

Public-Private Partnership and Hostel Infrastructure Delivery in Nigerian Polytechnics: A Study of Federal Polytechnics in the South-East

Vincent Alozie Nwanne, Cletus Iortyer Yissa

Abstract— Nigerian polytechnics have not utilized public-private partnership (PPP) to augment the huge student residential housing deficits in spite of stoppage of public procurement in the subsector. We investigated three federal polytechnics in southeastern Nigeria using in-person interviews involving 21 respondents. Findings indicate inability of institutions to initiate hostel PPP, poor institution-community interaction, and stakeholder-institution-initiate controversy as factors that deter private investment in hostel PPP. Community engagement is necessary to attract private investment in campus hostel PPP.

Index Terms— Hostel infrastructure, Nigerian polytechnics, public-private partnership, southeast.

I. INTRODUCTION

Hostel accommodation for students of public tertiary education institutions in Nigeria remains an intractable challenge which can be classified or listed among problems described by [1], [2], [3], [4] as ‘wicked’ due to persistence, diversity and complexity. Evidence [5], [6], [7] explicitly indicate that the problem though borders on protracted deficits, monumental dilapidation or decay, devastating overstretch, and the need to explore delivery approaches that would attract investment capital and managerial efficiency into the subsector, the focal point of previous research [8], [9], [5], [10], [11] has been on students’ satisfaction with the existing hostel accommodation facilities. Researches save those of [12], [13], [14], [15], [16] on Public-Private Partnership (PPP) as an alternative hostel delivery approach are rare in spite of its pervasive dominance, win-win benefits and

lofty successes in delivering housing infrastructure for students in other countries.

Chronic revenue deficits compelled the federal government to disinvest in the subsector and seek private sector funding through the PPP initiative in 2004. Private investors were expected to intervene with finance, innovative technologies, operating efficiency among others to renovate, rehabilitate, reconstruct and construct student residences in tertiary education institutions using PPP [17] with the potential of accelerating project delivery and optimizing asset and service

quality. However, private sector response has generally been low across the institutions but more in the polytechnics prompting the question, why is this so?

Unfortunately, this low response and near absence of private investment in campus residences in the polytechnic subsector has not attracted large-scale and rigorous research. In addition, the enormity and severity of school hostel challenges though more glaring in the polytechnics [9], studies have extensively and exclusively focused on the university system leaving out or ignoring the polytechnic tier. Again, nearly all the researches on students’ housing in Nigeria accessed by the present study adopted the quantitative research strategy symbolized in the use of questionnaires for gathering data.

This article sets out to close three research vacuums. First, the study represents one of the pioneer empirical attempts at explaining the factors that precipitated private investor reluctance in utilizing the PPP to deliver campus housing accommodation for students of polytechnics in the country. Second, the paper contributes to diversifying research from its present unfettered concentration or exclusive emphasis on university hostel accommodation to the polytechnics. Third, the study departs from the quantitative research bias of earlier studies and employs in-person interviews to address this lingering but research-evasive phenomenon. Three polytechnics in southeastern Nigeria were selected for investigation by the study namely Akanu Ibiam Federal Polytechnic, Unwana (AIFPU) located in Ebonyi State, Federal Polytechnic, Nekede (herein after referred to as Nekede) in Imo State and Federal Polytechnic, Oko (subsequently herein referred to as OkoPoly) in Anambra State.

II. THE CONCEPT AND CONTEXT OF PPP

PPP is one of the subsets of cross-sector collaboration [18]. [19] define cross-sector collaboration as “linking or sharing of information, resources, activities, and capabilities by organizations in two or more sectors to achieve jointly an outcome that could not be achieved by organizations in one sector separately”. As collaborative specie, therefore, PPP erects a long-term contractual arrangement between a public agency and a private contractor to accomplish multiple tasks – design, construction, operation, maintenance – that are embedded in different procurements [20]. In this cooperative institutional arrangement, [21], [22], [23] emphasize the

Vincent Alozie Nwanne, chief lecturer in the Department of Public Administration, Akanu Ibiam Federal Polytechnic, Unwana, Ebonyi State, Nigeria.

