

Annual CIL Rate Summary 2021

Charging Authority – London Borough of Barking and Dagenham

In accordance with Regulation 121C of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), the London Borough of Barking and Dagenham, 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 LBBD CIL first took effect on 3 April 2015. The Building Cost Information Service (BCIS) “All-in Tender Price Index” applicable for the year the charging schedule took effect is **255**. For planning permissions granted in the year 2021, the Royal Institute of chartered Surveyors (RICS) CIL index to be applied is **333**.

The table below sets out details of the original CIL charging schedule rates and the rates including indexation.

LBBD Charging Zones – Residential

Zone	LBBD Area	Charging Schedule 2015	Rate	Rate including indexation 2020 (£ per sq. m.)
1	Barking Town Centre, Leftley and Faircross ¹	£70		£91.41
2	Barking Riverside ²	£25		£32.65
3	Rest of borough ³	£10		£13.06

¹ The area covered by the Barking Town Centre Area Action Plan plus the area bounded by the District Line, Mayesbrook Park and the London Borough of Redbridge including the former University of East London site.

² The area covered by the Barking Riverside Key Regeneration Area as shown on the adopted Local Development Framework Proposals Map.

³ The London Borough of Barking and Dagenham excluding Barking Town Centre, Leftley and Faircross, and Barking Riverside.

Use	Charging Schedule Rate 2015	Rate including indexation 2020 (£ per sq. m.)
Supermarkets and Superstores of any size ⁴	£175	£228.53
Office (B1a)	Nil	Nil
Business (Research and Development - B1b, Light Industry - B1c, General Industrial - B2 and Storage and Distribution - B8)	£5	£6.53
Municipal Leisure	Nil	Nil
Health Development used wholly or mainly for the provision of any publicly funded medical or health services except the use of premises attached to the residence of the consultant or practitioner	Nil	Nil
Education Development used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher education	Nil	Nil
All other non-residential uses	£10	£13.06

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://tfl.gov.uk/info-for/urban-planning-and-construction/planning-applications/community-infrastructure-levy>

⁴ Supermarkets: Self-service stores selling mainly food, with a trading floorspace less than 2,500 square metres, often with car parking.

Superstores: Self-service stores selling mainly food, or food and non-food goods, usually with more than 2,500 square metres trading floorspace, with supporting car parking.