

CIL Indexation Note 2025

In accordance with CIL Regulation 40, we index-link our CIL rates so they rise or fall in line with inflation. Initially this was based on the BCIS All-in Tender Price index, but since 2020 the RICS Building Index for CIL¹ has been used. The index figure for a given calendar year is the figure for 1st November for the preceding calendar year in the relevant index.

The rates in the **adopted** CIL Charging Schedule are relevant to calculate CIL liability on permissions granted on or before 31 December 2016. An indexation to the rates in the adopted CIL Charging Schedule is applicable on permissions granted on or after 1 January 2017, and subsequently on 1 January every year. Use the table below with **the year planning permission was granted** to work out the rate in pounds per square metre.

Description	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Res. Mature Suburbs	£75	£79.70	£83.58	£88.01	£92.44	£92.16	£91.88	£98.25	£105.44	£108.21
Res. Rural Area	£150	£159.40	£167.16	£176.01	£184.87	£184.31	£183.76	£196.49	£210.89	£216.42
Supermarkets (Any Area)	£300	£318.18	£334.32	£352.02	£369.74	£368.63	£367.53	£392.99	£421.77	£432.84
Convenience Store (Any Area)	£150	£159.40	£167.16	£176.01	£184.87	£184.31	£183.76	£196.49	£210.89	£216.42
Other Retail Format – Mature Suburbs	£50	£53.13	£55.72	£58.67	£61.62	£61.44	£61.25	£65.50	£70.30	£72.14
Other Retail Formats – Solihull and Shirley Town Centres	£25	£26.56	£27.86	£29.33	£30.81	£30.71	£30.63	£32.75	£35.15	£36.07
Other Retail Formats – Rural Areas	£50	£53.13	£55.72	£58.67	£61.62	£61.44	£61.25	£65.50	£70.30	£72.14
A2 Uses	£25	£26.56	£27.86	£29.33	£30.81	£30.71	£30.63	£32.75	£35.15	£36.07
A3/A4/A5 uses	£100	£106.27	£111.44	£117.34	£123.25	£122.88	£122.51	£131.00	£140.59	£144.28
Hotels (C1)	£25	£26.56	£27.86	£29.33	£30.81	£30.71	£30.63	£32.75	£35.15	£36.07
Res. Institutions (C2)	£25	£26.56	£27.86	£29.33	£30.81	£30.71	£30.63	£32.75	£35.15	£36.07
Car Dealerships	£75	£79.70	£83.58	£88.01	£92.44	£92.16	£91.88	£98.25	£105.44	£108.21

¹ <https://bcis.co.uk/news/community-infrastructure-levy-cil-index-bcis/>