

## Selby District Council – Community Infrastructure Levy Indexation Guidance

This document has been produced to provide guidance on how indexation will affect all CIL Chargeable developments granted planning permission in 2019.

All Liability Notices issued by the Council in 2019 will include indexation in the calculation of the chargeable amount. The calculation is set out in Regulation 40 of the Community Infrastructure Levy Regulations 2010 (as amended).

CIL is calculated by multiplying the net increase in gross internal area (GIA) by the relevant CIL rate (£/sqm) as detailed in the local charging schedule, plus indexing for inflation/deflation (between the year in which planning permission was granted and the year in which the local charging schedule to effect (in Selby District this was 1<sup>st</sup> January 2016).

Regulation 40 states that the index is the national All-in Tender Price Index published from time to time by the Building Cost Information Service (BCIS) of the Royal Institute of Chartered Surveyors (RICS) and the figure for a given year is the figure for 1<sup>st</sup> November of the preceding year.

The formula set out in the regulations as below will be applied to all CIL Liable applications from 1<sup>st</sup> January 2019.

$$\frac{R \times A \times I_p}{I_c}$$

R – the CIL rate for that use – see table below

A – the deemed net area chargeable at rate R

I<sub>p</sub> – the index figure for the year in which planning permission was granted

I<sub>c</sub> – the index figure for the year in which the charging schedule took effect.

| Type of development                           | CIL Charge per square metre (R) |
|---|---------------------------------|
| Private Market Housing – Low Charging Zone    | £10.00                          |
| Private Market Housing – Medium Charging Zone | £35.00                          |
| Private Market Housing – High Charging Zone   | £50.00                          |
| Supermarkets                                  | £110.00                         |
| Retail Warehouses                             | £60.00                          |
| Public/ Institutional Facilities              | Nil                             |
| Other Chargeable Development                  | Nil                             |