

Development, Economic and Cultural
Services

Annual CIL Rate Summary Regulation 121C

2025



North Kesteven
DISTRICT COUNCIL

North Kesteven District Council

Community Infrastructure Levy (CIL) Annual Rate Summary 2025

In accordance with Regulation 121C of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), this document sets out North Kesteven District Council's CIL rates for the calendar year 2025. Any CIL liable planning applications approved between 1 January 2025 and 31 December 2025 will have the indexation rate applied as this document sets out.

The Council's CIL Charging Schedule took effect from 22 January 2018. In accordance with CIL Regulation 40, in effect at that time, the indexation rates used 2014-2019 were taken from the Royal Institute of Chartered Surveyors (RICS) Building Cost Information Service (BCIS) "All-in Tender Price Index (TPI)" and used that figure in effect at 1 November of the preceding year.

However, amendments to the CIL Regulations in September 2019, saw the introduction of an RICS and Ministry of Housing Communities and Local Government (MHCLG) annual CIL index for the purposes of keeping the CIL rate responsive to market conditions. More information on this is available on the RICS website. This annual CIL indexation is to be applied in accordance with paragraph 1(5) of Schedule 1 of the CIL Regulations. Regulation 121C requires the Council to publish an annual CIL rate summary.

Details below are provided in accordance with Regulation 121C of the Community Infrastructure Levy Regulations 2010 (as amended):

(a) state the name of the charging authority (A) to which it relates;

North Kesteven District Council

(b) state the year, YN, to which it relates;

1 January 2025 to 31 December 2025

(c) state the date when each charging schedule and revised charging schedule, issued by A, took effect;

22 January 2018

(d) specify each of the rates, taken from the charging schedule, at which CIL is chargeable in A's area, together with a description of the development to which the rate applies;

Table 1: Charging Schedule Adopted 2018

Area	2018 Adopted Charging Schedule			
	Residential	Convenience Retail	Apartments	All Other Uses
Zone 1	£25.00	£40.00	£0.00	£0.00
Zone 2	£15.00	£40.00	£0.00	£0.00
Zone 3	£20.00	£40.00	£0.00	£0.00
<i>*All rates are per square metre.</i>				
<i>** Convenience retail is designed as everyday items including food, drink and non-durable household goods</i>				
<i>*** 'All other uses' and the £0 rate included comparison retail and retail warehousing.</i>				

(e) specify, for each rate (R)—

(i) the index figure for the calendar year in which the charging schedule containing rate R took effect (as determined in accordance with paragraph 1(5) of Schedule 1);

313 (Ic)

(ii) the index figure for the calendar year YN (as determined in accordance with paragraph 1(5) of Schedule 1);

391 (Iy)

(iii) the indexed rate calculated by applying the following formula:

