

Warwick District Council (WDC)
Community Infrastructure Levy (CIL)

Indexation Guidance Note - January 2025

This document has been produced to provide guidance on how indexation will affect all CIL chargeable developments granted planning permission in 2025. From adoption of CIL in December 2017 to December 2019 WDC did not apply indexation. A revised charging schedule was indexed and issued for the year 2020; this guidance note is for charges taking effect from 1 January 2025.

All CIL liable planning applications that are determined between 1 January and 31 December 2025 by WDC will include indexation in the calculation of the chargeable amount. The calculation of the CIL chargeable amount is set out in Regulation 40 of Part 5 of the CIL 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 (18 December 2017). Please refer to WDC's revised CIL charging Schedule January 2025 for more information on the new charging rates, available at https://www.warwickdc.gov.uk/info/20798/community_infrastructure_levy_cil

R x A x Ip

Ic

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

Regulation 40 of Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended) states that the index is the national All-in Tender Price Index published from time to time by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors (RICS) and the figure for a given year is the figure for 1st November of the preceding year.

Year	BCIS All-in Tender Price Index
2017 (year in which Charging Schedule took effect)	303 (Ic) (fixed baseline)
2020 (year in which planning permission was granted)	334 (Ip)
2021 (year in which planning permission was granted)	333 (Ip)
2022 (year in which planning permission was granted)	332 (Ip)
2023 (year in which planning permission was granted)	355 (Ip)
2024 (year in which planning permission was granted)	381 (Ip)
2025 (year in which planning permission was granted)	391 (Ip)

Example:

In 2025 permission is granted for 2 no. residential dwellings, resulting in a net increase in floorspace of 220 sqm. The proposed development falls within Charging Zone C for residential development, where the 2017 base date rate is £140 per sq./m. The total CIL charge including indexation would be as follows:

$$\frac{\pounds 140 \times 220 \text{ sqm} \times 391}{303} = \pounds 39,745.21$$

This is applicable to all CIL liable planning applications determined by WDC between 1st January and 31st December 2025. This document will be updated by January 2026 when the new index figure for that year will be applied.

Please contact CILAdmin@warwickdc.gov.uk for further information or guidance.