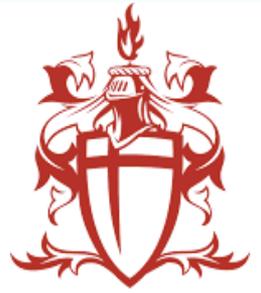




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Urban/Regional Land Trust

A Missed Opportunity

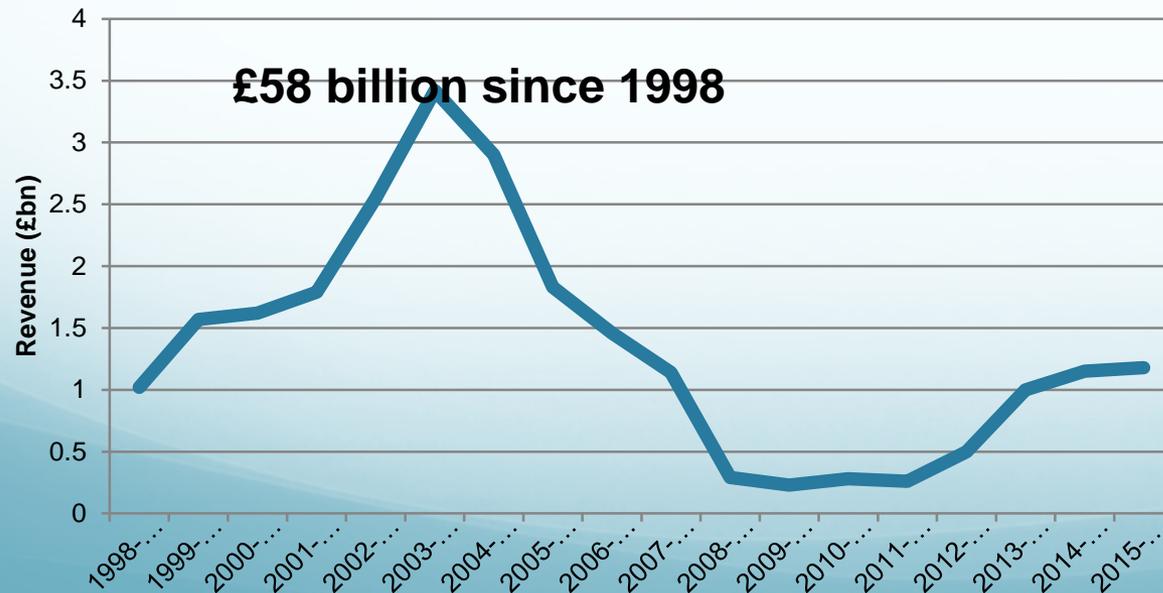


Total Public Land Sales - £??

