

Community Infrastructure Levy (CIL) Guidance Document – March 2019

Published by the Joint Core Strategy Authorities of Cheltenham Borough Council, Tewkesbury Borough Council and Gloucester City Council

Indexation

This guidance document explains how indexation will affect all CIL chargeable development permitted within the three JCS authorities of Cheltenham, Tewkesbury and Gloucester.

CIL payments must be index linked from the year that CIL was introduced to the year that the planning permission is granted. The Community Infrastructure Levy Regulations (2010), as amended, Regulation 40, Part Six, requires us to use the national 'All-In Tender Price Index', published by the Build Cost Information Service (BCIS) of the Royal Institute of Chartered Surveyors (RICS)¹. The regulations state that, whichever index is used, the figure published for the 1st November each year should be used for the following year.

The JCS Authorities began charging the CIL on the 01 January 2019 and as required have applied the index published on the 01 November 2018 which will apply until the 31 December 2019 after which indexation will be applied annually beginning on the 01 January 2020 based on the index published on the 01 November in the previous year.

As the JCS Authorities commenced charging on the 01 January 2019 the rates, published on the 01 November 2018 will apply to the first three quarters of the financial year beginning 01 April 2019 so no changes to the adopted rates will be made for the new financial year. From the 01 April 2019 rates will therefore remain as:

Development Category	Financial Year 2019/20, Q1 to Q3
Tewkesbury Borough Council	
10 dwellings and under	£104 per m ²
Between 11 and 449 dwellings	£200 per m ²
450 dwellings and over	£35 per m ²
Strategic Allocations A5 and B1	£35 per m ²
Gloucester City Council	
10 dwellings and under	£0 per m ²
Between 11 and 449 dwellings	£45 per m ²
450 dwellings and over	£0 per m ²
Strategic Allocations B5	£0 per m ²
Cheltenham Borough Council	
10 dwellings and under	£148 per m ²
Between 11 and 449 dwellings	£200 per m ²
450 dwellings and over	£35 per m ²
Strategic Allocations A5 and B1	£35 per m ²

¹ See Appendix B

Retirement Homes	£200 per m ²
Extra Care Homes	£100 per m ²

These rates and this guidance document will be updated in-line with the All-in TPI published by the RICS BCIS on the 01 January 2020.

Contingency

If the BCIS All-In Tender Price Index is discontinued, we'll use the Retail Price Index.

Calculating CIL

CIL is calculated by multiplying the net increase in gross internal area (GIA)² by the relevant CIL rate (£/m²), plus indexing between the year in which planning permission is granted and the Indexation year, after which the JCS Authorities of Cheltenham, Tewkesbury and Gloucester's Charging Schedules took effect. As the JCS Authorities commenced charging on the 1st January 2019 the relevant index year is 2018 (1st November).

Further information and all CIL forms are available on the Planning Portal website at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the JCS website at: www.jointcorestrategy.org/community-infrastructure-levy.

If you have any questions regarding CIL please contact us at:

Cheltenham – cil@cheltenham.gov.uk

Tewkesbury – cil@tewkesbury.gov.uk

Gloucester – cil@gloucester.gov.uk

² The definition of gross internal area is not specified in the regulations; however, the generally accepted method of calculation is the RICS Code of Measuring Practice (6th edition, 2015)

Appendix A

BCIS All-in TPI

#101

Downloaded 20-Mar-2019

Series:	BCIS All-in TPI	
Base:	1985 mean = 100	
Last Updated:	19-Mar-19	
Notes:		
Date	Index	Sample
May-17	324	23
Aug-17	307	21
Nov-17	327	20
Feb-18	317	Forecast 8
May-18	320	Forecast 8
Aug-18	320	Forecast 7
Nov-18	322	Provisional 4
Feb-19	323	Provisional
May-19	325	Forecast
Aug-19	328	Forecast
Nov-19	332	Forecast
Feb-20	337	Forecast
May-20	339	Forecast
Aug-20	341	Forecast
Nov-20	345	Forecast
Feb-21	353	Forecast
May-21	355	Forecast
Aug-21	363	Forecast
Nov-21	367	Forecast
Feb-22	375	Forecast
May-22	378	Forecast
Aug-22	387	Forecast
Nov-22	391	Forecast
Feb-23	398	Forecast
May-23	402	Forecast
Aug-23	410	Forecast
Nov-23	415	Forecast

Appendix B

Regulation 40 (Inserted by 2014 No. 385)

(6) In this regulation the index figure for a given year is—

(a) the figure for 1st November for the preceding year in the national All-in Tender Price Index published from time to time by the Building Cost Information Service of the Royal Institution of Chartered Surveyors; or

(b) if the All-in Tender Price Index ceases to be published, the figure for 1st November for the preceding year in the retail prices index.