

ANALYSIS OF MEASURES OF PROPERTY SUPPORT FOR SMALL AND MEDIUM-SIZED BUSINESSES IN THE REGION

**Aleksey
RUCHKIN***

PhD in Sociology, associate professor, associate professor of the Department of Management and Economic Theory, Ural State Agrarian University, Ekaterinburg, Russia, <https://orcid.org/0000-0002-6981-3080>, ScopusID 57214693181, alexeyruchkin87@gmail.com

**Olga
RUSCHITSKAYA**

Doctor in Philosophy (Economics), Associate Professor, Head of the Department of Management and Economic Theory, Ural State Agrarian University, Ekaterinburg, Russia, <https://orcid.org/0000-0002-6854-5723>, Scopus ID 57222726001

**Tatiana
KRUSHKOVA**

PhD in History, Associate Professor, Associate Professor of Management and Economic Theory Department, Ural State Agrarian University, Ekaterinburg, Russia, <https://orcid.org/0000-0002-9564-7928>, Scopus ID 57218956995

**Nisha
OJHA**

PhD, Associate Professor, Sharda University, Greater Noida, India, <https://orcid.org/0000-0003-0344-4152>

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Abstract. Under the conditions of the pandemic, the issue of support for small and medium-sized enterprises becomes especially relevant, since they are the ones that suffer financial losses more than other enterprises in the period of restrictions and reduction of the purchasing power of citizens. Most often tax measures of support and direct payments from the state are considered, in our article we will talk about property measures that have a significant impact on the stabilization and development for existing entities and sustainable formation for start-up entrepreneurs. The article uses both statistical analysis, including within the boundaries of the federal district, and sociological research that complements and specifies statistical data. As a result, the main problems of providing measures of property support were identified, which will allow the authorities and development institutions to adjust their policies and instruments.

Keywords: Property measures, state support, entrepreneurship, sociological study, statistical analysis.

JEL codes: H54, H72, R51

Аңдатпа. Пандемия жағдайында шағын және орта бизнесті қолдау мәселесі ерекше өзекті болып табылады, өйткені олар басқа кәсіпорындарға қарағанда шектеулер мен азаматтардың сатып алу қабілетінің төмендеуі кезінде қаржылық шығынға көбірек ұшырайды. Көбінесе салықтық қолдау шаралары мен мемлекет тарапынан тікелей төлемдер төлеу қарастырылады, біздің осы мақаламызда қолданыстағы субъектілер үшін тұрақтандыру мен дамуға және ісін жаңадан бастаған кәсіпкерлер үшін орнықты дамуға айтарлықтай әсер ететін мүлктік шаралар туралы айтылады. Мақалада статистикалық талдау, оның ішінде федералды округ шекараларында да, статистикалық мәліметтерді толықтыратын және нақтылайтын әлеуметтік зерттеулер де қолданылды. Нәтижесінде мүлктік қолдау шараларын ұсынудың негізгі проблемалары анықталып отыр, бұл билік органдары мен даму институттарына өз саясаты мен құралдарын түзетуге мүмкіндік береді.

Түйін сөздер: Мүлктік шаралар, мемлекеттік қолдау, кәсіпкерлік, әлеуметтік зерттеу, статистикалық талдау.

JEL кодтары: H54, H72, R51

Аннотация. В условиях пандемии особенно актуальным становится вопрос поддержки малого и среднего предпринимательства, поскольку именно они больше других предприятий несут финансовые потери в период ограничений и снижения покупательной способности граждан. Чаще всего рассматриваются налоговые меры поддержки и прямые выплаты со стороны государства, в нашей же статье речь пойдет об имущественных мерах, оказывающих существенное влияние на стабилизацию и развитие для существующих субъектов и устойчивое становление для начинающих предпринимателей. В статье используется как статистический анализ, в том числе в границах федерального округа, так и социологическое исследование, дополняющее и конкретизирующее данные статистики. В результате были выявлены основные проблемы предоставления мер имущественной поддержки, что позволит органам власти и институтам развития скорректировать свою политику и инструменты.

