

## Land Value Capture

What is "land value capture"? How does it work? And why have so many communities across the world applied this financial approach? This video explains land value capture and provides examples from within the "toolbox" of instruments available to governments. It shows how communities have used land value capture to promote social equity and finance affordable housing, infrastructure, and other public goods.

<https://youtu.be/KVMGzkSgGXl>

2021-02-25 Talk to Oxford Civic Society, Bob Colenut. A long term advocate.

[https://www.youtube.com/watch?v=c\\_0Y1g8DK\\_o](https://www.youtube.com/watch?v=c_0Y1g8DK_o)

### Agricultural Land Value 2021

Farmers Weekly

<https://www.fwi.co.uk/business/markets-and-trends/land-markets/find-out-average-farmland-prices-where-you-live>

Leicestershire	Quality	Arable land	Pasture land
Average land values (£/Ha)	Prime	£24,500	£20,400
	Average	£23,100	£17,700
	Poor	£21,700	£16,300

Converted from £/acre to £/Hectare 1 Ha = 2.47 Acres

Average land values 2021 (£/acre)

Prime: £9,900 Average: £9,350 Poor: £8,800

Prime: £8,266 Average: £7,150 Poor: £6,600

### Development Value Policy Appraisal - DHLUC

<https://www.gov.uk/government/publications/land-value-estimates-for-policy-appraisal-2019>

**Note** This includes an estimate of a 'typical' residential site in each of England's local authorities, along with an average industrial and agricultural land value for England.

Values of individual sites are highly sensitive to plot-specific characteristics and the report does not present estimates of market value. As a result the estimates are not suitable for use other than for policy appraisal.

### Spreadsheet

Leicestershire Districts	£ / Ha	Uplift compared to Average arable above (£23,100 / Ha)
Blaby	£2,150,000	93
Charnwood	£1,370,000	59
Harborough	£2,650,000	114
Hinckley and Bosworth	£1,530,000	66
Leicester	£1,460,000	63
Melton	£950,000	41
North West Leicestershire	£1,230,000	53
Oadby and Wigston	£1,710,000	74

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/923759/VOA\\_land\\_values\\_2019.xlsx](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/923759/VOA_land_values_2019.xlsx)

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