

Southwark CIL (Community Infrastructure Levy)

ANNUAL CIL RATE SUMMARY 2025

Regulation 121C of the CIL Regulations 2010 requires the Council to publish an Annual CIL Rate Summary every December for the next calendar year.

Any CIL chargeable developments first permitted between 1 January 2025 and 31 December 2025 will have the indexation rate applied in accordance with this document.

The Charging Authority: London Borough of Southwark

Year to which the Borough CIL Rate Summary relates (Yn): Calendar year 2025

Date of Effect of the current CIL charging schedule: 1 December 2017

CIL Rates (charged as £ per square metre): See table below

Index Figure (Ip) for Calendar Year 2025 (Iy in Reg.121C): 391

Index Figure (Ic) for Year Charging Schedule took effect: 291

Development Type	CIL Zones	Rate unindexed £/sqm (R)	Index (Ip)	Index (Ic)	Rate Indexed R x Ip / Ic
Office	Zone 1	£76	391	291	£76 x 391/291
	Zones 2-3	£0	391	291	£0
Hotel	Zone 1	£272	391	291	£272 x 391/291
	Zones 2-3	£136	391	291	£136 x 391/291
Residential	Zone 1	£435	391	291	£435 x 391/291
	Zone 2	£218	391	291	£218 x 391/291
	Zone 3	£54	391	291	£54 x 391/291
Student housing – Direct let **	Zones 1-3	£109	391	291	£109 x 391/291
Student housing – Nomination ***	Zones 1-3	£0	391	291	£0
All retail (A1 – A5 & Sui Generis uses akin to retail) ****	Zones 1-3	£136	391	291	£136 x 391/291
All other uses: -Town centre car parking ***** -Industrial and warehousing -Public libraries -Health -Education	Zones 1-3	£0	391	291	£0

*These zones are shown in the CIL Zones Map attached with Southwark CIL Charging Schedule.

** Direct let student housing schemes – market rent levels

*** Nomination student housing schemes – rental levels set below an average of £168 per week and secured through a section 106 planning obligation. [See 2020 SPD: CPI indexed yearly from Oct 2013]

**** Sui generis akin to retail includes petrol filling stations; shops selling and/or displaying motor vehicles; retail warehouse clubs

*****Town centre car parking which is made available to all visitors to the town centre

Mayoral CIL Rate and Indexation:

As per 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:

<https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/mayoral-community-infrastructure-levy>

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