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Article



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PRESSING ISSUES PROVIDING STUDENTS WITH HOUSING: WHAT DOES PUBLIC-PRIVATE PARTNERSHIP OFFER?

Abstract: The article deals with the right to housing for students in higher educational institutions of the Republic of Uzbekistan. The new directions of providing students with accommodation are considered, a special attention is paid to the issues of compensation of expenses connected with the payment for rent of dwelling premises. One of the priorities in providing students with housing is public-private partnership.

Key words: providing with housing, compensation, the higher educational institutions, hostels, public-private partnership.

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Introduction

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Young people have always been and remain a special category of housing consumers. Having great potential in life and, as a rule, not having big financial possibilities, being rather mobile category of the population, they have always been customers of special forms of dwelling intended for singles and families, not leading extended household - hostels.

At the initiative of the President of the Republic of Uzbekistan Sh.M. Mirziyoyev in recent years a gradual but intensive system of solutions has been created to meet the need for dormitories for students of higher educational institutions in Uzbekistan. This, in turn, has further increased the urgency of the issue of providing students with housing.

Analysis and Results

The modern format of residence halls is directly related to the location of the university. Universities located in metropolitan areas do not always have their own residence halls, or they are located far from campuses. The exceptions are perhaps the old universities (Oxford, Cambridge, Harvard), which have in their territory entire student towns, where academic campuses are adjacent to dormitories or

small villages consisting of cottages. As for suburban and rural university campuses, they are likely to have a dormitory. Thus, student residences can be divided into three main types.

University dormitories are the most popular accommodation option among international students, because booking a place in such residences is usually possible at the application stage for university studies. Such residences are often found at major universities in the U.S., Canada, Britain and China, and about 70% of universities of the world ranking of the top 100 universities have their own dormitories. University residences are much less common in Western Europe and Australia. Rarely can they be found at universities in Japan and Iceland.

State residences were built at the expense of the state budget to accommodate the increased number of students in European countries in the 1960s. Such residences are most common in France, where the Crocus system provides dormitory accommodation for all French government scholars and Erasmus program participants, but despite this the problem of student accommodation in France has not yet been solved. In Germany, universities rarely have their own dormitories, and the German State Association for Student Affairs (Studentenwerk), which brings together various regional associations, is in charge of

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all matters related to the accommodation of foreigners. Active steps are being taken to build public dormitories in Ireland, Finland, and China.

Private student residences are located in major and college towns around the world. Living in such residences is usually more expensive, so it is much easier to get a place in them. It is usually more expensive, so it is much easier to find a place to stay in a private dormitory. In some countries (e.g., Austria), universities have cooperative agreements with private residences near their campuses, so you can only get into them if you are a student at the particular institution.

Having analyzed the situation in Uzbekistan, we found out that the Cabinet of Ministers adopted on September 09, 2021 № 563 "On measures to increase the level of coverage of students of higher educational institutions of the Republic".

According to the Decree, student dormitories will be built on the basis of public-private partnership in the following forms:

- financing of projects from the entrepreneur's own funds on agreed terms;
- mixed funding for projects at the expense of the budget of the entrepreneur and the state (for the construction of dormitories for at least 200 beds);
- financing of projects entirely at the expense of the entrepreneur's own funds (subject to the construction of a residential complex for at least 400 places).

Up to 0.5 hectares of land will be allocated to the university from the surrounding land by the regional authorities for the construction of residential buildings.

On the land or in a building owned by the entrepreneur will be implemented housing system for at least 50 people.

In this case, the payment is coordinated with the university and for each student living there the entrepreneur receives a subsidy of 10 times the size of the basic calculation unit (BCU) in Tashkent city and 5 times the size of the basic calculation unit (BCU) in other regions for one academic year.

Entrepreneurs who open canteens and cafeterias at universities are subject to minimum rent rates for the use of public real estate.

At the same time, entrepreneurs undertake to prepare and sell quality food and meals for students and sell them at low prices.

As of September 1, 2021, the Group Coach Institute for Student Services has been eliminated, and in its place is the practice of attaching tutors for students in years 1-3 to help with existing problems.

For each 120-150 students the position of "Tutor" is introduced at the expense of 1 state unit.

According to this Decree, a total of 228 student dormitories (for 400 places) will be built across the country. Thus, the regions are planned to build 47

student hostels in 2022, 67 in 2023, 62 in 2024 and 52 in 2025.

The Ministry of Finance has been instructed to prepare, together with the tax authorities of the country, a draft law on amendments to the Tax Code on exemption from taxation of income of individuals renting accommodation to students.

It should be noted that on the basis of this system 20 000 additional places were created, firstly, by optimizing the living quarters in the existing student dormitories and installation of double-decker beds. Thus, at the expense of the state budget, extra-budgetary funds of higher educational institutions, public-private partnership and rental fees, 29 student dormitories were built and put into operation for an additional 11,400 beds.

As a result, an additional 32,100 beds were created last year, and the number of student dormitories at public institutions of higher education increased to 257. This accommodated 91,400 students, and 41 percent of the housing need was covered. Nevertheless, there is still a need for 131,600 additional student housing beds.

Because of the high focus on youth, 60 percent of public higher education students who are not provided with dormitory housing and live on the right to rent in the private sector are covered by the state budget at 50 percent of the cost of living.

