

Bedford Borough Council

Indexation is applied to the adopted Charging Schedule rates using the formula set out in CIL Regulation 121C paragraph 2(e)(iii):

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

Bedford Borough Council's Charging Schedule came into effect from 1 April 2014, during the first year no indexation was applied to developments granted planning permission.

The calculation used to determine the index increase is shown in Table 1. Table 2 shows the original CIL Charging Schedule rates and the rates including the indexation increase applicable to CIL liable planning permissions approved during the 2025 calendar year.

Table 1. CIL Index rate calculation								
a		b		c		Calculations		
Amount in Agreement		Index for year charging schedule took effect - Nov 13 before Apr14		Index for Nov before Jan 25				
1.00	>>>	239	>>>	391		c - b / b = Increase		
		BCIS Nov 13		CIL Index figure 2025				
		Nov before April 2014		E				
				New index figure				
		0.635983264		1.64	>>>>>>>>	64%		

Table 2. CIL Indexed rates 2025				
Development Type	Area		CIL rate 2014 £ per sq. m.	Rate including indexation 2025 £ per sq. m.
Residential	Area 1	Shortstown(west), Cotton End, Elstow	£40.00	£65.44
	Area 2	South Bedford, Kempston, Shortstown (east), Stewartby	£55.00	£89.98
	Area 3	Bromham, Cardington, Carlton, Clapham, Cople, Dean & Shelton, Great Barford, Great Denham, Kempston Rural, Little Barford, Melchbourne & Yelden, Milton Ernest, Oakley, Pertenhall, Ravensden, Renhold, Riseley, Roxton, Stagsden, Stevington, Swineshead, Thurleigh, Turvey, Wilden, Willington, Wilstead, Wixams, Wootton, Wyboston Chawston & Colesden, Wymington	£100.00	£163.60
	Area 4	North Bedford and Biddenham	£125.00	£204.50
	Area 5	Bletsoe, Bolnhurst & Keysoe, Colmworth, Felmersham & Radwell, Harrold, Knotting & Souldrop, Little Staughton, Odell, Pavenham, Podington & Hinwick, Sharnbrook, Staploe & Duloe	£120.00	£196.32
Other		Care homes, extra care and other residential institutions*	nil	Nil
		Industrial B2/Warehousing B8	nil	Nil
		Offices B1	nil	Nil
		Convenience based supermarkets and superstores and retail warehouses (net retailing space over 280 sq m)**	£120.00	£196.32
		Other uses	nil	Nil

*Dwelling units classified as C2 will qualify together with C3 units where the units directly benefit from communal facilities comprising 10% or more of the total gross floorspace **Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit. Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of good, catering for mainly car-borne customers.