

Stevenage Borough Council – Annual CIL Rates taking account of Indexation

Charging authorities are required to apply an annually updated index of inflation to keep the levy responsive to market conditions. Schedule 1 of the CIL Regs 2010 (as amended) states that:

“...the index figure for a given calendar year is:... in relation to the calendar year 2020 and any subsequent calendar year, the RICS CIL Index published in November of the preceding calendar year by the Royal Institution of Chartered Surveyors”

This Indexation figure is published here <https://www.rics.org/uk/products/data-products/rics-community-infrastructure-levy-index/> each November and must be applied to CIL rates for planning applications approved in the subsequent calendar year.

Stevenage BC adopted their CIL Charging Schedule in 2020 when the Indexation (I_c) was 334. The CIL Rates (R) included in the adopted CIL Charging Schedule are subject to change based on the indexation in the year that planning permission was granted for a development (I_p). Indexed figures are calculated for each CIL liable development using the RICS CIL Index figures (ie. $R \div I_c \times I_p$). For an approximation of what the CIL rates will be for each calendar year (to 2 decimal places), please see the following tables.

Permissions approved from 01 January 2021 to 31 December 2021 – Index Rate(I_p) : 333

Development Type	CIL Rate	
	Zone 1	Zone 2
Residential		
Market	£39.88/sqm	£99.70/sqm
Sheltered housing	£99.70/sqm	
Extracare housing	£39.88/sqm	
Retail	£59.82/sqm	
All other development	£0/sqm	

Permissions approved from 01 April 2020 to 31 December 2020 – Index Rate (I_p): 334

Development Type	CIL Rate	
	Zone 1	Zone 2
Residential		
Market	£40/sqm	£100/sqm
Sheltered housing	£100/sqm	
Extracare housing	£40/sqm	
Retail	£60/sqm	
All other development	£0/sqm	