



**Lichfield District Council**  
**Community Infrastructure Levy**  
**CIL Charging Schedule**  
**Indexation Update 2022**

December 2021

*Lichfield*  
district council

**Effect of Indexation on Lichfield District Council's Charging Schedule Rates  
from 1 January 2022**

<b>Use</b>	<b>2016 CIL Charge (per sq. m)</b>	<b>Indexed CIL Charge from 1 January 2017</b>	<b>Indexed CIL Charge from 1 January 2018</b>	<b>Indexed CIL Charge from 1 January 2019</b>	<b>Indexed CIL Charge from 1 January 2020</b>	<b>Indexed CIL Charge from 1 January 2021</b>	<b>Indexed CIL Charge from 1 January 2022</b>
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	£17.32	£17.27	<b>£17.21</b>
Market houses in lower value zone (refer to Figure 1)	£25	£26.66	£28.98	£29.53	£30.92	£30.83	<b>£30.74</b>
Market houses in higher value zone (refer to Figure 1)	£55	£58.66	£63.75	£64.98	£68.04	£67.83	<b>£67.63</b>
Supermarket	£160	£170.66	£185.48	£189.03	£197.92	£197.33	<b>£196.74</b>
Retail Warehouse	£70	£74.66	£81.15	£82.70	£86.59	£86.33	<b>£86.07</b>
Neighbourhood Convenience Retail	£20	£21.33	£23.18	£23.63	£24.74	£24.66	<b>£24.59</b>
All other development including residential apartments	£0	£0	£0	£0	£0	£0	<b>£0</b>

**Indexation Guidance Note**

All CIL Liability Notices issued by the Council from 1 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).

From 1 January 2020, the index is the RICS CIL Index published by the Royal Institution of Chartered Surveyors. This annual index figure will be published on or around 1 November each year and will apply from 1 January of the following year. The latest RICS CIL Index figure is available on the [RICS website](#).

Before 2020, the index figure is the figure for 1 November for the preceding calendar year in the national All-in Tender Price Index published by the Royal Institution of Chartered Surveyors.

### **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).

$$\frac{R \times A \times I^p}{I_c}$$

#### **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 the charging schedule started operation