$$\frac{R \times I_y}{I_c}$$

where—

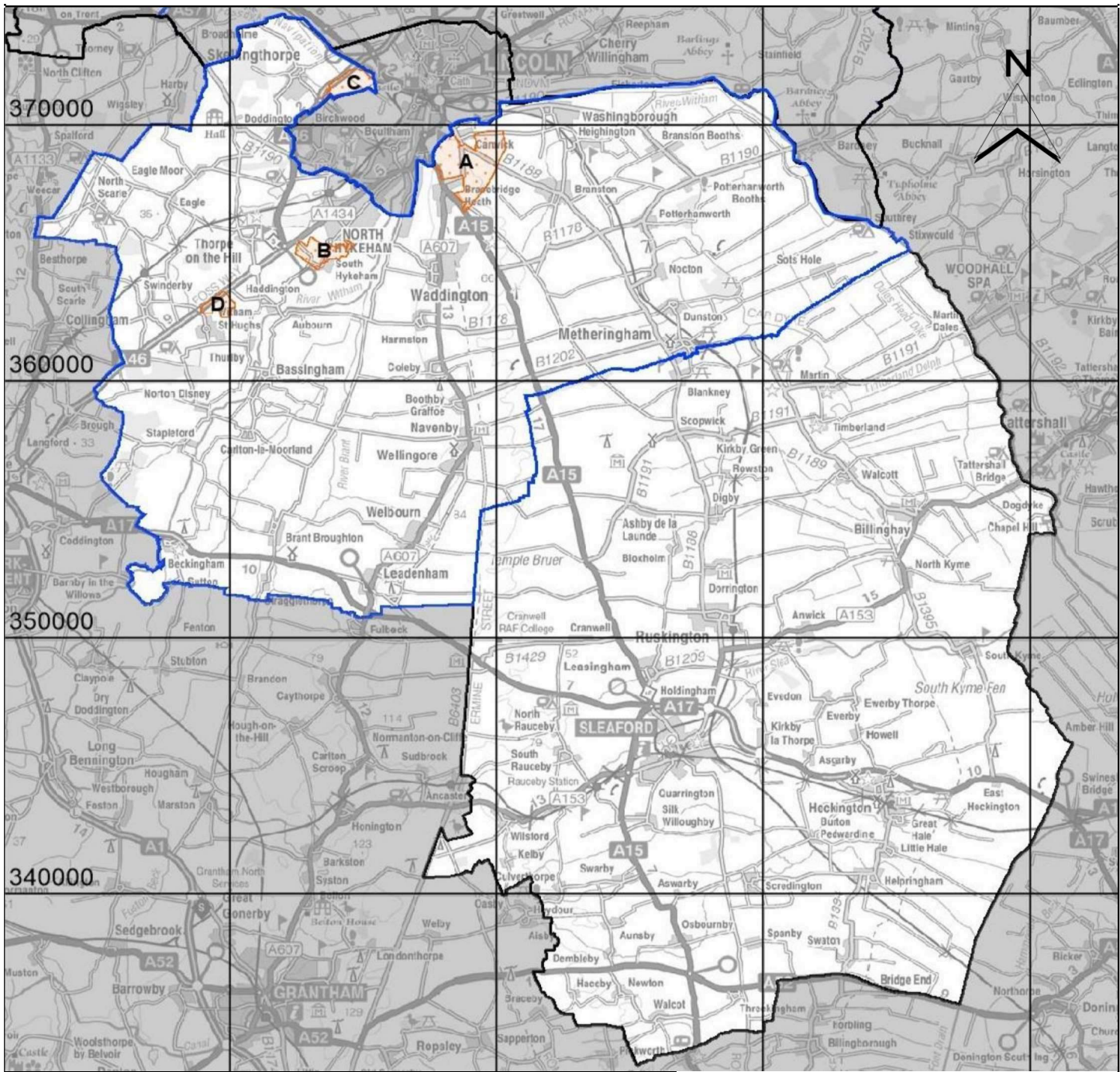
I_y is the figure referred to in sub-paragraph (e)(ii);

I_c is the figure referred to in sub-paragraph (e)(i);

Table 2: Indexed CIL rates for the calendar year 2025

Area	2018			2025		
	Residential	Convenience Retail	Index Value (Ic)	Residential	Convenience Retail	Index Value (Iy)
Zone 1	£25.00	£40.00	313	£31.23	£49.97	391
Zone 2	£15.00	£40.00	313	£18.74	£49.97	391
Zone 3	£20.00	£40.00	313	£24.98	£49.97	391
<i>* All rates are per square metre.</i>						
<i>** Apartments are £0.00 per square metre regardless zone.</i>						