* Corresponding author: A. Ruchkin, alexeyruchkin87@gmail.com

Ключевые слова: Имущественные меры, государственная поддержка, предпринимательство, социологическое исследование, статистический анализ.

JEL коды: H54, H72, R51

Introduction

The problems of supporting small and medium-sized businesses are relevant for both developed and emerging economies. The level of business development depends on the effectiveness of state policy, which affects the rate of economic growth, GDP dynamics, and innovation activity. (Kookueva 2020; Tolipov 2020). The relevance of the research topic is due to the fact that the sector of small and medium-sized enterprises plays a significant role in the development of the Russian economy. The growth rate of small and medium-sized enterprises largely determines the speed of solving social problems in the country, such as the unemployment rate, the number of tax revenues to the budgets of all levels, the development of innovative directions and import substitution (Klochkova 2017; Klochkova 2012).

The development of the entrepreneurial sector requires effective multi-stage state support, including property support, which is currently not effective, as evidenced by the slow growth rate of small and medium-sized enterprises (Voronin, et. al. 2017).

To date, there is no single executive body that comprehensively regulates the provision of property support (the functions of the authorities to provide property support are distributed among several ministries).

In addition, the procedure for obtaining the right to lease state property or the right to compensatory alienation of such property is long and complicated, due to which, entrepreneurs in dire need of real estate do not receive property support, as a consequence - the number of SMEs decreases (Aleksandrova 2013).

The above-mentioned shortcomings call for a comprehensive study of state property support for the entrepreneurial sector.

Theoretical aspects of the mechanisms of state support for small and medium entrepreneurship, as well as evaluation methods have been considered in their works by many authors, including: Leskina O.N., Kremin A.E., Rozhkovsky V.A. Burov A.N., Mordvintsev A.I., Kravchenko E.N., etc. The direction of state property support from

the legal side was previously considered by A.Y. Bimbadi in his thesis for his degree. Mechanisms of property support were presented in works of M. E. Mozharova, E. A. Piskunova (Khokhlova 2017).

The purpose of this article is a comprehensive study of state property support of small and medium enterprises, development of proposals to improve the mechanism of state property support for small and medium entrepreneurship.

Materials and methods

In the process of writing the graduate qualification work used the following research methods:

- Theoretical methods: analysis, synthesis, generalization, schematization, comparative method, description.

- Empirical methods: expert survey of residents of business incubators in Sverdlovsk region. In order to understand how effectively the property support is implemented in business incubators of Sverdlovsk region, we conducted an expert interview with residents, whose experience of entrepreneurial activity is 5 or more years. Data on the experts:

Expert 1 - resident of Verkhnyaya Salda Business Incubator, 5 years of experience, type of activity - consulting on commercial issues;

Expert 2 - resident of Business Incubator in Zarechny city, experience - 8 years, occupation - education;

Expert 3 - resident of Krasnoturinsk Business Incubator, 8 years of experience, activity type - telecommunications (Internet-services);

Expert 4 - resident of Nevyansk Business Incubator, experience - 5 years, sphere of activity - personal services;

Expert 5 - resident of Sverdlovsk Regional Business Incubator, experience - 7 years, occupation - production, wholesale and retail trade;

Expert 6 - resident of Sverdlovsk regional business incubator, experience - 20 years, type of activity - production.

The practical significance of the research results is that the data obtained as a result of the expert survey can be used by the Managing Company "Business

Incubators of the Sverdlovsk Region" (a structural unit of the Sverdlovsk Regional Foundation for Entrepreneurship Support) to develop and improve mechanisms for providing property support to SMEs, and on the basis of the recommendations formulated in the BWI, will be able to improve the efficiency of public authorities of Sverdlovsk

Results

In the twentieth century there were fundamental changes in the understanding of the need to change the methods and objectives of state regulation of the business sector. The experience of countries with more developed economies demonstrates that the interaction between business entities and the authorities should not be reduced only to the application of administrative regulation.

The relevance of improving public policy to support and develop entrepreneurship is primarily due to the desire to move the Russian economy to a new level, as well as to reform programs for the

development of SMEs in the current political and economic situation, as well as the complexity of the situation related to the pandemic COVID-19 (*Trofimova, et. al 2021*).

