

South Oxfordshire District Council

Annual CIL Rate Summary

1 January 2026 – 31 December 2026

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 South Oxfordshire District Council adopted their CIL Charging Schedule on 1 April 2016. The rates in the adopted CIL Charging Schedule were relevant to calculate CIL liability until 31st December 2016. Indexation was first applied to those rates on 1 January 2017, and subsequently on 1 January annually until **the new CIL Charging Schedule was adopted 3 January 2023.**

Information has been added below to reflect the new rates adopted 3 January 2023. The rates in the adopted CIL Charging Schedule were relevant to calculate CIL liability until 31 December 2023. Indexation was first applied to those rates on 1 January 2024, and subsequently on 1 January annually.

Please scroll down to the next page.

South Oxfordshire District Council Community Infrastructure Levy

Indexation Guidance Note

CIL Rates from 3 January 2023 (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.

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

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 new rates adopted in January 2023 are subject to indexation from 1 January 2024 and each subsequent year. The information below provides the index rates set and how the initial amount rises with inflation for 2026.

The indexation rate for 2023 is 355, 2024 is 381, 2025 is 391 and **2026 is 400.**

Development Type	CIL Rate £ per square metre		
Residential Development (including HMOs, elderly persons' accommodation)	Zone 1 Southern Parishes	Zone 2 Built up areas of Didcot and Berinsfield	Zone 3 Rest of District
Major Schemes (10 dwellings and more)	£325 + index = £366.20	£200 + index = £225.35	£225 + index = £253.52
Minor Schemes (9 dwellings and fewer)	£360 + index = £405.63	£215 + index = £242.25	£260 + index = £292.96

Development Type	CIL Rate £ per square metre
Student accommodation	£150 + index = £169.01
Flats/apartments of 3 storeys and above in Zone 2, excluding elderly persons' accommodation	£103 + index = £116.06
All elderly persons' accommodation in Zone 2	£0
Build to Rent	£150 + index = £169.01
Strategic Sites	£0
Supermarkets	£200 + index = £225.35
Retail Warehousing	£85 + index = £95.77

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

Previous CIL Rates from 1 April 2016 to 3 January 2023

The information below provides guidance on how indexation has affected CIL for developments granted planning permission from January 2017 when indexation was first applied to the original CIL rates adopted in April 2016.

All Liability Notices issued by the council from January 2017 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.

R x A x Ip

lc

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

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

The index rate for 2016 when the charging schedule took effect was 275.

The index used for subsequent years:

2017 – 286

2018 – 313

2019 – 318

2020 – 334

2021 – 333

2022 – 332

2023 – 355

CIL Rates per square metre – April 2016 (First Charging Schedule)

Year	CIL Rates 2016	CIL Rates 2022
Residential development Zone 1 (District)	£150 + indexation	£181.09 = indexed
Residential Development Zone 2 (Didcot & Berinsfield)	£85 + indexation	£102.62 = indexed
Supermarkets, superstores & retail warehouses	£70 + indexation	£84.51 = indexed

Note: the formula above should be used in calculating the exact CIL liability. The amounts listed in the 2022 CIL rates column have had the decimal point rounded up.