

## Sheffield City Council - Annual CIL Rate Summary - 2025

As required by Community Infrastructure Levy (CIL) Regulation 121C, Sheffield City Council (SCC), as a Charging Authority for the CIL, has produced this Annual CIL Rate Summary for the calendar year 2025.

This summary refers to the Charging Schedule published by SCC that took effect on 15 July 2015. This Charging Schedule introduced the CIL rates set out in the table below, that also sets out what the rates were for 2021, 2022, 2023, 2024 and what they will be for 2025 as of the 1<sup>st</sup> January 2025, taking account of the effect of indexation:

### CIL Rates 2015 and 2025

Type of Development	CIL Rate 2015 (R) (/sq.m.)	Index 2015 (Ic)	Index 2021 (Iv)	Index 2022 (Iv)	Index 2023 (Iv)	Index 2024 (Iv)	Index 2025 (Iv)	CIL Rate 2025* = R x IY/IC (/sq.m.)
RESIDENTIAL (Use Classes C3 and C4) <sup>1</sup>								
• <b>Zone 1</b> - North East	£0	254	333	332	355	381	391	£0
• <b>Zone 2</b> - East	£0	254	333	332	355	381	391	£0
• <b>Zone 3</b> – Stocksbridge & Deepcar, North West, South East, City Centre West, Manor/Arbourthorne/Gleadless, Chapelton/Ecclesfield, Rural Upper Don Valley	£30	254	333	332	355	381	391	£46.18
• <b>Zone 4</b> - City Centre, South	£50	254	333	332	355	381	391	£76.97
• <b>Zone 5</b> - South West	£80	254	333	332	355	381	391	£123.15
RETAIL (Use Class A1) <sup>8</sup>								
• City Centre Prime Retail Area <sup>2</sup>	£30	254	333	332	355	381	391	£46.18
• Meadowhall Prime Retail Area <sup>3</sup>	£60	254	333	332	355	381	391	£92.36
• Major Retail Schemes <sup>4</sup> (includes Superstores <sup>5</sup> and Retail Warehouses <sup>6</sup> ) <sup>7</sup>	£60	254	333	332	355	381	391	£92.36
HOTELS (Use Class C1) <sup>8</sup>	£40	254	333	332	355	381	391	£61.57
STUDENT ACCOMMODATION	£30	254	333	332	355	381	391	£46.18
ALL OTHER USES (including offices and industry)	£0	254	333	332	355	381	391	£0

\* rounded to two decimal places

<sup>1</sup> See CIL Inset Maps 1 and 2 for details of the Residential Zones. Excludes retirement / extra care / sheltered housing / assisted living.

<sup>2</sup> See CIL Inset Maps 1 or 2.

<sup>3</sup> See CIL Inset Map 1.

<sup>4</sup> Retail outlets of 3,000 sq.m. gross internal floorspace or more. Includes:

<sup>5</sup> Superstores - shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

<sup>6</sup> Retail Warehouses - large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), clothes, DIY items and other ranges of goods, catering mainly for car-borne customers.

<sup>7</sup> Where such a use falls within one of the Prime Retail Areas, the rate applicable to the Prime Retail Area only will be charged.

<sup>8</sup> Excluding car parking provided for the use of the development.