

Tewkesbury Borough Council's 'Annual CIL Rate Summary Statement'

Approved for Publication December 2025

Introduction

The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) require CIL Charging Authorities to:

"Each calendar year, no earlier than 2nd December and no later than 31st December ... publish a statement ("Annual CIL Rate Summary") in relation to the next calendar year".

Regulation 121C(1)

This 'Annual CIL Rate Summary' Statement sets out how 'indexation' will affect CIL charges within Tewkesbury Borough from 1 January 2026 to 31st December 2026.

Indexation

Indexation allows the rates we charge to be adjusted to take account of inflation.

Whilst the most common index is the Retail Prices Index (RPI), published by the Office for National Statistics, the CIL Regulations require us to use an index published by the Royal Institute of Chartered Surveyors (RICS).

The CIL Regulations require RICS to publish the CIL Index for 1st November each year, starting in 2019 and updated annually thereafter and for all Charging Authorities to apply this index.

Calculating CIL

CIL is calculated by multiplying gross internal area (GIA)¹, applying relevant GIA sqm deductions to generate the net GIA sqm which is multiplied by the relevant CIL rate

¹ The definition of gross internal area is not specified in the regulations; however, the generally accepted method of calculation is the RICS Code of Measuring Practice (6th edition, 2015)

(£/m²). The CIL rates must be index linked from the year that CIL was introduced to the year that a planning permission is granted.

Background

Prior to changes in the CIL Regulations in 2019 we were required to use the national 'All-In Tender Price Index', published by RICS' Build Cost Information Service (BCIS). Changes to the CIL Regulations that came into force on the 1 September 2019 now require us, from the Calendar year 2020, to use a new RICS 'CIL Index'.

Along with the other JCS Authorities Tewkesbury Borough Council began charging CIL on planning permissions granted after the 1 January 2019. As required at the time the Authorities applied the 'All-In Tender Price Index' published on the 1 November 2018 for the first calendar year of charging.

The index is now applied annually on the 1 January each year based on the RICS 'CIL Index' published on the 1st November in the previous year.

New Charges

From the 1 January 2026 to the 31 December 2026 rates have been adjusted in line with the RICS CIL Index published for the 1 November 2025.

The table below shows the original charges set for 2019 along with this years (2026) charges and the charges applying the index published on the 1st November 2025 as they will apply in the calendar year of 2026:

- The original charges in Year 1 (2019) when we began charging and the index was 322;
- the increased charges in Year 2 (2020) as the index rose by 3.73% to 334;
- the reduced charges in Year 3 (2021) as the index fell by 0.3% to 333;
- the reduced charges in Year 4 (2022) as the index fell by 0.3% to 332;
- the increased charges in Year 5 (2023) as the index rose by 6.9% to 355;
- the increased charges in Year 6 (2024) as the index rose by 7.3% to 381
- the increased charges in Year 7 (2025) as the index rose by 2.6% to 391, and
- the increased charges in Year 8 (2026) as the index rose by 2.3% to 400.

Charging Schedule

Development Category	All-in TPI 01/11/18	Year 1 (2019)	CIL Index 01/11/24	Year 7 (2025)	CIL Index 01.11.2025	Year 8 (2026)
10 dwellings and under ²	322	£104 per m ²	391	£126.29 per m ²	400	£129.19 per m ²
Between 11 and 449 dwellings	322	£200 per m ²	391	£242.86 per m ²	400	£248.45 per m ²
450 dwellings and over	322	£35 per m ²	391	£42.50 per m ²	400	£43.48 per m ²
JCS Strategic Site A1 Innsworth	322	£35 per m ²	391	£42.50 per m ²	400	£43.48 per m ²
JCS Strategic Site A3 South Churchdown	322	£35 per m ²	391	£42.50 per	400	£43.48 per m ²
JCS Strategic Site A4 Brockworth	322	£35 per m ²	391	£42.50 per	400	£43.48 per m ²
JCS Strategic Site A5 North West Cheltenham	322	£35 per m ²	391	£42.50 per	400	£43.48 per m ²
JCS Strategic Site B1 West Cheltenham	322	£35 per m ²	391	£42.50 per	400	£43.48 per m ²
JCS Strategic Site B2 Twigworth	322	£35 per m ²	391	£42.50 per	400	£43.48 per m ²

Note: CIL rates in the CIL rate summary are rounded to the nearest whole pence.

² For clarity this includes individual dwellings, irrespective of size and proposed extensions of 100 m² or greater and any residential annexes of any GIA sqm that meet the definition of a dwelling for CIL purposes.

Publication

Regulation 121C(3) requires us to “publish each annual CIL rate summary” on our “website”. This statement will therefore be published on-line, alongside Tewkesbury Borough Council’s Infrastructure Funding Statement (IFS) no later than the 31st December 2024.

Contingency

If the RICS CIL Index is discontinued, we will revert to using the BCIS Index and, in the event that both are discontinued, we will use the Retail Price Index.

Further information and all CIL forms are available on the Planning Portal website at: [About the Community Infrastructure Levy - Community Infrastructure Levy - Planning Portal](#)

If you have any questions regarding CIL please contact us at:
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