

Community Infrastructure Levy - Indexation Guidance Notice 2026

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 2026.

All CIL Liability Notices issued by the Council in 2026 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 2026 are:

Year	Index Figure
2016 (the year in which the Charging Schedule took effect)	271
2026 (the year in which planning permission is granted)	400

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

CIL Charging Schedule, including 2026 Indexation

Development Type	Detail	Original Charge/ sqm	Charge per sqm 2026
Retail convenience ¹	<2,700 sqm	£0	£0
Retail convenience ¹	>2,700 sqm	£260	£383.76
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	£101.85
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	£101.85
Student Housing	Green Belt Development (Sustainable urban extension)	£0	£0
Hotel	City centre	£27	£39.85
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 2026, 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:

$$\frac{£69 \times 100\text{sqm} \times 400}{271} = £10,184.50$$

This document is relevant to all CIL Liability Notices issued between 1st January 2026 and 31st December 2026 and will be updated in January 2027 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.