

# Rethinking Ownership

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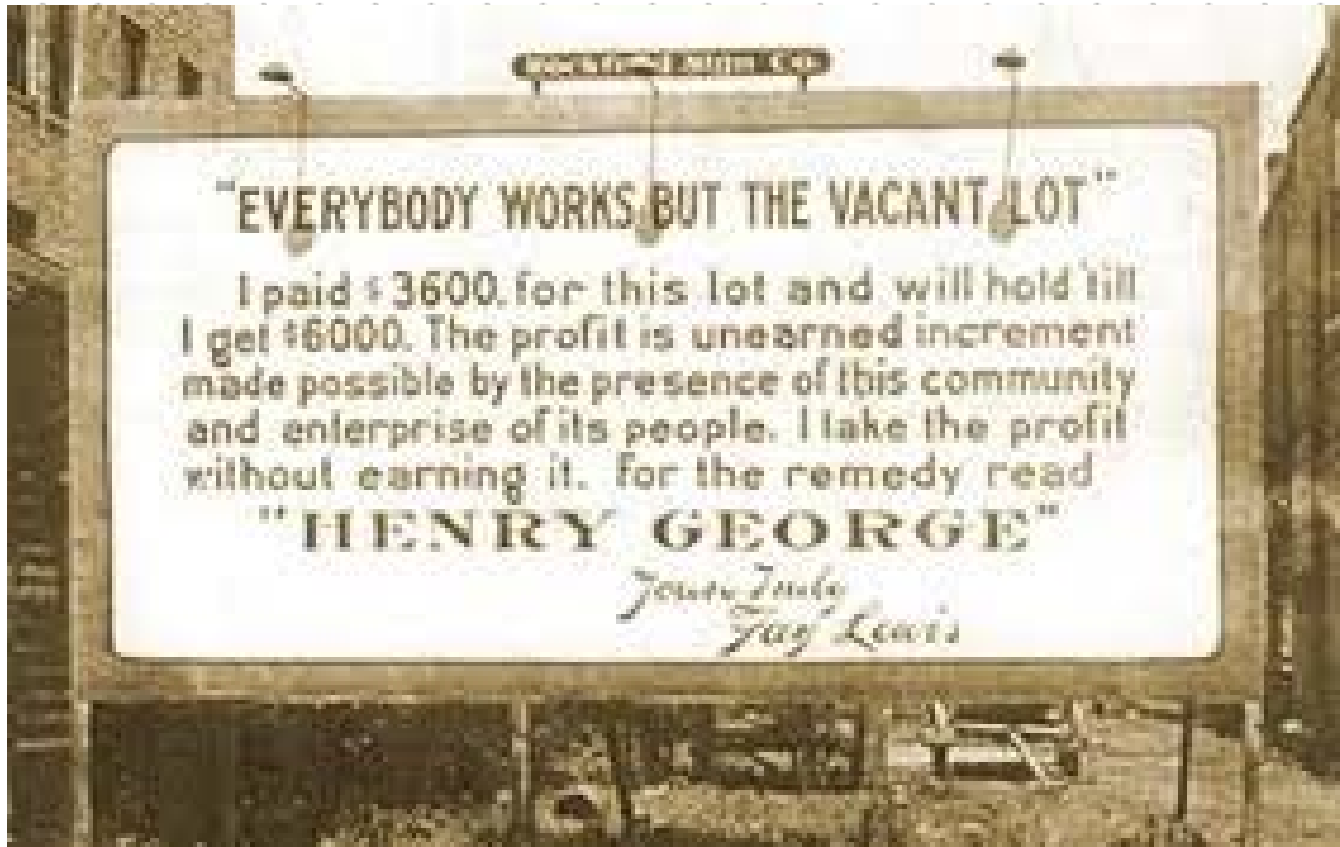


**Why**



## Getting Started

- How can we capture more of the unearned increase in the value of land



## LVT Doubts

- Despite over a century of agreement between economists of all colours there are very few examples of it actually being implemented
- Addresses symptom of the problem rather than the root cause
- Based on the taxation of the powerful – with a view to decreasing the value of the asset
  - Persistent policy interventions slowly killed off the old UK Land tax
- Difficulties
  - Viability of Banks balance sheets
  - House as one's pension

