



Community Infrastructure Levy (CIL) – Frequently Asked Questions

1. What is the Community Infrastructure Levy (CIL)?

CIL is a charge that local authorities in England can apply to new buildings and developments. It helps raise money to pay for things like roads, schools, parks, and other facilities that communities need when new homes or businesses are built.

If a local authority decides to adopt a CIL Charging Schedule, developers must pay a set amount based on the size and type of their development. This money goes into a fund that the local authority uses to improve local infrastructure.

2. What can CIL money be spent on?

CIL funds must be used to support development in the area. This includes:

- Roads and transport improvements
- Schools and education facilities
- Parks and green spaces
- Health centres and hospitals
- Flood defences
- Community centres and sports facilities
- Cultural buildings like libraries and museums
- Neighbourhood projects (NCIL)

Local authorities can also use CIL to improve or repair existing infrastructure if it helps support new development.

3. What is a CIL Charging Schedule?

A CIL Charging Schedule is a document that sets out how much developers must pay for different types of development. It includes:

- The rates (£) per square metre
- The types of development that are charged
- Maps showing which areas the charges apply to

Each local authority creates its own Charging Schedule based on local needs and development viability.

4. How is a CIL Charging Schedule adopted?

To adopt a Charging Schedule, a local authority must follow a legal process:

- **Evidence gathering** – The local authority studies local infrastructure needs and development viability.

- **Drafting** – A draft Charging Schedule is prepared.
- **Consultation** – The public and stakeholders are invited to comment.
- **Examination** – An independent examiner reviews the draft and public comments.
- **Approval** – The local authority considers the examiner's report and decides whether to adopt the schedule.

Only after this process can the local authority start charging CIL.

5. Why would a local authority review its CIL Charging Schedule?

Local authorities are expected to review their CIL rates from time to time to make sure they still reflect:

- Changes in land and property values
- The cost of building infrastructure
- The financial viability of development
- Updates to the Local Plan or planning policies

For example, if land values rise or infrastructure needs increase, the local authority may propose higher CIL rates to ensure new development continues to contribute fairly.

6. Who pays CIL and when?

Usually, the developer or landowner pays CIL. Payment is due when development starts building on site.

7. Are there any exemptions or discounts?

Yes. Some types of development may be exempt or eligible for relief, including:

- Self-build homes
- Charitable developments
- Social housing
- Small extensions or annexes (under certain conditions)

You must apply for these exemptions before starting work on the development.