Land Value Capture and Infrastructure Funding Course: Betterment Levies and Joint Development

14 – 18 June 2027
London - Central London four-star



Land Value Capture and Infrastructure Funding Course: Betterment Levies and Joint Development

Ref: 1642_25980 **Date:** 14 – 18 June 2027 **Location:** London - Central London four-star **Fees:** 23000 SAR

Introduction:

Land value capture and infrastructure funding, covering betterment levies and joint development, is a 1-week course for municipal, transport authority and urban development agency staff that ends with a Value Capture Funding Plan for a case transit or road project. Public bodies build stations, roads and utility networks that raise surrounding land prices, yet the uplift accrues to landowners while capital budgets carry the full cost. Nominees already prepare capital plans, development approvals or public land transactions, and build uplift and revenue models on case corridor data. CoreConcept Training Center delivers this land value capture and infrastructure funding course.

Course Objectives:

- Distinguish tax-based and development-based value capture instruments and match each to a funding gap in an infrastructure programme
- Estimate land value uplift around a new station, road or utility corridor using hedonic, repeat-sales and with-and-without comparison methods
- Design betterment levies, special assessment districts and development impact fees with a defensible benefit area, rate basis and payment schedule
- Structure station-area joint development, air rights disposals and land readjustment schemes that share uplift between the public body and landowners
- Forecast tax increment and levy receipts, test their sensitivity and decide which revenues can back borrowing
- Prepare a Value Capture Funding Plan with a legal basis, governance structure, ring-fenced account and reporting routine for a case project

Target Audience:

- Municipal finance and revenue staff responsible for capital funding, local levies and fee schedules
- Transport authority staff responsible for station planning, corridor land and non-fare revenue
- Urban development agency staff responsible for district regeneration, public land disposal and developer agreements
- Planning and development control staff responsible for zoning changes, density bonuses and planning obligations
- Land and property valuation staff responsible for estimating land prices and benefit assessments
- Public-private partnership and project funding staff responsible for structuring infrastructure revenue streams

Course Outline:

Day 1: Value Capture Principles, Instrument Families and Funding Gap Review

- Unearned Increment Principle and Beneficiary Pays Rationale
- Tax-Based Versus Development-Based Value Capture Instrument Families
- Land-Based Financing Toolkit of Seven Revenue Instruments
- Infrastructure Funding Gap Statement for a Capital Programme
- Value Capture Readiness Scan of Legal Powers and Land Data

Day 2: Land Value Uplift Estimation and Benefit Area Models

- Hedonic Price Model for Station Proximity Premiums
- Repeat-Sales Index Tracking Corridor Land Price Change
- With-and-Without Uplift Comparison Using Control Neighbourhoods
- Distance-Decay Benefit Zones Around Stations and Interchanges
- Uplift Attribution Between Infrastructure, Rezoning and Market Trend

Day 3: Betterment Levies, Impact Fees, Development Rights and Land Readjustment

- Betterment Levy Design With Benefit Area and Rate Basis
- Special Assessment District Apportionment by Frontage and Floor Area
- Development Impact Fee Nexus Study and Proportionality Test
- Sale of Development Rights and Density Bonus Pricing
- Land Readjustment Pooling, Contribution Ratio and Serviced Plot Return

Day 4: Station Joint Development, Tax Increment Financing and Programme Risk

- Transit Joint Development Ground Lease and Revenue Sharing Terms
- Air Rights Valuation Over Depots, Stations and Track Corridors
- Tax Increment Financing District Baseline and Increment Projection
- Vacant Urban Land Fees as Holding-Cost Lever for Infill
- Value Capture Revenue Volatility, Developer Pushback and Equity Tests

Day 5: Modelling Build on a Case Corridor Value Capture Funding Plan

- Case Corridor Data Pack and Funding Gap Baseline
- Uplift Model Build and Benefit Zone Mapping for the Case
- Instrument Mix Selection and Revenue Forecast Spreadsheet Build
- Ring-Fenced Account, Oversight Board and Disclosure Routine Design
- Value Capture Funding Plan Completion and Panel Review

Skills You Will Gain:

- Land Value Uplift Estimation
- Benefit Area Delineation
- Levy and Impact Fee Rate Setting
- Development Rights Pricing
- Land Readjustment Scheme Structuring
- Joint Development Deal Structuring
- Tax Increment Revenue Forecasting
- Value Capture Programme Governance

Why Attend This Course:

- Deliver a Value Capture Funding Plan for a case corridor to the chief financial officer or the infrastructure investment committee for approval
- Choose which mix of levies, impact fees, development rights sales and joint development suits a given project and land market
- Prevent legal challenge, landowner resistance and revenue shortfalls caused by weak uplift evidence or an arbitrary benefit area
- Brief planning, valuation, legal and finance colleagues with uplift models, levy rate tables and joint development term sheets

Conclusion:

Back at work, the participant presents the Value Capture Funding Plan to the chief financial officer, the infrastructure investment committee or the agency board. Leadership uses it to decide which instruments to adopt for a station, road or utility corridor, what share of capital cost land uplift should fund and which landowner agreements to negotiate first. After the first levy cycle or joint development tender, the team should compare collected receipts, developer take-up and appeals against the forecast and recalibrate rates, benefit zones and governance controls where results diverge.

Frequently Asked Questions FAQ:

What should participants know before the land value capture and infrastructure funding course?

Participants should already work on capital budgets, development approvals, land valuation or public land deals and be comfortable with spreadsheets. No econometrics background is expected. Bringing anonymised corridor land price data, a zoning map or a recent capital plan makes the modelling build more useful.

How does land value capture and infrastructure funding differ from a project finance or cost-benefit course?

It focuses on recovering part of the land price increase created by public investment to pay for that investment. Project finance courses cover debt structuring for a single concession, and cost-benefit courses test whether a project creates net economic value.

Why does uplift estimation matter in land value capture and infrastructure funding?

Uplift evidence sets the benefit area, justifies the levy or fee rate and shows how much revenue a corridor can realistically yield. Weak estimates invite appeals, overcharge some landowners and leave funding plans resting on receipts that never arrive.

What do participants take back from the land value capture and infrastructure funding course?

Participants take back a Value Capture Funding Plan for a case corridor, with an uplift model, benefit zone map, instrument mix, revenue forecast and governance design including a ring-fenced account and disclosure routine, ready to adapt to their own organisation.