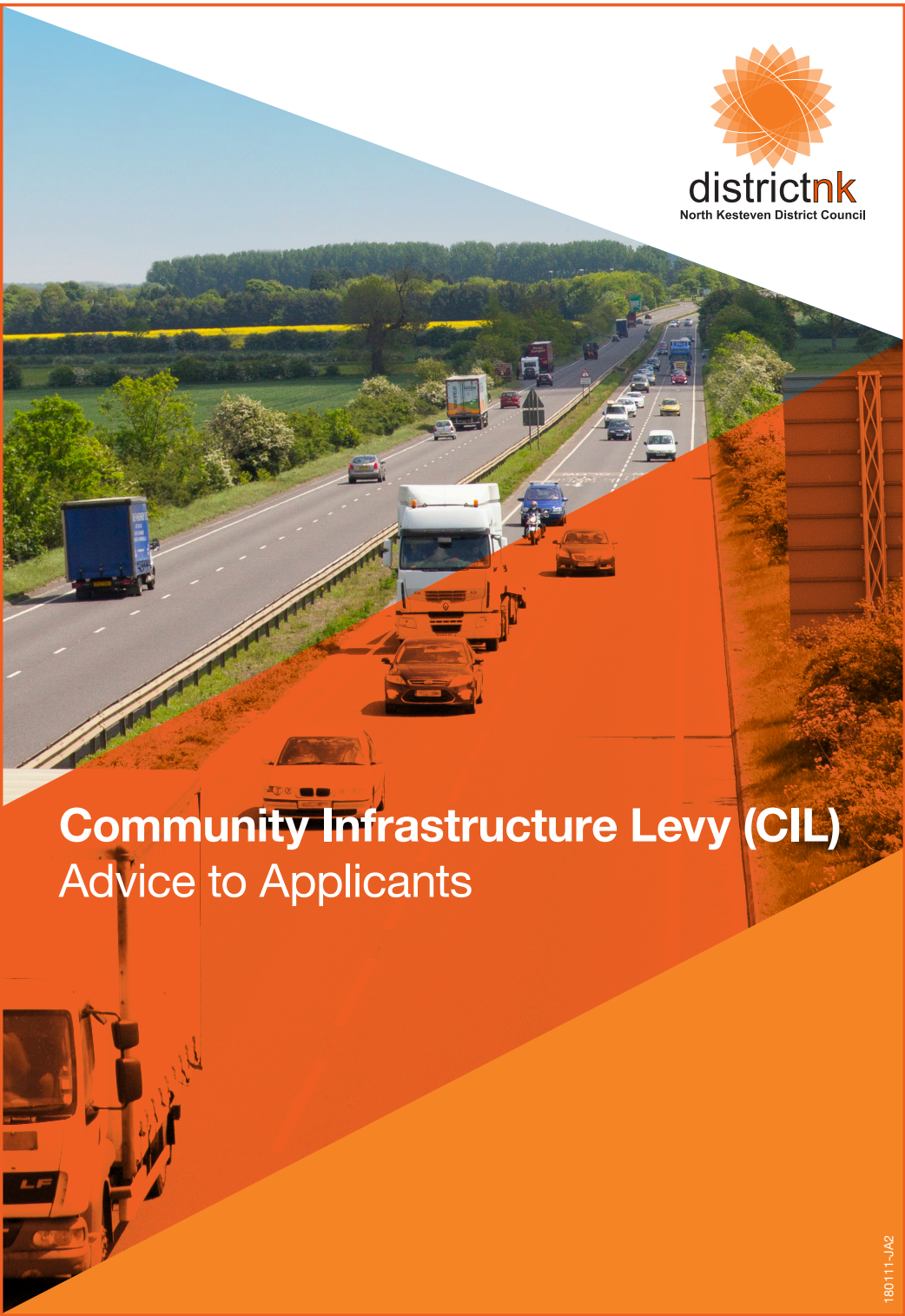




**districtnk**  
North Kesteven District Council



# Community Infrastructure Levy (CIL) Advice to Applicants

This document is available in large print, Braille, audio tape, electronic formats such as CD, or in a different language.

For a copy please contact Development, Economic and Cultural Services at the Council using the following options:

Phone: **01529 414155**

(main switchboard) or

Minicom: **01529 308088**

Fax: **01529 413956**

Web: **[www.n-kesteven.gov.uk](http://www.n-kesteven.gov.uk)**

Email: **[cilenquiries@n-kesteven.gov.uk](mailto:cilenquiries@n-kesteven.gov.uk)**

Development, Economic and Cultural Services  
North Kesteven District Council  
Kesteven Street  
Sleaford  
Lincolnshire

# Overview

## What is Community Infrastructure Levy (CIL)?

CIL is a mandatory charge for new development, and is used by local planning authorities in England and Wales to raise funds for a wide range of infrastructure needed to support housing and economic growth. It is governed by the Community Infrastructure Levy Regulations 2010.

