

Hull City CouncilCommunity Infrastructure Levy – Indexation guide

This note provides guidance for developers/applicants seeking advice about payments taking into account cost changes to materials etc arising from the application of CIL. The intention is to ensure that charges are responsive to changing market conditions including changes to inflation/deflation in particular. Unlike s106 planning obligations which are subject to Retail Price Index cost changes, indexation for CIL is prescribed in the 2010 CIL Regulations, as amended.

All Liability Notices issued by the council will include reference to indexation in the calculation of the chargeable amount.

The calculation of the CIL chargeable amount is defined by Schedule 1 of the 2019 CIL Regulations based on:

$R \times A \times Ip/Ic$

R – the CIL rate for that use

A – the deemed net area chargeable

Ip – the index figure for the year in which planning permission was granted

Ic – the index figure for the year in which the charging schedule took effect

As from January 2021 Regulation 40 of Part Five of the Community Infrastructure Levy Regulations 2010 (as amended) states that the index used is from the Royal Institution of Chartered Surveyors (RICS) and the figure for a given year is the figure for 1st November of the preceding year. The original CIL chargeable rates adopted in February 2018 were subject to indexation from 1 January 2018.

Year	BCIS All-in Tender Price Index
2018 (year in which charging schedule took place)	313
2019 (year in which planning permission was granted)	318
	RICS Price Index
2020 (year in which planning permission was granted)	334
2021 (year in which planning permission was granted)	333
2022 (year in which planning permission was granted)	332
2023 (year in which planning permission was granted)	355
2024 (year in which planning permission was granted)	381
2025 (year in which planning permission was granted)	391

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2026 (year in which planning permission was granted)	400
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