

# Trading places: TASC report on land and housing



# Outline of report

- Barriers to supply of public and private housing
- Past, recent and current state of land trading and speculation
- Prospects for active management of land
- 40 in-depth interviews



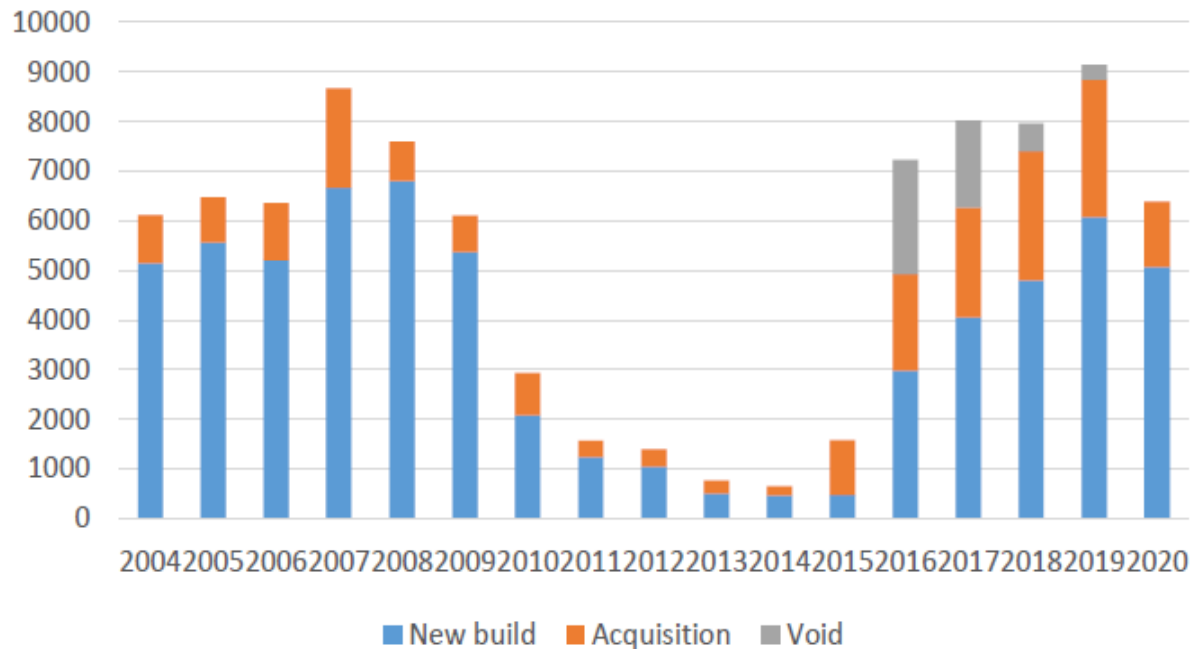
# Barriers to supply of private housing post-recovery

- Inability to access to finance
- Viability, including planning uncertainty
- Inability to access developable land