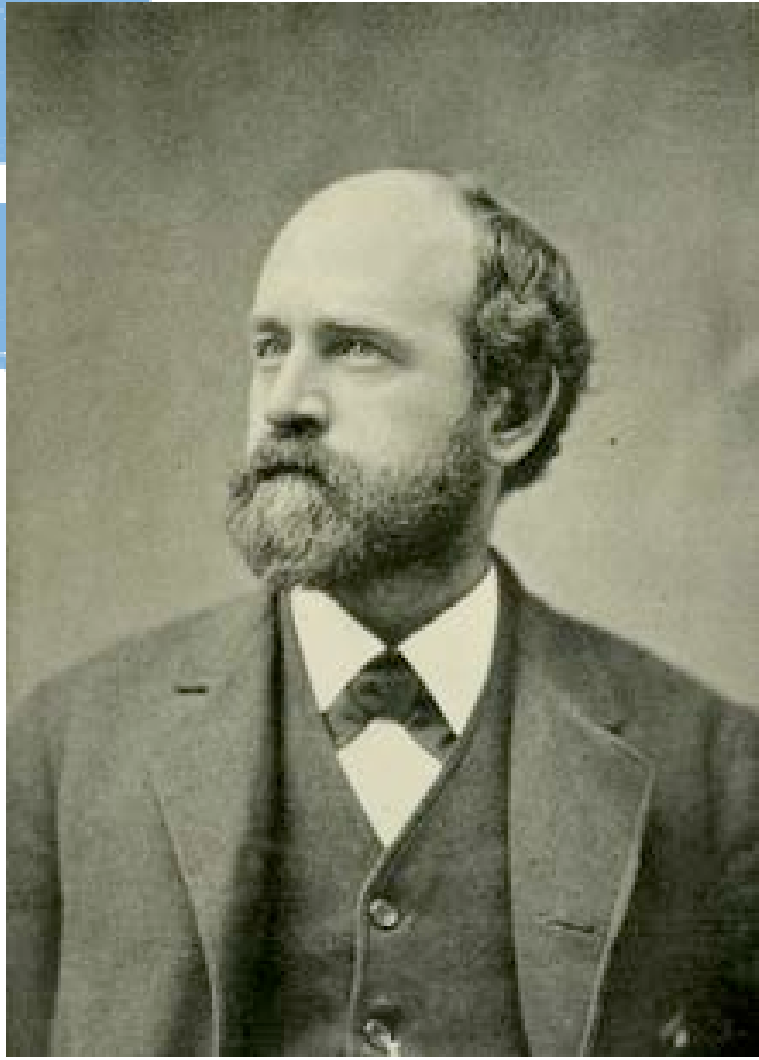
## PROUDHON

'Property is theft...

....property is  
liberty'



# HENRY GEORGE



# ALFRED WALLACE



*Alfred R. Wallace*



**What**



# Goals of the Proposal

- Extract as much economic rent from the system as possible
- Reduce the link between the financial sector and land
- Provide a mechanism where people can extract an income from their property
- Address the housing crisis
- Create a new model of collective ownership – neither private nor state



## Attitudes to Ownership are changing

- This next generation are getting used to the idea that they will struggle to afford a house – unless they get help from bank of mum and dad
- In London there are more renters than owners for first time in a generation
- The Digital Economy ushers in a new view of ownership
  - New economic models focused on better utilising assets rather than each owning one
  - Uber/Zipcar instead of car ownership, Spotify instead of owning music, Lease their Jeans instead of ownership etc..

# Utopia and Land Reform



Even revaluing council tax can seem like utopian thinking



**How**



## People's Land Trust

- A system to hold all land into a collective owned trust
- Re-enforce that we are stewards of the land that we all co-own
- Guarantees a more equal distribution of the economic rent of land
- Learns from the Community Land Trust, Land Value Tax and Public Land Lease systems and the Alaska Permanent Fund
- It is not
  - A silver bullet proposal that solves all land based issues – although it helps

## How it Works

- At point of sale the land would be bought by the Trust and the physical property bought by the individual
- The land would be bought at a fair market value
- The individual would then have to pay a Land Use Charge (LUC) on a regular basis to continue to occupy the land
- Everyone would then receive a equal dividend from the trust

## Benefits

- Achieves all the benefits of LVT
- Overcomes some of the transition issues
- Would not have wider financial system impact
- Property owners would prefer this model since it allows them to realise a fair value for their land
- Only a very small minority will loose out
- Solution should be more long term as ownership regimes are less subject to erosion that tax regimes
- The system would get more public buy in due to the regular dividend payment

## Questions

- Should the scheme be national or regional?
- How would the fair market value be calculated
- How would renters be included in the scheme to ensure that there was more equality in tenure?
- What powers should members have the operations of the Trust?
- How would the transition be managed?
- How do we encourage meaningful control by members?

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