

Royal Borough of Greenwich: Annual CIL Rate Summary

In accordance with Regulation 121C of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), the Royal Borough of Greenwich as a CIL charging authority is issuing this Annual CIL Rate Summary. This Annual CIL rate summary is effective 1 January 2026 to 31 December 2026, and applies to:

- 1) Borough CIL 1 (BCIL1) - adopted 6th April 2015 (Table 1), applicable to planning permissions granted prior to 24th July 2024.
- 2) Borough CIL 2 (BCIL2) - adopted 24th July 2024 (Table 2), applicable to planning permissions granted since 24th July 2024.

The CIL is subject to indexation which allows the rates to be increased or decreased keeping the rates responsive to market conditions, reflecting inflation. The Department for Levelling Up, Housing and Communities (DLUHC) developed and introduced an annual index rate, effective following the changes to the CIL Regulations in September 2019. More information on this is available on the [RICS website](#).

The tables below set out the original CIL charging schedule rates, and the subsequent annual rates taking account of indexation. BCIL1 rates are applicable to CIL liable planning applications approved between 6 April 2015 and 24 July 2024. BCIL2 rates are applicable to CIL liable planning applications approved since 24 July 2024.

Table 1. Borough CIL 1 (adopted 6 April 2015)

Use Class / Development type	Charging Schedule 2015	Indexed Rate 2023	Indexed Rate 2024	Indexed Rate 2025	Indexed Rate 2026
Supermarkets / Superstores and retail warehousing (280sqm+)	£100.00	£137.07	£147.10	£150.97	£154.44
Hotel	£100.00	£137.07	£147.10	£150.97	£154.44
Student Housing	£65.00	£89.09	£95.62	£98.13	£100.39
Residential (less than 10 excluding extra care housing)	£70.00	£95.95	£102.97	£105.68	£108.11
Residential (10 units or more, excluding extra care housing)	£40.00	£54.83	£58.84	£60.39	£61.78
All other uses	£0.00	£0.00	£0.00	£0.00	£0.00

Calculation: Indexation is applied to the adopted [Charging Schedule](#) rates using the formula set out in CIL Regulation 121C paragraph 2(e)(iii): $(R * IY) / IC$

Where: **R** is the CIL rate when the Charging Schedule took effect.

Iy is the index figure for the given calendar year (see table 1a).

Ic is the index figure for the calendar year in which the Charging Schedule took effect.

Table 1a. RICS published index figures for relevant calendar year:

	2023	2024	2025	2026
IY (for relevant calendar year)	355	381	391	400
IC (Index figure for 2014)	259	259	259	259

Table 2. Borough CIL 2 (adopted 24 July 2024)

Use Class / Development type	Charging Schedule Rate 2024	Rate Incl. Indexation For year 2025	Rate incl. Indexation For year 2026
Supermarkets / Superstores and retail warehousing (280sqm+)	£147.10	£150.96	£154.45
Hotel	£147.10	£150.96	£154.45
Student Accommodation	£95.62	£98.13	£100.39
Residential (less than 10 units, excluding extra care housing)	£150.00	£153.94	£157.48
Residential (10 units or more, excluding extra care housing) - Zone 1	£150.00	£153.94	£157.48
Residential (10 units or more, excluding extra care housing) - Zone 2	£96.00	£98.52	£100.79
Co-Living	£90.00	£92.36	£94.49
All other uses	£25.00	£25.66	£26.25

Calculation: Indexation is applied to the adopted [Charging Schedule](#) rates using the formula set out in CIL Regulation 121C paragraph 2(e)(iii): $(R * IY) / IC$

Where: **R** is the CIL rate when the Charging Schedule took effect.

Iy is the index figure for the given calendar year.

Ic is the index figure for the calendar year in which the Charging Schedule took effect.

Table 2a. RICS published index figures for relevant calendar year:

	2024	2025	2026
IY (for relevant calendar year)	381	391	400
IC (Index figure for 2023)	381	381	381

[Royal Greenwich Charging Schedule \(Borough CIL 1, 2015\)](#)

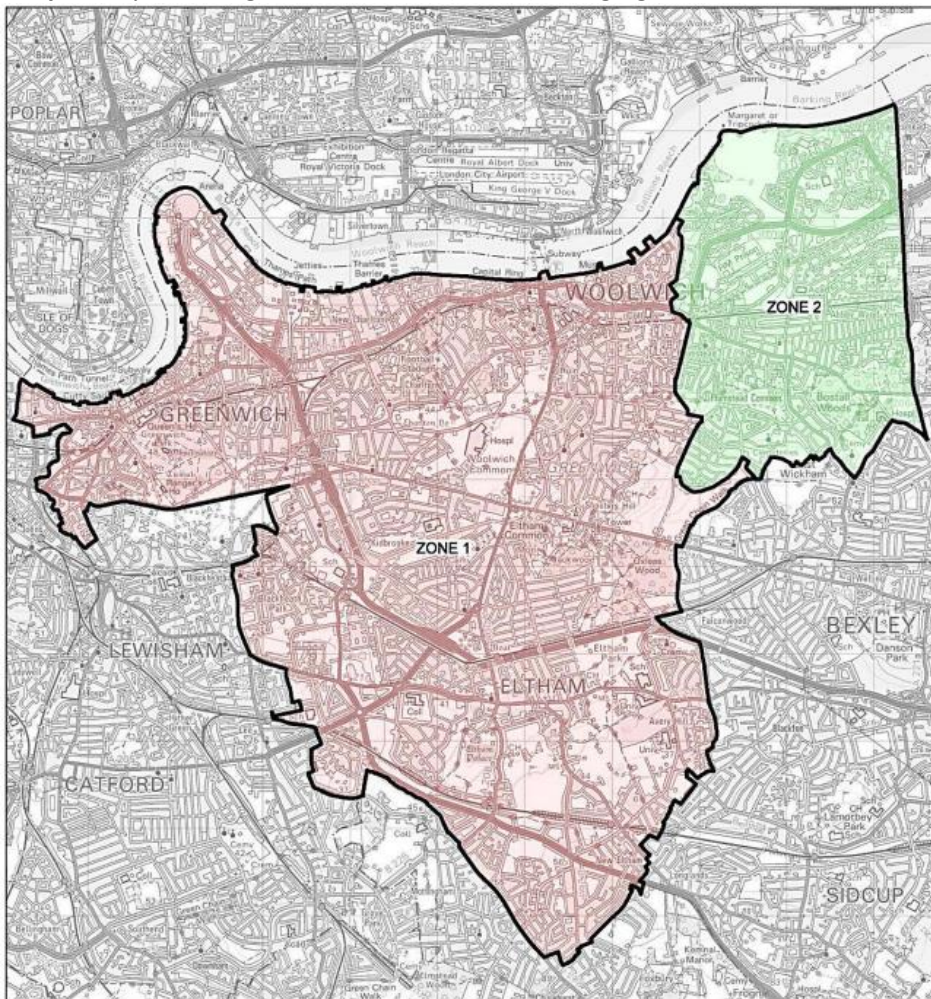
[Royal Greenwich Charging Schedule \(Borough CIL 2, 2024\)](#)

[Royal Greenwich Instalment Policy](#)

[The Mayor of London](#) has a CIL charging schedule in effect which applies to CIL liable planning applications approved in London, including the Royal Borough of Greenwich

Further general information regarding the CIL can be obtained from the [Planning Portal](#) and the Government's online Planning Practice Guidance.

Map 1: Royal Borough of Greenwich (BCIL 1) Charging Zones



Map 2. Royal Borough of Greenwich (BCIL 2) Charging Zones