In recent years with respect to entrepreneurial activity has been achieved the main thing - the realization of the importance of the development of small and medium-sized businesses for the socio-economic state of the country (an increase in the proportion of entrepreneurs reduces unemployment).

For many years the development of the entrepreneurial sector has been a priority of the socio-economic policy of the state. In 2008 the "Concept of long-term socio-economic development of Russian Federation for the period until 2020" set the benchmark for reforms in the development of small and medium-sized entrepreneurship.

The specifics of the application of the main forms of support of the subjects of small- and medium-scale entrepreneurship provided by the Federal Law № 209-FL is presented in table 1.

Table 1 – Specifics of the use of instruments of state support for small and medium-sized businesses by area

Type of support	Tools	Specifics
Financial	<ul style="list-style-type: none"> – Subsidies (gratuitous financial aid) – Microfinance – Surety on obligations – Venture capital investments 	In the twentieth century there were fundamental changes in the understanding of the need to change the methods and objectives of state regulation of the business sector. Federal budget funds for state support are provided to state funds for support of scientific, scientific-technical and innovation activities
Property	<ul style="list-style-type: none"> – Transfer into possession and (or) use of state or municipal property – Provision of premises in business incubators 	Preferential rent rates are established for contracts concerning property included in the lists of state and municipal property free from the rights of third parties.
Informational	<ul style="list-style-type: none"> – Federal, regional and municipal information systems – Official sites of information support for SMEs 	Possible alienation of state and municipal property to small and medium-sized businesses on a compensation basis.
Consulting	<ul style="list-style-type: none"> – Creation of organizations that form the support infrastructure – Compensation of expenses on payment for services 	Compensation is applicable to the costs of consulting services rendered only by the organizations forming the infrastructure to support small and medium-sized businesses Performed by both public authorities and local self-authorities.

Support in education	<ul style="list-style-type: none"> – Creating conditions for staff training for SMEs – Training and methodological and scientific-methodological assistance 	Performed by both public authorities and local self-government authorities.
Support for innovations and industrial production	<ul style="list-style-type: none"> – Creation of organizations that form the support infrastructure – Assistance to patenting of inventions – Creation of equity investment funds 	Support for innovation activity may be provided not only by public authorities, but also by local self-government authorities. Financing of state support of innovation activities is carried out by the Russian Federation and the subjects of the Russian Federation, taking into account the main directions of state support.
Support for handicrafts	<ul style="list-style-type: none"> – Creation of organizations that form the support infrastructure 	Public authorities of constituent entities of the Russian Federation have the right to develop and approve lists of craft activities.

In addition to the above forms of support enshrined in Federal Law No. 209 "On the Development of Small and Medium-Sized Entrepreneurship in Russian Federation", the legislation of Russian Federation in the field of the development of small and medium-sized enterprises provides for special measures of support which can be applied both to all subjects of small and medium-sized entrepreneurship and to certain categories, such as small entrepreneurship. Such measures include:

- Special tax regimes, which are established by the Tax Code of the Russian Federation, they include: unified agricultural tax (for agricultural producers), simplified system of taxation, unified tax on imputed income (for certain types of activities), patent system oftaxation, the system of taxation when performing production sharing agreements (*Nalogovyy kodeks Rossijskoj Federacii*, 1998);

- Simplified methods of accounting. This right is enshrined in the Federal Law of 6 December 2011 № 402-FL "On accounting" (*O buhgalterskom uchete*, 2011). According to Clause 4 Article 6 of the Federal Law № 402-FL small business entities may use simplified accounting methods. Simplified procedures of accounting are fixed by the Order of the Ministry of Finance of Russia as of 21 December 1998 № 64n "On typical recommendations on accounting procedures for small business entities";

- Simplified procedure of statistical reporting is fixed in the Rosstat Order No. 259 dated 05.06.2015 (ed. on 18.02.2016)

"On approval of the Basic methodological and organizational provisions for the continuous federal statistical observation of the activities of small and medium enterprises".

