

Annual CIL Rate Summary 2025

Charging Authority – London Borough of Tower Hamlets

In accordance with Regulation 121C of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), the London Borough of Tower Hamlets, as a CIL charging authority, is required to issue an annual CIL rate summary. This annual CIL rate summary is effective from 1 January 2025 until 31 December 2025 and contains the rates for CIL liable development across the borough for the calendar year 2025.

The Community Infrastructure Levy (CIL) is subject to indexation which allows the rates to be adjusted to reflect inflation. The table below sets out details of the original CIL charging schedule rates and the rates including indexation; applicable to CIL liable planning applications approved between 1 January 2025 and 31 December 2025 applied in accordance with this document.

Tower Hamlets CIL2 Charging Schedule

The Tower Hamlets CIL2 charging schedule took effect on 17 January 2020. The Royal Institute of Chartered Surveyors (RICS) CIL index applicable for the year the charging schedule took effect is **334** and the RICS CIL index applicable for planning permissions granted in the year 2025 is **391**.

Tower Hamlets CIL2 – Rate summary for planning permissions granted in 2025

Charging Schedule Rate 2020 (original rate)			
Development Type	Zone 1	Zone 2	Zone 3
Residential	£280	£150	£50

Development Type	City Fringe & North Docklands	Rest of Borough
Offices	£100	Nil
Retail (Except convenience Supermarkets/ Superstores and Retail Warehousing)	£100	Nil

Development Type	Borough Wide
Convenience Supermarkets/Superstores* and Retail Warehousing**	£130

Hotel	£190
Student Housing Let at Market Rents***	£450
Student Housing Let at Below Market Rents****	Nil
All Other Uses	Nil

Rate including indexation 2025 (see below for calculation)			
Development Type	Zone 1	Zone 2	Zone 3
Residential	£327.78	£175.60	£58.53

Development Type	City Fringe & North Docklands	Rest of Borough
Offices	£117.07	Nil
Retail (Except convenience Supermarkets/ Superstores and Retail Warehousing)	£117.07	Nil

Development Type	Borough Wide
Convenience Supermarkets/Superstores* and Retail Warehousing**	£152.19
Hotel	£222.43
Student Housing Let at Market Rents***	£526.80
Student Housing Let at Below Market Rents****	Nil
All Other Uses	Nil

Calculation:

Original Rate x indexation multiplier

Indexation multiplier = ly/lc

ly = RICS CIL index figure for 2025 = 391

ly = RICS CIL index figure for 2024 = 381

ly = RICS CIL index figure for 2023 = 355

ly = RICS CIL index figure for 2022 = 332

ly = RICS CIL index figure for 2021 = 333

lc = RICS CIL index figure for 2020 = 334

Tower Hamlets CIL1 Charging Schedule

The Tower Hamlets CIL1 charging schedule took effect on 1 April 2015. The Royal Institute of Chartered Surveyors (RICS) BCIS All-in-Tender Price index applicable for the year the charging schedule took is **259** and the RICS CIL index applicable for planning permissions granted in the year 2025 is **391**.

Tower Hamlets CIL1 – Rates for planning permissions granted prior to 17 January 2020 and amended in 2025

Charging Schedule Rate 2015 (original rate)				
Development Type	Zone 1	Zone 2	Zone 3	Large Allocated Sites*****
Residential	£200	£65	£35	Nil

Development Type	City Fringe	North Docklands	Large Allocated Sites	Rest of Borough
Offices	£90	Nil	Nil	Nil
Retail (Except convenience Supermarkets/ Superstores* and Retail Warehousing**)	£70	£70	Nil	Nil

Development Type	Borough Wide	Large Allocated Sites
Convenience Supermarkets/Superstores* and Retail Warehousing**	£120	Nil
Hotel	£180	Nil
Student Housing Let at Market Rents***	£425	Nil
Student Housing Let at Below Market Rents****	Nil	Nil
All Other Uses	Nil	Nil

Rate including indexation 2025 (see below for calculation)				
Development Type	Zone 1	Zone 2	Zone 3	Large Allocated Sites****
Residential	£301.93	£98.13	£52.84	Nil

Development Type	City Fringe	North Docklands	Large Allocated Sites	Rest of Borough
Offices	£135.87	Nil	Nil	Nil
Retail (Except convenience Supermarkets/ Superstores* and Retail Warehousing**)	£105.68	£105.68	Nil	Nil

Development Type	Borough Wide	Large Allocated Sites
Convenience Supermarkets/Superstores* and Retail Warehousing**	£181.16	Nil
Hotel	£271.74	Nil
Student Housing Let at Market Rents***	£641.60	Nil
Student Housing Let at Below Market Rents****	Nil	Nil
All Other Uses	Nil	Nil

Calculation:

Original Rate x indexation multiplier

Indexation multiplier = I_y/I_c

I_y = RICS CIL index figure for 2025 = 391

I_y = RICS CIL index figure for 2024 = 381

I_y = RICS CIL index figure for 2023 = 355

I_y = RICS CIL index figure for 2022 = 332

I_y = RICS CIL index figure for 2021 = 333

I_c = BCIS All-in-Tender Price index figure for 1 Nov 2014 = 259

All indexed rates are rounded. Please note that chargeable amounts will be calculated with rounding carried out within the calculation process.

