

IMPROVING **ENFIELD**



Community Infrastructure Levy (CIL) Annual CIL Rate Summary 2025



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Annual CIL rate summary

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 Enfield as a charging authority to publish this statement in relation to the next calendar year beginning 1st January 2025.

The BCIS All-in Tender Price Index applicable for the year 2016 is 270. That is the index that is now used for the purpose of the rates contained within the charging schedule (Ic) as per Regulation 121c (iii) (see below table 2).

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 (Iy) as per Regulation 121c (iii). (See below table 2)

The Charging Authority

The Charging Authority is the London Borough of Enfield

Year to which the CIL rate summary relates

This CIL Rate summary relates to the year 2025

Date of Effect of the CIL charging schedule

The Charging Schedule came into effect on 1st April 2016

CIL Rates

See below 'Table 1 (Charging Schedule)' and 'Table 2 (Indexed rates)'

Table 1 (Charging Schedule)

Residential CIL Rates (Comprising all the C3 Residential Use Class)		
Type	Zone and Use	Rate
RR1	Meridian Water Masterplan area	Nil rate
RR2	Lower rate Eastern corridor (to include the following Wards: Turkey Street, Enfield Lock, Enfield Highway, Southbury, Ponders End, Jubilee, Lower Edmonton, Upper Edmonton, Edmonton Green, Haselbury and parts of the Bush Hill Park and Chase Wards).	£40 per square metre.
RR3	Intermediate rate Area south of the A406 and A110 Bowes Road, Bowes Ward and part Southgate Green. Enfield Town (with parts of adjacent Chase and Highlands Wards).	£60 per square metre.
RR4	Higher rate Remainder of the Borough.	£120 per square metre.
Non- Residential and Commercial CIL Rates		
CR1	Retail (A1), financial and professional services including betting shops (A2), restaurants and cafes (A3), drinking establishments (A4) and hot food takeaways (A5).	A borough wide rate of £60 per square metre.
AR6	All other uses – (including offices, industrial, hotels, leisure facilities, community and other uses).	£0 per square metre.

Table 2 (Indexed rates)

Type	Rate per m ² (R)	RICS CIL Index (Iy)	Charging Schedule Index (Ic)	Rate per m ² (Indexed)
RR1	£0	391	270	£0.00
RR2	£40	391	270	£57.92
RR3	£60	391	270	£86.88
RR4	£120	391	270	£173.77
CR1	£60	391	270	£86.88
AR6	£0	391	270	£0.00

Mayoral CIL

Enfield Council is also a 'Collecting Authority' on behalf of the Mayor of London for MCIL1 and MCIL2. This is an additional CIL charge on top of Enfield CIL, which is calculated and collected by Enfield Council then passed onto the Mayor. See link page for further information.

MCIL 1 for Enfield is £20 per m² from April 2012-March 2019 MCIL 2 for Enfield is currently £71.09. The increase from £60 per m² has been adjusted for inflation for the calendar year 2025.

A separate MCIL Annual CIL rate summary is provided here.

[Annual CIL Rate Summary 2025 - FINAL - incl alt text.pdf](#)