- Ensuring the rights and legitimate interests in the exercise of state control. Federal Law No. 294-FL of 26 December 2008 "On the Protection of the Rights of Legal Entities and Individuals in the Exercise of State Control (Supervision) and Municipal Control" sets forth guarantees for entrepreneurs when conducting inspections.

The issue of assessing the effectiveness of state support for entrepreneurship is relevant and open, due to the fact that to date there is no unified methodology for evaluation.

To date, two main trends have emerged:

- 1) the transition from a policy of restrictive measures to a policy of creating a favorable environment for the entrepreneurial sector, as well as the commercialization of scientific and innovative activities;

- 2) distribution of federal powers in the sphere of development of small and medium-sized business to the regional and local levels.

Note that the trend of creating a favorable environment in recent years has been observed in Russia, due to the sprawl and improvement of SME support infrastructure. The second trend is best suited for Russia, as the current state of the regions reflects their asymmetry in economic development.

The development of a set of measures aimed at reducing and further overcoming the negative impact of factors hindering the rapid and effective development of SMEs, based on the existing objective prerequisites and challenges of the time, should be provided by forming the main directions to improve the mechanism of state support and development of SMEs in Russian Federation.

In order to analyze the expansion of

property support measures in Sverdlovsk Region, it is necessary to make a comparison both over time and with other subjects of the Urals Federal District. To begin with, let us consider the dynamics of changes in the number of items of immovable property in the lists of state and municipal property by constituent entities of Russian Federation in Urals Federal District. The results are presented in Table 2.

Table 2. Dynamics of change in the number of federal, state and local property items intended for transfer to possession and (or) use by SMEs

Subject of Russian Federation	Type of property	Number of objects in the treasury of Russian Federation (for federal property)	Number of objects in the list (as of 31 December 2019)	Number of objects in the list (as of 26 December 2020)	Dynamics of change, %
Kurgan region	federal	920	13	13	0
	regional		4	5	25
	municipal		103	114	11
Sverdlovsk region	federal	3671	0	0	0
	regional		4	4	0
	municipal		1196	1079	-10
Tyumen region	federal	813	8	8	0
	regional		15	17	13
	municipal		1667	1705	2
Chelyabinsk region	federal	2583	58	58	0
	regional		25	25	0
	municipal		835	869	4
Khanty-Mansi Autonomous Okrug - Ugra	federal	7334	8	11	38
	regional		312	1009	11
	municipal		639	797	25
Yamalo-Nenets Autonomous Okrug	federal	1036	12	13	8
	regional		37	54	46
	municipal		1750	2106	20

The results of the table suggest that Sverdlovsk Region does not pay due attention to making changes in the lists of state and municipal property that must be made annually. Nevertheless, based on the data presented on the official website of the SME Corporation, the total number of approved lists of property belonging to municipalities in Sverdlovsk Region is represented by 79 municipalities out of 94 (84%), which is the highest figure for Ural Federal District. In contrast, the subject property numbers only 4 units, and federal property, despite the large number of objects in the treasury (more than 3.5 thousand

units) is not included in the list drawn up for the possibility of transferring the right to own and use such property to the subjects of the business sector. This situation, in our opinion, can be explained, first of all, by the fact that at the moment the demand for providing property support to entrepreneurs is satisfied by municipal property, which is currently sufficient in the list compared to regional and federal property.

Table 3 presents information on the property that has been transferred to small and medium-sized businesses under a lease agreement for the purpose of providing property support.

Table 3 – Information on property to be provided to SMEs in Ural Federal District (Korporacija malogo i srednego biznesa 2020)

Subject of Russian Federation	Type of property	Property contained in the approved lists		
		Total	In the lease	Free from the rights of third parties
Kurgan region	federal	13	3	10
	regional	4	4	0
	municipal	106	-	-
Sverdlovsk region	federal	0	0	0
	regional	4	1	3
	municipal	1150	-	-
Tyumen region	federal	12	6	6
	regional	15	8	7
	municipal	1680	-	-
Chelyabinsk region	federal	58	?	?
	regional	25	1	24
	municipal	836	-	-
Khanty-Mansi Autonomous Okrug - Ugra	federal	11	2	9
	regional	912	907	5
	municipal	847	-	-
Yamalo-Nenets Autonomous Okrug	federal	9	2	7
	regional	37	25	12
	municipal	1803	-	-

