

Next Steps on Housing Taxation

There was limited agreement at our meeting on at our meeting on 12th September with a wide range of perspectives presented. We do however need to move on from generalities to specifics. I suggest the following areas need further research. I would therefore welcome a volunteer (or volunteers) to pursue each issue.

1. Assessment of current and projected future requirement for sub-market housing by tenure/affordability/dwelling type and size and regional distribution. Our analysis needs to in both gross and net terms (net reflecting more effective use of existing housing stock).
2. Improving transparency of land and property ownership – a publicly accessible register.
3. Options for a more progressive property tax, including (but not limited to) a reform of council tax.
4. Options for a land use tax and incentivisation of most appropriate use of potential development land. Potential for local and regional Land Commissions.
5. Options for taxation of wealth in land (a separate issue from land use efficiency)
6. Comparative tax take from stamp duty and capital gains tax on residential property disposal at different tax rates.
7. Improving land use capture through reforms to s106 and/or infrastructure levy.
8. Measures to reduce over-consumption, including vacant homes, second homes and under-occupied homes, including potential for occupancy related taxation.
9. Use of public subsidy to housing provision and occupation direct and indirect.
10. Incentives and taxation to respond to enable energy efficiency and reduce carbon emissions.

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