

Community Infrastructure Levy Indexation – application in Wokingham Borough Council

CIL charges are subject to indexation, which takes into account any changes in price between the time when charging schedules come into force and the time at which planning permission is granted.

The previous calculation (before 1st January 2020) of CIL Liability used the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors All-In Tender Price Index to ensure payments reflect value changes over time.

However, since 1st January 2020 CIL indexing is a fixed figure for each calendar year as introduced in the Community Infrastructure Levy (Amendment) (England) Regulations 2019 amendments. The figure used is the RICS CIL Index published by the Royal Institution of Chartered Surveyors. This annual index figure is published on or around 1st November each year and applies from 1st January of the following year. The latest RICS CIL Index figure is available on the [RICS website](#).

The CIL chargeable on any planning application is calculated using the following formula:

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$$\frac{R \times A \times I^P}{I^C}$$

R – the CIL rate in £/sqm

A – the deemed net area chargeable at rate R

I^P – is the All-in Price Index for the year in which planning permission was granted

I^C – is the All-in Price Index for the year in which the charging schedule started operation

2026 Example

Planning permission for one new residential dwelling with a total GIA of 100 square metres. The development is located within the ‘rest of borough’ charging zone; therefore, the rate of CIL is **£365 per square metre**.

R – 365

A – 100

I^P – 400

I^C – 259

$$\frac{365 \times 100 \times 400}{259}$$

$$= \underline{\text{Total CIL Liability } \pounds 56,370.66}$$

Community Infrastructure Levy Charges The charging schedule in Table 1 outlines the differential CIL rate for each development type and charging zone within the Wokingham Borough. CIL is charged in pounds sterling (£) per m².

CIL Rates 2026:

Development Type	Charging Zone	Rate at Adoption¹	JAN 2025	JAN 2026
Residential Development (excluding Sheltered Housing, Extra Care Housing and Residential Institutions)	South of M4 SDL	£300	£452.90	£463.32
	South Wokingham SDL	£320	£483.09	£494.21
	North Wokingham SDL	£340	£513.28	£525.10
	Arborfield SDL	£365	£551.02	£563.71
	Rest of Borough	£365	£551.02	£563.71
Sheltered Housing	South of M4 SDL	£365	£551.02	£563.71
	South Wokingham SDL	£365	£551.02	£563.71
	North Wokingham SDL	£365	£551.02	£563.71
	Arborfield SDL	£365	£551.02	£563.71
	Rest of Borough	£150	£226.45	£231.66
Residential Institutions and Extra Care Housing	South of M4 SDL	£100	£150.97	£154.44
	South Wokingham SDL	£100	£150.97	£154.44
	North Wokingham SDL	£100	£150.97	£154.44
	Arborfield SDL	£100	£150.97	£154.44
	Rest of Borough	£60	£90.58	£92.66
Retail	Existing town/small town/district centres	£0	£0.00	£0.00
	Arborfield SDL	£0	£0.00	£0.00
	Rest of Borough	£50	£75.48	£77.22
All Other Development Types	Borough-Wide	£0	£0.00	£0.00

¹ CIL was adopted by Full Council on 19th February 2015 and was brought into effect by the Council for new planning permissions granted from 6th April 2015.