As we can see, in the open sources of the Corporation of Small and Medium Entrepreneurship there is no information on the number of leased facilities by entrepreneurs, and the property of the subjects of Ural Federal District is not used to the full extent. Based on the experience of the Khanty-Mansi Autonomous Okrug in providing property support to small and medium-sized businesses in the form of the transfer of ownership and use of state property (from the data in the table the list of state property for 2020 includes 912 units, for 907 of which the lease agreement was

concluded), Sverdlovsk Oblast should work on identifying state property to be included in the lists and making changes.

To understand the provision of property support in Sverdlovsk region at the local level (transfer to possession and (or) use of municipal property or compensatory alienation of such property), we turned to the portal of small and medium business in the Sverdlovsk region, which provided analytical information on the provision of property support for entrepreneurs in the region under the federal law № 159-FL during 2018-2020 (Table 4).

Table 4 – Information on the realization by small and medium-sized enterprises of the pre-emptive right to buy out municipal property they lease

Date	Redeemed objects, units	Area, square meters	Number of SMEs who used the right
01.04.2018	625	92836,8	625
01.04.2019	358	68346,7	104
01.04.2020	185	42671,9	153
Total	1168	203855,4	882

Between 2018 and the first half of 2020, 882 entrepreneurs in Sverdlovsk region used their pre-emptive right to buy out the property they rented, with a total area of more than 200,000 square meters. It is noteworthy that since 2018, SMEs have exercised this right more than once, as evidenced by the data in Table 4. It can be assumed that, at the end of 2020, such right, based on the dynamics of the indicators, could be exercised by about 350 entrepreneurs and acquire through a contract of sale 550 units of immovable property.

It should be noted that small and medium-sized business entities exercising such right acquire the property from the municipal property at market price, mainly on the terms of installment payments, according to the Federal law "On peculiarities of disposal of real estate" for at least 5 years.

Property support for entrepreneurs in Sverdlovsk Region is provided not only by leasing state and municipal property, but also by creating a property support infrastructure in the form of business incubators. Such organizations are intended to solve one of the main problems of entrepreneurs - the lack of funds to purchase premises with the necessary equipment.

A business incubator is an organization that provides property support to small and medium-sized businesses in the early stages of their activities by renting premises on favorable terms and providing services that affect entrepreneurial activity (training, seminars, accounting, consulting and legal services).

Today there are nine business incubators in Sverdlovsk region that support entrepreneurs by renting production and office space, mostly on favorable terms. Compared to other subjects of the federal district, Sverdlovsk region is the leader in terms of the number of property support infrastructure. Information about the distribution of organizations of the property infrastructure to support entrepreneurs in the subjects of Ural Federal District is presented in Table 5.

Table 5 – Information on the distribution of organizations of the property infrastructure to support entrepreneurs in Ural Federal District

Subject of Russian Federation	Year	Number of organizations that form the infrastructure for property support of SMEs		
		Business Incubators	Industrial, agro-industrial parks	Technology Parks
Kurgan region	2016	0	0	0
	2020	1	1	0
Sverdlovsk region	2016	6	0	1
	2020	9	0	1
Tyumen region	2016	2	0	1
	2020	2	0	1
Chelyabinsk region	2016	1	0	0
	2020	1	0	0
Khanty-Mansi Autonomous Okrug - Ugra	2016	0	0	1
	2020	0	0	1
Yamalo-Nenets Autonomous Okrug	2016	6	0	0
	2020	6	0	0

According Management Company "Business Incubators to Sverdlovsk Oblast" for the first quarter of 2020 the total number of business incubator residents was 174 entrepreneurs, they provide 80.9 % of the occupancy rate of the entire business incubators area.

The procedure for entering into a lease agreement with prior competitive selection is set forth in Order of Ministry of Investment and Development of Sverdlovsk region, which is updated annually due to the release of leased premises in the case of Sverdlovsk regional business incubator. Incubators located in municipalities of Sverdlovsk region operate on the basis of competitive documentation approved by the director of the municipal fund.