Cletus Iortyer Yissa, senior lecturer in the Department of Public Administration, Akanu Ibiam Federal Polytechnic, Unwana, Ebonyi State, Nigeria

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appropriate allocation of risks and rewards to the partners – with the private partner bearing majority of the risks and investment returns whereas the public sector bears the coordination, monitoring and supervising, as well as political and moral hazards, while citizens enjoy value for money derivable from the project.

PPPs have played and are still playing an increasingly significant and important role in the provision of new and renovation or rehabilitation of existing ailing or decaying infrastructure facilities [24]. The suitability and convenience of the PPP mechanism as a credible option in public contracting for infrastructure delivery has been well documented in extant academic literature. [25] insist that PPP is now a significant and desirable way of delivering infrastructure assets traditionally procured by the public sector. The desire to access the private sector is borne out of the belief and conviction that the public sector is incapable of accomplishing on its own the desired project [26] due to numerous capacity deficits and failures. The declining capacity of the state compels it to shift infrastructure delivery responsibilities to the private sector where increasing capacity and competence in the spheres of finance, technology, innovation, expertise and efficiency are abundantly located [27], [28], [29]. Doing it with others creates something better and more valuable than doing it alone. Severe and chronic fiscal constraints on governments, the desire to cut public expenditure, as well as reduce the national debt burden among others are some of the push factors that have necessitated and indeed universalized private sector involvement in the supply and management of infrastructure [24]. The private sector, therefore, makes innovative and creative responses [30], [31] which afford the public agency value for money [20] and at the same time free or reduce its budgetary constraints [32] to meet other pressing demands. The emerging general trend towards decentralization of governance to encourage citizens' participation [33], [34] which is powered by citizens' desire and quest to engage in governance [31], as well as the avalanche of complicated and deepening infrastructure challenges especially in Third World nations are also among the factors legitimizing cross-sector collaborations with PPP dominating the scene. Indeed citizens' involvement in public governance has been shown to reduce disenchantment with political processes [35]. PPP has the potentials for delivering large-scale, durable and quality infrastructure across all sectors of the economy.

III. ON-CAMPUS STUDENTS HOUSING: A CONCEPTUAL OVERVIEW

Students' on-campus hostel is an accommodation facility that keeps willing students on the school premises to easily access learning facilities. The halls are specially constructed to create an environment that supports learning experience of students while pursuing their studies in an institution [36]. While [37] refers to the halls as 'living in residence' which facilitate or improve students comfort, [8] prefer to call them supervised living and learning halls with shared housing

facilities and amenities for the residents. They are furnished bedroom flats organized around corridors or apartments housing hundreds of students [38]. The hall may comprise single rooms with en suite facilities or shared rooms with shared facilities [39], or it may be apartment-style residence where students live with others sharing facilities like kitchen, bathroom and toilets [37].

Campus hostel may be exclusively owned and managed by the institution (the commonest type in Nigerian tertiary education institutions). However, PPP hostel arise when a private investor is engaged by the institution to develop and manage the facility for a period of time stipulated in the contract agreement at the end of which ownership reverts to the host institution, or the facility may be managed in partnership with a private company, that is, initially owned by the institution but managed by a private organization.

Campus residence of students enjoys overwhelming accolades in scholarship literature. The literature has shown that the halls of residence attract a great deal of significant benefits or value to the students and the institution. They bring students together enabling them to live and connect with one another in-person thus fostering positive interactions, integration, unity and diversity [40], [13] and promoting compatible and cooperative living among students (Riker & DeCoster, as cited in [20]). It provides a foundation for student life by getting the student fully immersed in the student community [38]. There is the opportunity of enjoying cultured life and learning things as basic as proper dining habits [41]. The campus residences are even more desirable and critical for the present generation of students because Generation Z (as they are known) has been described by McKinsey & Company as 'communalholic', a generation that is radically gregarious and desiring inclusiveness, as cited in [42].

