

London Borough of Ealing

Draft Community Infrastructure Levy (CIL) Charging Schedule

October 2024

Date Approved XXXX

Date of Effect XXXX

Effect

This Charging Schedule has been prepared in accordance with the Community Infrastructure Levy Regulations 2010 (as amended, herein referred to as ‘the Regulations’) and Part 11 of the Planning Act 2008. Account has also been taken of the National Planning Policy Framework and relevant planning practice guidance.

The London Borough of Ealing is the Charging and Collecting Authority for CIL under this schedule. The Council is also the Collecting Authority for the Mayor of London CIL which may be payable in addition to the rates stipulated in this Charging Schedule. Details of the Mayor of London CIL can be found on the www.london.gov.uk website at: <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy>

Liability to pay CIL

Part 4 of the Regulations sets out the liability to pay CIL; Regulation 6 determines what constitutes development for the purpose of CIL, with Regulation 9 determining what constitutes ‘Chargeable Development’. Regulation 40 sets out how the ‘Chargeable Amount’ is calculated. There are some exemptions and relief from paying CIL (such as for Social Housing and Self-Build) which are set out in Part 6 of the Regulations.

Calculation of CIL Charge

Part 5 of the Regulations set out how CIL is calculated – further guidance can be found in the Operational Guidance. For ease of interpretation, at the time of drafting this Schedule, CIL is charged per sqm at the rates below on the net additional floor space created – this being the Gross Internal Area proposed less any existing buildings within the proposal in lawful use which are to be retained as part of the development or demolished before completion of the chargeable development.

The Mayor of London CIL rates may also apply in addition to the London Borough of Ealing CIL. At the time of drafting this schedule this was ‘MCIL2’ which places an additional rate of £60 per sqm on all development except health and education uses.

Inflation and Indexation

As set out in Part 5 of the Regulations, CIL rates are subject to indexation from the date the Schedule comes into effect to the date planning permission is awarded. The rate of CIL (both LBB and Mayor of London) will therefore alter depending on the year planning permission for a chargeable development was granted.

On the day the Schedule came into effect, CIL rates are indexed against the 'RICS CIL Index', if this is not available the next index in the table below is used. On the date the schedule was adopted the published index was:

Index Type Index as of XXXX

- 1) RICS CIL Index xxxx
- 2) All-in Tender Price Index xxxx
- 3) Retail Prices Index xxxx

London Borough of Ealing Draft Charging Schedule Rates

Use	Area	Rate per sqm
Residential	Central Ealing	£300
	Rest of LPA	£150
Student housing	LPA-wide	£350
Large-scale purpose built shared living (LSPBSL), and other HMOs	LPA-wide	£350
Office	LPA-wide	Nil
Affordable workspace	LPA-wide	Nil
Retail, Food and Beverage uses (Direct sale of goods, food and beverages directly to the public)	LPA-wide	Nil
Industry	LPA-wide	£40
Floorspace comprising enclosed access roads, ramps and service yards within multi-storey industrial development	LPA-wide	Nil
Hotel (Excludes premises offering occupancy for	LPA-wide	£50

3 months or more, these will constitute LSPBSL)		
Data Centres	LPA-wide	£200
Publicly funded or not for profit development for *medical, health and emergency services *educational uses *community, sport and leisure uses (Defined as development for an organisation that does not earn profits for its owners but conducts business for the benefit of the general public and in which all monies earned or donated are used for these objectives)	LPA-wide	Nil
All forms of development not otherwise identified	LPA-wide	£25

Proposed Central Ealing boundary

