

A yellow, irregularly shaped graphic representing the map of the Brent Community, positioned behind the title text. The background of the entire page is a light blue rounded rectangle.

# Brent Community Infrastructure Levy Rate Summary 2025

Infrastructure Planning Team  
Neighbourhoods & Regeneration  
[CILadmin@brent.gov.uk](mailto:CILadmin@brent.gov.uk)

Brent Council [www.brent.gov.uk](http://www.brent.gov.uk)

# 1 Brent Annual Community Infrastructure Levy (CIL) Rate Summary - 2025

- 1.1 This Annual CIL Rate Summary has been prepared in accordance with Regulation 121C of the Community Infrastructure Levy (CIL) Regulations 2010 (amended 2019) which requires the London Borough of Brent as a charging authority to publish this statement in relation to the calendar year beginning 1st January 2025.
- 1.2 The BCIS All-in Tender Price Index applicable for the year 2013 is 224. That is the index that is now used for the purpose of the rates contained within the charging schedule (1c) as per Regulation 121c (iii) (see below table 1).
- 1.3 For planning permissions granted in the year 2025, the RICS CIL Index to apply will be 391 as published on 28th October 2024 by Royal Institution of Chartered Surveyors (RICS). This will confirm the index for the permission (1y) as per Regulation 121c (iii). See below table 2 for CIL Index rates 2024.

## 2 The Charging Authority

- 2.1 The Charging Authority is the London Bough of Brent.

## 3 Year to which the CIL rate summary relates

- 3.1 This CIL Rate summary relates to the year 2025.

## 4 Date of Effect of the CIL charging schedule

- 4.1 The Charging Schedule came into effect on 1st July 2013.
- 4.2 On 1st September 2020, the use class schedule was updated. To ensure that CIL charging schedules continue to operate and have proper effect, the Town and Country Planning (Use Classes) (Amendment) (England) (No.2) Regulations 2020 inserted the new regulation 4A into the Amendment Regulations. Regulation 4A applies to charging schedules which were approved and published by charging authorities before 1st September 2020. It provides that any references to the use classes that were specified in the Use Classes Order prior to 1 September 2020 are to be read as if they were references to the descriptions of the uses which comprised those use classes before that date.
- 4.3 For example, where the CIL rates for a specific use, such as A1 retail (which became part of the Commercial, Business and Service use class E from 1 September 2020) should continue to be applied to retail development previously categorised within Use Class A1.

## 5 CIL Rates

5.1 Table 1 below sets out the Charging Schedule, with Table 2 setting out the CIL Indexed Rates for 2025.

5.2 Brent Council is also a 'Collecting Authority' for the Mayor of London MCIL1 and MCIL2. This is an additional CIL charge on top of Brent CIL, which is calculated and collected by Brent Council then passed onto the Mayor of London. See [link](#) pages for further information.

Table 1: CIL Charging Schedule

Category	Proposed Use	Charge per Sqm
1	Residential (Use Classes C3 & C4), Residential Institutions except Hospitals (Use Class C2), Student Accommodation, Hostels and HMOs (Sui Generis)	£200
2	Hotel (Use Class C1)	£100
3	Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants & Cafes (Use Class A3), Drinking Establishments (Use Class A4), Hot Food Take-aways (Use Class A5), Office (Use Class B1a), All Sui Generis uses except Student Accommodation, Hostels, HMOs, Public Transport Stations, Theatres, Water and wastewater infrastructure, Fire stations and fire service facilities, Police stations and police facilities, and Warehouse Clubs	£40
4	Warehouse Clubs (Sui Generis)	£14
5	Assembly and Leisure, excluding Public Swimming Pools (Use Class D2)	£5
6	Light Industry and Research & Development (Use Class B1b&c), General Industrial (Use Class B2), Storage & Distribution (Use Class B8), Health, Education, Public Libraries, Museums, Public Halls and Places of Worship (Use Class D1a-h), Hospitals (Use Class C2), Public Swimming Pools (Use Class D2), Public Transport Stations, Theatres, Water and wastewater infrastructure, Fire stations and fire service facilities, and Police stations and police facilities (Sui Generis)	£0 (Zero Charge)

Table 2: CIL Indexed Rates for 2025

Mayoral 23/24	Charge per Sqm (Non – Indexed)	Charging Schedule Index (lc)	RICS CIL Index (ly)	Charge per Sqm (Indexed)
1	£200	224	391	£349.11
2	£100	224	391	£174.55
3	£40	224	391	£69.82
4	£14	224	391	£24.44
5	£5	224	391	£8.73
6	£0	224	391	£0.00

Planning & Development Services  
Brent Civic Centre  
Engineers Way  
Wembley HA9 0FJ