



WINSTON
CHURCHILL
MEMORIAL
TRUST

Property, Justice and



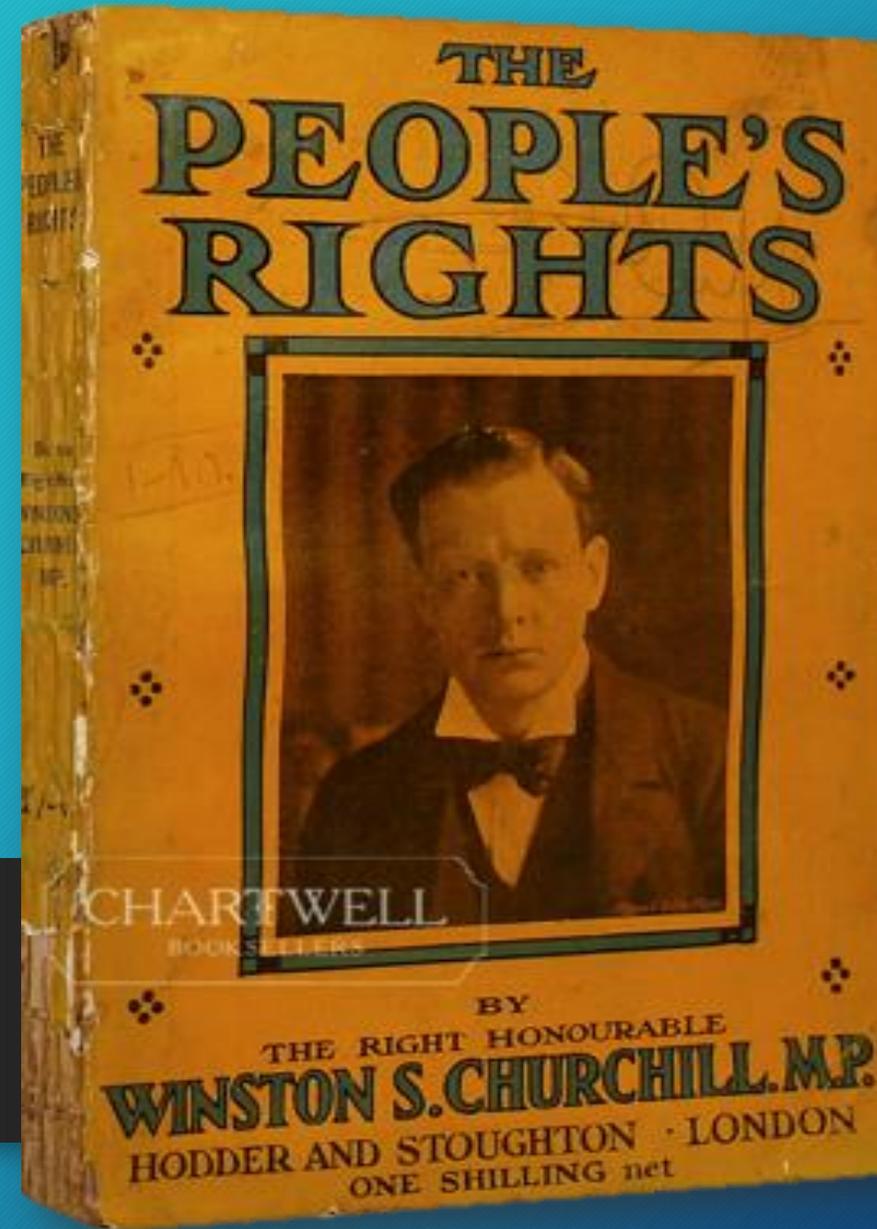
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Churchill Fellow 2014 -15

The Minimum Wage
Development Tax
Land Value Taxation
Housing and Planning Act

- Power to make schemes
- Power to buy land at existing use value

1909 The People's Budget

1910 General Election



My three areas of inquiry:

1. Can **participative democracy** be recognised by politicians, public bodies and professionals as having as important a role to play in civic life, policy making and practice, as representative democracy?

Can politicians and professionals learn to be **more generous and respectful** in their dealings with citizens?

2. Can citizens become **more effective agents of the changes** needed to improve their quality of life, rehumanise the process of development, especially in urban areas, and also **extend the agency** of the state?

3. Are CLTs (and similar citizen organisations), merely a **small and interesting** way of meeting very local needs, or could they be a phenomenon with **global significance**?

How can citizens (re)claim their **'Right to the city'**, and the right to a genuinely affordable home related to income, as the foundation of a normal healthy life?

“The civilization of modern States is largely based upon respect for the rights of private property...that respect cannot be secured unless **property** is associated in the minds of the great mass of the people with ideas of **justice** and of **reason**.”

The People's Land 1909



The best way to make private property secure and respected is to bring the processes by which it is gained into harmony with the general interests of the public.

