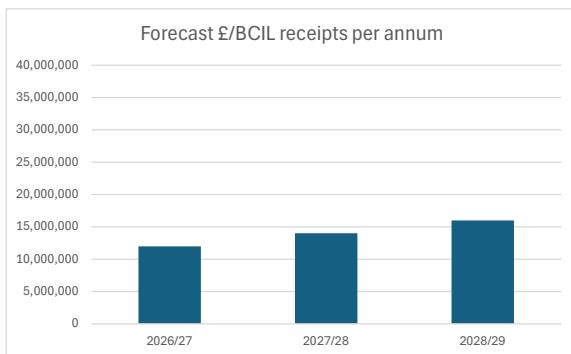




Year	BCIL (£)
2012/13	£0
2013/14	£15,119
2014/15	£3,513,885
2015/16	£9,868,695
2016/17	£8,453,330
2017/18	£28,890,729
2018/19	£42,279,415
2019/20	£28,461,466
2020/21	£16,104,767
2021/22	£18,389,246
2022/23	£26,286,874
2023/24	£35,455,951
2024/25	£18,933,136
Est. 2025/26	£8,377,466

Scenario 1a - Continued downturn in development ; no policy intervention

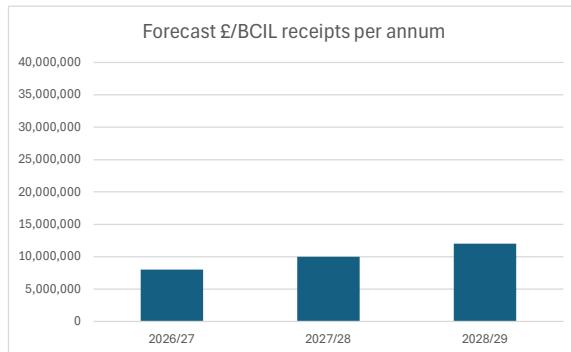


	Housing Starts	20% Affordable Housing	BCIL receipts
2026/27	900	180	£12,000,000
2027/28	1000	200	£14,000,000
2028/29	1100	220	£16,000,000

Assumptions

Continued downturn in development  
No policy intervention  
Development activity @ 40% implementation extant planning permissions  
20% affordable housing

Scenario 1b - Continued downturn in development ; 50% BCIL reduction ; 20% affordable housing

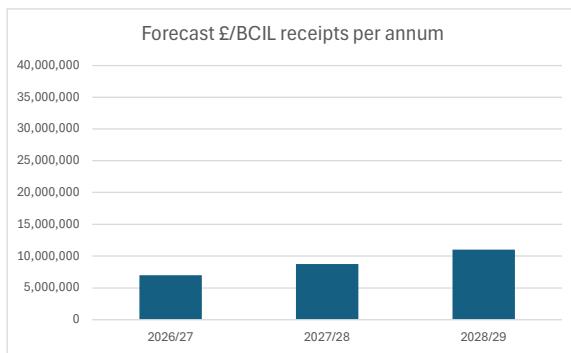


	Housing Starts	20% Affordable Housing	BCIL receipts	BCIL foregone
2026/27	900	180	£8,000,000	£4,000,000
2027/28	1000	200	£10,000,000	£4,000,000
2028/29	1100	220	£12,000,000	£4,000,000

Assumptions

Continued downturn in development  
50% BCIL reduction  
Development activity @ 40% implementation extant planning permissions  
20% affordable housing

Scenario 1b - Continued downturn in development ; 50% BCIL reduction 35% affordable housing



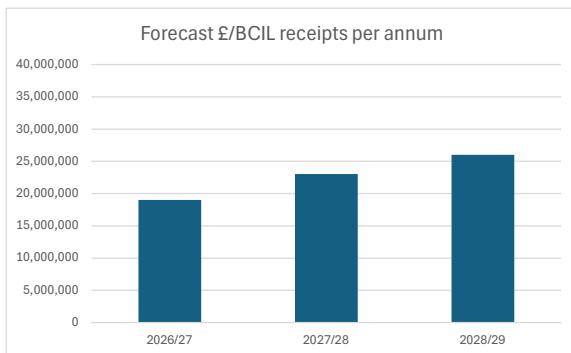
	Housing Starts	35% Affordable Housing	BCIL receipts	BCIL foregone
2026/27	900	315	£7,000,000	£5,000,000
2027/28	1000	350	£8,750,000	£5,250,000
2028/29	1100	385	£11,000,000	£5,000,000

Assumptions

Continued downturn in development  
50% BCIL reduction  
Development activity @ 40% implementation extant planning permissions  
35% affordable housing



