

**Bath and North East Somerset Council  
Community Infrastructure Charging  
Schedule**

**Annual CIL rate summary  
2021  
(1 January 2021 to 31 December 2021)**

Charging Schedule Approved Date: 17<sup>th</sup> February 2015

Took effect on: 6<sup>th</sup> April 2015

**CIL Rates including Indexation : 1 January 2021 to 31  
December 2021**

## **BATH AND NORTH EAST SOMERSET COUNCIL COMMUNITY INFRASTRUCTURE LEVY**

The Council approved a Community Infrastructure Levy (CIL) Charging Schedule on 17<sup>th</sup> February 2015. The CIL Charging Schedule took effect on 6<sup>th</sup> April 2015.

The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 Reg 121C requires that the Charging Authority must publish a statement (“annual CIL rate summary”) in relation to the next calendar year.

In line with the amended CIL regulations, the CIL rates indexation year will now run across the calendar year, starting 1st January 2021 and ending December 31st 2021.

All CIL Liability Notices issued by the Council in 2021 will include indexation in the calculation of the chargeable amount. The calculation of CIL chargeable amount is defined by the CIL Regulations 2010 (as amended):

$$\frac{R \times A \times I_p}{I_c}$$

Ic

R= CIL Rate as set out in the Charging Schedule for relevant use/ area

A = the deemed net area chargeable at rate R,

I<sub>p</sub> = the index figure for the calendar year in which planning permission was granted; and

I<sub>c</sub> = the index figure for the calendar year in which the charging schedule containing rate R took effect.

The index figures that will be used to calculate indexation for Bath and North East Somerset Council adopted Charging Schedule in 2020 are:

<b>Relevant Years Index</b>	<b>Index type</b>	<b>Index</b>
2015/16 (the year in which the Charging Schedule took effect)	BCIS All in Tender Price Index	259
2020 (the calendar year in which planning permission are granted)	RICS Community Infrastructure Index	334
2021 (the calendar year in which planning permission are granted)	RICS Community Infrastructure Index	333

The following table sets out the CIL rates for calendar year 2020 and 2021 (data is available for 2021 from November 2020):

## CIL RATES 2021

DEVELOPMENT TYPE	LOCATION / CRITERIA	CIL CHARGE £/M <sup>2</sup> 2015/ 2016	CIL CHARGE INDEXED £/M <sup>2</sup> 2021 (rounded)
<b>RESIDENTIAL</b> (Class C3, C4) including Specialised, Extra Care and Retirement Accommodation <sup>1</sup>	District wide	£ 100	£128.57
	Strategic Sites/ Urban Extensions	£ 50	£64.29
	Bath Western Riverside	£Nil	
<b>HOTEL</b> (Class C1)	In Bath	£ 100	£128.57
	Bath Western Riverside	£ Nil	
	Rest of District	£ Nil	
<b>RETAIL</b> In-centre / High Street Retail	Bath city centre	£ 150	£192.86
	Other centres	£ Nil	
	Bath Western Riverside	£ Nil	
<b>SUPERMARKETS, SUPERSTORES AND RETAIL WAREHOUSE</b> (over 280m <sup>2</sup> )	District wide	£ 150	£192.86
	Bath Western Riverside	£ Nil	
<b>OFFICES</b> (Class B1)	District wide	£ Nil	
<b>INDUSTRIAL AND WAREHOUSING</b>	District wide	£ Nil	
<b>STUDENT ACCOMMODATION</b>	Schemes with market rents	£ 200	£257.14
	Schemes with submarket rents <sup>2</sup> to be set in Section 106 planning agreement	£ Nil	
	Bath Western Riverside	£Nil	
<b>ANY OTHER DEVELOPMENT</b>	District wide	£Nil	

<sup>1</sup> Excludes Specialist, Extra Care and Retirement accommodation that provides non-saleable floorspace in excess of 30% of Gross Internal Area.

<sup>2</sup> Sub-market rent means student accommodation units which are to be let at a rent which is no more than 80% of the local market rent (including any service charges).

- Strategic sites/urban extensions:  
As defined within the Core Strategy (Policies B3A, B3C, KE3A, KE4 and RA5)
- Retail (Class A1/A2/A3/A4/A5)  
- In-centre / High Street Retail as defined within the Core Strategy
- Supermarket - large format convenience-led stores. The area used for the sale of goods will be above that applied for the purposes of the Sunday Trading Act of 280sq. m sales area.

- Student Accommodation (purpose built accommodation for students).  
(Planning Use Classes under Town and Country Planning (Use Classes)  
Order 1987 (as amended))

Refer to [View CIL Charging Zones on a map](#) for zones.