

# West Berkshire Council Community Infrastructure Levy (CIL) Indexation Guidance Note – April 2017

This document has been produced to provide guidance on how indexation will affect CIL for developments granted planning permission in West Berkshire from 1 April 2017 onwards. It replaces the April 2016 Indexation Guidance Note.

All Liability Notices issued by the Council from 1 April 2017 onwards 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):

$\frac{R \times A \times Ip}{Ic}$
<b>R</b> – the CIL rate for that use
<b>A</b> – the deemed net area chargeable at rate R
<b>Ip</b> – the index figure for the year in which planning permission was granted
<b>Ic</b> – the index figure for the year in which the charging schedule took effect

The index that must be used is set by the CIL Regulations and is the BCIS All-in Tender Price Index. We cannot publish index figures due to copyright but they will be included in liability notices issued. The index figure for any given year is the index figure for the previous 1 November.

Example (these are NOT actual index figures):

On 1 April 2017, a planning application is approved for a residential dwelling that results in a net increase in floorspace of 100sq/m. The proposal is located in Charging Schedule area North Wessex Downs AONB, where the rate is set at £125 per sq/m. In this example, indexation would affect the chargeable amount as follows:

$$\frac{\pounds 125 \times 100\text{sq/m} \times 220}{200} = \pounds 13,750.00$$

This document is relevant to all CIL Liability Notices issued between 1 April 2017 and 31 March 2018. This document will be updated in April 2018 when a new index figure for that year will be applied.

For any further information or advice in respect of CIL indexation please direct your enquiries to the CIL Team in the first instance.