

## **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, the London Borough of Newham (LBN) has assumed the responsibilities of the charging and collecting authority for the LLDC CIL area within the Newham's boundaries. Additionally, LBN serves as the collecting authority for the Mayoral CIL within the LLDC area.

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 within the LLDC area of Newham.

#### **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.

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<sup>1</sup> 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**

<b>Use Class</b>	<b>Charging Schedule Rate 2020</b> (R - rate per square metre)	<b>Indexed CIL Rates for Calendar Year 2025</b> (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 the LLDC area within Newham.

**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<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> = 334** the index figure for 2020 (when the LLDC CIL2 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 Charging Schedules and therefore the equivalent rates will be applied<sup>1</sup>

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<sup>1</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).

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

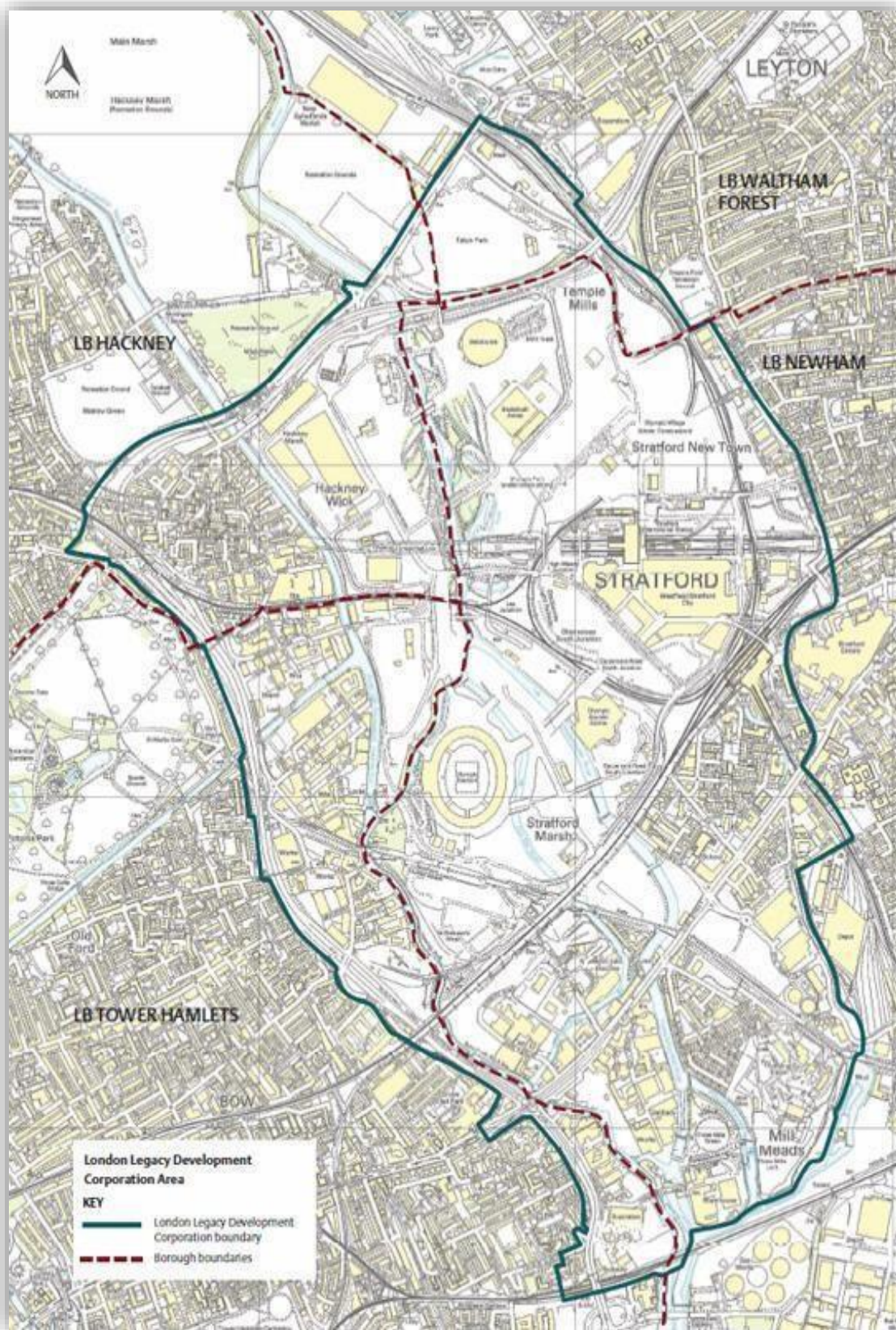
*Figure 1 Stratford Retail Area Boundary*





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

*Figure 2 LLDC area within Newham*



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

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](#).