

CIL Indexation

The below table shows how indexation will affect the Community Infrastructure Levy (CIL) for developments granted planning permission in East Hampshire (outside of the South Downs National Park Authority Area) on or after 1 January 2025. In East Hampshire District Council, the CIL rate applies to new residential, retail development and hotel development.

EHDC CIL INDEXATION		
Financial Year Planning Permission Granted	BCIS All-in Tender Price Index	% increase on base year
2016	271	0
2017	288	6.27%
2018	322	18.82%
2019	322	18.82%
Calendar Year Planning Permission Granted	RICS CIL Index (BCIS All-in Tender Price Index)	% increase on base year
2020	334	23.25%
2021	333	22.88%
2022	332	22.51%
2023	355	30.99%
2024	381	40.59%
2025	391	44.28%

Charging Schedule

Residential Use	Charging schedule area	Original 2016 rate £/sq. m	Indexed rates from 1 January 2025 £/sq. m
Residential other than class C2, C2A uses, Extra Care Housing and C3A sheltered housing	Whitehill and Bordon (excluding Regeneration Project CIL Zone)	£65	£93.78
	Southern parishes of Clanfield, Horndean and Rowlands Castle	£110	£158.70
	Alton CIL Zone Location	£150	£216.42
	Northern parishes (excluding Whitehill/Bordon and Alton)	£180	£259.70
Residential C3A sheltered housing in self contained houses and flats with communal facilities and an age restriction	Whitehill and Bordon Regeneration Project CIL Zone	£0	£0
	Rest of the Charging Area	£40	£57.71
Other uses			
Hotels in all areas (excluding the Whitehill & Bordon Regeneration Project Zone)		£70	£100.99
Retail development in all areas (excluding the Whitehill and Bordon Regeneration Project CIL Zone)		£100	£144.28