

Annual CIL rate summary 2021

Charging Authority: London Borough of Newham

This annual CIL rate summary¹ contains the rates for Community Infrastructure Levy (CIL) liable development across the borough for the calendar year 2021 in accordance with Regulation 121C of the Community Infrastructure Levy Regulations 2010 (as amended).

The London Borough of Newham's CIL charging schedule first came into effect on 1 January 2014. In order to respond to market conditions CIL is subject to an index of inflation. The Ministry of Housing Communities and Local Government developed and introduced an annual index rate. More information on this is available on the [RICS website](#).

The table below sets out details of the original CIL charging schedule rates, and the rates including indexation; applicable to CIL liable planning permissions granted between 1st January 2021 and 31st December 2021. The rates for 2020 are also included for reference.

Newham CIL – Rates for planning permissions granted in 2020 and 2021

Zone	Use Class	Charging Schedule Rate 2014 (R - rate per square metre)	Indexed CIL Rates for Calendar Year 2021 (see page 2 for calculation)	Indexed CIL Rates for Calendar Year 2020 (see page 2 for calculation)
Zone 1	Residential (Use Classes C3, C4)	£80	£111.46	£111.80
	Retail (Use Classes A1, A2, A3, A4, A5)	£30	£41.80	£41.92
	Hotels (Use Class C1)	£120	£167.20	£167.70
	Student Accommodation (Sui Generis)	£130	£181.13	£181.67
	All other uses	£0	£0	£0
Zone 2	Residential (Use Classes C3, C4)	£40	£55.73	£55.90
	Retail (Use Classes A1, A2, A3, A4, A5)	£30	£41.80	£41.92
	Hotels (Use Class C1)	£120	£167.20	£167.70
	Student Accommodation (Sui Generis)	£130	£181.13	£181.67
	All other uses	£0	£0	£0

¹ Published December 2020

Calculation

Indexation is applied to the adopted [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 CIL rate when the Charging Schedule took effect.
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.

2021 Index figure published by RICS:

I_y = 333 for the given calendar year 2021.

2020 Index figure published by RICS:

I_y = 334 for the given calendar year 2020.

I_c = the index figure for 2014 = **239**

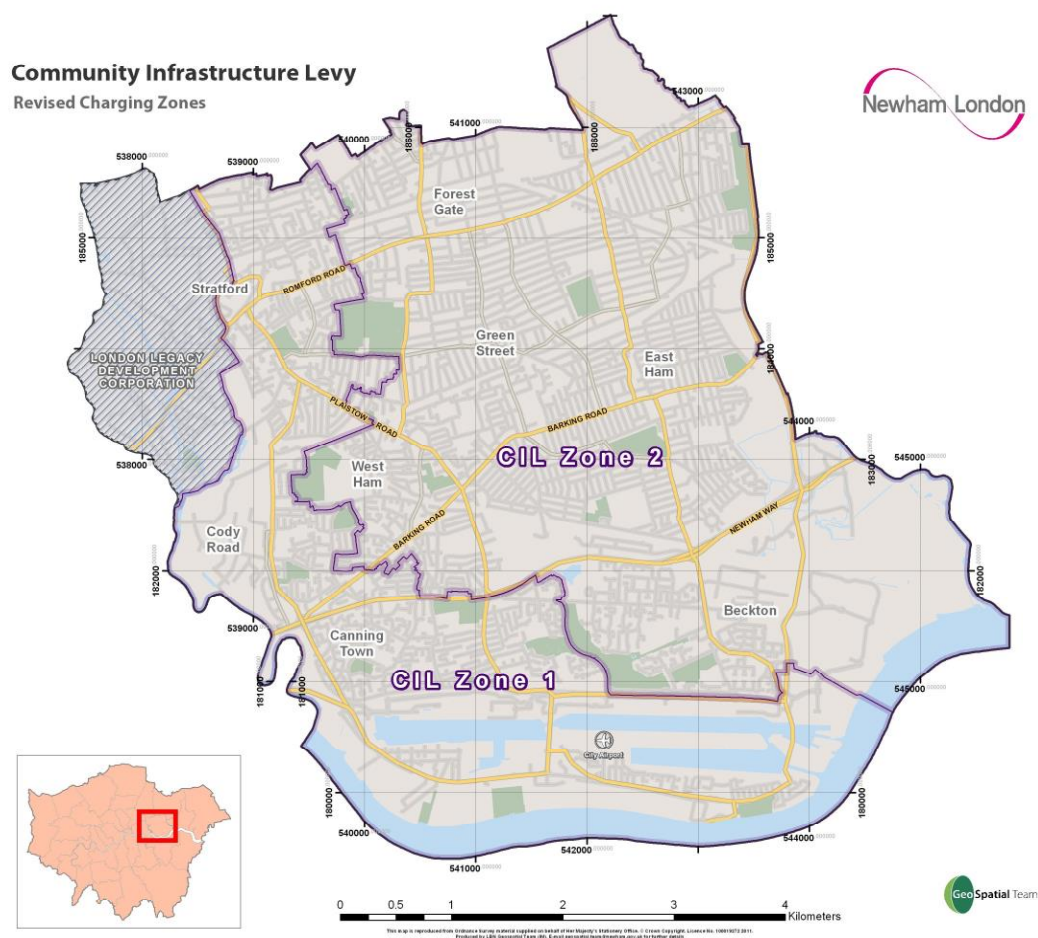
Interpretation of chargeable amount and Use Classes Order

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 applied².

² Pursuant to Regulation 4A of the 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 the London Borough of Newham. MCIL2 supersedes [MCIL1](#) (introduced in 2012) and the associated Crossrail Funding SPG (applicable in central London, the northern part of the Isle of Dogs and within 1km of a Crossrail station for the rest of London). MCIL2 will be used to fund Crossrail 1 (the Elizabeth Line) and Crossrail 2.

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