

Vale of White Horse District Council

Annual CIL Rate Summary

1 January 2025 – 31 December 2025

The CIL Rates contained in the CIL Charging Schedule will be index linked in accordance with Schedule 1 of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

CIL rates are index-linked so that once set they will rise or fall in line with inflation to protect their value. The BCIS All-in Tender Price Index is used and is set from 1 January each year, remaining the same for the whole calendar year.

Prior to 2020 the figure for 1 November for the preceding calendar year in the national All-in Tender Price Index published from time to time by the Royal Institute of Chartered Surveyors was used. From 1 January 2020 and any subsequent calendar year, the RICS CIL index published in November of the preceding calendar year by RICS is used.

The information below provides details of how the indexation has changed since the Vale of White Horse adopted their CIL Charging Schedule on 1 November 2017. The rates in the original adopted CIL Charging Schedule were relevant to calculate CIL liability until 31st December 2017. Indexation was first applied to those rates on 1 January 2018, and subsequently on 1 January annually until **the new CIL Charging Schedule was adopted 1 November 2021.**

Information has been added below to reflect the new rates adopted 1 November 2021. The rates in the adopted CIL Charging Schedule were relevant to calculate CIL liability until 31 December 2021. Indexation was first applied to those rates on 1 January 2022, and subsequently on 1 January annually.

Please scroll down to the next page.

Vale Of White Horse District Council

Community Infrastructure Levy

Indexation Guidance Note

CIL Rates from 1 November 2021 (Revised Charging Schedule)

All Liability Notices issued by the council will include 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.

$$\frac{R \times A \times Ip}{Ic}$$

R – the CIL rate for that use

A – the deemed net area chargeable at rate R

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

The new rates adopted in November 2021 were subject to indexation from 1 January 2022 and each subsequent year. The information below provides the index rates set and how the initial amount rises with inflation for 2025.

The indexation rate for 2021 is 333, for 2022 is 332, for 2023 is 355 for 2024 is 381 and **for 2025 is 391.**

Development type	CIL rate £ per square metre		
Residential Development (including Student accommodation, HMOs, age restricted and sheltered housing)	Zone 1 Eastern Parishes	Zone 2 Built up areas of Wantage, Grove and Faringdon	Zone 3 Rest of District
Major Schemes (10 dwellings and more)	£280 + index = £328.77	£100 + index = £117.42	£200 + index = £234.83
Minor Schemes (9 dwellings and fewer)	£340 + index = £399.22	£160 + index = £187.87	£260 + index = £305.29

Development type	CIL rate £ per square metre
Strategic Sites	£0
Institutional accommodation: extra-care, nursing and care homes	£0
Supermarkets and Retail Warehousing	£117 + index = £137.38
Residential rural exception site	£0
All other development	£0

Previous CIL Rates from November 2017 to November 2021

The information below provides guidance on how indexation has affected CIL for developments granted planning permission from January 2018 when indexation was first applied to the original CIL rates adopted in November 2017.

All Liability Notices issued by the council from January 2018 included 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.

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

R – the CIL rate for that use

A – the deemed net area chargeable at rate R

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

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

The index rate for 2017 when the charging schedule took effect was 286.

The index used for subsequent years:

2018 – 313

2019 – 318

2020 – 334

2021 – 333

CIL Rates per square metre - November 2017 (First Charging Schedule)

Development Type	CIL Rates 2017	CIL Rates 2021
Residential development (incl. student accommodation and sheltered housing) Zone 1	£120 + indexation	£139.72 + indexation
Residential development (incl. student accommodation and sheltered housing) Zone 2	£85 + indexation	£98.97 + indexation
Supermarkets, superstores and retail warehouses	£100 + indexation	£116.43 = Indexation

Note: the formula above should be used in calculating the exact CIL liability. The amounts listed in the 2021 CIL rates column have had the decimal point rounded up.