

Annual CIL Rate Summary 2021

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 2021 until 31 December 2021 and contains the rates for CIL liable development across the borough for the calendar year 2021.

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 2021 and 31 December 2021 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 2021 is **333**.

Tower Hamlets CIL2 – Rate summary for planning permissions granted in 2021

Development Type	Charging Schedule Rate 2020 (original rate)			Rate including indexation 2021 (see below for calculation)		
	Zone 1	Zone 2	Zone 3	Zone 1	Zone 2	Zone 3
Residential	£280	£150	£50	£279.16	£149.55	£49.85

Development Type	Charging Schedule Rate 2020		Rate including indexation 2021	
	City Fringe and North Docklands	Rest of Borough	City Fringe and North Docklands	Rest of Borough
Offices	£100	Nil	£99.70	Nil
Retail (Except convenience Supermarkets/ Superstores and Retail Warehousing)	£100	Nil	£99.70	Nil

	Charging Schedule Rate 2020	Rate including indexation 2021
Development Type	Borough Wide	
Convenience Supermarkets/Superstores* and Retail Warehousing**	£130	£129.61
Hotel	£190	£189.43
Student Housing Let at Market Rents***	£450	£448.65
Student Housing Let 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 2021 = 333

I_c = 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 2021 is **333**

Tower Hamlets CIL1 – Rates for planning permissions granted prior to 17 January 2020 and amended in 2021

Development Type	Charging Schedule Rate 2015 (original rate)			Rate including indexation 2021 (see below for calculation)		
	Zone 1	Zone 2	Zone 3	Zone 1	Zone 2	Zone 3
Residential	£200.00	£65.00	£35.00	£257.14	£83.57	£45.00

Development Type	Charging Schedule Rate 2015		Rate including indexation 2021	
	City Fringe	North Docklands	City Fringe	North Docklands
Offices	£90.00	Nil	£115.71	Nil
Retail (Except convenience Supermarkets/ Superstores and Retail Warehousing)	£70.00	£70.00	£90.00	£90.00

Development Type	Charging Schedule Rate 2015	Rate including indexation 2021
	Borough Wide	
Convenience Supermarkets/Superstores* and Retail Warehousing**	£120.00	£154.29
Hotel	£180.00	£231.43
Student Housing Let at Market Rents***	£425.00	£546.43
Student Housing Let 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 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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