CIL Indexation Guidance Note - 2026

Schedule 1 of the CIL Regulations (as amended) requires collecting authorities to apply an index of inflation to each relevant CIL rate to keep the levy responsive to market conditions. From the 1st January 2020, the index is the RICS Building Index for CIL published by the Royal Institution of Chartered Surveyors. The annual index figure will be published on or around the 1st November each year and will apply from the 1st January of the following year.

This was previously applied per financial year but from the 1st January 2020 will be per calendar year.

This document provides the indexed figures for each year, showing what the CIL rate will be for applications permitted in each timeframe.

Year	CIL Rate per m²
2017 (01/04/2017 – 31/03/2018)	**Residential: £80.00** **Supermarkets/Retail Warehouses: £75.00**
2018 (01/04/2018 – 31/03/2019)	**Residential: £84.34** Increase of 5.43% **Supermarkets/Retail Warehouses: £79.06** Increase of 5.42%
2019 (01/04/2019 – 31/12/2019)	**Residential: £90.72** Increase of 7.56% **Supermarkets/Retail Warehouses: £85.05** Increase of 7.58%
2020 (01/01/2020 – 31/12/2020)	**Residential: £96.44** Increase of 6.31% **Supermarkets/Retail Warehouses: £90.41** Increase of 6.31%
2021 (01/01/2021 – 31/12/2021)	**Residential: £96.52** Increase of 0.08% **Supermarkets/Retail Warehouses: £90.49** Increase of 0.09%

2022 (01/01/2022 – 31/12/2022)	**Residential: £96.23** Decrease of 0.3% **Supermarkets/Retail Warehouses: £90.22** Decrease of 0.03%
2023 (01/01/2023 – 31/12/2023)	**Residential £102.90** Increase of 6.93% **Supermarkets/Retail Warehouses: £96.47** Increase of 6.93%
2024 (01/01/2024 – 31/12/2024)	**Residential £110.43** Increase of 7.31% **Supermarkets/Retail Warehouses: £103.53** Increase of 7.31%
2025 (01/01/2025 – 31/12/2025)	**Residential £113.33** Increase of 2.63% **Supermarkets/Retail Warehouses: £106.25** Increase of 2.63%
2026 (01/01/2026 – 31/12/2026)	**Residential £115.94** Increase of 2.30% **Supermarkets/Retail Warehouses: £108.70** Increase of 2.31%

This document will be updated annually to reflect the indexation rate for that specific year. Please contact the team on CIL@stroud.gov.uk for further information.