

LAMBETH ANNUAL CIL RATE SUMMARY

In accordance with Regulation 121C of the Community Infrastructure Levy (CIL) Regulations 2010 as amended, London Borough of Lambeth is issuing this Annual CIL Rate Summary effective from 1 January until 31 December 2025.

Lambeth Council is a charging authority under the CIL Regulations. The Council's new CIL Charging Schedule came into force from 1 January 2022 and this replaces in full the previous CIL Charging Schedule that took effect on 1 October 2014.

For planning permissions granted in the calendar year 2025, the [RICS CIL Index](#) to be applied is 391. Lambeth's 2022 CIL Charging Schedule will apply to all planning permissions that have been granted from 1 January 2022 and in relation to phased developments and outline planning permissions, where the date when planning permission first permits development falls on or after 1 January 2022. The RICS CIL Index rate that applies to the year when Lambeth's 2022 CIL Charging Schedule took effect is 332.

Under the 2022 CIL Charging Schedule, Lambeth has four CIL Charging Zones as follows:

Zone A - Waterloo and Vauxhall Nine Elms

Zone B - Kennington, Oval and Clapham

Zone C - Brixton, Herne Hill and Tulse Hill

Zone D - Streatham, Streatham Hill and West Norwood

Lambeth indexed CIL rates for 2025 are as follows:

CIL Charging Zone and Use Type	CIL rate 2022	Indexed CIL rate 2025
Zone A Residential including co-living schemes or shared accommodation	£500	£589
Zone A Self-contained sheltered housing, self-contained extra care schemes and care homes	£250	£294
Zone A Hotel	£200	£236
Zone A Office	£225	£265
Zone A Large retail development*	£225	£265
Zone A Student accommodation	£400	£471
Zone B Residential including co-living schemes or shared accommodation	£350	£412
Zone B Self-contained sheltered housing, self-contained extra care schemes and care homes	£175	£206
Zone B Hotel	£75	£88
Zone B Office	£225	£265
Zone B Large retail development*	£225	£265
Zone B Student accommodation	£400	£471

CIL Charging Zone and Use Type	CIL rate 2022	Indexed CIL rate 2025
Zone C Residential including co-living schemes or shared accommodation	£250	£294
Zone C Self-contained sheltered housing, self-contained extra care schemes and care homes	£100	£118
Zone C Hotel	£75	£88
Zone C Office	Nil	Nil
Zone C Large retail development*	£225	£265
Zone C Student accommodation	£400	£471
Zone D Residential including co-living schemes or shared accommodation	£200	£236
Zone D Self-contained sheltered housing, self-contained extra care schemes and care homes	£100	£118
Zone D Hotel	£75	£88
Zone D Office	Nil	Nil
Zone D Large retail development*	£225	£265
Zone D Student accommodation	£400	£471
All other uses not identified above	Nil	Nil

* Retail includes such uses as shops selling consumer goods, including food and essential items, to visiting members of the public, premises for the provision of financial and professional services, a café or restaurant, and gymnasium. It will also include related sui generis commercial uses such as pubs or drinking establishments, takeaways, cinemas, betting shops, launderette, and car showrooms. Large retail development includes:

- Superstores/supermarkets/shopping mall/shopping centre/shopping arcade which are shopping destinations in their own right, with over 280m² of retail space, with or without a dedicated car park; or
- Retail warehouses which are large stores specialising in the sale of household goods (such as carpets, furniture, and electrical goods), DIY items and other ranges of goods catering for mainly car-borne customers.

The Mayor of London has a CIL charging schedule in effect which applies to all planning permissions in London, including all of Lambeth. The Mayor of London has issued its own [CIL rate summary](#).