

London Borough of Croydon

Community Infrastructure Levy Draft Charging Schedule

April 2025

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The Charging Authority

The Charging Authority is the London Borough of Croydon

Date of Approval

This Charging Schedule was approved by the Council on [].

Date of Schedule taking effect

This Charging Schedule will come into effect on [].

The Scope of Community Infrastructure Levy (CIL) CIL will be chargeable on the net additional floorspace (gross internal area) of all new development apart from that exempt under Part 2 and Part 6 of the Community Infrastructure Levy Regulations 2010 (as amended).

Exemptions from the charge are: -

- Buildings or extensions to buildings less than 100 square metres other than where the development will comprise one or more dwelling
- Buildings into which people do not normally go or go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery
- Buildings developed by charities used for a charitable purpose

CIL Rates

The rate at which CIL will be charged will be:

1. Within **the Croydon Metropolitan Centre** as shown on the CIL Zones Map 2025 (see Appendix 1):

Development type	Adopted rate per m ² in April 2013 Charging Schedule	Indexed rate per m ² for 2025	New rate per m ²
Residential (C3) schemes of 10 or more units	Nil	Nil	£225
Residential (C3) schemes of 9 or fewer units	Nil	Nil	£300
Student housing	Nil	Nil	£225
Industrial and warehousing	£120	£204.89	£204.89 (no change)
Business (class E (g) (i) and (ii))	£120	£204.89	£204.89 (no change)
C2 care homes and care schemes (including nursing homes)	Nil	Nil	£204.89
Institutions (F1)	Nil	Nil	Nil (no change)
Places of worship, clinics /health centres, crèches/ day nurseries, day centres, consulting rooms, museums public halls, libraries, art galleries/ exhibition halls	Nil	Nil	Nil (no change)
Development used wholly or mainly for the provision of publicly funded medical or health services including hospitals except the use of premises attached to the residence of the consultant or practitioner	Nil	Nil	Nil (no change)
Development used mainly or wholly for the provision of education as a school or a college under the Education Acts or as an institution of higher education	Nil	Nil	Nil (no change)
All other uses	£120	£204.89	£204.89 (no change)

2. Within the area designated **the Rest of the Borough** on the CIL zones map 2025 (see Appendix 1):

Development type	Adopted rate per m² in April 2013 Charging Schedule	Indexed rate per m² for 2025	New rate per m²
Residential (C3) schemes of 10 or more units	£120	£204.89	£225
Residential (C3) schemes of 9 or fewer units	£120	£204.89	£300
Student housing	Nil	Nil	£225
Industrial and warehousing	Nil	Nil	£50
Business (class E (g) (i) and (ii))	Nil	Nil	£50
C2 care homes and care schemes (including nursing homes)	Nil	Nil	£204.89
Institutions (F1)	Nil	Nil	Nil (no change)
Places of worship, clinics /health centres, crèches/ day nurseries, day centres, consulting rooms, museums public halls, libraries, art galleries/ exhibition halls	Nil	Nil	Nil (no change)
Development used wholly or mainly for the provision of publicly funded medical or health services including hospitals except the use of premises attached to the residence of the consultant or practitioner	Nil	Nil	Nil (no change)
Development used mainly or wholly for the provision of education as a school or a college under the Education Acts or as an institution of higher education	Nil	Nil	Nil (no change)
All other uses	£120	£204.89	£204.89 (no change)

As per Regulation 14 of the Community Infrastructure Levy Regulations 2010 (as amended), the Council is designated as the collecting authority for the Mayor of London in Croydon.

Calculation of the CIL Charge

CIL will be calculated on the basis set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended) and Part 11 of the Planning Act 2008 (as amended).

In setting the levy rates, the Council has struck an appropriate balance between:

- (a) The desirability of funding from CIL - in whole or in part – the cost of infrastructure required to support the development of the area, taking into account other actual and expected sources of funding, and
- (b) The potential effects, taken as a whole, the impact of CIL on the economic viability of development across the borough.

Appendix 1 – CIL zones map

Croydon Council
Community Infrastructure Levy Charging Zones Map
Draft Charging Schedule 2025

