

Annual CIL rate summary 2026

The London Borough of Newham

The Charging Authority is the London Borough of Newham.

This summary relates to the calendar year 2026¹, and applies to all CIL liable development across the borough.

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

In order to respond to market conditions, the CIL is subject to annual indexation to reflect inflation. A specific index, which charging authorities must use, has been created for this purpose. More information 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 2026. The CIL Charging Zones map is included on page 3 of this document.

Table A: Newham CIL – Rates for planning permissions granted in 2026

Zone	Use Class	Charging Schedule Rate 2014 (R - rate per square metre)	Indexed CIL Rates for Calendar Year 2026 (index 400/239)
Zone 1	Residential (Use Classes C3, C4)	£80.00	£133.89
	Retail (Use Classes A1, A2, A3, A4, A5)	£30.00	£50.21
	Hotels (Use Class C1)	£120.00	£200.84
	Student Accommodation (Sui Generis)	£130.00	£217.57
	All other uses	£0.00	£0.00
Zone 2	Residential (Use Classes C3, C4)	£40.00	£66.95
	Retail (Use Classes A1, A2, A3, A4, A5)	£30.00	£50.21
	Hotels (Use Class C1)	£120.00	£200.84
	Student Accommodation (Sui Generis)	£130.00	£217.57
	All other uses	£0.00	£0.00

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)

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_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.

2026 Index figure published by [RICS](#):

I_y = **400** for the given calendar year 2026

I_c = **239** the index figure for 2014 (when the charging schedule took effect)

Interpretation of chargeable amount and Use Classes Order

The collecting authority applies the relevant legislation in effect for 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 applied².

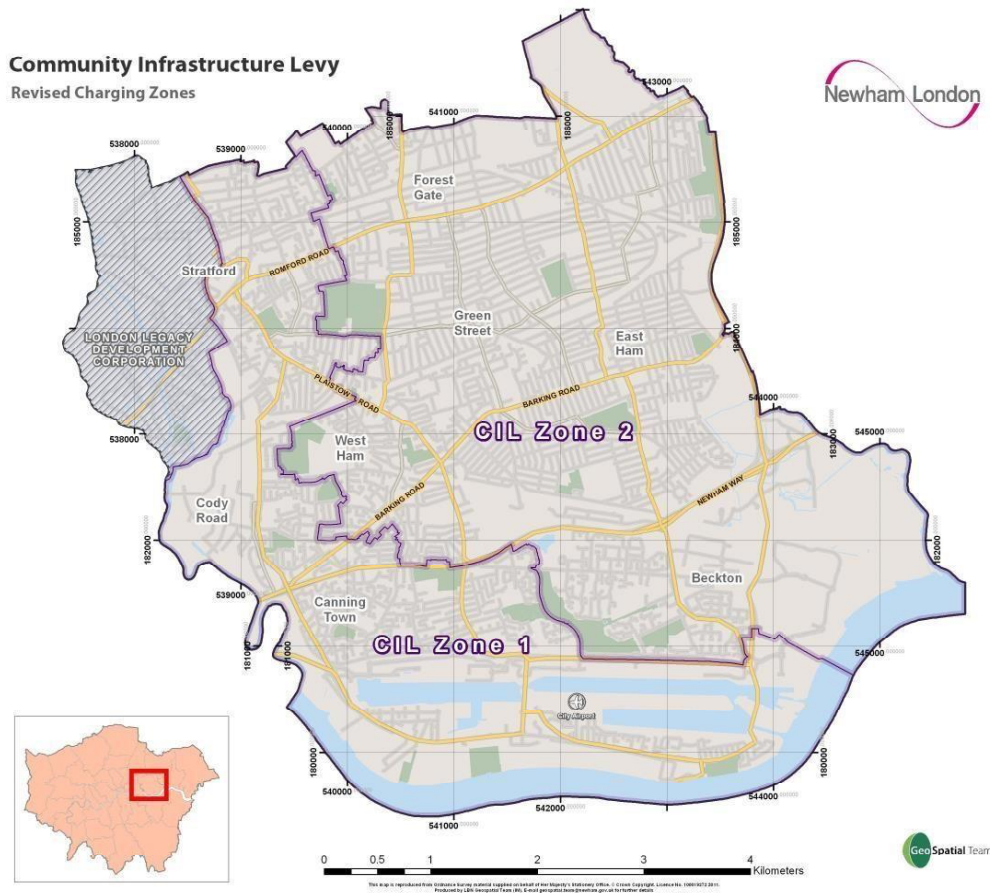
The transfer of powers from the London Legacy Development Corporation (LLDC)

The London Legacy Development Corporation (LLDC) was officially dissolved on 30 November 2024. From 1 December 2024, the London Borough of Newham assumed responsibility for CIL charging and collection within the former LLDC area.

² 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 Planning Practice 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)

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 those within the London Borough of Newham. Under 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](#).