

West Berkshire CIL rates summary 2025

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This summary sets out the rates at which the community infrastructure levy (CIL) will be charged by West Berkshire Council as a CIL charging authority for the 2025 calendar year.

This summary is prepared in line with the requirements of regulation 121C of the Community Infrastructure Levy Regulations 2010 (as amended).

The West Berkshire CIL charging schedule was adopted in April 2015. This charging schedule has not been subject to any amendments. Table 1 sets out the rates at which CIL will be applied for the 2025 calendar year (the “indexed rate”)

Table 1 Indicative CIL rates to be applied to development in the 2025 calendar year

Type of development	Use class	CIL rate per square metre	CIL rate per square metre
		Newbury and Thatcham and Eastern Urban Area	Area of Outstanding Natural Beauty, and East Kennet Valley
Residential (new or replacement dwellings; annexes / extensions over 100m ² GIA)	C3 and C4	£114.55	£190.92
Retail	Previously A1 to A5	£190.92	£190.92
Business development - offices	Previously B1a to B1c	£0.00	£0.00
Business development - industrial	B2	£0.00	£0.00
Business development - warehousing	B8	£0.00	£0.00
Hotels	C1	£0.00	£0.00
Residential institutions	C2 and C2a	£0.00	£0.00
Community and all other users	N/A	£0.00	£0.00

These rates have been calculated by applying the formula:

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

In this formula, R is the rate at which CIL is charged in the adopted West Berkshire CIL charging schedule (2015). These rates are set out in table 2.

Ic is the index figure for the calendar year 2015 (“the year in which the charging schedule containing rate R took effect”). This figure was 256.

Iy is the index figure for the calendar year 2025, as published by the Royal Institute of Chartered Surveyors (RICS). This is 391¹.

Table 2 CIL rates from the adopted West Berkshire CIL charging schedule

Type of development	Use class	CIL rate per square metre	CIL rate per square metre
		Newbury and Thatcham and Eastern Urban Area	Area of Outstanding Natural Beauty, and East Kennet Valley
Residential (new or replacement dwellings; annexes / extensions over 100m ² GIA)	C3 and C4	£75	£125
Retail	Previously A1 to A5	£125	£125
Business development - offices	Previously B1a to B1c	£0	£0
Business development - industrial	B2	£0	£0
Business development - warehousing	B8	£0	£0
Hotels	C1	£0	£0
Residential institutions	C2 and C2a	£0	£0
Community and all other users	N/A	£0	£0

¹ For a copy of the RICS CIL index, please see [RICS Community Infrastructure Levy \(CIL\) Index](#)