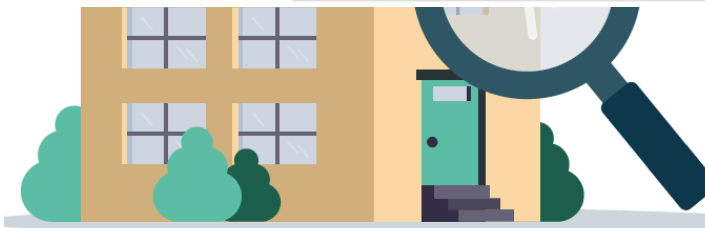
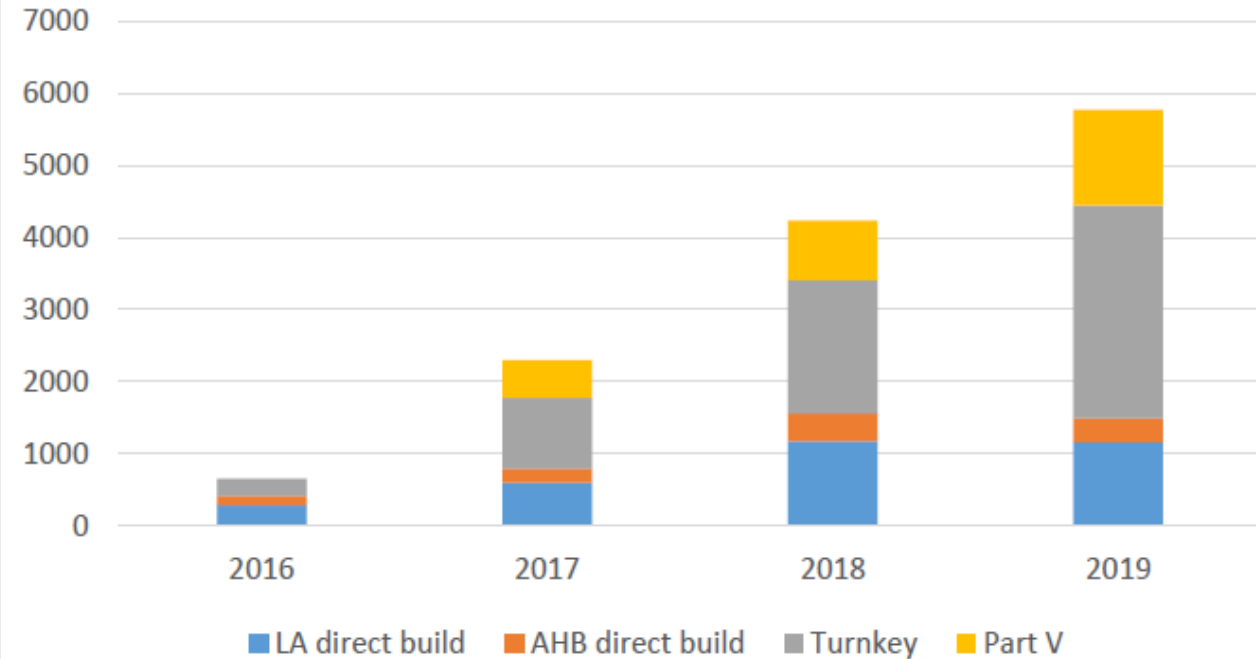


# Supply of public housing post-recovery

Composition of social housing output



Composition of new builds



# Barriers to supply of public housing post-recovery

- Lack of funding for capital investment
- Acquisitions were initially cheaper, and many felt turnkey is as well
- Direct build is slow and bureaucratic
- Lack of suitably located land for direct build

