

Towards Land Value Taxation for Local Government

A one-day conference examining the practical and political issues involved in using LVT to finance local government, with evidence from the Oxfordshire LVT trial and other studies

16th September 2004
Randolph Hotel, Oxford

Speakers

- **Chair: Christopher Huhne** MEP
- **Professor Iain McLean** DPhil Professor of Politics and Official Fellow **Nuffield College Oxford**
- **Margaret Godden** Councillor **Oxfordshire County Council** and Chair **LVT Trial Working Group**
- **Paul Bizzell** Councillor **Vale of White Horse District Council** and Member **LVT Trial Working Group**
- **Mark Ballard** MSP (Green Party)
- **Andrea Titterington** Board Member **Liverpool Vision** and former Chief Executive **Maritime Housing Association** (invited)
- **Robin Waters** FRICS MBCS Director **RSW Geomatics** and Council Member **Association of Geographic Information (AGI)**
- **Tony Vickers** School of Surveying **Kingston University**
- **Jonathan Black** Head of GIS Section **Vale of White Horse DC**
- **Robert J I Ashton-Kane** FRICS IRRV Valuer **Rapleys Chartered Surveyors**
- **Dr Frances Plimmer** FRICS IRRV and **Greg McGill** FRICS School of Surveying **Kingston University**
- **Mark Thurstain-Goodwin** Director **Geofutures**
- **Stephen Ashworth** Partner **Denton Wilde Sapte**
- **Dave Wetzel** Vice-Chair **Transport for London** and Chair **Labour Land Campaign**
- **Owen Connellan** Visiting Professor **Kingston University**

ENDORSED BY:



**OXFORDSHIRE
COUNTY COUNCIL**
www.oxfordshire.gov.uk



**Vale
of White Horse**



RICS



**Labour Land
Campaign**



Land Value Taxation

Oxfordshire County Council and the Vale of White Horse District Council have commissioned a trial on Land Value Taxation (LVT). Ongoing studies are also taking place in Liverpool and Whitstable in Kent. The Scottish Parliament is also investigating.

This conference will examine the practical and political issues involved in using LVT to finance local government. It will examine the crisis in local government funding and the extent to which LVT can help to provide a solution. The conference will focus on whether site valuations can be made accurately at reasonable cost, using the latest development in geodata provision and value mapping. Evidence from the Oxfordshire trial, and other studies, will be presented.

The afternoon of the conference consists of workshops and a politicians' panel. For the former, delegates will choose one of the four options given in the programme.

Key issues to be discussed

- The crisis in local government funding
- The benefits of fiscal change for the UK
- The problems with Council Tax and the UBR
- Advantages of Land Value Taxation (LVT) over the present system
- Influencing the political process in favour of LVT
- Overcoming the barriers to the introduction of LVT
- LVT as a tool of urban renewal
- Relevance of developments in national geodata supply for land and tax policy
- Making site valuations accurately at reasonable cost
- Theoretical and practical issues in making site valuations
- Can value maps be an effective property industry decision tool?
- How land valuation can fit with the planning system
- Legal issues in making property valuation for taxation purposes
- From trial to implementation

Who should attend?

- Local authorities: finance, planning and economic development
- Property developers
- Landowners
- Surveyors
- Property valuers
- Property tax experts
- Regeneration groups
- Politicians (national and local)
- DfT, ODPM, DEFRA, HM Treasury and Government Offices for the Regions
- Regional assemblies and Regional Development Agencies (RDAs)
- Construction companies
- Business groups (such as Chamber of Commerce and CBI)
- Land use planning, GIS, mapping and property consultants
- Environmental groups
- Planning, property and taxation lawyers
- Passenger Transport Executives (PTEs) and Transport for London (TfL)
- Land taxation campaigners
- Political consultants
- Academics and researchers

Towards Land Value Taxation

16th September 2004, R

0900 Registration and coffee

0945 Chair's opening remarks

Christopher Huhne MEP

Session 1 – Defining the problem and the possible solution

0955 The crisis in local government funding

- How should local government be funded?
- The role of property taxes
- The problems with Council Tax and the UBR
- The nature and cause of the local government funding crisis
- Could Land Value Taxation provide a solution?