## When does CIL come into effect in NK?

The Council formally adopted its CIL charging schedule in July 2017. CIL will be payable on all chargeable developments that are granted planning permission on or after 22nd January 2018.

## What are the CIL charging rates in NK?

The charging rates for NK are summarised in the table below:

### NKDC CIL CHARGING RATES (£ per Sqm internal floorspace)

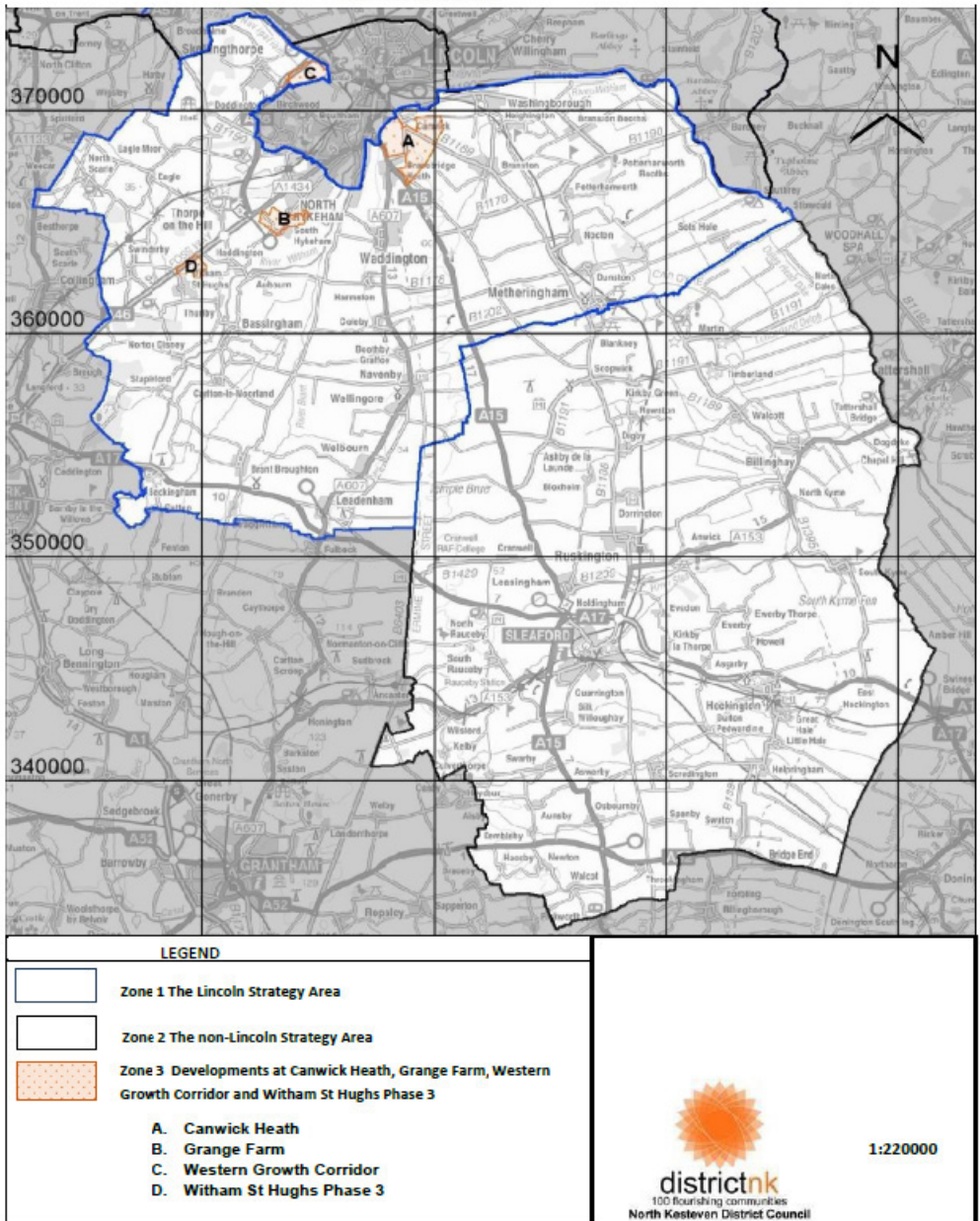
North Kesteven District Council CIL Charging Schedule Residential Charging Rates			
		Dwellings excluding apartments	Apartments
Zone 1	The Lincoln Strategy Area	£25	£0
Zone 2	The Non - Lincoln Strategy Area	£15	£0
Zone 3	Developments at Canwick Heath, Grange Farm, Western Growth Corridor and Witham St Hughs Phase 3	£20	£0

North Kesteven District Council CIL Charging Schedule Commercial Charging Rates (Applicable To Whole District)	
Convenience Retail	£40
All other uses*	£0

\*All other uses' and the £0 rate include comparison retail and retail warehousing.