Professional Narratives: the role of citizens, land professionals & politicians in relation to land and value

- **Narrative 1.** Street/Block: The agency of the citizen as landowner in the public interest
- **Narrative 2.** Neighbourhood: Systemic change through community interventions in land markets
- **Narrative 3.** City: Civil Society takes a charge on all land for the Common Good
- **Narrative 4.** Concept: 'Equitable Development' and the 'Highest and Best Use'



Political Narratives: City – CLT Partnerships

- **Narrative 5.** Pragmatic Partnerships
- **Narrative 6.** Principled Partnerships

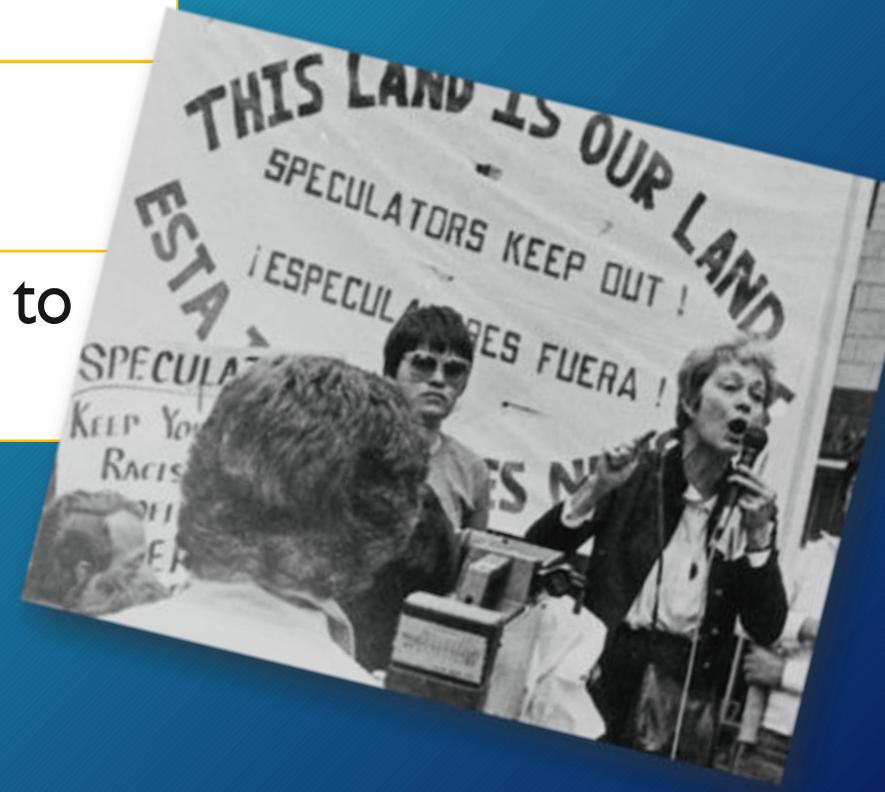
THE VERMONT TRADITION grapples energetically with the basic problem of human conduct... how to reconcile the needs of the group, of which every man or woman is a member,...with the craving for individual freedom to be what he really is.

—DOROTHY CANFIELD FISHER, 1953

BE THE
5%

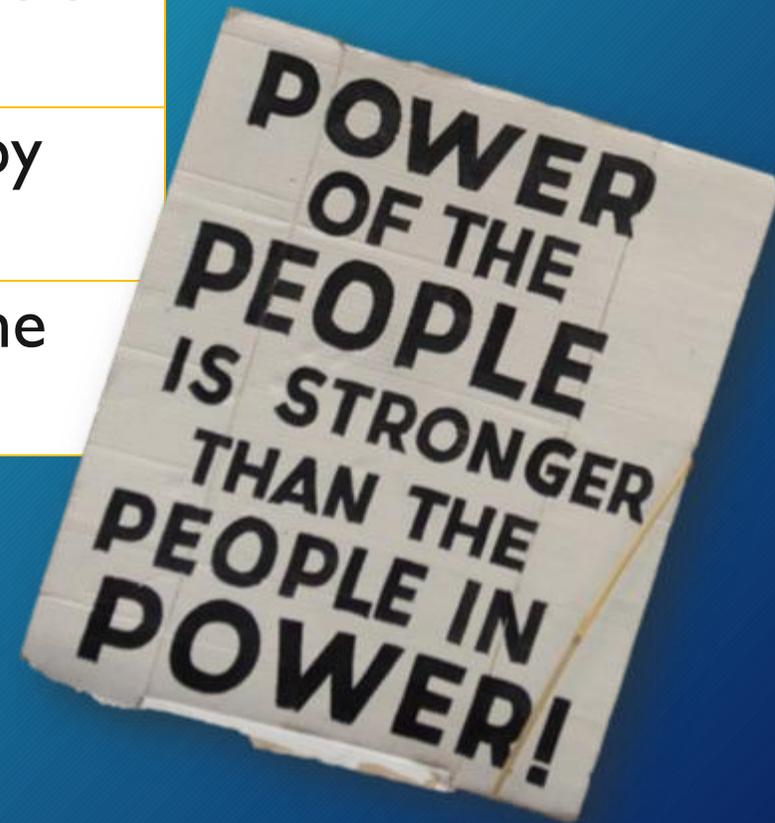
Popular Narratives: 'The issue for community organising is not the issue' & 'Policy making by doing'

- **Narrative 7.** 'It took 50 f***ing years' - Community Organising as sustained street action.
- **Narrative 8.** Community Organising as 'neighbourhood planning'.
- **Narrative 9.** Community Organising for a Right to the City



The People's Land Campaign – Three Propositions

- **Proposition 1.** A national People's Land Commission and local Citizens' Land Watch panels
- **Proposition 2.** Public Interest Sounding Boards by the built environment professional institutions
- **Proposition 3.** A Citizens' Housing Alliance as the voice of the demand side in housing policy



Churchill Fellowship 2014-15

The State and Citizen ...not ...The State v. Citizen?



<http://stephenhillfutureplanning.blogspot.co.uk>

Better narratives:

- Citizens as witnesses to the failure of policy and land markets to meet social and economic need
- Citizens necessary as agents of change
- Participative and representative democracy
- CLTs 'small and interesting' and globally significant

