



Annual CIL Rate Summary 2025

Charging Authority – London Borough of Hillingdon

In accordance with Regulation 121C of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), the London Borough of Hillingdon, 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 London Borough of Hillingdon CIL first took effect on 1 August 2014. The Building Cost Information Service (BCIS) “All-in Tender Price Index” applicable for the year the charging schedule took effect is 237. For planning permissions granted in the year 2025, the Royal Institute of chartered Surveyors (RICS) CIL index to be applied is 391 ([Community Infrastructure Levy \(CIL\) Index developed by BCIS](#)).

The Community Infrastructure Levy (CIL) is subject to indexation which allows the rates to be adjusted to reflect inflation. The amount of CIL chargeable at a given relevant rate (R) must be calculated by applying the following formula—

$$\frac{R \times A \times Ip}{Ic}$$

where—

A=the deemed net area chargeable at rate R;

IP=the index figure for the year in which planning permission was granted; and

IC=the index figure for the year in which the charging schedule containing rate R took effect.

The table overleaf sets out details of the original CIL charging schedule rates and the rates including indexation; applicable to CIL liable planning applications approved between 1st January 2025 and 31st December 2025 applied in accordance with this document.

London Borough of Hillingdon CIL Charging rates 2014 / 2025

Use Type	Charging Schedule Rate 2014 (per sq.m.)	Rate including Indexation 2025 (per sq.m.)
Large format retail development (A1) greater than 1,000 sq. m, outside of designated town centres	£215.00	$\text{£}215 \times 391 / 237 = \textbf{£}354.70$
Offices (B1)	£35.00	$\text{£}35.00 \times 391 / 237 = \textbf{£}57.74$
Hotels (C1)	£40.00	$\text{£}40.00 \times 391 / 237 = \textbf{£}65.99$
Residential Dwelling Houses (C3)	£95.00	$\text{£}95.00 \times 391 / 237 = \textbf{£}156.73$
Industrial (B8)	£5.00	$\text{£}5.00 \times 391 / 237 = \textbf{£}8.25$
All other uses	£0.00	$\text{£}0.00 \times 391 / 237 = \textbf{£}0.00$

N.B. Rates have been rounded to 2 decimal places so CIL liabilities may differ slightly when calculating using the formula as set out in the CIL Regulations 2010 (as amended).

Mayor of London's CIL

Further information on Mayor of London's CIL rates can be found via the following

link: <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/mayoral-community-infrastructure-levy>