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



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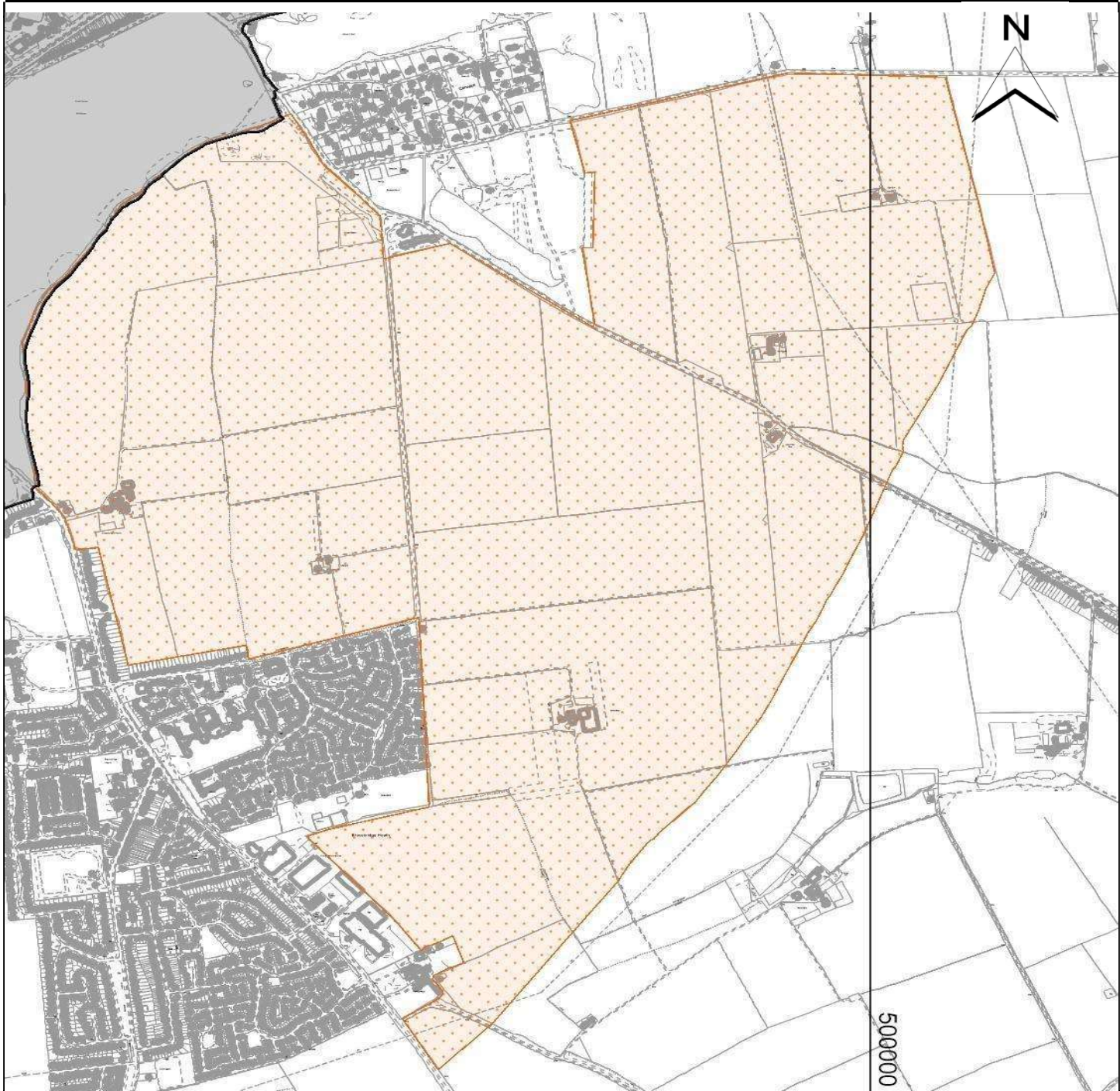
- Zone 1 The Lincoln Strategy Area
- Zone 2 The non-Lincoln Strategy Area
- Zone 3 Developments at Canwick Heath, Grange Farm, Western Growth Corridor and Witham St Hughs Phase 3
 - A.** Canwick Heath
 - B.** Grange Farm
 - C.** Western Growth Corridor
 - D.** Witham St Hughs Phase 3



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North Kesteven District Council Community Infrastructure Levy Charging Schedule
Zone 3 Inset Map A. Canwick Heath



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North Kesteven District Boundary



