

**Lichfield District Council**

**Community Infrastructure Levy**

**CIL Charging Schedule**

**Indexation Update 2019**

March 2019  ****

**Effect of Indexation on Lichfield District Council’s Charging Schedule Rates from 2 January 2019**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Use** | **2016 CIL Charge (per sq. m)** | **Indexed CIL Charge from 2 January 2017** | **Indexed CIL Charge from 2 January 2018** | **Indexed CIL Charge from 2 January 2019** |
| Market houses within Strategic Development Allocations (SDAs) and the Broad Development Location (BDL) defined in the Local Plan Strategy 2008-2029 adopted 17 February 2015 *(refer to Figure 1 and inset maps Figures 2 - 9)* | £14 | £14.90 | £16.22 | **£16.54** |
| Market houses in lower value zone (refer to Figure 1) | £25 | £26.66 | £28.98 | **£29.53** |
| Market houses in higher value zone (refer to Figure 1) | £55 | £58.66 | £63.75 | **£64.98** |
| Supermarket | £160 | £170.66 | £185.48 | **£189.03** |
| Retail Warehouse | £70 | £74.66 | £81.15 | **£82.70** |
| Neighbourhood Convenience Retail | £20 | £21.33 | £23.18 | **£23.63** |
| All other development including residential apartments | £0 | £0 | £0 | **£0** |

**Indexation Guidance Note**

All CIL Liability Notices issued by the Council from 2 January 2017 will include indexation in the calculation of the chargeable amount. The calculation of the CIL chargeable amount is defined by the CIL Regulations 2010 (as amended).

The index that must be used is set by the CIL Regulations and is the BCIS All-In Tender Price Index. The indexed rate for any given year is set on 2 January and uses the index figure for 1 November of the preceding year.

**Calculation of the Chargeable Amount**

The calculation of the CIL chargeable amount is set out in Regulation 40 of the Community Infrastructure Levy Regulations 2010 (as amended). CIL is calculated by multiplying the net increase in gross internal floor area (sqm) by the relevant CIL rate (£/sqm), plus any indexing for inflation/deflation (between the year in which planning permission was granted and the year in which the charging schedule took effect.



**Where:**

* R is the CIL rate in £/sqm
* A is the net increase in gross internal floor area (sqm)
* Ip is the All-in Price Index for the year in which planning permission was granted
* Ic is the All-in Price Index for the year in which te charging schedule started operation