Professor Iain McLean DPhil Professor of Politics and Official Fellow **Nuffield College Oxford**

1015 The LVT Trial and its results

- Why did Oxfordshire CC and Vale of White Horse DC commission the Trial?
- Towards more local tax raising powers and a fairer tax base
- Advantages of Land Value Taxation over the present system
- What practical issues need to be resolved?
- Overcoming the barriers to the introduction of LVT

Margaret Godden Councillor **Oxfordshire County Council** and Chair **LVT Trial Working Group** and;

Paul Bizzell Councillor **Vale of White Horse District Council** and Member **LVT Trial Working Group**

1035 Could LVT encourage urban renewal in Liverpool?

- Tackling the dependency culture in Liverpool
- LVT as a tool of urban renewal
- The results of the pilot
- Overcoming the barriers to the introduction of LVT in Liverpool

Andrea Titterton Board Member **Liverpool Vision** and former Chief Executive **Maritime Housing Association** (invited)

1055 Questions and discussion

1115 Morning coffee

Session 2 – Making site valuations accurately at reasonable cost

1135 Relevance of developments in national geodata supply for land and tax policy

- The lack of property value data in the UK: the historic situation
- Recent developments and the data they provide
- The uses to which the data can be put
- Geodata supply and the valuation of land sites

Robin Waters FRICS MBCS Director **RSW Geomatics** and Council Member **Association of Geographic Information (AGI)**

1155 Mapping sites values: how it can be done

- What is the landvaluescape and why is it important?
- How does it relate to the economic health of a locality
- The use of Geographic Information Systems (GIS)
- Value mapping: experience of other countries

Tony Vickers School of Surveying **Kingston University** and **Jonathan Black** Head of GIS Section **Vale of White Horse DC**

1215 Making site valuations in the Botley trial area

- Making site valuations: theoretical issues
- The practical process of making the valuations: collecting field data
- Issues in using valuations for taxation purposes
- How robust are the valuations to challenge?

Robert J I Ashton-Kane FRICS IRRV Valuer **Rapleys Chartered Surveyors**

ion for Local Government

Randolph Hotel, Oxford

1235 Questions and discussion

1255 Lunch

Session 3 - Workshops

1400 Delegates choose one (see booking form)

A How land valuation can fit with the planning system

Workshop Leaders: Dr Frances Plimmer FRICS IRRV and Greg McGill FRICS School of Surveying Kingston University

B Can value maps be an effective property industry decision tool?

Workshop leader: Mark Thurstain-Goodwin Director Geofutures

C Legal issues in making property valuation for taxation purposes

Workshop leader: Stephen Ashworth Partner Denton Wilde Sapte

D Influencing the political process in favour of LVT

Workshop leader: Dave Wetzel Vice-Chair Transport for London and Chair Labour Land Campaign

1515 Afternoon tea

Section 4 – From trial to implementation

1535 Land value taxation in the UK: experience and opportunities

Owen Connellan Visiting Professor Kingston University

1545 The benefits of fiscal change for the UK

Speaker to be advised

1555 Politicians' panel

Christopher Huhne MEP (Liberal Democrats) and **Mark Ballard MSP** (Green Party)

will be joined by politicians from the Labour and Conservative Parties.

Panel discussion chair to be advised

Please check our website www.thewaterfront.co.uk for further information

1655 Chairman's closing remarks

1700 Close of conference

Promotional opportunities

Does your company wish to target key players in the transport industry? Why not use our conferences to directly reach the high calibre of speakers and delegates our conferences always draw? Use our conferences to market yourselves to a captive and receptive audience made up of the top names in the industry.

Waterfront have developed a number of promotional packages to help raise your company profile and increase your company's presence at our conferences.

These include

- Exhibition space
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For information and further details, please contact Frances Frost on +44 (0)20 7787 1210.

Future conferences

Impact of Planning Reform on Major Projects

23rd June 2004, Radisson SAS Portman Hotel, London

Sustainable Growth in the East of England

25th June 2004, De Vere University Arms Hotel, Cambridge

Financing Transport Infrastructure Through Land Values: Making it Happen

6th July 2004, CBI Conference Centre, London

Elected Assemblies for the Northern Regions: A Good Idea?

9th July 2004, Leeds Marriott Hotel

Rail: Making the New Settlement Work

22nd September 2004, The Conference Centre at Church House, Westminster, London

Re-thinking Housing Ownership and Rental

7th October 2004, Central London

The Liveability Project: Managing the Space Between Buildings to Improve Local Environments

12th October 2004, Central London

Included in your conference fee

- A summary e.mailed to you, on request, the day after the conference
- A full conference transcript (including all speeches, slides and question sessions). Delegates can choose either a CD ROM or a hard copy.