Zone 3

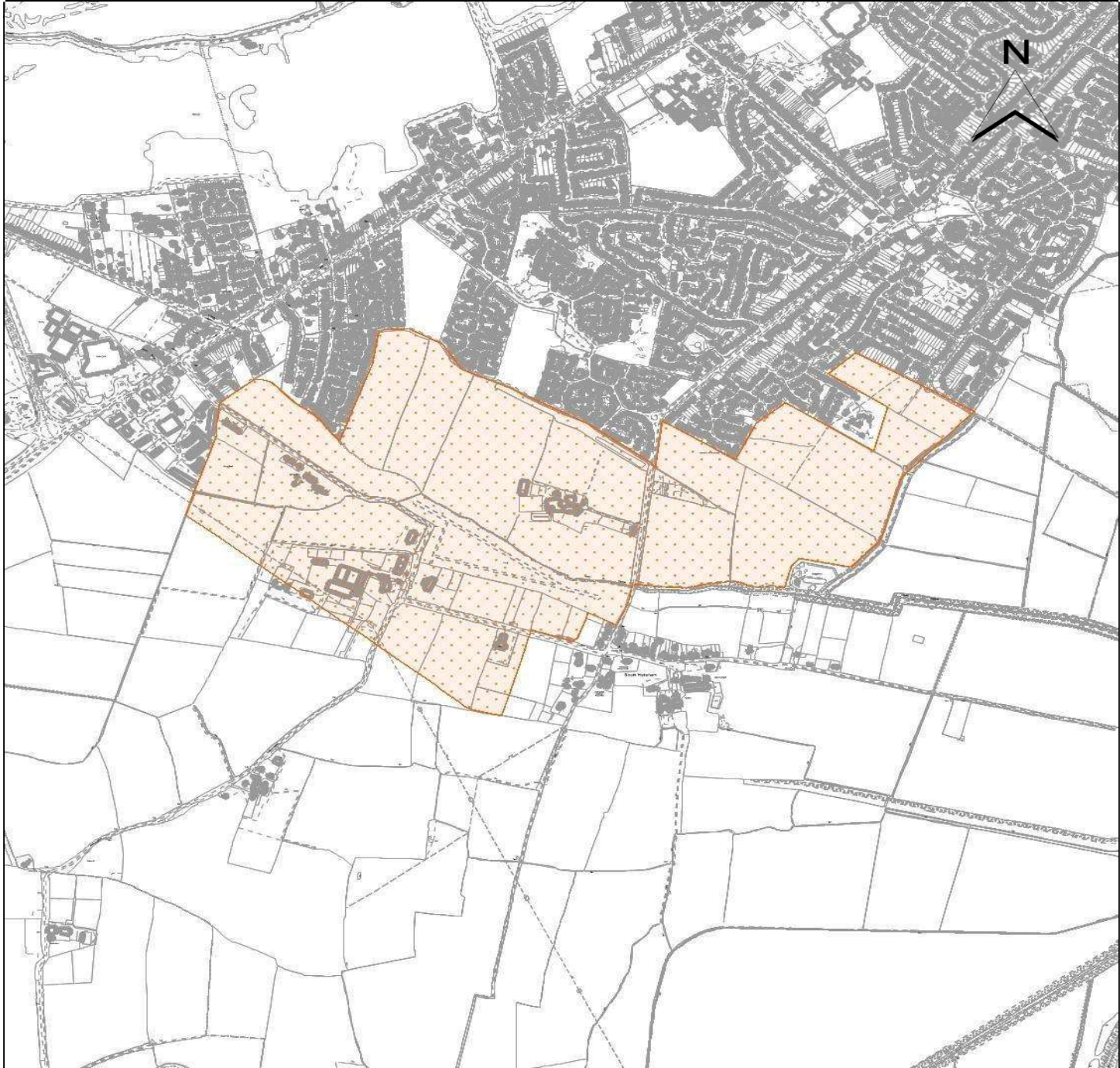
A. Canwick Heath



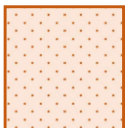
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North Kesteven District Council Community Infrastructure Levy Charging Schedule
Zone 3 Inset Map B. Grange Farm