Campus housing retains existing students and attracts more students to institutions that offer them due to students' access to resources that facilitate both academic and social lives. Students living in campus residences stand greater chances of succeeding both socially and academically because apart from the conducive learning environment and other resources at their disposal, students spend time together during study and participate more promptly and actively in various recreational, cultural and spiritual activities [43], Houck, as cited in [44]. Most modern hostels possess both education-focused facilities (individual study spaces, group study lounges, computer rooms and internet among others) and out-of-classroom facilities (fitness and wellness facilities, sporting facilities, students' centres) that are not readily available in many private homes. Residential halls connect the in-and out-of-classroom experience through more frequent interactions of students with faculty members and officials [45], [46].

Safety and security of students are more guaranteed in school hostel. This is more pertinent given the current security challenges in Nigeria. Hoodlums, touts, kidnappers, and rapists hardly invade campus residences; burglaries and theft are rare especially in hostel facilities with separate, well secured and protected rooms.

Halls of residence owned by schools on campus are more affordable to students and thus advantageous to students from low income or indigent backgrounds [39]. Private hostels

located off-campus (popularly known in southeastern Nigeria as ‘lodges’) are extremely expensive. For example, whereas a bed space in school hostel is N15,000 in AIFPU and OkoPoly respectively, N13,200-N18,200 in Nekede [47], a single room off-campus is charged between N75,000 and N95,000 while a one-bedroom self-contained apartment goes for between N100,000 and N200,000 per annum [48], [49] yet some students still pay utility bills such as electricity and water while others still pay transport fares or are compelled to trek long distances to attend lectures and other activities on campus.

Campus housing affords tertiary institutions the opportunity to regulate and control students’ attitude and behaviour. Authorities are able to instill moral and academic discipline as well as enforce control through restrictions on movements and visitors especially in the female halls of residence. A safe, inviting and supportive residential facility influences behaviour and learning Riker, as cited in [20].

IV. CAMPUS HOUSING DEFICITS AND DECAY IN TERTIARY EDUCATION INSTITUTIONS IN NIGERIA: SOME EVIDENCE

Sustained underfunding of tertiary education in Nigeria over the decades has given rise to huge hostel deficits while enormous and massive decay has characterized the existing halls of residence due to poor maintenance. Studies [50], [5], [51], [52], [6], [10] have unanimously affirmed the deplorable physical conditions and quality of on-campus students’ hostel stressing that the residences suffer inadequacy, dilapidation, facility obsolescence and facility overstretch due to overcrowding, which is a result of students’ population explosion. Student population has grown tremendously and outstripped housing facilities on campus [53], [54]. In many tertiary institutions of learning in the country, it is common to find few blocks of hostel with small rooms that were previously designed for two or three students now accommodating five or more students. [49] report that higher institutions of learning in Nigeria generally have poor and overpopulated hostels, plagued with facilities that are overstretched with squatters, described by [41] as a situation worse than that endured by prisoners of war anywhere in the world. Reports of Presidential Committees on Needs Assessment of Public Tertiary Institutions in Nigeria are inundated with high percentages of total student enrolment but poor campus housing facilities across the institutions. [55] corroborates this evidence reporting that most of the tertiary education institutions in Nigeria accommodate less than 10 percent of their student population in their hostel facilities. A study by [6] on the quality and condition of students’ hostel in Kano State University found that more than two-thirds of students in the institution were living in overcrowded rooms, with numbers as high as six persons in a room originally designed to accommodate only three occupants. In Yaba College of Technology, [56] reveal that 10 students now share a room meant for four students. [57], reports that Kaduna Polytechnic has a student population of 23,000 but only 4,320

students are accommodated on campus hostel. Federal Polytechnic, Bida can accommodate barely 3,000 students on campus hostel out of the students’ population of 16,000 [58]. In AIFPU and Nekede, barely 3,000 students each are accommodated in the hostel while OkoPoly accommodates fewer than 2,000.