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All correspondence regarding this event must be addressed to WCC.
The organisers reserve the right to amend the published programme.

REGISTRATION

Ref: 4371 Code: A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Towards Land Value Taxation for Local Government

16th September 2004, Randolph Hotel, Oxford

Delegate details

Please complete the following in BLOCK CAPITALS

Title (Mr/Mrs/Miss/Ms/Dr)	First name
Surname	
Position	
Company	
Booking contact	Position
Address (If different from above)	
Postcode	Country
Tel	Fax
E.mail	

I would like to receive joining instructions by Post E.mail

Registration fees and payment details

Registration fees include lunch and refreshments. Hotel accommodation is not included. All fees are payable in advance of the conference. Delegates may be refused admission if payment is not received prior to the event. Delegates from outside the UK are in all cases liable to VAT. A VAT receipt will be issued on payment. Cheques should be made payable to The Waterfront Conference Company Ltd.

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|---|------------------------------|
| <input type="checkbox"/> Standard conference fee | £399 + VAT = £468.83 |
| <input type="checkbox"/> Local authorities and Government bodies conference fee | £299 + VAT = £351.33 |
| <input type="checkbox"/> Voluntary organisations & registered charities | £99 + VAT = £116.33 |
| <input type="checkbox"/> Conference papers only (hard copy) | £150 + £2.50 = £152.50 |
| <input type="checkbox"/> Conference papers only (CD-ROM) | £150 + £2.50 + VAT = £179.19 |

Workshops. Please indicate your preference by writing '1' for your first choice, '2' for your second choice, '3' for your third choice and '4' for your least preferred option. Places will be allocated on a first come first served basis when registering on the conference.

A B C D

I enclose a cheque £ _____
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Please debit my credit card Mastercard Visa Maestro

Card no

Expiry date

Please provide credit card holder's address if different from company address

Note: Payment must be received before the conference date in order to guarantee your place. Payments received after the date of the conference will be subject to an extra administration charge of £50

Invoice details

Please invoice the accounts department

Purchase order no. (if applicable) _____

Accounts department contact name _____

Company _____

Address _____

Postcode _____ Tel No _____

Total amount payable _____

How to register

On line booking

Please visit our website:

<http://www.thewaterfront.co.uk>

Fax

Please complete the attached form and fax it to +44 (0)20 7787 1211.

E.mail

Please e.mail: conference@thewaterfront.co.uk

Post

Please complete the attached form and post it with a cheque made payable to: The Waterfront Conference Company Ltd, 130-132 Tooley Street, London SE1 2TU.

Group booking discounts

These are available. Please call Frances Frost on +44 (0)20 7787 1212 for further information.

Credit card bookings

Payment may be made by credit card. Please fill in your credit card details in the spaces provided on the registration form and either fax or post it to The Waterfront Conference Company. Please provide a billing address if different from the company address.

Further information

If you require further information or assistance please contact Julie Whyte or Marsha Scandurra on +44 (0)20 7787 1210.

Venue and date

The conference will be held 16th September 2004 at the Randolph Hotel, Beaumont Street, Oxford, Oxfordshire, OX1 2LN

Tel: +44 (0)1865 256 420 Fax: +44 (0)1865 791678

Cannot attend? – Don't miss out

Simply order the conference documents by completing the registration form, ticking the 'Conference papers only' box, and sending it together with a cheque made payable to the 'Waterfront Conference Company Ltd', to the following address 130-132 Tooley Street, London, SE1 2TU.

Law Society CPD scheme

This conference qualifies for 5.5 hours under the Law Society's Continuing Professional Development Scheme.

Mailing details

If the address details shown on this mailing are incorrect, please let us know and we will update our records (e.mail conference@thewaterfront.co.uk).

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The data you provide will be held on a database in accordance with the Data Protection Act (1998). Your details may be passed to other companies who wish to contact you for marketing and communication purposes. If you do not wish your information to be passed on, please write to the Database Manager at the above address.

Cancellations and substitutions

If for any reason you are unable to attend cancellations received in writing (letter or fax) before 2nd September 2004 will receive a refund of the full amount less a £50 administration charge. There will be no refunds for cancellations received after this date. Substitutions can be made at any time at no extra cost.