

COMMUNITY INFRASTRUCTURE LEVY (CIL) Annual CIL Rate Summary for 2025

This Annual CIL Rate Summary is published in accordance with regulation 121C of the Community Infrastructure Levy Regulations 2010 (as amended). It relates to Shropshire Council as the CIL charging authority and sets out the CIL charging rates for liable developments for the 2025 calendar year .

The current CIL charging schedule was approved at Council on 24th November 2011, taking effect on 1st January 2012. This document sets out the CIL rates for different types and location of development. Further information can be found [here](#).

For each calendar year, Shropshire Council is required to apply an index of inflation (the index figure) to each CIL rate to keep CIL responsive to market conditions. Before 2020, the national All-in Tender Price Index published by the Royal Institution of Chartered Surveyors (RICS) was used. From 1st January 2020, the index figure used is the RICS CIL Index which is published annually on the [RICS website](#). Please note that all figures in this document have been rounded to two decimal places.

The table below sets out the rates at which CIL was charged in Shropshire when the CIL charging schedule took effect on 1st January 2012. The index figure applied to CIL rates from 2013 onwards was the national BCIS All-in Tender Price Index.

| Type of Development | Shrewsbury, the market towns and other key centres (the urban zone) | Rest of Shropshire (the rural zone) |
|---|---|-------------------------------------|
| Residential development (use class C3) excluding affordable housing as defined below | £40.00 per sqm | £80.00 per sqm |
| Affordable housing that meets the Council's definition of affordable dwellings ¹ and occupational dwellings that will default to affordable housing ² | £0.00 per sqm | £0.00 per sqm |
| Employment, commercial and retail development (use classes A1-A5 and B1-B8) Hotels, residential institutions, assembly & leisure (use classes C1, C2, D1, D2) Agricultural development Sui generis land uses | £0.00 per sqm | £0.00 per sqm |

The table below sets out the rates at which CIL will be charged in Shropshire from 01 January 2025 to 31 December 2025. These rates will apply to planning permissions for CIL chargeable developments which are granted between these dates.

The index figure used is the RICS CIL Index published by RICS on their website on 28 October 2024. The indexed rates shown below have been calculated in accordance with regulation 121C of the Community Infrastructure Levy Regulations 2010 (as amended). These rates represent a 74.55% indexation change from the 2012 rates set out above.

| Type of Development | Shrewsbury, the market towns and other key centres (the urban zone) | Rest of Shropshire (the rural zone) |
|---|--|--|
| Residential development (use class C3) excluding affordable housing as defined below | £69.82 per sqm | £139.64 per sqm |
| Affordable housing that meets the Council's definition of affordable dwellings ¹ and occupational dwellings that will default to affordable housing ² | £0.00 per sqm | £0.00 per sqm |
| Employment, commercial and retail development (use classes A1-A5 and B1-B8) Hotels, residential institutions, assembly & leisure (use classes C1, C2, D1, D2) Agricultural development Sui generis land uses | £0.00 per sqm | £0.00 per sqm |

¹The Council's definition of "affordable dwellings" is contained in Appendix G of the Type and Affordability of Housing Supplementary Planning Document (March 2011). The definition includes homes built under the Shropshire "Build Your Own Affordable Home" single plot exception scheme, and other types of affordable housing.

²Dwellings with an occupational restriction that also have a legal agreement that provides for the dwelling to revert to affordable housing in the event of the occupational restriction being lifted. Such provisions will normally apply to new agricultural workers' and estates workers' dwellings as required by the Shropshire Type and Affordability of Housing SPD.