Annual CIL Rate Summary 2025

Bedford Borough Council

In accordance with Community Infrastructure Levy (CIL) Regulation 121C, this document sets out Bedford Borough Council's CIL rates for the calendar year 2025. This annual rate summary is effective from 1 January 2025 until 31 December 2025 and contains the rates for CIL liable developments across the borough for this calendar year.

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

<u>R + ly</u> Ic

Where: R is the CIL rate when the Charging Schedule took effect

ly is the index figure for the given calendar year

Ic is the index figure for the calendar year in which the Charging Schedule took effect

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.

Following changes to the CIL Regulations in September 2019 the index figure used for the first year (or base rate) is taken from the Royal Institute of Chartered Surveyors (RICS) Building Cost Information Service (BCIS) "All-in Tender Price Index" as at 1 November of the year immediately prior to CIL charging coming into effect (2013).

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.

а		b	c		Calculations			
Amount in Agreement		Index for year charging schedule took effect - Nov 13 before Apr14		Index for Nov before Jan 25		c - b / b = Increase		
1.00	>>>	239	239 >>>			a x d + a = Updated figure		
		BCIS Nov 13		CIL Index figure 2025				
		Nov before April 2014	Nov before April 2014					
				New index figure				
		0.635983264		1.64	>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>	64%		

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	Ni
		Industrial B2/Warehousing B8	nil	Ni
		Offices B1	nil	Ni
		Convenience based supermarkets and superstores and retail warehouses (net retailing space over 280 sq m)**	£120.00	£196.32
		Other uses	nil	Ni

*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.