

# Community Infrastructure Levy

## Charging Schedule

1 April 2024



**MAYOR OF LONDON**

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# 1. Introduction

1.1. Old Oak and Park Royal Development Corporation (OPDC) was formed on 1st April 2015 and is the Local Planning Authority (LPA) for its area which lies partly within the London boroughs of Brent, Ealing and Hammersmith and Fulham. By virtue of the Localism Act 2011, OPDC has full plan-making and decision-making powers and is the Community Infrastructure Levy (CIL) charging and collecting authority for its area.

1.2. This CIL Charging Schedule (DCS) comes into force on 1 April 2024.

## 2. General principles of the Community Infrastructure Levy

### What is CIL?

2.1. The purpose of CIL is to ensure that costs incurred in providing infrastructure to support the development of an area can be funded (wholly or partly) by levying a charge(s) on owners or developers of land when they secure planning permission for development that is subject to the levy.

2.2. CIL may be used to fund the provision, improvement, replacement, operation, or maintenance of infrastructure that is needed as a result of new development in a local planning authority's area. This is in addition to planning obligations that are secured through Section 106 agreements to mitigate the direct impacts of development as governed by OPDC's Planning Obligations Supplementary Planning Document (SPD).

2.3. In London, a two-tier CIL charge applies to new development: Mayoral CIL pursuant to the Mayor of London's CIL Charging Schedule and borough CIL charged by the relevant LPA.

### Why CIL is needed?

2.4. The regeneration of Old Oak and Park Royal will require a significant investment in infrastructure and there will be a need to secure reasonable contributions from developments within the area, to facilitate its delivery.

2.5. OPDC recognises the need for flexibility in delivering this infrastructure and considers that the implementation of CIL is therefore an appropriate and essential means of ensuring the timely and balanced delivery of infrastructure within the area.

### Preparing a CIL Charging Schedule

2.6. A CIL Charging Schedule sets out the rate(s) of CIL that are to be charged on eligible developments within a CIL Charging Authority's area. Rates must be expressed in terms of £ per square metre.

### 3. Community Infrastructure Levy Rates - Charging Schedule

3.1. Table 1 below shows the CIL rates for different types of use within the OPDC area. A map of the charging area is contained in Appendix 1.

Table 1: CIL rates

Use	CIL rate per square metre in zone A	CIL rate per square metre in zone B
Residential	£80	£80
Hotel	£80	£80
Co-living	£135	£135
Student accommodation	£170	£170
Office developments (20,000 sq.m+)	£35	£80
Data centres	£120	£120
All other chargeable uses	£35	£35
Development by a publicly funded or 'not for profit organisation'* (definition below) comprising:	£ Nil	£ Nil
<ul style="list-style-type: none"> <li>• medical, health and emergency services;</li> <li>• development used wholly or mainly for the provision of education as a school or college or as an institute of higher education; and</li> <li>• community, sport and leisure facilities.</li> </ul>		
Affordable workspace	£ Nil	£ Nil
Specialist housing in accordance with Local Plan policy H9	£ Nil	£ Nil
Enclosed access roads, ramps and service yards within multi-storey industrial developments.	£ Nil	£ Nil
<p>*Definition: Not for profit organisation is one that does not earn profits for its owners but conducts business for the benefit of the general public; all money earned by or donated to the organisation is used in pursuing the organisation's objectives.</p>		

## 4. Implementing the Community Infrastructure Levy

### CIL Instalments Policy

4.1. A CIL charging authority can choose to allow CIL payments to be made in instalments. Instalment dates are generally set at intervals following the commencement of a chargeable development. The Mayoral CIL and OPDC CIL is currently subject to an instalments policy as set out below.

Amount of CIL Liability	Number of instalments payments	Amount payable
£100,000 or less	No Instalments	Total amount payable within 60 days of commencement of development
£100,001 or more	Two	The greater of £100,000 or half the value of the total amount payable within 60 days of commencement of development.  The remainder within 240 days of commencement of development.

# Appendix 1 - Map of OPDC Charging Area

