

Planning Act 2008 (as amended)
Community Infrastructure Levy Regulations 2010 (as amended)

Annual CIL rate summary 2025

Charging Authority: Westminster City Council

This annual CIL rate summary contains the rates for Community Infrastructure Levy (CIL) liable development across the borough for the calendar year 2023 in accordance with Regulation 121C of the Community Infrastructure Levy Regulations 2010 (as amended).

[Westminster City Council CIL Charging schedule](#) first came into effect on 1 May 2016. In order to respond to market conditions CIL is subject to an index of inflation. The Ministry of Housing Communities and Local Government developed and introduced an annual index rate. More information on this is available on the [RICS website](#). The table in the next page below sets out details of the original CIL charging schedule rates, and the rates including indexation; applicable to CIL liable planning permissions granted between 1st January 2025 and 31st December 2025. The rates for 2021, 2022, 2023 and 2024 are also included for reference.

Calculation

Indexation is applied to the adopted [Westminster CIL Charging Schedule](#) rates using the formula set out in CIL Regulation 121C paragraph 2(e)(iii):

$$\frac{R \times I_y}{I_c}$$

Where:

R is the CIL rate when the Charging Schedule took effect.

I_y is the index figure for the given calendar year.

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

2025 Index figure published by RICS:

I_y = 391 for the given calendar year 2025.

2024 Index figure published by RICS:

I_y = 381 for the given calendar year 2024.

2023 Index figure published by RICS:

I_y = 355 for the given calendar year 2023.

2022 Index figure published by RICS:

I_y = 332 for the given calendar year 2022.

2021 Index figure published by RICS:

I_y = 333 for the given calendar year 2021.

I_c = the index figure for 2016 = 271

Westminster City Council - CIL Rates for planning permissions granted in 2021 to 2025

ZONE	USE CLASS	RATE					
		CHARGING SCHEDULE RATE Adopted 2016 (R - Rate per Square Metre)	2025 (See calculation formula above)	2024 (See calculation formula above)	2023 (See calculation formula above)	2022 (See calculation formula above)	2021 (See calculation formula above)
PRIME	Residential (Including all residential 'C' use classes)	£550	£800.76	£773.25	£720.48	£673.80	£675.83
	Commercial (offices; hotels, nightclubs and casinos; retail (all 'A' use classes and sui generis retail))	£200	£288.56	£281.18	£261.99	£245.02	£245.76
	All other uses	NIL	£0.00	£0.00	£0.00	£0.00	£0.00
CORE	Residential (Including all residential 'C' use classes)	£400	£577.12	£562.36	£523.99	£490.04	£491.51
	Commercial (offices; hotels, nightclubs and casinos; retail (all 'A' use classes and sui generis retail))	£150	£216.42	£210.89	£196.49	£183.76	£184.32
	All other uses	£NIL	£0.00	£0.00	£0.00	£0.00	£0.00
FRINGE	Residential (Including all residential 'C' use classes)	£200	£288.56	£281.18	£261.99	£245.02	£245.76
	Commercial (offices; hotels, night clubs and casinos; retail (all 'A' use classes and sui generis retail))	£50	£72.14	£70.30	£65.50	£61.25	£61.44
	All other uses	NIL	£0.00	£0.00	£0.00	£0.00	£0.00