London Legacy Development Corporation CIL2 Charging Schedule

The London Legacy Development Corporation (LLDC) CIL2 charging schedule took effect on 1 July 2020. The Royal Institute of Chartered Surveyors (RICS) CIL index applicable for the year the charging schedule took is **334** and the RICS CIL index applicable for planning permissions granted in the year 2025 is **391**.

LLDC CIL2 – Rate summary for planning permissions granted in 2025

Charging Schedule Rate 2020 (original rate)	
Development Type	Proposed CIL Charge (£/m²)
Residential (C3 and C4), residential institutions except hospitals (C2), shared-living / co-living (Sui Generis) but excluding student accommodation	£73.90
Student accommodation (Sui Generis)	£123.17
Convenience supermarkets and superstores and retail warehouses (over 1000 sq m)	£123.17
Hotels (C1)	£123.17
Comparison and all other retail (A1-A5) in ‘Stratford Retail Area’	£123.17
Office (B1a) within the ‘Stratford Retail Area’	£123.17
All other uses, except education and healthcare and affordable workspace	£20.00
Education, healthcare and affordable workspace	Nil

Rate including indexation 2025	
Development Type	Proposed CIL Charge (£/m²)
Residential (C3 and C4), residential institutions except hospitals (C2), shared-living / co-living (Sui Generis) but excluding student accommodation	£86.51
Student accommodation (Sui Generis)	£144.19
Convenience supermarkets and superstores and retail warehouses (over 1000 sq m)	£144.19
Hotels (C1)	£144.19
Comparison and all other retail (A1-A5) in ‘Stratford Retail Area’	£144.19
Office (B1a) within the ‘Stratford Retail Area’	£144.19
All other uses, except education and healthcare and affordable workspace	£23.41
Education, healthcare and affordable workspace	Nil

Calculation:

Original Rate x indexation multiplier

Indexation multiplier = ly/lc

ly = RICS CIL index figure for 2025 = 391

ly = RICS CIL index figure for 2024 = 381

ly = RICS CIL index figure for 2023 = 355

ly = RICS CIL index figure for 2022 = 332

ly = RICS CIL index figure for 2021 = 333

lc = RICS CIL index figure for 2020 = 334

London Legacy Development Corporation CIL1 Charging Schedule

The London Legacy Development Corporation CIL1 charging schedule took effect on 6 April 2015. The Royal Institute of Chartered Surveyors (RICS) BCIS All-in-Tender Price index applicable for the year the charging schedule took is **259** and the RICS CIL index applicable for planning permissions granted in the year 2025 is **391**.

LLDC CIL1 – Rates for planning permissions granted prior to 1 July 2020 and amended in 2025

Charging Schedule Rate 2015 (original rate)	
Development Type	Proposed CIL Charge (£/m2)
All residential development	£60
Convenience supermarkets and superstores and retail warehouses (over 1000 sq m)	£100
Hotels	£100
Student accommodation	£100
Comparison and all other retail (A1-A5) in 'Stratford Retail Area'	£100
Comparison and all other retail (A1-A5) outside 'Stratford Retail Area'	Nil
All other uses, except education and healthcare	Nil
Education and Healthcare	Nil

Rate including indexation 2025	
Development Type	Proposed CIL Charge (£/m2)
All residential development	£90.58
Convenience supermarkets and superstores and retail warehouses (over 1000 sq m)	£150.97
Hotels	£150.97
Student accommodation	£150.97
Comparison and all other retail (A1-A5) in 'Stratford Retail Area'	£150.97
Comparison and all other retail (A1-A5) outside 'Stratford Retail Area'	Nil
All other uses, except education and healthcare	Nil
Education and Healthcare	Nil

Calculation:

Original Rate x indexation multiplier

Indexation multiplier = I_y/I_c

I_y = RICS CIL index figure for 2025 = 391

I_y = RICS CIL index figure for 2024 = 381

I_y = RICS CIL index figure for 2023 = 355

I_y = RICS CIL index figure for 2022 = 332

I_y = RICS CIL index figure for 2021 = 333

I_c = BCIS All-in-Tender Price index figure for 1 Nov 2014 = 259

All indexed rates are rounded. Please note that chargeable amounts will be calculated with rounding carried out within the calculation process.

Collecting Authority – Mayoral CIL

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/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy>

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