The term of the lease of the premises in the business incubator may not exceed 3 years from the date of signing the lease agreement. The term may be reduced upon the tenant's written application prior to signing the contract. If the business incubator is of office type, the entrepreneurs are provided with equipped offices with the necessary office equipment, if the business incubator is of production type - the necessary equipment, in case of absence of such an option of ordering.

In addition to the provision of premises, mostly on preferential terms, both paid and free services are also provided. The rental contract does not include the following services, for which the entrepreneurs are charged: consumables, cleaning services,

telephone services. Employees of the business incubator as well as Sverdlovsk Regional Fund for Entrepreneurship Support annually hold methodical trainings, consultations on issues of interest to entrepreneurs.

To clarify existing problems through the eyes of business incubator residents, we conducted a qualitative study to analyze the problems of implementing measures of property support to small and medium-sized businesses.

When asked to assess the situation in business for the period of 2020, 4 out of 6 experts' situation remained unchanged, while the remaining respondents gave the answer that the conditions for the existence of their business during this period worsened. Expert 1 made a hypothesis about the reasons for the deterioration of his business environment: *"Business is always a risk. Considering that all goods and services are concentrated in Ekaterinburg it is difficult to develop your business in small towns like Verkhnyaya Salda (the population is under 40 thousand people). And besides, nowadays you can find out everything on the Internet if you really want to"*. Evaluating the business environment in Sverdlovsk region as a whole, experts considered it more of a favorable environment, meaning the infrastructure to support business, interaction with authorities, and coverage of necessary information.

Indeed, Sverdlovsk region is considered one of the best sites for entrepreneurial activity. The support infrastructure is varied: from profile ministries in the region, to municipal Support Funds. Considering that all experts are familiar with the work of Sverdlovsk Regional Fund for Support of Entrepreneurship, which works in various areas, and have directly applied for services, we can conclude that the support mechanism is adjusting and modernizing to external conditions and changes taking place.

Despite the fact that the experts receive property support by leasing premises in business incubators, when asked about the types of property support, such as assistance in providing modern technology, placing orders for the supply of special equipment, assistance in creating specialized wholesale markets, product fairs, providing real estate for rent on favorable

terms, respondents had some difficulties in answering. Thus, experts 3 and 4 are not familiar with such an area of property support as the placement of orders for the supply of special equipment. Expert 1 responded as follows: *"I was not aware of the fact that other varieties of this support can occur in addition to the provision of space in business incubators"*. This may be due to the fact that the business incubators in Krasnoturyinsk and Nevyansk are office-based and the very field of entrepreneurs is related to household and Internet services, which does not require additional production equipment. In general, experts evaluated the effectiveness of existing mechanisms of property support for entrepreneurs as satisfactory, which indicates an underdeveloped system of property support. The majority of business incubators in the Sverdlovsk region are office-based, while entrepreneurs are focused on producing their own products, which require premises for other purposes.

The Federal Law "On the Development of Small and Medium-Sized Entrepreneurship in the Russian Federation" establishes that the executive authorities annually approve lists of state and municipal property free of third-party rights for leasing such property to SMEs. Answering the question "Do you know about the approved lists of state and municipal property free from the rights of third parties?" Expert 2 answered: *"I know something, but not to the full extent"*, - Experts 1, 4, 5 have no information on this issue, Expert 6 said the following: *"I had encountered the registry before I got a room at the Sverdlovsk Regional Business Incubator, but it is very difficult to get hold of this document"*. This question characterizes the informational accessibility of the entrepreneurs to the actual information about one or another type of state support, as we can see the information is not coming to the entrepreneurs in full. At the same time experts rent premises in business incubators in Sverdlovsk region and at the moment they are not interested in the availability of free state and municipal premises that can be leased on favorable terms with the right for further purchase.