Scenario 2a - Return to recent development activity ; no policy intervention

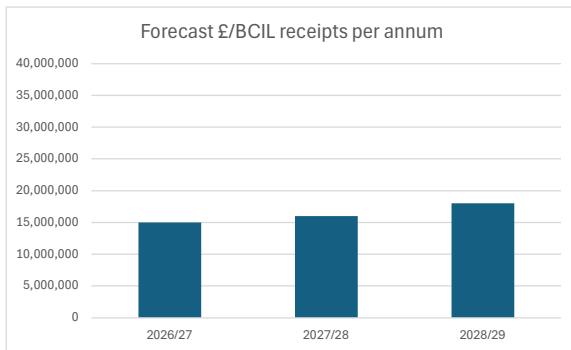


	Housing Starts	20% Affordable Housing	BCIL receipts
2026/27	1500	300	£19,000,000
2027/28	1600	320	£23,000,000
2028/29	1700	340	£26,000,000

Assumptions

Return to recent development levels  
No policy intervention  
Development activity @ 60% implementation extant planning permissions  
20% affordable housing

Scenario 2b - Return to recent development activity ; 50% BCIL reduction ; 20% affordable housing

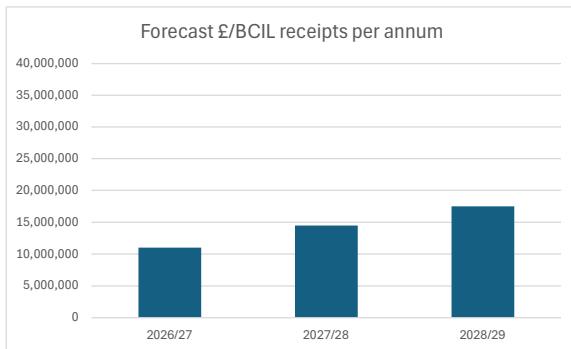


	Housing Starts	20% Affordable Housing	BCIL receipts	BCIL foregone
2026/27	1500	300	£15,000,000	£4,000,000
2027/28	1600	320	£16,000,000	£7,000,000
2028/29	1700	340	£18,000,000	£8,000,000

Assumptions

Return to recent development levels  
50% BCIL reduction  
Development activity @ 60% implementation extant planning permissions  
20% affordable housing

Scenario 2b - Return to recent development activity ; 50% BCIL reduction ; 35% affordable housing



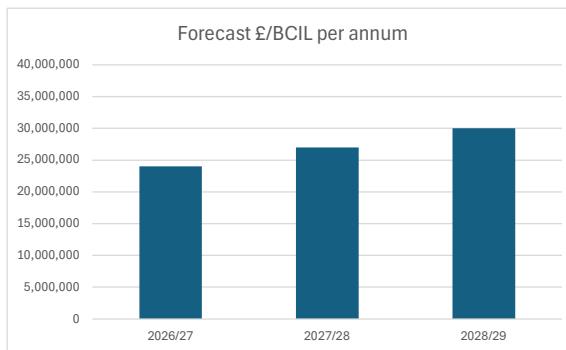
	Housing Starts	35% Affordable Housing	BCIL receipts	BCIL foregone
2026/27	1500	525	£11,000,000	£8,000,000
2027/28	1600	560	£14,500,000	£8,500,000
2028/29	1700	595	£17,500,000	£8,500,000

Assumptions

Return to recent development levels  
50% BCIL reduction  
Development activity @ 60% implementation extant planning permissions  
35% affordable housing



Scenario 4b - Surge in development activity ; 50% BCIL reduction ; 20% affordable housing

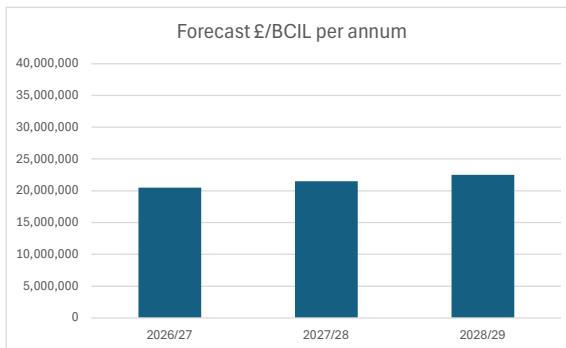


	Housing Starts	20% Affordable Housing	BCIL receipts	BCIL foregone
2026/27	2400	480	£24,000,000	£16,000,000
2027/28	2500	500	£27,000,000	£15,000,000
2028/29	2600	520	£30,000,000	£14,000,000

Assumptions

Surge in development activity  
50% BCIL reduction  
Demand side stimulus e.g. Help to Buy 2; increased affordable housing grant levels  
Development activity @ 100% implementation extant planning permissions  
20% affordable housing

Scenario 4b - Surge in development activity ; 50% BCIL reduction ; 35% affordable housing



	Housing Starts	35% Affordable Housing	BCIL receipts	BCIL foregone
2026/27	2400	840	£20,500,000	£19,500,000
2027/28	2500	875	£21,500,000	£20,500,000
2028/29	2600	910	£22,500,000	£21,500,000

Assumptions

Surge in development activity  
50% BCIL reduction  
Demand side stimulus e.g. Help to Buy 2; increased affordable housing grant levels  
Development activity @ 100% implementation extant planning permissions  
35% affordable housing