

Community Infrastructure Levy Indexation

Indexation information for the period of 2019/20

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This document has been produced to provide guidance on how indexation will affect the Community Infrastructure Levy (CIL) for developments granted planning permission in North Somerset in 2019/2020.

All CIL Liability Notices issued by the Council in 2019 will include indexation in the calculation of the chargeable amount. The calculation of CIL chargeable amount is defined by the CIL Regulations 2010 (as amended):

<p><u>R x A x Ip</u> Ic</p> <p>R – the CIL rate for that use</p> <p>A – the deemed net area chargeable at rate R</p> <p>Ip – the index figure for the year in which planning permission was granted</p> <p>Ic – the index figure for the year in which the charging schedule took effect</p>
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The index that must be used is set by the CIL Regulations 2010 (as amended) and is the BCIS All-In Tender Price Index. The index figure for any given year is set on 1st April and is the index figure for November 1st of the preceding year. The index figures that will be used to calculate indexation for North Somerset’s adopted Charging Schedule in 2019/20 are:

Financial Year (1st April – 31st March)	Index
2018/19 (the year in which the Charging Schedule took effect)	286
2019/20 (the financial year in which planning permission was granted)	318

Example

In the financial year 2019/20, a planning application is approved that grants a dwelling that has an GIA of 100sqm, located in Zone C that is chargeable at £80/sqm. The CIL liability would be as calculated as follows:

$$\frac{\pounds 80 \times 100\text{sqm} \times 318}{271} = \pounds 8895.10$$

This document is relevant to all CIL Liability Notices issued between 1st April 2019 and 31st March 2020 and will be updated in March 2020 when a new index figure for that year will be applied.

After applying the updated indexation as in the above example, the following charges will be levied against developments for developments granted permission from 1st April 2019 to 31st March 2020.

Location(s)	Development type (use class)	CIL charge 2019/20 per m²
Zone A: Weston Town Centre	Residential (C3/C4).	£0
Zone B: Outer Weston: sites	Residential (C3/C4) development on sites designated as Strategic Development Areas.	£22.34
	Residential (C3/C4) development on sites not designated as Strategic Development Areas.	£44.48
Zone C: Rest of District	Residential (C3/C4) development on sites designated as Strategic Development Areas.	£44.48
	Residential (C3/C4) development on sites not designated as Strategic Development Areas.	£88.95
All (zones A, B, C)	Extra-care (C2) housing.	£0
	Purpose-built student accommodation / halls of residence.	£44.48
	Large-scale retail (A1/A2/A3/A4/A5): more than 280m ² net sales area.	£133.43
	Small-scale retail (A1/A2/A3/A4/A5): less than 280m ² net sales area.	£66.71
	Commercial (B1/B2/B8).	£0
	All other qualifying development.	£0