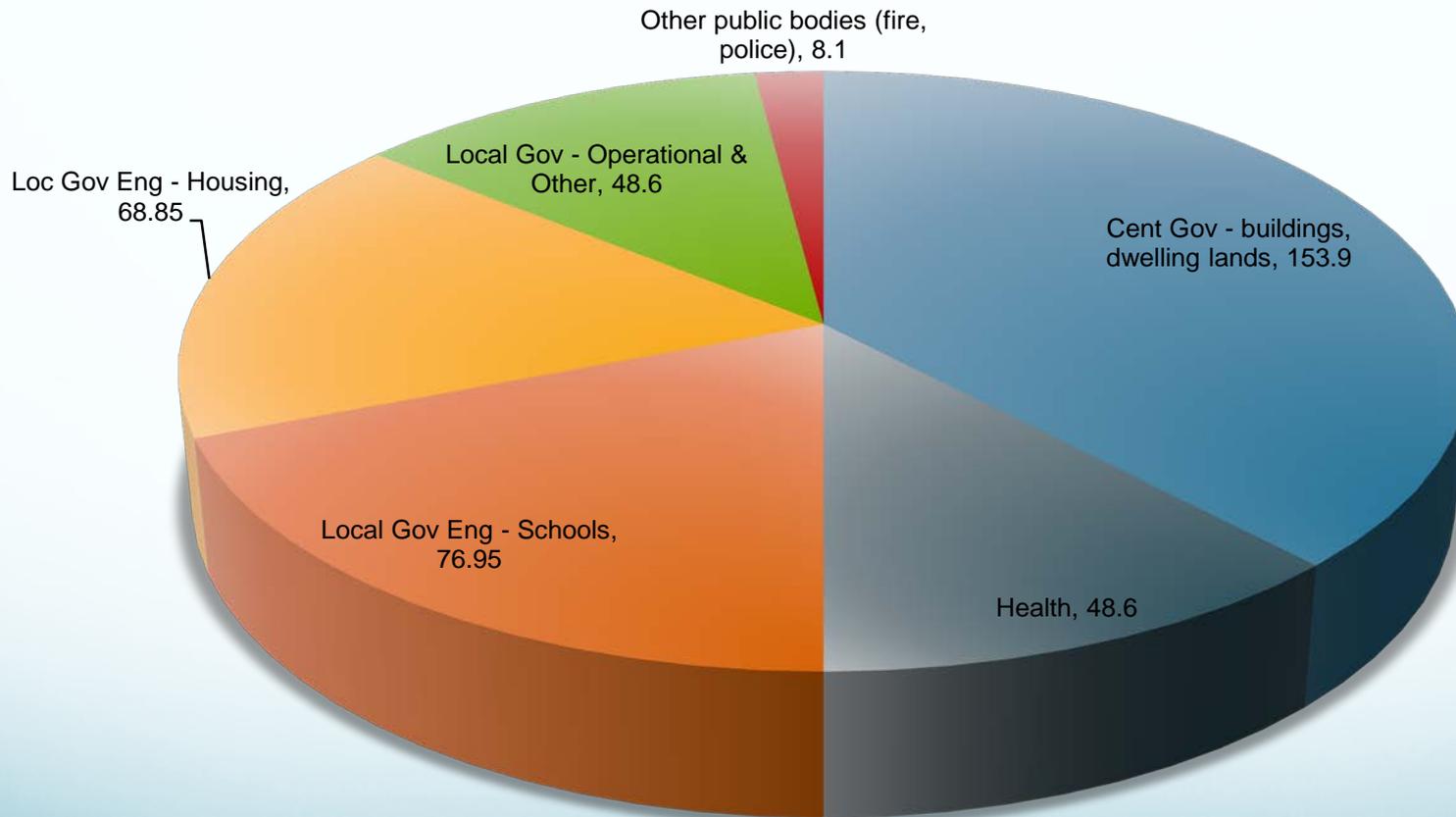
£1bn of sales through HCA since 2008

£1.7bn of sales by government 2010-15

Revenue from Social Housing Sales



Value of Public Land & Property - WGA



Total - £406bn

Correcting Value of Public Land

- Council Housing
 - 1.6 million houses valued at £69bn
 - Revalued at £296.5bn
 - Based of capitalising rental income over 30 years
- Public Land for Development
 - Assuming total holdings of 750,000 ha and that 5% is suitable for housing development
 - 37,500 ha worth £258.75bn
- Revised Total - £912bn

Proposal

- Create a network of regional/urban land trusts
- Consolidate all public land holdings (central government, local authority & public bodies) into the trusts
 - Including the Crown Estate
- Professionally managed public sector land and property to ensure that it is best utilised per the social purpose of the trusts
- Their aim would be to hold all public land in perpetuity, ensure adequate housing built and acquire additional land

Key Powers

1. Build social housing on public land
2. Acquire additional land at existing use value
3. Borrow money to build social housing and to acquire land
4. Lease surplus land to the private sector for residential and commercial development
5. Own all land in trust for the community

Inspired By

- Crown Estates
 - Land and Property trusts are viable and effective
 - Land and Property can be most effectively managed by looking beyond pure financial metrics
 - Complex institutional structures are best established through an act of Parliament
- Place Partnership
 - Combining the management of public land and property, even at a small scale, has already been shown to deliver a number of benefits
 - Improved service delivery
 - Cost Savings
 - Produces vacant land and property which can be put to other uses
- Garden City Movement
 - Separating Freehold ownership from the right to occupy a property permanently, generates a steady income

QUESTIONS ???