

2024 Annual CIL rate summary



This document is relevant to all planning permissions granted by Cotswold District Council between 1 January 2024 and 31 December 2024.

Development type	2024 CIL Rate
All residential development, including Sheltered Housing and Extra-care Housing but excluding the Chesterton Strategic Site	£95.85/sqm
Retail development	£71.89/sqm
All other development	£0/sqm

The calculation of the above indexed figures is defined by the CIL Regulations 2010 (as amended) as shown in Table 1 below. The index that must be used is the RICS CIL Index published in October of the calendar year before by the Royal Institution of Chartered Surveyors (see Table 2). The calculation of the indexed figures can be found in Table 3.

Table 1 - formula to calculate CIL indexation

$\frac{R \times ly}{lc}$
<p>R - the CIL rate for that use ly - the index figure for the calendar year (in which planning permission was granted) lc - the index figure for the calendar year in which the charging schedule took effect</p>

Table 2 - CIL Index Figures

Year	Index Figure
2019 (the year in which the Charging Schedule took effect)	318 (lc)
2024 (the year in which planning permission was granted)	381 (ly)

Table 3 - CIL Rate Calculations 2024

Development type	Original CIL Rate	Calculation	2024 CIL Rate
All residential development, including Sheltered Housing and Extra-care Housing but excluding the Chesterton Strategic Site	£80	$\frac{80 \times 381}{318}$	£95.85
Retail development	£60	$\frac{60 \times 381}{318}$	£71.89
All other development	£0	$\frac{0 \times 381}{318}$	£0

Example

In 2024, a permission is granted for a residential dwelling that results in a net increase of floorspace (GIA) of 100 sqm. The CIL liability would be calculated as follows:
 100 sqm x (£80 x 381 / 318) = £9,584.90

In December 2024 a new annual CIL rate summary will be published for the year 2025.