Royal Borough of Windsor & Maidenhead

Community Infrastructure Levy

Charging Schedule

Planning Policy Unit
Royal Borough of Windsor and Maidenhead
Town Hall
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Maidenhead
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1. The Charging Authority

The Royal Borough of Windsor & Maidenhead is a charging authority as defined in Part 11 of the Planning Act 2008 (as amended). This charging schedule has been issued, approved and published by the Royal Borough of Windsor & Maidenhead in accordance with the CIL Regulations 2010 (as amended) and Part 11 of the Planning Act 2008 (as amended).

2. Date of Approval

This Charging Schedule was approved by the Council on 10 August 2016.

3. Date of Effect

This Charging Schedule will come into effect on 1 September 2016.

4. Calculation of Chargeable Amount

4.1. The Community Infrastructure Levy regulations 2010 (as amended) specify that CIL will be charged on gross internal floorspace in new development. CIL will be calculated as set out in Part 5 of the CIL Regulations. The rates shall be updated annually for inflation in accordance with the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors’ All In Tender Price Index.

4.2. Parts 2 and 6 of the Community infrastructure Levy Regulations 2010 (as amended) state that the following development will be exempt from CIL charges:

- Development where the gross internal area of new build is less than 100 square metres, although this does not apply where the chargeable development will comprise one or more dwellings;

- Buildings into which people do not normally go;

- Buildings into which people go only intermittently for the purpose of inspecting or maintain fixed plant or machinery; and

- Development where the owner of a material interest in the relevant land is a charitable institution, and the development will be used wholly (or mainly) for charitable purposes.

4.3. In addition, the CIL Regulations also allow exemptions to be claimed for self-build housing, and residential annexes and extensions over 100 square metres (regulation 42A and 42B). Affordable housing will be eligible for Social Housing relief from CIL (regulation 49).
5. **CIL Rates**

5.1. The table below contains the Council’s CIL rates.

<table>
<thead>
<tr>
<th>Development Type</th>
<th>CIL Charging Zone</th>
<th>Rate (per square metre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential including retirement (C3) and extra care homes (including C2)*</td>
<td>Maidenhead town centre (AAP area)</td>
<td>£0</td>
</tr>
<tr>
<td></td>
<td>Maidenhead urban area</td>
<td>£100</td>
</tr>
<tr>
<td></td>
<td>Rest of the borough</td>
<td>£240</td>
</tr>
<tr>
<td>Retail</td>
<td>Borough Wide Retail Warehouses**</td>
<td>£100</td>
</tr>
<tr>
<td></td>
<td>Borough Wide Other Retail</td>
<td>£0</td>
</tr>
<tr>
<td>Offices</td>
<td>Borough Wide</td>
<td>£0</td>
</tr>
<tr>
<td>All other uses</td>
<td></td>
<td>£0</td>
</tr>
</tbody>
</table>

* For the avoidance of doubt this development type includes sheltered housing, retirement housing, extra care homes and residential care accommodation

** Retail warehouses are large stores specialising in the sale of comparison goods, DIY items and other ranges of goods catering mainly for car borne customers.

6. **Payment by Instalments**

6.1. In accordance with the CIL Regulations, the Royal Borough will allow the payment of CIL by instalments. For further information on the Instalments Policy refer to the Council’s website.

7. **Monitoring CIL and the Regulation 123 List**

7.1. The CIL Charging Schedule will be reviewed periodically to take account of the changes to the viability of development in the Royal Borough.

7.2. The Regulation 123 List sets out the infrastructure projects that the Royal Borough, as the CIL Charging Authority, may wholly or partly fund by the CIL. The List is available on the Council’s website. This too will be reviewed periodically.

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1 Applicable within the Maidenhead town centre (AAP area), the Maidenhead urban area and the Rest of the borough charging zones.