

Community Infrastructure Levy (CIL) Annual CIL Rate Summary

December 2020

Regulation 121C, CIL Regulations 2010 (as amended)

In accordance with Regulation 121C of the Community Infrastructure Levy (CIL) Regulations 2010 as amended, London Borough of Hounslow is issuing this Annual CIL Rate Summary effective from 1 January 2021 until 31 December 2021. This annual CIL rate summary contains the rates for CIL liable development across the borough for the calendar year 2021. Therefore, any CIL liable planning applications approved between 1st January 2021 and 31st December 2021 will have the indexation rate applied in accordance with this document.

Regulation 121C of the CIL Regulations 2010 (as amended)

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

The charging authority is the London Borough of Hounslow

(b) state the year, Y_N, to which it relates;

1 January 2021 to 31 December 2021

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

The London Borough of Hounslow Charging Schedule took effect on 25 July 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;

Area (defined in figure 1)	Proposed CIL rates (£ per square metre (psm))			
	Residential ¹²	Retail where the additional gross retailing space is over 280 ³ square metres	Healthcare, education and emergency service facilities	All other uses
CIL Zone 1 (East)	£200	£155	nil	£20 (nominal rate)
CIL Zone 2 (Central)	£110			
CIL Zone 3 (West)	£70			

¹ Residential includes all forms of residential use with the exception of student housing. Student housing is to be charged at the relevant rate for 'All other uses'.

² Covered parking for residential development would be charged at the same rate as residential floorspace in the same zone.

³ Gross retailing space is the gross internal floor area including all ancillary floorspace but excluding covered parking that is ancillary to retail development and which is to be charged at the relevant rate for 'All other uses'.

(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);

RICS All in Tender Index Price 1 November 2014: 259

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

The BCIS Index rate applied to CIL Liabilities remained at 334 for the whole of 2020. Previously, the rate has varied for each month, but this was dropped for 2020.

BCIS CIL Index for 1 January 2021 to December 2021: 333

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

$$\frac{R \times I_Y}{I_C}$$

Where –

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

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

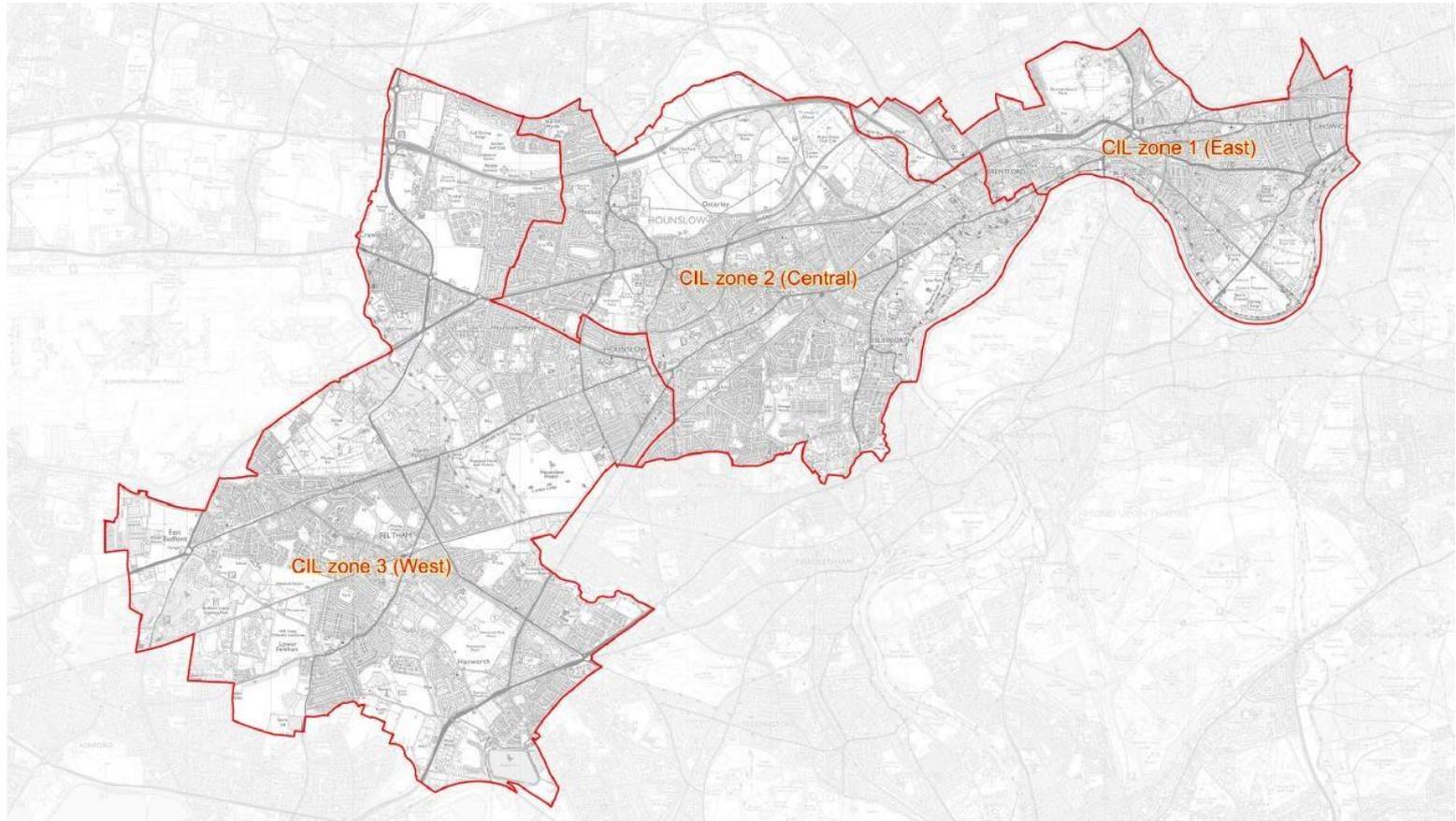
(f) Where A's area is in Greater London and the Mayor has a charging schedule in effect which applies in all or part of A's area, include a statement explaining that the Mayor also charges CIL in relation to all or part of the area.

The Mayor of London has a CIL charging schedule in effect which applies to all planning permissions in London, including London Borough of Hounslow⁴.

The London Borough of Hounslow is within 'Band 2 boroughs', where a Mayoral CIL rate of £60 per square metre is applied. The formula and rates mentioned in (e) above, is used in calculations.

⁴ [Mayoral CIL](#)

Figure 1: Charging zones for the Hounslow CIL



For further information about CIL charges on our website

https://www.hounslow.gov.uk/info/20010/planning_and_building/1094/community_infrastructure