V. PPP IN CAMPUS STUDENTS’ RESIDENCES: A BRIEF GLOBAL OVERVIEW

Evidence across countries indicates that many higher institutions are now turning to the private sector for financial solutions and operational expertise in infrastructure development that will attract more students Kingham, as cited in [44]. Students’ accommodation has received increased global institutional investor attention or interest with active investments being made by pension funds and sovereign wealth funds [59]. There is growing acceptance of PPPs as illustrious and significant mechanism for funding the ever increasing school housing needs of students among higher education institutions. PPPs are fast becoming the financial model of choice across the globe to construct new student accommodation and renovate and maintain aging ones [44] and tertiary education institutions are leveraging them to transfer long-term construction, operation and maintenance risks and responsibilities to private entities [42], [20], [60]. Through PPPs, higher education institutions are able to expeditiously accomplish student housing projects Wilhelm, as cited in [61]. Many institutions in the US, UK, Canada, Australia, Japan, China, India [59] among others have, therefore, utilized the PPP model to deliver quality, affordable and sustainable housing accommodation to their students using both Greenfield and Brownfield projects. Long duration BOT student hostel PPP transactions of between 30 and 60 years worth billions of dollars have been adopted by the University System of Georgia (USG), and North Carolina [20], [61]. Data by [44] indicate that about 25 UK universities have so far collaborated with private specialist developers and managers under the DBFO (design-build-finance-operate) PPP arrangement to deliver about 43,000 beds with an estimated \$2.4 billion investment in the deals. London School of Economics and Political Science, and Goldsmiths University of London struck Greenfield PPP deals with private property developers to provide 676 and 469 bed capacity hostel respectively for their students [62], [63]. Universiti Utara Malaysia (UUM) alone has utilized PPP to provide 16,309-bed capacity accommodation for its students [15]. In Africa, Kenya adopted student housing PPP in 2012 which yielded 10,000 beds for students at the Kenyatta University where it was first applied [64]. Malawi launched student housing PPP in 2016 with an estimated private investment of US\$450 million to provide 24,980 bed capacity hostel across public universities [65].

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VI. CAMPUS RESIDENCE PPP: THE NIGERIAN EXPERIENCE

Upon declaration by the federal government of private sector collaboration to develop affordable, innovative, decent and sustainable campus housing through PPP, two models of PPP were designed: one is private-sector-initiated referred to as Privately Initiated Infrastructure Proposal (PIIP) [57] or Unsolicited Proposal [66] and the other is public-agency tendered or initiated by the institution itself. The federal government's rule stipulates the use of the BOT variant of PPP where the concessionaire can build and operate the facility for 21 years and over and transfer ownership to the institution's authority [67]. A committee to coordinate and facilitate effective synergy between the federal government, private investors and institutions to deliver the BOT arrangement was inaugurated by the Federal Ministry of Works and Housing in 2009. However, private response has not been widespread. A few cases have been recorded across the tertiary institutions.

The University of Ilorin (Unilorin), Kwara State engaged a private company in 2015 to build a 2,500-room hostel on BOT basis to accommodate 5,000 students on campus [67]. The Niger State Government engaged a private investor to build a 40-room hostel to accommodate about 120 students through a 25-year BOT PPP arrangement in its state-owned Ibrahim Badamosi Babangida (IBB) University, Lapai, at the cost of N100 million in 2019 [55]. Lagos State University (LASU) which has never being a student residential institution realized the efficacy of leveraging private sector through PPP. In 2019, the Lagos State Government (LASG) engaged six private property developers through a 35-year BOT concession to provide six blocks of halls of residence worth 8,272 bed spaces for the institution within 18 months [68].

In the polytechnic subsector, Federal Polytechnic, Bida, Niger State engaged a private property developer to construct a 125-room capacity BOT hostel at the cost of N250 million that will accommodate 500 students [58]. However, what is regarded as the first federal government-initiated campus hostel PPP in the subsector commenced in Kaduna Polytechnic, Kaduna in 2020 using the ROT (rehabilitate-operate-transfer) PPP model covering a concession period of 16 years [57]. A collaborative attempt to build BOT PPP hostel in AIFPU through PIIP in 2019 failed as a result of vested interest of the actors (Field data, 2022).