The 'Zones' referred to in the above charging schedule are shown on the map below:

**North Kesteven District Council Community Infrastructure Levy Charging Schedule  
Zones 1, 2 and 3**



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office ©Crown copyright.  
 Unauthorised reproduction infringes ©Crown copyright and may lead to prosecution or civil proceedings.  
 City of Lincoln Council Licence No. LA 100018414 North Kesteven District Council Licence No. LA 100017936 West Lindsey District Council Licence No. LA 100018701 Date 07 April 2016

# Why does NK have differential charging rates?

Differential rates (charging zones) are a way of dealing with variations in economic viability within the same local planning authority charging area. This makes CIL more flexible to local market conditions.

## Calculating CIL

### How is CIL calculated?

For all applications submitted or granted on or after 22nd January 2018, applicants will be required to submit an 'Additional Information Requirements Form', available at [www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy/5](http://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5).

The Council will calculate the correct CIL charge based on the information you provide in this form. CIL is calculated by multiplying the charging rate by the net internal floorspace (gross floorspace minus any existing floorspace). The actual amount payable will be subject to indexation to take account of inflation. Indexation is calculated using the 'All-in Tender Price Index', published by the Building Costs Information Service (BCIS) on behalf of the Royal Institute of Chartered Surveyors (RICS), and is adjusted annually each November.

CIL is not payable on development where the internal floorspace created is less than 100 Sqm.

### How do I measure floorspace?

Gross internal floorspace should be measured in accordance with the RICS Code of Measuring Practice 6th Edition, available at [www.rics.org/uk/knowledge/professional-guidance/professional-statements/rics-property-measurement-1st-edition/](http://www.rics.org/uk/knowledge/professional-guidance/professional-statements/rics-property-measurement-1st-edition/). Measurements should include all rooms, circulation, ancillary and service space such as lifts and corridors, and garages. Further guidance regarding measuring floorspace is available at [www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy/5](http://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5).

# Paying CIL

## When is CIL payable?

Provided that you have completed the required CIL forms to accept liability and notified the Council before commencement of the development, you will be notified of the total amount payable, including any indexation, by way of a 'Demand Notice'. Payment is required in accordance with the Council's instalments policy, summarised below:

<b>CIL CHARGEABLE PAYMENT PERIOD AND INSTALMENTS</b>	
Less than £50,000	Full payment within 60 days of the date of commencement
Between £50,000 and £300,000	First instalment (25% of the chargeable amount) within 60 days of the date of commencement  Second instalment (remaining 75% of the chargeable amount) within 365 days of the date of commencement
More than £300,000	First instalment (25% of the chargeable amount) within 60 days of the date of commencement  Second instalment (25%) within 365 days of the date of commencement  Third instalment (25%) within 730 days of the date of commencement  Fourth instalment (remaining 25% of the chargeable amount) within 1095 days of the date of commencement

Late payment of CIL may result in surcharges being added.



# Exemptions and forms

## Are any chargeable developments exempt from paying CIL?

Applicants can apply for exemptions from the levy, for the following types of development:

- Self-build dwellings (Regulation 54A – 54D)
- Residential annexes/extensions (Regulation 42A – 42C)
- Social housing that meets the criteria set out in Regulation 49/49A
- Development to be used wholly or mainly for charitable purposes (Regulation 43)

Please note that strict requirements apply to the timing of the exemption process. Applicants should refer to Government Planning Practice Guidance for more detailed information. In most cases an exemption can only be claimed if it is applied for prior to development commencing. This guidance is available at: [www.gov.uk/guidance/community-infrastructure-levy](http://www.gov.uk/guidance/community-infrastructure-levy)

## Where can I find the CIL forms?

All forms that apply to CIL can be found on the Planning Portal, at:

[www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy/5](http://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5)

# Useful Links

Further information on CIL can be found online, using the links below:

Planning Portal: 'About the Community Infrastructure Levy'

**[http://cms.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy](http://cms.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy)**

Government Planning Practice Guidance: Community Infrastructure Levy

**[www.gov.uk/guidance/community-infrastructure-levy](http://www.gov.uk/guidance/community-infrastructure-levy)**

NKDC CIL schedule and instalments policy

**[www.n-kesteven.gov.uk/residents/planning-and-building/planning/planning-policy/community-infrastructure-levy-cil](http://www.n-kesteven.gov.uk/residents/planning-and-building/planning/planning-policy/community-infrastructure-levy-cil)**

RICS Property Measurement, 6th Edition

**[www.rics.org/uk/knowledge/professional-guidance/professional-statements/rics-property-measurement-1st-edition](http://www.rics.org/uk/knowledge/professional-guidance/professional-statements/rics-property-measurement-1st-edition)**