

Stratford-on-Avon District Council

Annual Community Infrastructure Levy (CIL) Rate Summary for 2023

Stratford-on-Avon District Council's Charging Schedule took effect from 1 February 2018. There is a need to index link CIL contributions annually in order to keep the levy responsive to market conditions. Regulation 40 of the CIL Regulations 2010 (as amended) requires that the index to be used up until 2019 was the BCIS AI-in Tender Price Index and from 2020 CIL payments must be index linked to the Royal Institute of Chartered Surveyors CIL Index published in November of the preceding calendar year: <https://www.rics.org/uk/products/data-products/rics-community-infrastructure-levy-index>.

The index figure for quarter 1 of 2018 was **316**, and the index figure for 2023 is **355**.

The formula set out in the Regulations has been followed and the percentage change of CIL charges from 1st January to 31st December 2023 equates to a 12.34% increase from the 2018 base rate.

All CIL liable planning applications that are determined between 1 January and 31 December 2023 will include indexation in the calculation of the chargeable amount as set out in the below table.

Indexation Update January 2023

Development Sector	2018 Base Charge	2019 Charge (0.32% increase from base rate)	2020 Charge (5.70% increase from base rate)	2021 Charge (5.38% increase from base rate)	2022 Charge (5.06% increase from base rate)	2023 Charge (12.34% increase from base rate)
Residential Development						
Gaydon/Lighthorne Heath new settlement (GLH)	£0	£0	£0	£0	£0	£0
Long Marston Airfield (LMA)	£0	£0	£0	£0	£0	£0
Canal Quarter Regeneration Zone (11 units or more)	£85	£85.27	£89.85	£89.57	£89.30	£95.49
Small Sites (up to and including 10 units)	£75	£75.24	£79.28	£79.04	£78.80	£84.25
Rest of District (11 units or more)	£150	£150.48	£158.55	£158.07	£157.59	£168.51
Extra care	£ as above prevailing rate	£ as above prevailing rate	£ as above prevailing rate	£ as above prevailing rate	£ as above prevailing rate	£ as above prevailing rate
Retirement Dwellings	£0	£0	£0	£0	£0	£0
Retail (A1-A5)						

Within all Identified Centres ¹	£0	£0	£0	£0	£0	£0
Within Gaydon/Lighthorne Heath and Long Marston Airfield	£10	£10.03	£10.57	£10.54	£10.51	£11.23
Out of centre retail	£120	£120.38	£126.84	£126.46	£126.07	£132.34
All Other Forms of Liable Floor Space (including C2 Care Home)	£0	£0	£0	£0	£0	£0

¹ Please see corresponding maps on website: www.stratford.gov.uk/cil