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Zone 3

B. Grange Farm

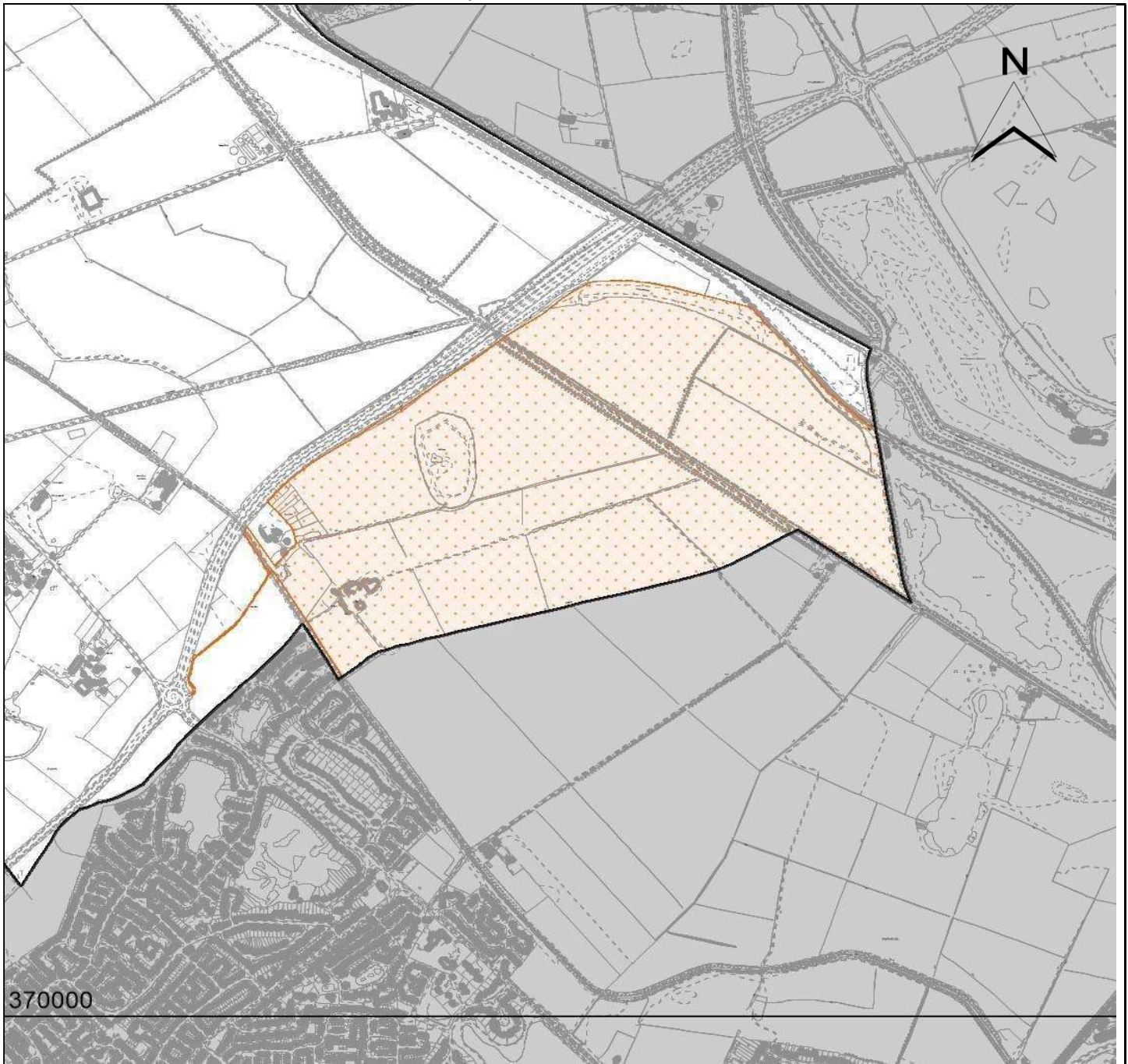


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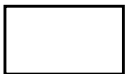
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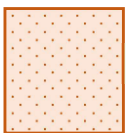
Zone 3 Inset Map C. Western Growth Corridor



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North Kesteven District Boundary



