

Annual CIL rate summary 2025

The London Legacy Development Corporation (LLDC)

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

Effective 1 December 2024 LBN has assumed the responsibilities of the charging and collecting authority for the CIL charging schedules that were previously established by the London Development Legacy Corporation (LLDC) within the Newham's boundaries. Additionally, LBN serves as the collecting authority for the Mayoral Community Infrastructure Levies (MCIL1 and MCIL2) within the area previously designated to the LLDC.

The year to which this annual CIL rate summary relates is the calendar year 2025¹, and is applicable to CIL liable development for the LLDC CIL1 and CIL2 charging schedules that were established by LLDC within Newham boundaries.

LLDC established CIL2 charging schedule

The LLDC's CIL charging schedule (LLDC CIL2) came into effect on 1st July 2020. 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](#).

For LLDC CIL2 the index figure for the year in which the charging schedule took effect is **334** as per the Royal Institute of Chartered Surveyors' (RICS) CIL Index.

Table A on page 2 sets out the LLDC CIL2 rates as indexed for the calendar year 2025.

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

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

Table A: LLDC CIL2 Newham
Rates for planning permissions granted in 2025

Use Class	Charging Schedule Rate 2020 (R - rate per square metre)	Indexed CIL Rates for Calendar Year 2025 (index 391/334)
Residential (Use Classes C3 and C4) residential institutions except hospitals (C2), shared-living/co-living (Sui Generis) but excluding student accommodation	£73.90	£86.51
Student Accommodation (Sui Generis)	£123.17	£144.19
Convenience supermarkets and superstores and retail warehouses (over 1000 sq m)	£123.17	£144.19
Hotels (C1)	£123.17	£144.19
Comparison and all other retail (A1-A5) in 'Stratford Retail Area'	£123.17	£144.19
Office (B1a) within the 'Stratford Retail Area'	£123.17	£144.19
All other uses, except education, healthcare and affordable workspace	£20	£23.41
Education, healthcare and affordable workspace	Nil	Nil

Figures 1 (page 4) and 2 (page 5) show the Stratford Retail Area Boundary and Newham area previously designated to the LLDC.

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

Calculation

Indexation is applied to the adopted [LLDC CIL2 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_y is the index figure for the given calendar year.
 I_c is the index figure for the calendar year in which the Charging Schedule took effect.

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

I_y = 391 for the given calendar year 2025

I_c = 334 the index figure for 2020 (when the LLDC CIL2 charging schedule took effect. If applied to permissions captured by LLDC CIL1 the index figure would be 259).

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 Charging Schedules and therefore the equivalent rates will be applied¹

¹ 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).

