

## **Bradford Community Infrastructure Levy (CIL) Indexation Update - Guidance Note (January 2019)**

This document has been produced to provide information and guidance on how indexation will affect CIL charges for CIL liable development in the Bradford District.

CIL payments must be index linked from the year that CIL was introduced to the year that the planning permission has been granted. In line with the Regulation 40, CIL Rates have been index linked using the BCIS All-In Tender Price Index for the 1st November for the preceding year.

Indexation will be set out on an annual basis in line with the CIL Regulations. All CIL Liability Notices issued by the council from January 2019 onwards will include indexation in the calculation of the chargeable amount.

The calculation of the CIL chargeable amount by the CIL Regulations 2010 (as amended):

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

R – the CIL rate for that use

A – the deemed net area chargeable at rate R

I<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.

### **Summary Table**

<b>Use of Development</b>	<b>CIL Rate (£ per sq m)</b>	<b>2019 CIL Charge plus Indexation (£ per sq m)</b>
Residential Zone 1	100	111.19
*Residential Zone 2	50	55.59
*Residential Zone 3	20	22.24
*Residential Zone 4	0	0
Retail Warehouses (central Bradford)	85	94.51
Large supermarket (>2000 sqm)	50	55.59
All other uses £0	0	0

January 2019