VII. METHODOLOGY

The study utilized the descriptive qualitative research strategy anchored on the case study design involving three cases: AIFPU, Nekede and OkoPoly. The multiple case study approach exposed the study to a variety of data relevant to each case. The case selection was deliberately informed by proximity, first, of the researchers to the cases and second, the cases to one another. Familiarity and accessibility were the

other considerations, all of which enabled data collection. Also, the polytechnics covered by the study fall within the category described as 'second generation polytechnics' in Nigeria whose halls of residence were designed and built according to the demand standards of that generation or era, which have since become outdated given advancement in technology.

The qualitative strategy afforded the study 21 semi-structured individual or in-person interviews. Adoption of semi-structured interview method helped to avoid the rigidity inherent in structured interview while also whittling down the over-flexibility of unstructured interview thus enabling meaningful engagement and discussion with the respondents. The choice of the respondents was deliberate and purposive. Three of the interviewees were Deans or Directors of Student Affairs under whose offices hostel accommodation is domiciled while three others were Directors of Physical Planning of the institutions who oversee project planning, packaging and implementation. The other 15 participants were informal individual private property developers, five from each of the institutions studied. The use of this category of property developers was a result of the inability to access formal or corporate property developers given the remote location of the cases studied.

Initial contact was made with each interviewee and consent for interview obtained during preliminary visit to the respective institutions. The interview took place in each respondent's office since all were lecturers in their respective institutions. The duration of the interviews varied between 20 and 30 minutes. Although the interviews were not audio-recorded, written notes were taken during each and same read out to the respondent at the end of the interview.

VIII. DATA PRESENTATION

Hostel accommodation in AIFPU: The data we gathered reveal that the publicly provided campus hostel in AIFPU was inaugurated in 1982, with only two blocks of hostel, one for male and the other for female and has remained so up to the time of this study. While the male block contains 88 rooms with original capacity of 352 occupants (four per room), the female hostel consists of 78 rooms initially designed to accommodate 312 students (four bed spaces in each). The sizes of the rooms differ considerably from a few special rooms of one space, two spaces and three spaces to many large rooms of 12, 15, 16 and 25 occupants respectively (Field data, 2022). Today, however, that capacity is overstretched by double digits, equaling eight students per room thus giving rise to approximate figures of 704 students in the male hostel and 624 in the female hostel respectively, representing 100 percent in each category.

There are common toilet and bathroom facilities shared by the students in the hostels. However, there are neither en suite nor common kitchens in the rooms hence students are not allowed to cook their meals in the hostel. Surprisingly, the school authorities did not provide a substitute (in functional

canteens) for the students where meals can be bought. Social facilities like students common rooms are conspicuously missing in both hostel blocks so students have no opportunity to engage in social activities during leisure. Allied to the scarcity of rooms and unavailability of basic and or standard facilities in the hostel in AIFPU is the cost of bed space which has been rising gradually but steadily over the years from N5,000 through N7,000, N10,000 to N15,000 at the time of this study. However, the bed spaces have hardly been fully occupied by students in the recent past.

Hostel accommodation in Nekede: Nekede boasts of three blocks of hostel, one for male students and two for female students. Each of these blocks contains 160 rooms. At inception in 1989, each room accommodated three students giving rise to a total of 480 students for the male hostel and approximately 960 for the female. Those numbers have since doubled to six occupants in each room amounting to 960 male students and 1,920 female students respectively.

The design of the Nekede hostel is similar to that of AIFPU. There are few single rooms (meant exclusively for officials of the various student unions in the institution). Such rooms have neither built-in toilets/bathrooms nor kitchens though. In fact, there is not even a shared kitchen in any of the blocks. The toilets and bathrooms are built-in at one end, within each of the blocks where every occupant accesses. In the same manner as AIFPU, the cost of bed spaces has increased

somewhat arithmetically in recent years precisely from N13,000 before 2019 to N15,000 since that year.

