

2025 Annual CIL rate summary



This document is relevant to all planning permissions granted by **Cotswold District Council** between **1 January 2025 and 31 December 2025**.

Development type	2025 CIL Rate
All residential development, including Sheltered Housing and Extra-care Housing but excluding the Chesterton Strategic Site	£98.36/sqm
Retail development	£73.77/sqm
All other development	£0/sqm

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 October 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.

Table 1 – formula to calculate CIL indexation

$\frac{R \times I_y}{I_c}$
<p>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</p>

Table 2 – CIL Index Figures

Year	Index Figure
2019 (the year in which the Charging Schedule took effect)	318 (I _c)
2025 (the year in which planning permission was granted)	391 (I _y)

Table 3 – CIL Rate Calculations 2025

Development type	Original CIL Rate	Calculation	2024 CIL Rate
All residential development, including Sheltered Housing and Extra-care Housing but excluding the Chesterton Strategic Site	£80	$80 \times \frac{391}{318}$	£98.36
Retail development	£60	$60 \times \frac{391}{318}$	£73.77
All other development	£0	$0 \times \frac{391}{318}$	£0

Example

In 2025, a permission is granted for a residential dwelling that results in a net increase of floorspace (GIA) of 100 sqm. The CIL liability would be calculated as follows:

$$100 \text{ sqm} \times (\text{£}80 \times 391 / 318) = \text{£}9,836.47$$

In December 2025 a new annual CIL rate summary will be published for the year 2026.