

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 Rugby 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 Schedule 1 of the CIL Regulations 2010 (as amended):

<u>R x A x Ip</u>	
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 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 Rugby Borough's adopted Charging Schedule in 2026 are:

Year	Index Figure
2024 (the year in which the Charging Schedule took effect)	381
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: [Community Infrastructure Levy \(CIL\) Index developed by BCIS](#)

CIL Charging Schedule, including 2026 Indexation

Development Type	Original Charge/sqm Rugby Urban Area	Original Charge/sqm Rural Area	2026 Charge/sqm Rugby Urban Area	2026 Charge/sqm Rural Area
Residential houses – 11 units or more	£60	£160	£62.99	£167.98
Residential houses – 10 or fewer units	£100	£200	£104.99	£209.97
Residential development on strategic sites	Nil	Nil	Nil	Nil
Residential apartments – 11 units or more	Nil	£160	Nil	£167.98
Residential apartments – 10 or fewer units	Nil	£200	Nil	£209.97
Convenience retail	£100	£100	£104.99	£104.99
Industrial, light industrial, storage and distribution	£5	£5	£5.25	£5.25
All other uses	Nil	Nil	Nil	Nil

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 the Urban Area with a chargeable rate of £100/sqm. The CIL liability would be calculated as follows:

$$\frac{£100 \times 100\text{sqm} \times 400}{381} = £10,498.69$$

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.