Touching upon the topic of informational openness and timeliness of information provision, experts pointed out the lack of up-to-date information as one of the

key problems that arise when receiving property support. Expert 2 described this problem as follows: *"Tenants of premises in our incubator, including myself, receive information mainly from the head of the business incubator. As you can guess, nothing gets to us quickly. Information on the website is scarce, you have to turn to your friends, ask advice from 'the old-timers', and this is time-consuming. In addition to the information 'vacuum', experts identified such problems as administrative barriers and weak legislative framework on the provision of property support"*. Expert 6 pointed out that *"the competition to sign a lease agreement at the Sverdlovsk regional business incubator is not the easiest. First you have to find information that a competition is taking place, it's not immediately apparent. Then you have to gather a lot of documents and sit down to come up with a business plan, write it out like in school 'why my business is better than others', and then wait. My acquaintances resubmitted applications for lack of 1 or 2 'papers'. If money allows not to go through these procedures to get the benefits for rent, you can come, indicate that there is a desire to move into the incubator for full rent and then disappear all the long steps, it will be enough to sign the contract, read the terms and move in premises"*.

In most cases entrepreneurs received information about the provision of property support in this or that business incubator from acquaintances and other entrepreneurs who had already used this service; in addition, according to experts, the information was available on the official website of Sverdlovsk Regional Foundation for Entrepreneurship Support. Expert #3 said that he *"first heard about the opportunity to get premises at a preferential rental rate from a cab driver when he was on his way on business"*.

Noting such a problem as the lack of relevant information, all the experts expressed their desire to receive this type of information in an accessible form with the use of graphics, through social networks - VKontakte, Instagram, Facebook. Despite the fact that the interviewed experts have sufficient experience in entrepreneurship, and, according to our assumptions, are used to obtain information from various sources, as well as find it independently, we can

conclude that like any competent businessman, our experts wish to spend time on the development of their own business, not on searching for information, so social networks, gaining popularity not only among young people, but also among the older generation, can help to reduce the time to find the necessary knowledge.

When asked "Did you participate in the competition for the right to conclude a lease agreement for non-residential premises in a business incubator?", experts 6, 3 and 4 answered negatively, despite the fact that there is competition documentation, which was prepared and approved based on the Federal Antimonopoly Service Order from 10.02.2010 № 67 "On the procedure of tenders or auctions for the right to conclude lease agreements, gratuitous use agreements, property trust management agreements, other agreements providing for the transfer of rights in relation to the business incubator. Based on the previous answer to Expert #6, we can conclude that entrepreneurs, wishing to avoid "paperwork", turn to business incubators to directly conclude lease agreements without preferential terms or, the lack of demand for office space in small towns, compel local incubators to accept entrepreneurs without a competitive basis to achieve the targets set by the Ministry of Investment and Development of the Sverdlovsk region.

Experts said that in addition to providing property support, each business incubator provides other forms of support, such as methodological meetings (short-term training), provision of necessary knowledge, and consultations, mostly free of charge. Expert 2 noted that *"In a business incubator you can get services such as bookkeeping, advice on various issues, and also sign up for seminars at the Sverdlovsk Regional Foundation"*. Expert 3, answering the question "In addition to leasing premises on favorable terms, are there other forms of support in the business incubator?" mentioned that *"additional services such as telephone connection, cleaning, accounting, and other services can be obtained for an additional fee"*. This approach in providing property support allows aspiring and successful entrepreneurs to learn or consolidate the information they need and put it into practice. However, according to the quarterly report on the activities of business

incubators in Sverdlovsk region, we can trace that for the first 3 months of 2020 the number of consultations in Zarechny and Nevyansk significantly differs from the number of consultations held in Verkhnyaya Salda and Krasnoturyinsk, which indicates a lack of consistency and, consequently, a violation of the principle of equal access to information.

The answer to the question "After receiving premises to rent in a business incubator, the state of your business" was positive 100% of the time. We can conclude that property support allows entrepreneurs to move to a new level of economic activity, to improve and develop the entrepreneurial base, and in combination with consulting and information services, this infrastructure allows to achieve a positive result for such a short period of stay in the business incubator (not more than 3 years).