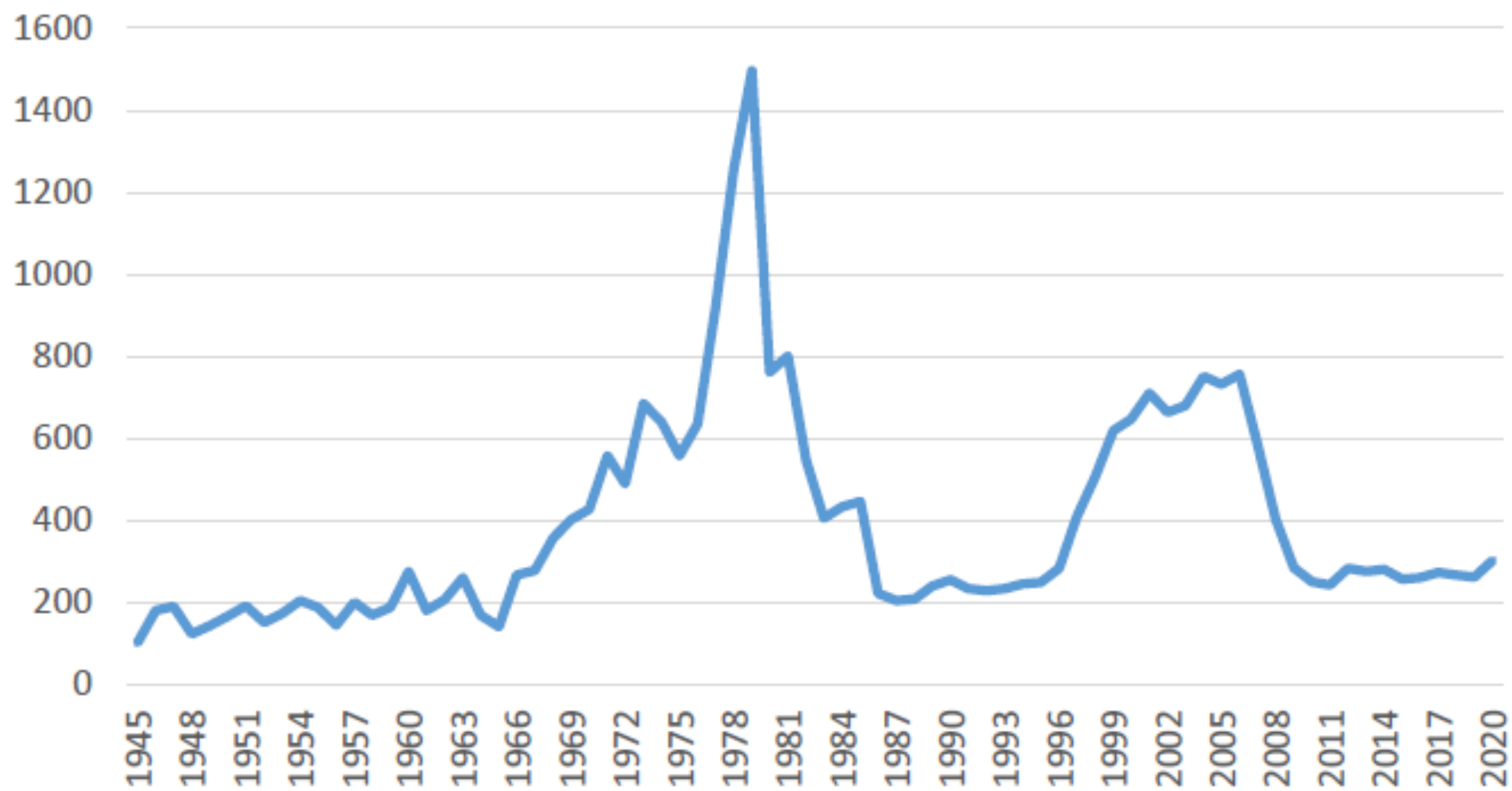


# Traditional model of land speculation

- “along comes this group, they put up the capital, probably most of it is equity. And they will try manoeuvring and making submissions to the local authority, trying to get influenced the way where the pipes are, where the drains as far as zoning, and so on. And they’re professional at it. This is a sub strata of land speculators” (Interviewee 1).



## Real agricultural land prices



# Land trading and speculation today

- Purchase zoned land, get planning and/or infrastructure, then sell
- “you have a lot of money from London and private families... you know, a number of entities there, which ultimately are private which is private money. So a lot of that might flow through funds that are set up in Holland or Belgium, or, and there's an Irish person, you know, fronting that up, right. So, and, and they are more speculators” (Interviewee 15).





# Post-NAMA speculation

- Less likely to have added any value than today. Flipped w/o planning
- “what people did was, they bought a collection of sites, and then broke them up and sold them off separately. We certainly acted for plenty of people who bought portfolios or bought a loan or whatever. And then that loan got broken up. And we sold it off in bits. And they made a lot of money out of it. And some of them are still sitting on sites that they bought, and have done nothing with them.”  
(Interviewee 21).



# Active management of land

- State buys land, furnishes with infrastructure, then uses and sells
- Major barrier is fragmented ownership of land:
- “a perfect example of that would be \*\*\* has been in gestation as a concept for 20 years... because \*\*\* LA because it doesn't own or have ownership or control of an effective amount of land that can catalyse the development of happen” (Interviewee 25).



# What land, where?

- “if we were going to, if it like, facilitate a mechanism whereby local authorities could compulsorily acquire land before it was ever zoned. Is that not going to possibly put us in conflict with the achievement of other public policy objectives around compact growth and so on? ... there are limitations in this idea or ideal that there are very eminently developable tracts of land out there that aren't zoned, that if we just, you know, allow the local authorities to purchase rezone, we could deliver high quality housing. We'll be doing that in a Dublin context in the deepest of South Meath, in North Kildare, west of Tallaght, or west of Fortune's town, and Saggart and Rathkeale and Rathcoole where we don't have infrastructure.” (Interviewee 24 & 40).



# Policy tools

- Equip LDA and LAs to CPO land at use value +25%
- Legislate for compulsory sale of land
- Make greater use of master planning
- Increase planning fees
- Consider general land taxation over unused land

