percentage

parameters		Too high	high	normal	low	Too low	mean
Tendency to continue residency	percentage	19.7	24.4	33.2	12.6	10.1	3.3
Average and prospers group tendency to live in neighborhood	percentage	8.2	17.8	41.1	19.5	13.4	2.8
Young people satisfaction about neighborhood	percentage	6.6	22.5	41.1	16.2	13.7	2.92
Children tendency to continue their residency in neighborhood	percentage	6.8	23.8	39.7	18.9	10.7	2.97

Reference: authors 2013

Tendency to continue living in neighborhood got mean score of 3.3 which indicates residence fairly satisfaction about their neighborhood. Young people satisfaction score is 2.92 which is not acceptable and shows that young people are not pleased about living in this area. Wealthy people and resident family's tendency to live in these areas are 2.8 and 2.97 respectively which is far away from ideal condition.

Table 7- correlation coefficient

-	Selection of housing	Meaningless level	Sample volume
security	0.341	0.000	365
Security effective city planning parameter	0.405	0.000	365

Conclusion

One important criterion which families always consider when they want to choose their residential neighborhood is safety. Crime, drug problem, robbery and insecurity make citizen less interested to live in such areas and as these areas are inexpensive less fortunate parts of society will chose to live there and wealthy people try choosing more suitable neighborhoods. By improving these areas security and social position, their capacity for housing and subjective development will be enhance. There is 508 hectare deteriorated area in Zanjan city. These areas based on security and its effecting parameters consider medial. Also this study covered security and its effective parameters in plan and design for housing, which result show a bilateral and meaningful relation in studied area and improving neighborhood, increase people tendency to reside.

Suggestion

These are some solution are suggested in order to improve security and increase selection of housing potential.

- ✓ As remote corners and nooks of city are a place for crime, we could reduce insecurity by removing these places.
- ✓ Increase pathways and public areas lightening and avoiding from having dark areas.
- ✓ Putting renovation and reconstruction of old building in top priority to increase neighborhoods security.
- ✓ Encourage wealthy people to reside in these deteriorated areas in different ways like loans and construction levy exemption, so neighborhoods social condition balance.

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