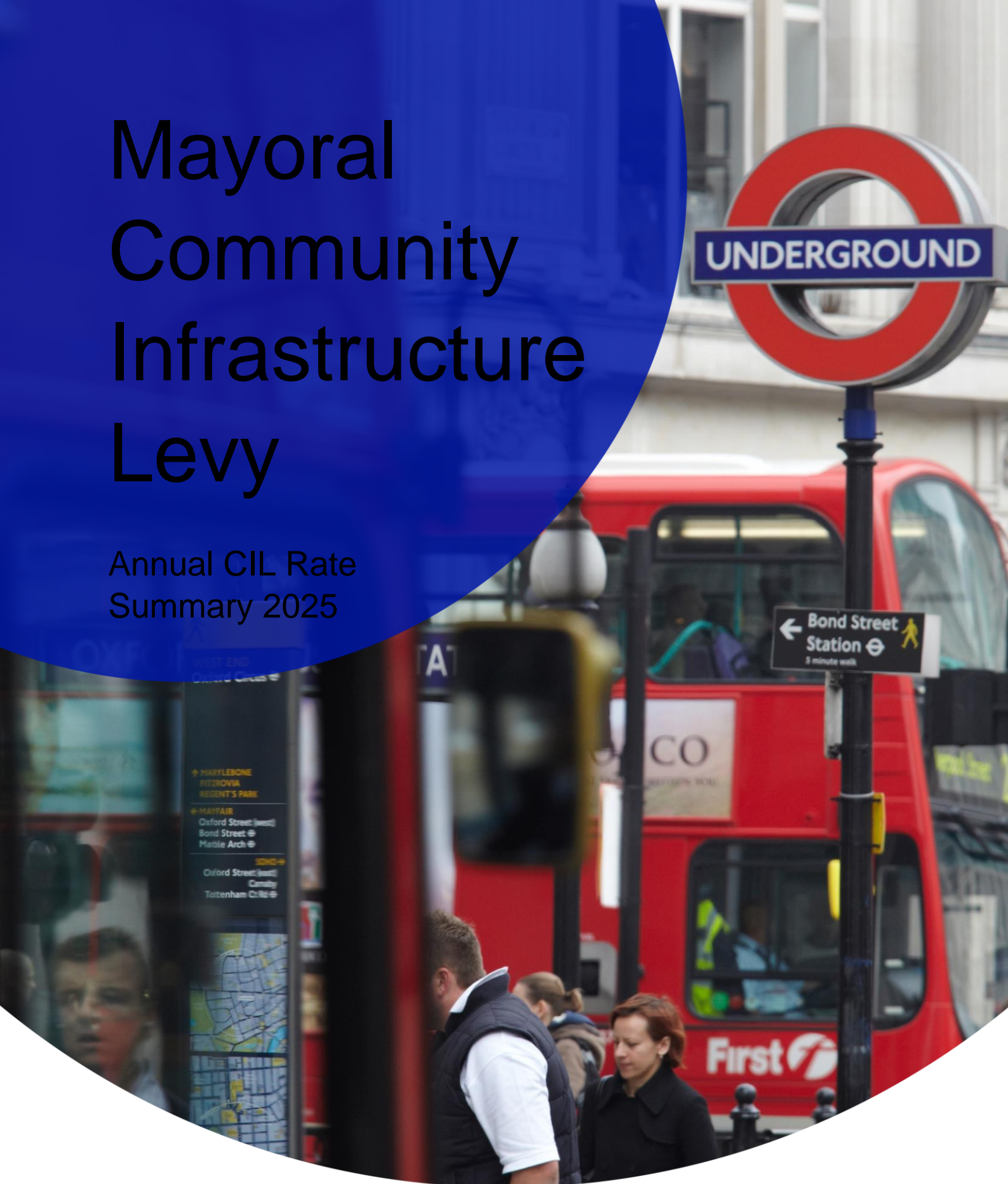
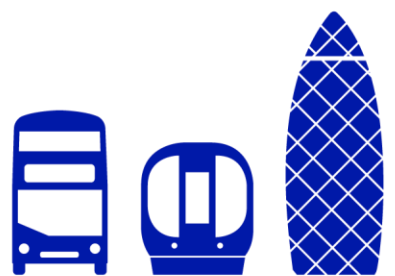


# Mayoral Community Infrastructure Levy

Annual CIL Rate  
Summary 2025



Page intentionally left blank



EVERY JOURNEY MATTERS

## Mayoral Community Infrastructure Levy (MCIL): Annual CIL Rate Summary 2025

In accordance with Regulation 121c of the Community Infrastructure Levy (CIL) Regulations 2010 as amended, the Mayor of London is required to issue an Annual CIL Rate Summary. This document contains the Mayoral CIL rates adjusted for inflation for the calendar year 2025.

Any CIL liable planning applications approved between 1 January 2025 and 31 December 2025 will have the indexation rate applied in accordance with this document. For Mayoral CIL, the Mayor acts as the charging authority, and the thirty-five local planning authorities in London act as collecting authorities, collecting the Mayoral CIL on the Mayor's behalf.