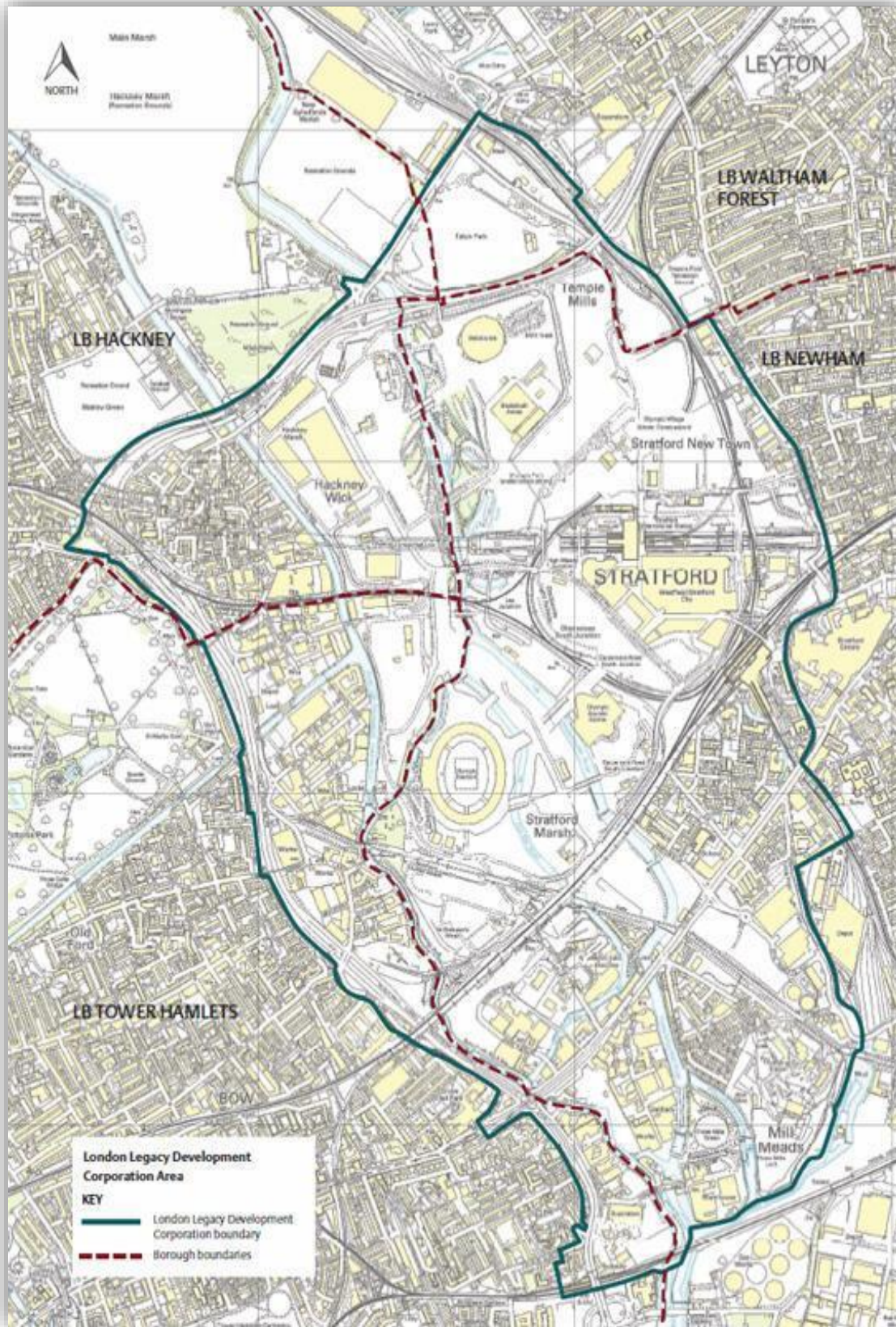
**Planning Act 2008 (as amended)
Community Infrastructure Levy Regulations 2010 (as amended)**

Figure 1 Stratford Retail Area Boundary



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

Figure 2 Newham Area Previously Designated to the LLDC



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

LLDC established CIL1 charging schedule

For LLDC CIL1 the index figure for the year in which the charging schedule took effect is **259**, as per the RICS CIL Index.

The LLDC's first CIL Charging Schedule (LLDC CIL1) came into effect on 6 April 2015 and applied to all relevant development granted planning permission from that date until 30th June 2020.

Table A: LLDC CIL1 Newham
Rates for planning permissions granted in 2025

Use Class	Charging Schedule Rate 2015 (R - rate per square metre)	Indexed CIL Rates for Calendar Year 2025 (index 391/259)
All residential development	£60.00	£90.58
Convenience supermarkets and superstores and retail warehouses (over 1000 sq m)	£100.00	£150.97
Hotels (C1)	£100.00	£150.97
Student Accommodation	£100.00	£150.97
Comparison and all other retail (A1-A5) in 'Stratford Retail Area'	£100.00	£150.97
Comparison and all other retail (A1- A5) outside 'Stratford Retail Area'	Nil	Nil
All other uses, except education and healthcare	Nil	Nil
Education and Healthcare	Nil	Nil

LLDC CIL payments should be made in accordance with the approved instalment policy effective 1 January 2018 which is the same as the [Mayor of London CIL \(MCIL\) Instalments Policy](#).

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

LLDC established CIL instalments policy

Amount of CIL Liability	Number of instalment payments	Amount of proportion of CIL payable in any instalment/time at which payments are due
£100,000 or less	no instalments	total amount payable within 60 days of commencement of development
£100,001 or more	two	<ul style="list-style-type: none"> • the greater of £100,000 or half the value of the total amount payable within 60 days of commencement of development • the remainder within 240 days of commencement of development

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 Newham element of the LLDC. 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](#).