Zone 3

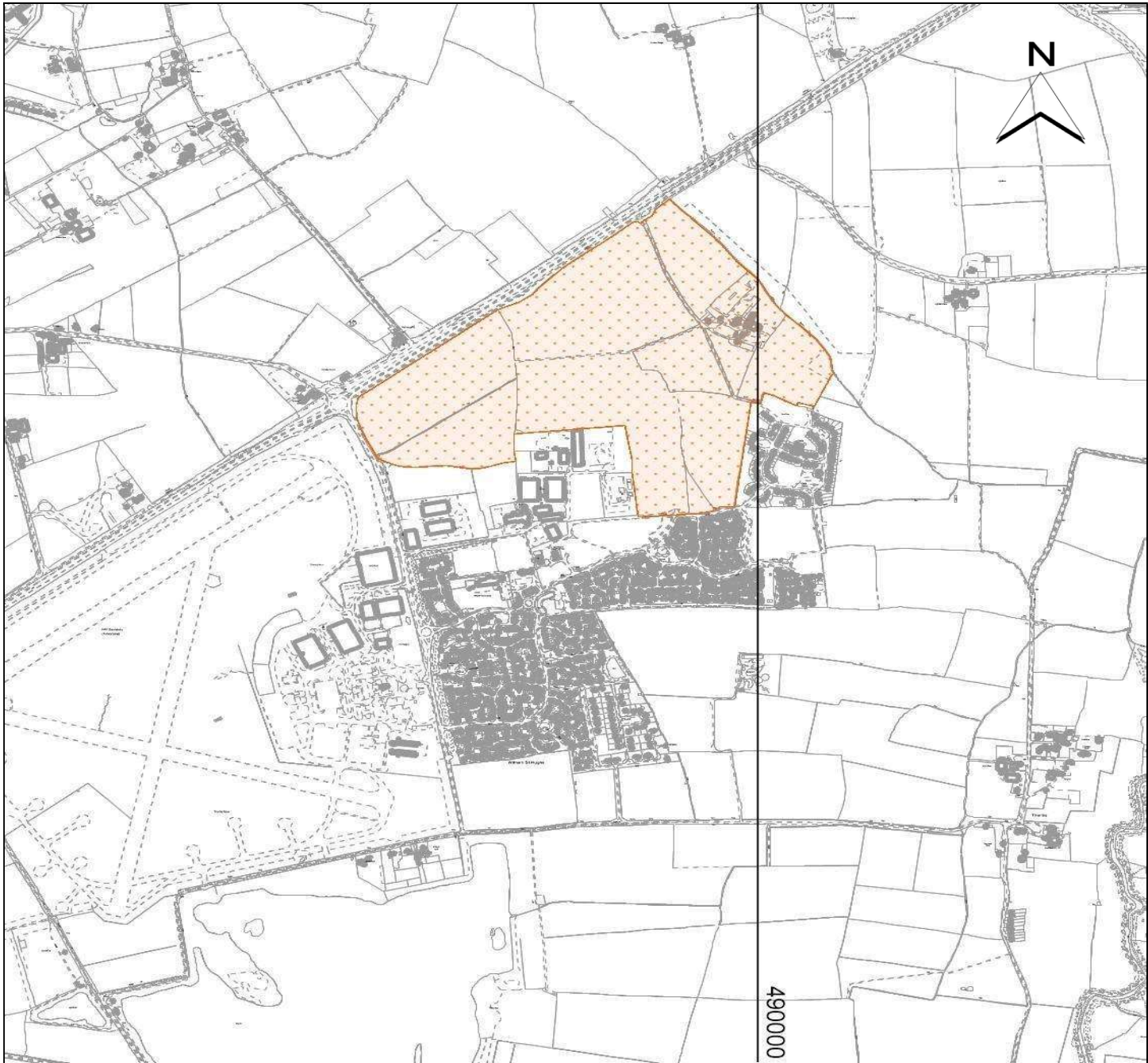
C. Western Growth Corridor



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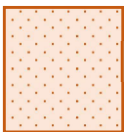
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North Kesteven District Council Community Infrastructure Levy Charging Schedule
Zone 3 Inset Map D. Witham St Hughs Phase 3



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Zone 3



D. Witham St Hughs Phase 3



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