

Old Oak and Park Royal Development Corporation (OPDC): Annual CIL Rate Summary for 2025

1. In accordance with Regulation 121C of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), Old Oak and Park Royal Development Corporation (OPDC) is required to publish an Annual CIL Rate Summary, setting out the indexed rate at which OPDC CIL will apply for planning permissions granted in the calendar year 2025.
2. The [OPDC's CIL Charging Schedule](#) took effect on 1st April 2024, at which point the RICS CIL Index was **381** (covering the calendar year 2024). For planning permissions granted in the calendar year 2025, the RICS CIL Index is **391**. *Table 1* summarises how the CIL rates contained in OPDC's CIL Charging Schedule would be indexed accordingly for planning permissions granted in 2025.

| Use | Baseline CIL rate per square metre in Zone A | 2025 (Indexed) CIL rate per square metre in Zone A | Baseline CIL rate per square metre in zone B | 2025 (Indexed) CIL rate per square metre in Zone B |
|--|--|--|--|--|
| Residential | £80 | £82.10 | £80 | £82.10 |
| Hotel | £80 | £82.10 | £80 | £82.10 |
| Co-living | £135 | £138.54 | £135 | £138.54 |
| Student accommodation | £170 | £174.46 | £170 | £174.46 |
| Office developments (20,000 sq.m+) | £35 | £35.92 | £80 | £82.10 |
| Data centre | £120 | £123.15 | £120 | £123.15 |
| All other chargeable uses | £35 | £35.92 | £35 | £35.92 |
| Development by a publicly funded or 'not for profit organisation' ¹ (definition below), comprising: <ul style="list-style-type: none"> • Medical, health and emergency services • Development used wholly or mainly for the provision of education as a school or college or as an institute of higher education; and • Community, sport and leisure facilities. | £ Nil | £ Nil | £ Nil | £ Nil |
| Affordable workspace | £ Nil | £ Nil | £ Nil | £ Nil |

¹ 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.

| Use | Baseline CIL rate per square metre in Zone A | 2025 (Indexed) CIL rate per square metre in Zone A | Baseline CIL rate per square metre in zone B | 2025 (Indexed) CIL rate per square metre in Zone B |
|--|---|---|---|---|
| Specialist housing in accordance with Local Plan policy H9 | £ Nil | £ Nil | £ Nil | £ Nil |
| Enclosed access roads, ramps and service yards within multi-storey industrial developments | £ Nil | £ Nil | £ Nil | £ Nil |

Table 1: Annual CIL Rate Summary for 2025

3. The OPDC's CIL Charging Zones, referred to above, are shown in *Figure 1* below:

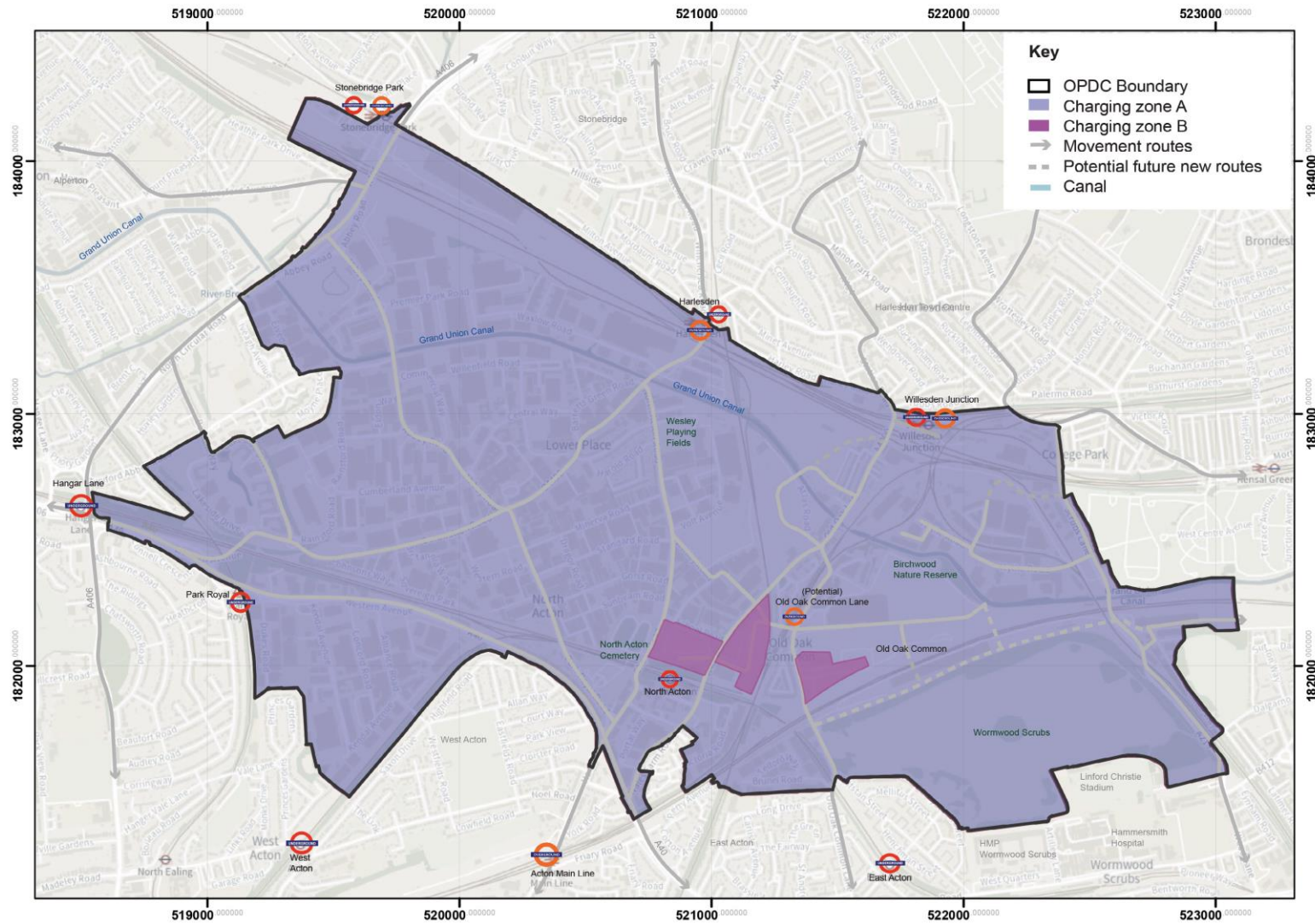


Figure 1: OPDC CIL Charging Zones

4. The Mayor of London also charges CIL on development within the OPDC's areas, for which OPDC acts as the collecting authority. Further details about Mayoral CIL (MCIL) are available [here](#).