Hostel accommodation in OkoPoly: OkoPoly has two campuses, the Main Campus in Oko Town and the Subsidiary Campus located in Ufuma. However, the dearth of student housing is severest in the main campus as hostel facilities are exclusively for female students. In this campus, there are three small blocks of hostel, two of which have 13 rooms each while the third is a one-room block, bringing the total number of rooms in the hostel facility to just 27. Each of the rooms has 16 bed spaces or occupants, implying a total of 432 students living in the hostel.

In Ufuma campus, two blocks of hostel of 13 rooms and 16 beds each are available which, like in the Main Campus, previously provided accommodation only for female students. Recently, however, the polytechnic authorities renovated both blocks of hostel and decided to allocate one to male students (Field data, 2022), [69]. It then follows that there are 416 students (208 each in the male and female hostels) on this campus. Taken together, therefore, OkoPoly accommodates barely over 890 students (in approximate numbers) on its campus hostel. Out of this number, 640 are female representing about 72 percent of the population of students enjoying campus hostel facilities. Table 1 summarizes data on the number of hostel blocks and occupants in the three polytechnics under study.

Table 1: Existing hostel accommodation in the three federal polytechnics in south-eastern Nigeria

Institution	Blocks of hostel		Number of rooms		Number of bed spaces	
	Male	Female	Male	Female	Male	Female
AIFPU	1	1	88	78	704	624
Nekede	1	2	160	320	960	1,920
OkoPoly	1	4	13	40	208	640

Source: Compiled by the authors (2023) based on data from institutions' Directorate of Student Affairs.

IX. RESULTS AND DISCUSSION

This study found three major factors peculiar to the polytechnic system in Nigeria that constrain private investment in campus housing using PPP. The factors include inability to initiate hostel PPPs, lack of awareness of the existence of hostel PPP in tertiary education institutions, and stakeholder-institution-initiate controversy.

Absence of PPP initiative among polytechnics: there is chronic campus hostel accommodation deficit in Nigerian polytechnics due to absence of private sector investment in spite of availability of the PPP model and government's drive for it. The three polytechnics within the purview of this study present a confirmatory scenario of deplorable and subhuman campus housing conditions. The scarcity is to the extent that the hostel infrastructure facilities in all three polytechnics combined will not solve the accommodation needs of any one of them given the massive student enrolment in each. OkoPoly's case is indeed a striking surprise as the institution did not offer hostel accommodation to male students until

recently when one block of hostel in Ufuma Campus was renovated and assigned to male students. As the scarcity festers, overcrowding in rooms accompanied by facility ageing, obsolescence, dilapidation and overstretch with minimal or skeletal renovations are commonplace. Surprisingly, authorities of these institutions did not take the initiative to engage private investors to build PPP hostels, a situation which [70] refer to as lack of interest of higher school authorities in exploring concessions. Blais, as cited in [61] criticizes this shy and unadventurous attitude describing it as the reluctance at 'initially pulling the trigger'. In fact, there are no concerted efforts in terms of strategic planning and support among managers of the polytechnics studied toward exploring the PPP to attract investment in student on-campus accommodation, which leaves nearly all the polytechnics languishing in abject student residential housing.

Poor institution-community interaction: low private sector intervention in campus student' hostel accommodation in the polytechnics is attributable to lack of awareness of the existence of PPP in the first place and government's divestment of students' hostel accommodation in the second instance. The interview respondents though well educated,

were not aware of PPP hostel let alone its operational mechanism. They were equally ignorant of federal government's declaration of private sector intervention in developing residential accommodation for students of tertiary education institutions. This perhaps explains why a few private individuals who have built hostels have done so off-campus, in communities surrounding the polytechnics in spite of the vast, abundant and comparatively cheap lands available on polytechnic campuses. Worse still, there was little or no interaction between the polytechnics and their environment in this regard. The management of polytechnics has not attempted to create awareness on hostel PPP, its workings and win-win benefits in such a manner as to forge community participation through platforms like small and medium-scale estate developers or housing cooperatives that would catalyze or galvanize the process. The overall implication is that communication which is necessary to foster durable and sustainable collaboration, as [31] maintain, is completely absent. [35] stress that citizens require adequate information and support of public officials to trigger participation in collaborative public service delivery. Unfortunately, this is not the case in polytechnic hostel PPP as potential participants and investors are neither aware of the mechanism nor understand its operations and benefits hence it is difficult to attract them to on-campus hostel PPP. Thus, the flair of collaborations allowing localities or local communities to use local resources to solve unique problems within communities [71] is completely lost. This confirms the assertion made by [72] that inadequacy of mechanisms to attract investors in the PPP scheme constitutes some of the major weaknesses of the PPP policy.