A system of student housing construction based on public-private partnership (PPP) with the participation of entrepreneurs and budget subsidies is being established in the regions.

According to the decision of the Cabinet of Ministers of September 9, 2021 "On measures to improve housing coverage of students of higher educational institutions of the Republic", 228 student hostels for 91,2 thousand places in 85 higher educational institutions are planned to be built on the basis of public-private partnership during 2022-2025.

In addition, the new development strategy of Uzbekistan for 2022-2026 years, indicates an increase in the number of student hostels to 100 thousand during this period, including the restoration of 47 student hostels for 18 800 beds this year, as well as increasing the provision of students with dormitories by 60 percent to 2026.

The analysis has shown that at the initial stage of implementation of this system entrepreneurs have not expressed sufficient interest in participating in projects to build dormitories on public-private partnership. This is due to the fact that the building constructed for the dormitory, at the expiration of the PPP terms is completely transferred to the balance of the higher educational institution and does not remain in the form of entrepreneur's ownership, when entering into PPP transactions the term of the contract is small according to the project evaluation documents, and in some standard projects the amount of subsidy paid for each dormitory was small.

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At the meeting, held under the chairmanship of our Head of State on March 4 this year, dedicated to the priorities for the employment of students of higher educational institutions, it was noted that the new system of student dormitories was created in 2021, but the construction work is not the same in all regions of the country.

In particular, it was determined that the remaining 50 percent will be covered by the budget if the rector of the university takes the initiative to carry out 50 percent of the construction of the dormitory at the expense of the institution he heads.

With the decision of the Cabinet of Ministers from May 6 of this year "About approval of regulation about the order of allocation of subsidies from the state budget of the Republic of Uzbekistan for the construction of student dormitories on terms of public-private partnership" to ensure the implementation of tasks, the regulation about the order of allocation of subsidies from the state budget.

Entrepreneurs are given wide opportunities for construction of student dormitories on the basis of public-private partnership. In particular, the amount of subsidies allocated from the state budget per bed in dormitories built by business entities on the basis of public-private partnership was increased.

Entrepreneurs who build student dormitories are paid double the guaranteed amount. The subsidy has been doubled to make the program more attractive. The subsidy per student to finance public-private partnership projects on freely negotiated terms in the amount of 25 times the basic estimated amount (7.5 million UZS). In this process, a 15-fold basic estimated amount is guaranteed to be reimbursed from the budget at the expense of the higher educational institution. This will bring the entrepreneur about 3 billion soums of income for 1 year.

Besides, in the decree of the President "About further perfection of interbudgetary relations and tax administration" from April 15, 2022 № PP-208 it is determined to increase the size of subsidies to create favorable conditions for entrepreneurs, to revise the ownership of property.

In the Presidential Decree of July 11, 2019, No. PP-4391 "On measures to introduce new principles of management in the system of higher and secondary special education" is supplemented by subparagraph "d" of the following content:

"d) in cases where projects for construction of student accommodation in higher educational institutions on the terms of public-private partnership are financed on the basis of established conditions entirely at the expense of own funds of business entities, the part not exceeding 20 percent of the constructed buildings and structures (excluding the land area, as well as the part of buildings and structures occupied by communication networks of general use) shall be transferred to the domestic private partner to engage in entrepreneurial activity

It is noteworthy that in this place the entrepreneur can earn an additional income.

Another innovation is that if the entrepreneur allocates 400 seats for students from the constructed building, then for the rest he can open a hotel or a branch of various training courses, services for themselves.

If an entrepreneur, not having built a new building in his personal possession, converts his existing building into a student dormitory and rents it out, he receives a subsidy equal to 15 times the basic estimated amount provided by the state. In general, the introduction of the new procedure serves the interests of both the higher education institution and the entrepreneur, as well as the students.

These innovations are now being implemented. Thanks to these benefits, which are now available to entrepreneurs, construction has already begun on 12,500 student dormitories at 24 institutions of higher education. Of these, 15 are being built on the basis of public-private partnership, 6 on the basis of state programs and 3 at the expense of 100% off-budget financing of institutions.

In addition, on the basis of public-private partnership on 30 hectares of free space in the territory of the Andijan state university modern accommodation for 400 students is being built. 27.5 billion soums were invested in it. Out of them 10,8 billion soums were allocated from the state budget and the rest - from the account of entrepreneur. Moreover, on the basis of public-private partnership a modern dormitory for 400 students in 30 free apartments is being built at the Ferghana Polytechnic Institute. For this purpose 25 billion soums are allocated. The sum of 10,8 billion soums of funds is from state budget and the rest - from funds of an entrepreneur.

Conclusion

In recent years, quite a large number, especially in public universities, began to design the construction of new student dormitories on the basis of public-private partnerships. The housing infrastructure of universities is under the control of the state and is part of social programs. Increasing the number of beds in student dormitories, commissioning of new facilities, reconstruction of existing ones, conversion of other residential buildings for dormitories is carried out on the basis of public-private partnership. Many organizations of higher education spend some work on expanding the university housing infrastructure (construction of student dormitories), but at the moment these works are at the planning stage, search for a private investor-partner, clarification of funding budget from the state, at the stage of competitive consideration or signing of public-private partnership, development of design and estimate documentation, search for major construction contractors and other types of organizations.

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Considering the above, we can conclude that the availability of affordable dormitories for students in

universities is one of the important nuances and criteria used in the ranking of universities.

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