



Lichfield District Council
Community Infrastructure Levy
CIL Charging Schedule
Indexation Update 2021

November 2020

**Effect of Indexation on Lichfield District Council's Charging Schedule Rates
from 2 January 2021**

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	Indexed CIL Charge from 2 January 2020	Indexed CIL Charge from 2 January 2021
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
Market houses in lower value zone (refer to Figure 1)	£25	£26.66	£28.98	£29.53	£30.92	£30.83
Market houses in higher value zone (refer to Figure 1)	£55	£58.66	£63.75	£64.98	£68.04	£67.83
Supermarket	£160	£170.66	£185.48	£189.03	£197.92	£197.33
Retail Warehouse	£70	£74.66	£81.15	£82.70	£86.59	£86.33
Neighbourhood Convenience Retail	£20	£21.33	£23.18	£23.63	£24.74	£24.66
All other development including residential apartments	£0	£0	£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).

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

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