Stakeholder-institution-initiate controversy: is another major factor constraining private sector participation in the delivery of PPP housing for students in the polytechnic subsector in Nigeria. Owing to multiple public sector institutional membership of PPP involving the Infrastructure Concession Regulation Commission (ICRC) (the Central PPP Unit at the federal level), Federal Ministry of Works and Housing (FMW&H), Federal Ministry of Education, the Coordinating Committee, Institutions' Management or Authorities among others on the one hand, and private sector investors on the other, there are multiple actors with varying interests and behaviour in the PPP scheme [31]. Although the significance of actor-diversity in deciding and defining the public services to be provided has been stressed, it has equally been observed [73] that it slows down joint decision making because the actors sometimes operate at cross-purposes or goal-variance [74] leading sometimes to conflict. This study found the ICRC-institution-initiate controversy as a notable constraint to student housing delivery in the polytechnic system. This controversy occurred in the very first federal government-initiated hostel PPP in Kaduna polytechnic where the ICRC single-handedly packaged the project and foisted it on the institution's management without adequate consultation. This precipitated conflict of interest which eventually delayed the commencement of the project. This situation seemed to cast apprehension or cold signals on other polytechnics including the ones understudied thereby whittling down their enthusiasm and commitment to embracing the PPP model. The controversy is also

exacerbated by mutual distrust between the partnering entities or among the stakeholders which is a function of several factors, central among which is endemic corruption. [75] argue that corruption is perpetrated in the PPP scheme through policy inconsistency, non-transparent procurement process, shirking of concession agreements which, [76] notes, precipitate more PPP risks that tend to scare away investors. A study by [77] found that both actors of state and the market in Nigeria prefer the public procurement method due to inherent propensity for corrupt practices.

X. CONCLUSION/RECOMMENDATIONS

The global surge in utilizing PPP to augment student housing deficits has not been significantly embraced by Nigerian polytechnics in spite of chronic shortage and monumental dilapidation of existing hostel infrastructure facilities. The absence of PPP hostels on the campuses of the three southeastern federal polytechnics is attributable to shyness of the institutions from pulling the trigger to tackle the problem. The polytechnic authorities make no efforts at all (or make lame efforts as in AIFPU) to adopt PPP, which has reflected in the huge communication gap between them and real estate developers and investors thus stultifying awareness of hostel PPP. Stakeholder-institution-initiate controversy is also a real concern – all of which have discouraged private sector intervention in on-campus student housing in the polytechnics through the PPP mechanism. But modern halls of residence are desperately needed in the polytechnics as such there is great need for considerable and strategic efforts on the part of polytechnic managers and officials to embrace the PPP initiative. Awareness creation and careful planning are pertinent and critical to induce citizen participation in the process.

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Notes on authors

Vincent Alozie Nwanne is a chief lecturer in the Department of Public Administration, Akanu Ibiam Federal Polytechnic, Unwana, Ebonyi State, Nigeria. He obtained BSc and MSc degrees in Political Science from the University of Ibadan, Nigeria. His research interests are in local administration and governance, electoral politics, and management. He has published widely in international and national journals. He is also author and co-author of several books.

Cletus Iortyer Yissa PhD is a senior lecturer in the Department of Public Administration, Akanu Ibiam Federal Polytechnic, Unwana, Ebonyi State, Nigeria. He holds PhD, MSc and BA degrees in Public Administration from University of Uyo, Benue State University, Makurdi, and Ahmadu Bello University, Zaria respectively, all in Nigeria.

His research interests are in collaborative public management and governance, gerontology management, and research methods. He has several articles in both national and international journal outlets and conferences to his credit.