

Chiltern and South Bucks CIL rates summary 2021

This summary sets out the rates at which the Community Infrastructure Levy (CIL) will be charged by Buckinghamshire Council in the Chiltern and South Bucks Area for the 2021 calendar year.

This summary is prepared in line with the requirements of regulation 121C of the Community Infrastructure Levy Regulations 2010 (as amended).

The Chiltern and South Bucks CIL charging schedule was adopted in January 2020. This charging schedule has not been subject to any amendments. Table 1 sets out the rates at which CIL will be applied for the 2021 calendar year (the “indexed rate”)

Table 1 Rates CIL will be charged at per square metre for the 2021 calendar year

Type of Development	CIL Charge
A1, A2, A3, A4 (finance and professional services, restaurants and cafes, drinking establishments and hot food takeaways)	£149.55/sqm
B1, B2, B8 (business, general industrial, storage or distribution)	£34.90/sqm
C1, C2, C2A (hotels, residential institutions, and secure residential institutions)	£34.90/sqm
C3, C4 (dwelling homes*, homes in multiple occupation)	£149.55/sqm
D1, D2 (non-residential institutions, assembly, and leisure)	£34.90/sqm
Sui Generis	£34.90/sqm
All development types unless stated otherwise in the table of the adopted Charging Schedule	£34.90/sqm
Large sites of 400 homes or more (gross) or 10 hectares or more (gross) irrespective of land use**	£0/sqm
**Large sites are defined as any site allocated in an emerging/adopted Local Plan with 400 homes or more (gross) or 10 hectares or more (gross), irrespective of land use and include any parcel within a Large Site irrespective of the size of the parcel.	
*C3 includes all self-contained accommodation, including elderly and sheltered accommodation and self-contained student accommodation.	

These rates have been calculated by applying the formula:

$$\frac{R \times I_y}{I_c}$$

In this formula, R is the rate at which CIL is charged in the adopted Chiltern and South Bucks CIL charging schedule (2020). These rates are set out in table 2.

I_c is the index figure for the calendar year 2020 (“the year in which the charging schedule containing rate R took effect”). This figure was 334.

I_y is the index figure for the calendar year 2021, as published by the Royal Institute of Chartered Surveyors (RICS). This is 333.

For a copy of the RICS CIL index, please see RICS Community Infrastructure Levy (CIL) Index [RICS Community Infrastructure Levy \(CIL\) Index](#)

Table 2 Rates CIL liable development is charged at as set out in the adopted Chiltern and South Bucks CIL charging schedule

Type of Development	CIL Charge
A1, A2, A3, A4 (finance and professional services, restaurants and cafes, drinking establishments and hot food takeaways)	£150/sqm
B1, B2, B8 (business, general industrial, storage or distribution)	£35/sqm
C1, C2, C2A C1, C2, C2A (hotels, residential institutions, and secure residential institutions)	£35/sqm
C3, C4 (dwelling homes*, homes in multiple occupation)	£150/sqm
D1, D2 (non-residential institutions, assembly, and leisure)	£35/sqm
Sui Generis	£35/sqm
All development types unless stated otherwise in the table of the adopted Charging Schedule	£35/sqm
Large sites of 400 homes or more (gross) or 10 hectares or more (gross) irrespective of land use and include any parcel within a large site irrespective of the size of the parcel.	£0/sqm
*C3 includes all self-contained accommodation, including elderly and sheltered accommodation and self-contained student accommodation.	