Discussion and conclusions

Based on the data obtained from the expert interviews, we can conclude that the property support provided by Management Company "Business Incubators of Sverdlovsk Region" is not effective enough due to the lack of a unified "incubation" system, manifested in the failure to communicate relevant information to entrepreneurs, the lack of transition to modern social platforms, the failure to meet the requirements for providing premises in business incubators on a competitive basis due to the desire to achieve target indicators set "from above. The very focus of incubators does not match the demand of entrepreneurs

for a specific purpose of premises (SMEs in Sverdlovsk region need production premises, while most of the property base of the Management Company consists of office premises). Nevertheless, entrepreneurs note that the support provided has improved the condition of their business, and additional services in the form of consulting and short-term training are a pleasant bonus in their activities.

Thus the following problems were identified in the course of the research:

1. Lack of a systematic approach to the provision of property support.

2. Non-observance of the principle of information openness and accessibility.

3. The premises do not correspond to the entrepreneurs' demand (the majority of the premises are of office type, while SMEs need production facilities).

4. Non-compliance with the conditions for leasing premises in business incubators (conclusion of a lease agreement without a tender).

5. Temporary restriction of the preemptive right to buy out leased state or municipal property.

6. Absence of state and municipal land in the lists of property leased to SMEs.

7. There is a requirement to place registers on the official website of the relevant ministry, but in practice there is no list.

8. The lists of state and municipal property are not updated within the specified period.

9. State or municipal property does not meet modern requirements.

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ӨНІРДЕГІ ШАҒЫН ЖӘНЕ ОРТА КӘСІПКЕРЛІК СУБЪЕКТІЛЕРІН МҮЛІКТІК ҚОЛДАУ ШАРАЛАРЫН ТАЛДАУ

Алексей РУЧКИН, әлеуметтану ғылымдарының кандидаты, доцент, Менеджмент және Экономикалық теория кафедрасының доценті, Орал мемлекеттік аграрлық университеті, Екатеринбург қ., Ресей, <https://orcid.org/0000-0002-6981-3080>, Scopus ID 57214693181, alexeyruchkin87@gmail.com

Ольга РУЩИЦКАЯ, экономика ғылымдарының докторы, доцент, Менеджмент және Экономикалық теория кафедрасының меңгерушісі, Орал мемлекеттік аграрлық университеті, Екатеринбург қ., Ресей, <https://orcid.org/0000-0002-6854-5723>, Scopus ID 57222726001

Татьяна КРУЖКОВА, тарих ғылымдарының кандидаты, доцент, Менеджмент және Экономикалық теория кафедрасының доценті, Орал мемлекеттік аграрлық университеті, Екатеринбург қ., Ресей, <https://orcid.org/0000-0002-9564-7928>, Scopus ID 57218956995

Ниша ОЙХА, PhD, доцент, Шарда университеті, Үлкен Нойда қ., Үндістан, <https://orcid.org/0000-0003-0344-4152>

АНАЛИЗ МЕР ИМУЩЕСТВЕННОЙ ПОДДЕРЖКИ СУБЪЕКТОВ МАЛОГО И СРЕДНЕГО ПРЕДПРИНИМАТЕЛЬСТВА В РЕГИОНЕ

Алексей РУЧКИН, кандидат социологических наук, доцент, доцент кафедры менеджмента и экономической теории, Уральский государственный аграрный университет, г. Екатеринбург, Россия, <https://orcid.org/0000-0002-6981-3080>, Scopus ID 57214693181, alexeyruchkin87@gmail.com

Ольга РУЩИЦКАЯ, доктор экономических наук, доцент, заведующий кафедрой менеджмента и экономической теории, Уральский государственный аграрный университет, г. Екатеринбург, Россия, <https://orcid.org/0000-0002-6854-5723>, Scopus ID 57222726001

Татьяна КРУЖКОВА, кандидат исторических наук, доцент, доцент кафедры менеджмента и экономической теории, Уральский государственный аграрный университет, г. Екатеринбург, Россия, <https://orcid.org/0000-0002-9564-7928>, Scopus ID 57218956995

Ниша ОЙХА, PhD, доцент, Университет Шарда, г. Большая Нойда, Индия, <https://orcid.org/0000-0003-0344-4152>