UNIVERSITY OF GHANA

OFFICE OF THE REGISTRAR

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UNIVERSITY OF GHANA

STATEMENT ON UGEL RESIDENTIAL FEES AND RECENT DEVELOPMENTS

The Management of the University of Ghana has followed with concern recent developments involving the University of Ghana Enterprises Limited (UGEL) and the Rent Control Department, including the incident during an inspection of some UGEL-managed residential facilities on Tuesday, 17 November 2026, and the subsequent public discussions.

Management regrets the unfortunate confrontation that occurred during the inspection. The University expects all persons acting on its behalf to conduct themselves with professionalism, courtesy and respect, even in situations of disagreement. The circumstances surrounding the incident will be reviewed, and appropriate action taken, where necessary. While the University respects the mandate of the Rent Control Department, it believes that any concern the Department may have relating to the operations of UGEL-managed residential facilities should be addressed through constructive engagement and established procedures.

UGEL and Residential Fees

UGEL is a wholly owned subsidiary of the University of Ghana, established to undertake commercial activities on behalf of the University, including the provision of student accommodation. The UGEL-managed halls form part of the University's residential system and operate within its governance and regulatory framework as enshrined in the University of Ghana Act, 2010 (Act 806) and the University of Ghana Statutes, 2024.

Unlike the traditional halls, several UGEL residential facilities were constructed through commercial loans contracted to expand student accommodation at a time when public funding was inadequate. The fees charged therefore reflect debt repayment obligations, utilities, maintenance and other operational costs.

The University does not exist to profit from its students. Consistent with its strategic priority of delivering a Transformative Student Experience, Management remains committed to ensuring that accommodation and related fees remain as affordable as possible and do not place undue financial burden on students. At the same time, the residential halls must remain financially viable. Allowing the halls to accumulate unsustainable debt or face closure would ultimately deprive thousands of students of access to safe, convenient and affordable on-campus accommodation. Management will therefore continue to balance affordability with long-term sustainability, exercising both sensitivity and responsibility in its decisions.

For the 2026/2027 academic year, following consultations with student leadership, the proposed fee increase for standard four-bed rooms was reduced from 26% to 15%, bringing the annual fee in the four Diaspora halls from GH¢7,000 to GH¢8,050 per student.

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Management appreciates the financial burden that accommodation costs place on students and their families. At the same time, the University has a responsibility to maintain these facilities and ensure the sustainability of its residential accommodation system.

Conditions in Some Halls

Management acknowledges concerns about the condition of some UGEL facilities. Students deserve safe, decent and well-maintained accommodation and we take complaints about sanitation, maintenance and other deficiencies seriously. Indeed, plans are in place and renovation has already started; this is being done in phases. Traditionally, major rehabilitation projects are carried out during the long vacation period when halls are largely unoccupied. However, recent adjustments to the academic calendar have shortened these vacation periods, significantly reducing the time available for extensive maintenance and renovation works. Given the safety, risks and potential disruption to residents, major construction activities cannot be undertaken while students are in residence. Notwithstanding these challenges, Management remains committed to progressively improving the condition of all halls and ensuring that students live in an environment that is safe, functional and conducive to academic and personal development.

UGEL has accordingly been directed to prioritise urgent repairs, improve sanitation and pest control and develop a phased programme for the rehabilitation of facilities requiring substantial attention.

Legal and Regulatory Matters

The University of Ghana respects the rule of law and the statutory responsibilities of public institutions. However, there is a legal question concerning the applicability of the Rent Act, 1963 (Act 220) and the Rent Control Act, 1986 (P.N.D.C.L. 138) to student accommodation given the nature of the agreement between the UGEL and the students. The University believes that this matter should be clarified through the appropriate legal and institutional processes. It remains committed to constructive engagement with the Rent Control Department and other relevant authorities.

The Way Forward

Management welcomes the initiative of the Minister for Education to have the Ghana Tertiary Education Commission (GTEC) engage the Rent Control Department on the regulation of tertiary student accommodation fees. The University is ready to participate in these discussions and to provide the relevant financial and operational information on the facilities which would inform the determination of a fair and sustainable fee for student accommodation.

Management will also continue to engage student leadership, including the Students' Representative Council (SRC) and the Graduate Students' Association of Ghana (GRASAG-UG), on accommodation fees and conditions. Students are assured that they may raise legitimate concerns about their accommodation without fear of victimisation. Those experiencing genuine financial difficulties are encouraged to seek assistance through the appropriate University channels, including UGEL itself and the Student Financial Aid Office.

The University of Ghana remains committed to the welfare of its students and to providing safe, decent and reasonably priced accommodation, while ensuring the long-term sustainability of its residential facilities.

Management appeals to all parties to exercise restraint and allow the relevant institutional processes to address the outstanding issues in an atmosphere of mutual respect.

Michael Opare Atuah
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