

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

Annual CIL rate summary 2023

Charging Authority: London Borough of Newham

This annual CIL rate summary contains the rates for Community Infrastructure Levy (CIL) liable development across the borough for the calendar year 2023 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. 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 in 2023. The CIL Charging Zones map is replicated on page 3 of this document.

Appendix 1 sets out the rates from previous years.

Table A: Newham CIL – Rates for planning permissions granted in 2023

Zone	Use Class	Charging Schedule Rate 2014 (R - rate per square metre)	Indexed CIL Rates for Calendar Year 2023
Zone 1	Residential (Use Classes C3, C4)	£80	£118.83
	Retail (Use Classes A1, A2, A3, A4, A5)	£30	£44.56
	Hotels (Use Class C1)	£120	£178.24
	Student Accommodation (Sui Generis)	£130	£193.10
	All other uses	£0	£0
Zone 2	Residential (Use Classes C3, C4)	£40	£59.41
	Retail (Use Classes A1, A2, A3, A4, A5)	£30	£44.56
	Hotels (Use Class C1)	£120	£178.24
	Student Accommodation (Sui Generis)	£130	£193.10
	All other uses	£0	£0

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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_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.

2023 Index figure published by [RICS](#):

I_y = **355** for the given calendar year 2023

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

Interpretation of chargeable amount and Use Classes Order

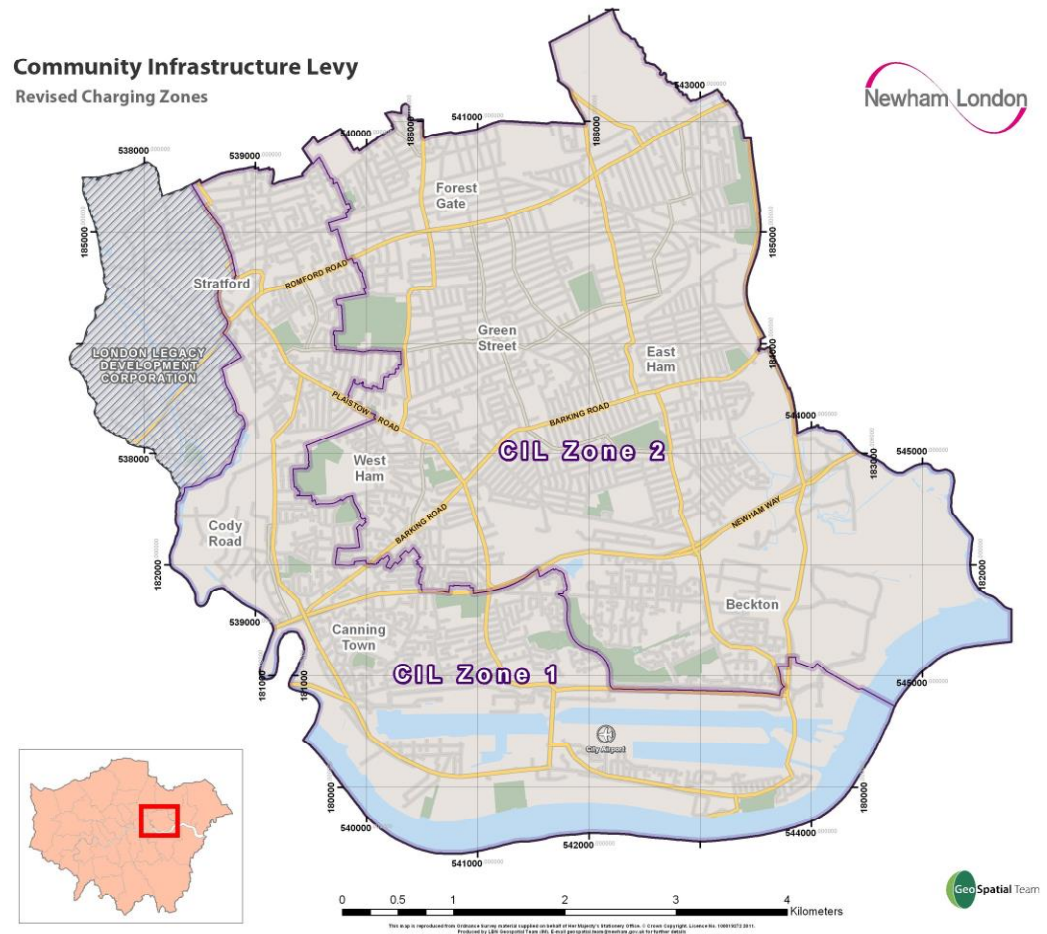
The collecting authority refers to and implements the relevant legislation in effect associated with each chargeable development.

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 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)

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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.

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

The London Legacy Development Corporation (LLDC) has a separate charging schedule for development in Newham, which falls where the LLDC are the local planning authority and CIL charging authority.

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Appendix 1: CIL rates for previous chargeable developments granted planning permission 2020-2022.

Zone	Use Class	Charging Schedule Rate 2014 (R - rate per square metre)	Indexed CIL Rates for Calendar Year 2022	Indexed CIL Rates for Calendar Year 2021	Indexed CIL Rates for Calendar Year 2020
Zone 1	Residential (Use Classes C3, C4)	£80	£111.13	£111.46	£111.80
	Retail (Use Classes A1, A2, A3, A4, A5)	£30	£41.67	£41.80	£41.92
	Hotels (Use Class C1)	£120	£166.69	£167.20	£167.70
	Student Accommodation (Sui Generis)	£130	£180.59	£181.13	£181.67
	All other uses	£0	£0	£0	£0
Zone 2	Residential (Use Classes C3, C4)	£40	£55.56	£55.73	£55.90
	Retail (Use Classes A1, A2, A3, A4, A5)	£30	£41.67	£41.80	£41.92
	Hotels (Use Class C1)	£120	£166.69	£167.20	£167.70
	Student Accommodation (Sui Generis)	£130	£180.59	£181.13	£181.67
	All other uses	£0	£0	£0	£0