

2021 Annual CIL rate summary



This document is relevant to all planning permissions granted by Cotswold District Council between 1 January 2021 and 31 December 2021.

Development type	2021 CIL Rate
All residential development, including Sheltered Housing and Extra-care Housing but excluding the Chesterton Strategic Site	£83.77
Retail development	£62.83
All other development	£0

Example

In 2021, a permission is granted for a residential dwelling that results in a net increase of floorspace (GIA) of 100 sqm, located in a chargeable area with an indexed rate of £83.77/sqm. The CIL liability would be calculated as follows:
 $£83.77 \times 100 \text{ sqm} = £8,377.00$

The calculation of the above indexed figures is defined by the CIL Regulations 2010 (as amended) as shown in Table 1 below. The index that must be used is the RICS CIL Index published in November of the calendar year before by the Royal Institution of Chartered Surveyors (see Table 2). The calculation of the indexed figures can be found in Table 3.

Formula to calculate CIL indexation

$$\frac{R \times I_y}{I_c}$$

R - the CIL rate for that use

I_y - the index figure for the calendar year (in which planning permission was granted)

I_c - the index figure for the calendar year in which the charging schedule took effect

Table 1 - CIL Index Figures

Year	Index Figure
2019 (the year in which the Charging Schedule took effect)	318 (I _c)
2021 (the year in which planning permission was granted)	333 (I _y)

Table 2 - CIL Rate Calculations 2021

Development type	Original CIL Rate	Calculation	2021 CIL Rate
All residential development, including Sheltered Housing and Extra-care Housing but excluding the Chesterton Strategic Site	£80	$\frac{80 \times 333}{318}$	£83.77
Retail development	£60	$\frac{60 \times 333}{318}$	£62.83
All other development	£0	$\frac{0 \times 333}{318}$	£0

In December 2021 a new annual CIL rate summary will be published for the year 2022.