

Annual Community Infrastructure Levy (CIL) Rate Summary 2025

121C. — (1) Each calendar year, no earlier than 2nd December and no later than 31st December, a charging authority must publish a statement (“annual CIL rate summary”) in relation to the next calendar year (YN).

In accordance to regulation 121C of the CIL regulations 2010 as amended, London Borough of Lewisham is issuing this document setting out its Annual CIL Rate Summary.

(2) Each annual CIL rate summary must—

(a) State the name of the charging authority (A) to which it relates;

The London Borough of Lewisham is a charging authority under CIL Regulations.

(b) State the year, YN, to which it relates;

This Annual CIL Rate Summary takes effect from 1st January 2025 to 31st December 2025

(c) State the date when each charging schedule and revised charging schedule, issued by A, took effect;

The London Borough of Lewisham (LBL) Charging Schedule was adopted and took effect on 1st April 2015

(d) Specify each of the rates, taken from the charging schedule, at which CIL is chargeable in A’s area, together with a description of the development to which the rate applies;

Lewisham CIL rates			
Geographical Zone	Use Class C3	Use Class B	All Other Uses
Zone 1 (see map)	£100 per sqm	£0 per sqm	£80 per sqm
Zone 2 (see map)	£70 per sqm	£0 per sqm	£80 per sqm

(e) specify, for each rate (R)—

(i) the index figure for the calendar year in which the charging schedule containing rate R took effect (as determined in accordance with paragraph 1(5) of Schedule 1);

The Royal Institution of Chartered Surveyors (RICS) All-in Tender Price Index for the 1 November 2014 - as guided by Schedule 1 - Regulation 1(5A) is: **259**

(ii) the index figure for the calendar year YN (as determined in accordance with paragraph 1(5) of Schedule 1);

The Royal Institution of Chartered Surveyors (RICS) All-in Tender Price Index for October 2024 - as guided by Schedule 1 - Regulation 1(5B) is: **391**

(iii) the indexed rate calculated by applying the following formula—

$$\frac{R \times I_y}{I_c}$$

Where—

IY is the figure referred to in sub-paragraph (e) (ii);

IC is the figure referred to in sub-paragraph (e) (i); and

Indexed CIL Rates for Calendar Year 2025			
Geographical Zone	Use Class C3	Use Class B	All Other Uses
Zone 1 (see map)	£151.55 per sqm	£0 per sqm	£121.24 per sqm
Zone 2 (see map)	£106.09 per sqm	£0 per sqm	£121.24 per sqm

(f) Where A's area is in Greater London and the Mayor has a charging schedule in Effect which applies in all or part of A's area, include a statement explaining that the Mayor also charges CIL in relation to all or part of the area.

The Mayor of London CIL (MCIL) took effect on 1 April 2012 (MCIL 1) with further amendments introduced and adopted on 1 April 2019 (MCIL 2). The London Borough of Lewisham is a 'Collecting Authority' on behalf of the Mayor of London as guided by Regulation 14 of the Community Infrastructure Levy 2010 (as amended). Both MCIL 1 & 2 applies to all granted planning permissions and areas within the London Borough of Lewisham (LBL) except where otherwise stated.

Further information on the charging schedule and its Annual CIL Rate Summary can be found at:

<https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-applications/community-infrastructure-levy>