Mayoral CIL first took effect on 1 April 2012 and is referred to as MCIL1. The Building Cost Information Service (BCIS) 'All-in Tender Price Index' applicable for the year the MCIL1 charging schedule took effect is **223 (lc rate)**.

A revised Mayoral CIL charging schedule subsequently took effect on 1 April 2019 and is referred to as MCIL2. The BCIS Index applicable for the year the MCIL2 charging schedule took effect is **330 (lc rate)**.

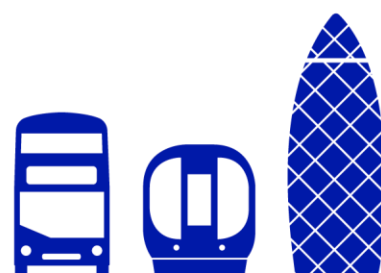
For planning permissions granted in the year 2025, the Royal Institution of Chartered Surveyors (RICS) CIL Index to be applied is **391 (lp rate)**.

The annual CIL rate is calculated by applying the following formula:

Charging Schedule Rate (**R**) *multiplied by* Index Figure for Year Planning Permission Granted (**lp**) *divided by* Index Figure for Year Charging Schedule Took Effect (**lc**).

To summarise: 
$$\frac{R \times lp}{lc}$$

Tables 1 to 3 overleaf set out the MCIL1 and MCIL2 rates adjusted for inflation and applicable to planning permissions granted in the calendar year 2025.



## Mayoral CIL (MCIL2) Rate Summary for Planning Permissions Granted in 2025

**Table 1: MCIL2 charging rates for all development in London<sup>1</sup>.**

<b>MCIL2 Charging Band</b>	<b>London Boroughs and Mayoral Development Corporations</b>	<b>MCIL2 Charging Schedule Rate as Adopted 1 April 2019 (£ per square metre)</b>	<b>MCIL2 Charging Schedule Rate Including Indexation for Calendar Year 2025 (£ per square metre)<sup>2</sup></b>
<b>Band 1</b>	Camden, City of London, City of Westminster, Hammersmith & Fulham, Islington, Kensington & Chelsea, Richmond-upon-Thames, Wandsworth	£80	£94.79
<b>Band 2</b>	Barnet, Brent, Bromley, Ealing, Enfield, Hackney, Haringey, Harrow, Hillingdon, Hounslow, Kingston upon Thames, Lambeth, Lewisham, Merton, Redbridge, Southwark, Tower Hamlets, Waltham Forest, London Legacy Development Corporation (LLDC), Old Oak & Park Royal Development Corporation (OPDC)	£60	£71.09
<b>Band 3</b>	Barking & Dagenham, Bexley, Croydon, Greenwich. Havering, Newham, Sutton	£25	£29.62

<sup>1</sup> Except for the rates for office, retail and hotel in Central London and the Isle of Dogs (see Table 2), and for health and education which have a nil rate in Greater London.

<sup>2</sup>The indexed charge rates as shown may vary slightly and are dependent upon the interpretation of the CIL Regulations by the relevant collecting authority.

**Table 2: MCIL2 charging rates for office, retail and hotel uses in Central London and Isle of Dogs**

<b>Land Use</b>	<b>MCIL2 Charging Schedule Rate as Adopted 1 April 2019 (£ per square metre)</b>	<b>MCIL2 Charging Schedule Rate Including Indexation for Calendar Year 2025 (£ per square metre)<sup>1</sup></b>
<b>Office</b>	£185	£219.20
<b>Retail</b>	£165	£195.50
<b>Hotel</b>	£140	£165.88

<sup>1</sup> The indexed charge rates as shown may vary slightly and are dependent upon the interpretation of the CIL Regulations by the relevant collecting authority.

**Mayoral CIL (MCIL1) Rate Summary for Planning Permissions Granted Prior to 1 April 2019 and Amended in 2025**

**Table 3: MCIL1 charging rates for all development in London<sup>1</sup>.**

<b>MCIL1 Charging Band</b>	<b>London Boroughs and Mayoral Development Corporations</b>	<b>MCIL1 Charging Schedule Rate as Adopted 1 April 2012 (£ per square metre)</b>	<b>MCIL1 Charging Schedule Rate Including Indexation for Calendar Year 2025 (£ per square metre)</b>
<b>Band 1</b>	Camden, City of London, City of Westminster, Hammersmith & Fulham, Islington, Kensington & Chelsea, Richmond-upon-Thames, Wandsworth.	£50	£87.67
<b>Band 2</b>	Barnet, Brent, Bromley, Ealing, Greenwich. Hackney, Haringey, Harrow, Hillingdon, Hounslow, Kingston upon Thames, Lambeth, Lewisham, Merton, Redbridge, Southwark, Tower Hamlets.	£35	£61.37
<b>Band 3</b>	Barking & Dagenham, Bexley, Croydon, Enfield, Havering, Newham, Sutton, Waltham Forest.	£20	£35.07

<sup>1</sup>Except for health and education uses which have a nil rate.

Please note that chargeable amounts may be calculated by the collecting authority with rounding carried out within the calculation process.

