

**Planning Act 2008 (as amended)**  
**Community Infrastructure Levy Regulations 2010 (as amended)**

## **Annual CIL rate summary 2025**

### **The London Borough of Newham**

The Charging Authority is the London Borough of Newham.

The year to which this annual CIL rate summary relates is the calendar year 2025<sup>1</sup>, and is applicable to CIL liable development across the borough.

The London Borough of Newham's CIL charging schedule first came into effect on 1 January 2014.

In order to respond to market conditions, the CIL is subject to an index of inflation. A specific index has been created which must be used by charging authorities. More information on this is available on the [RICS website](#).

Table A below sets out details of the original CIL charging schedule rates from 2014 and the rate that will be charged for CIL liable developments granted planning permission in 2025. The CIL Charging Zones map is included on page 3 of this document.

**Table A: Newham CIL – Rates for planning permissions granted in 2025**

Zone	Use Class	Charging Schedule Rate 2014 (R - rate per square metre)	Indexed CIL Rates for Calendar Year 2025
Zone 1	Residential (Use Classes C3, C4)	£80	£130.88
	Retail (Use Classes A1, A2, A3, A4, A5)	£30	£49.08
	Hotels (Use Class C1)	£120	£196.32
	Student Accommodation (Sui Generis)	£130	£212.68
	All other uses	£0	£0
Zone 2	Residential (Use Classes C3, C4)	£40	£65.44
	Retail (Use Classes A1, A2, A3, A4, A5)	£30	£49.08
	Hotels (Use Class C1)	£120	£196.32
	Student Accommodation (Sui Generis)	£130	£212.68
	All other uses	£0	£0

<sup>1</sup> In accordance with Regulation 121C of the Community Infrastructure Levy Regulations 2010 (as amended).

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## Calculation

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

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

Where:        **R** is the relevant CIL rate from the adopted Charging Schedule.  
                  **I<sub>y</sub>** is the index figure for the given calendar year.  
                  **I<sub>c</sub>** is the index figure for the calendar year in which the Charging Schedule took effect.

**2025** Index figure published by [RICS](#):

**I<sub>y</sub> = 391** for the given calendar year 2025

**I<sub>c</sub> = 239** the index figure for 2014 (when the charging schedule took effect)

## Interpretation of chargeable amount and Use Classes Order

The collecting authority refers to and implements the relevant legislation in effect associated with each chargeable development.

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (as amended) introduced Use Classes not identified within the charging authority's 2014 Charging Schedule and therefore the equivalent rates will be applied<sup>2</sup>.

## The transfer of powers from the London Legacy Development Corporation (LLDC)

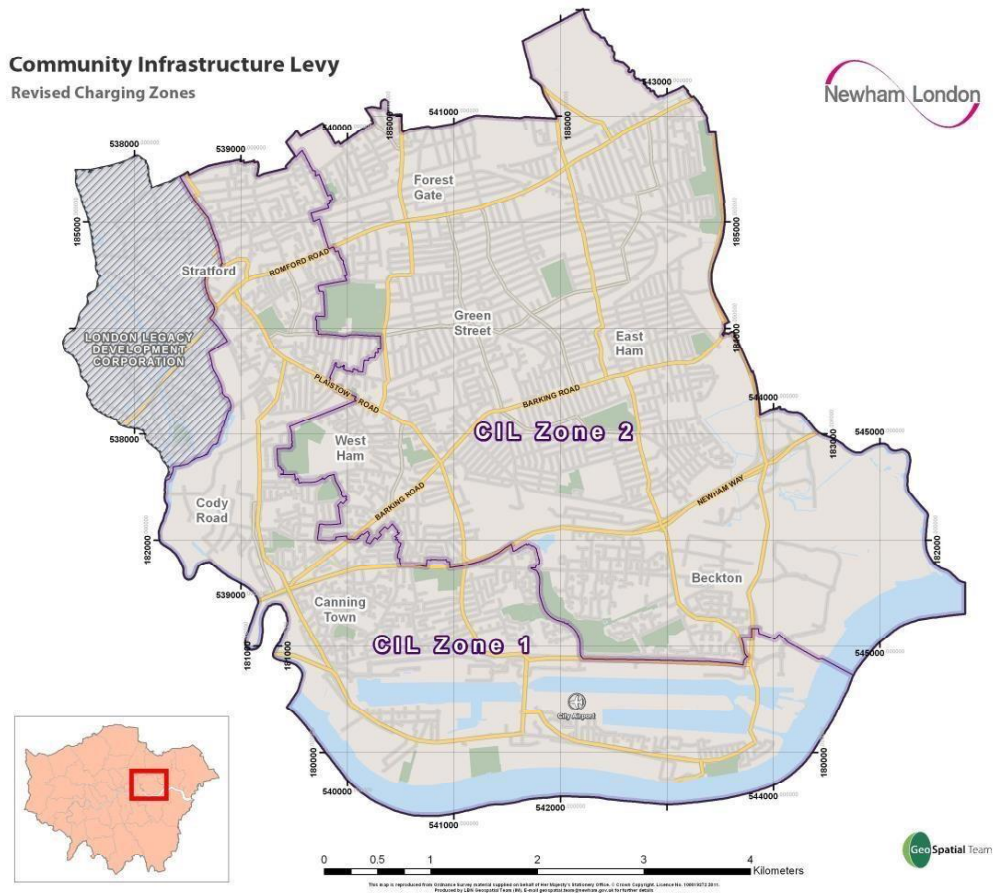
The London Legacy Development Corporation (LLDC) officially dissolved on 30 November 2024. Before this dissolution, the LLDC transferred its powers to the London Borough of Newham (LBN), effective 1 December 2024. From that date onward, LBN have assumed the role and taken on the responsibilities of the charging and collecting authority for the Community Infrastructure Levy (CIL) schedules that were established by LLDC within Newham boundaries.

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<sup>2</sup> Pursuant to Regulation 4A of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (as amended). Further details may also be found in the Government's [Community Infrastructure Levy Guidance](#): 'How do changes to the Use Classes Order affect charging schedules that set differential rates according to use classes that no longer exist?' (Paragraph: 201 Reference ID: 25-201-20201116).

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**CIL Charging Zones Map**



**Charging Zone 1:** Postcodes E15 (exclusive of the LLDC area), E16 and E3 (part)\*  
**Charging Zone 2:** Postcodes E6, E7, E12, E13, IG11 (part)\*

[Newham CIL Charging Schedule](#)

[Newham CIL Instalments policy](#)

[Annual CIL Monitoring Reports](#)

The Mayor of London's current CIL charging schedule [MCIL2](#) (effective 1 April 2019) applies to CIL liable planning applications approved in London, including the London Borough of Newham. Regulation 14 of the Community Infrastructure Levy Regulations 2010 (as amended) by the Community Infrastructure Levy Regulations 2011), the Council is designated as the 'Collecting Authority' for the Mayor of London CIL. Further information on the Mayor of London's Charging Schedule and Annual CIL Rate Summary can be found here:

[Mayoral Community Infrastructure Levy](#)

General information regarding the CIL can be obtained from the [Planning Portal](#) and the Government's online Planning Practice Guidance.