

Community Infrastructure Levy - Indexation Guidance Notice 2025

This document has been produced to provide guidance on how indexation will affect the Community Infrastructure Levy (CIL) for developments granted planning permission in Birmingham in 2025.

All CIL Liability Notices issued by the Council in 2025 will include indexation in the calculation of the chargeable amount. The calculation of CIL chargeable amount is defined by the CIL Regulations 2010 (as amended):

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

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 index that must be used is set by the CIL Regulations 2010 (as amended) and is the BCIS All-In Tender Price Index. The index figure for any given year is set on 1st January and is the index figure published on the preceding fourth Monday in October each year. The index figures that will be used to calculate indexation for Birmingham's adopted Charging Schedule in 2025 are:

| Year | Index Figure |
|--|---------------------|
| 2016 (the year in which the Charging Schedule took effect) | 271 |
| 2025 (the year in which planning permission is granted) | 391 |

The Index figure is published by the Royal Institute of Chartered Surveyors and is available online: [Community Infrastructure Levy \(CIL\) Index developed by BCIS](#)

CIL Charging Schedule, including 2025 Indexation

| Development Type | Detail | Original Charge/ sqm | Charge per sqm 2025 |
|---------------------------------|--|-----------------------------|----------------------------|
| Retail convenience ¹ | <2,700 sqm | £0 | £0 |
| Retail convenience ¹ | >2,700 sqm | £260 | £375.13 |
| Retail ² | All other | £0 | £0 |
| Retail ² | Greenbelt Development (Sustainable urban extension) | £0 | £0 |
| Industrial/Employment | All areas | £0 | £0 |
| Offices | All areas | £0 | £0 |
| Residential | Value zones 1,2 & 3 (High value area) | £69 | £99.55 |
| Residential | Value zones 4,5,6 & 7 (Low value area) | £0 | £0 |
| Residential | Green Belt Development (Sustainable urban extension) | £0 | £0 |
| Residential | Social Housing Providers registered with HCA and Birmingham Municipal Housing Trust developments | £0 | £0 |
| Student housing | All areas, except Green Belt Development (Sustainable urban extension) | £69 | £99.55 |
| Student Housing | Green Belt Development (Sustainable urban extension) | £0 | £0 |
| Hotel | City centre | £27 | £38.96 |
| Hotel | Green Belt Development (Sustainable urban extension) and rest of city | £0 | £0 |
| Leisure | All areas | £0 | £0 |
| Education | All areas | £0 | £0 |
| Health | All areas | £0 | £0 |
| Extra Care | C2 use | £0 | £0 |
| All other development | All areas | £0 | £0 |

NB – the figures are presented to 2 decimal places for ease, and the final calculation may alter as a result.

Example

In 2025, a planning application is approved for a residential dwelling that results in a net increase of GIA of 100sqm, located in a chargeable area with a rate of £69/sqm. The CIL liability would be calculated as follows:

$$\frac{\text{£69} \times 100\text{sqm} \times 391}{271} = \text{£9,955.35}$$

This document is relevant to all CIL Liability Notices issued between 1st January 2025 and 31st December 2026 and will be updated in January 2026 when a new index figure for that year will be applied. If a new CIL Charging Schedule is published, the new charges will supersede these figures.