

CIL Calculation Guidance



The levy is calculated by measuring the gross internal floor area (GIA) of the development. It is measured according to the Royal Institute of Chartered Surveyors (RICS) Code of Measuring Practice for GIA (6th edition).

GIA is the area of a building measured to the internal face of the perimeter walls at each floor level.

Residential floorspace includes new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use. Generally any structure with three walls and a roof can be considered to be a building with internal floorspace.

GIA will include:

- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like
- Atria and entrance halls, with clear height above, measured at base level only
- Structural, raked or stepped floors are to be treated as level floor measured horizontally
- Horizontal floors, with permanent access, below structural, raked or stepped floors
- Corridors of a permanent essential nature (e.g. fire corridors, smoke lobbies)
- Mezzanine floor areas with permanent accesses
- Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of permanent nature, whether or not above the main roof level
- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, changing rooms, cleaners' rooms and the like
- Projection rooms
- Voids over stairwells and lift shafts on upper floors
- Loading bays
- Areas with a headroom of less than 1.5m
- Pavement vaults
- Garages
- Conservatories

GIA will exclude:

- Perimeter wall thicknesses and external projections
- External open-sided balconies, covered ways and fires
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores and the like in residential property

The clarifications that follow are for spaces where the RICS Code of Measuring Practice is not fully explicit.

Attics

An attic will be included in GIA if there is access to it via a fixed, permanent stairway or ladder, but not if it is accessed by a pull down ladder.

Car Ports

A car will be defined as a garage and included in GIA if it is walled on three sides and is covered by a roof. The walls do not have to go to roof height, as they support the roof by piers. If there are two walls or less, it will be classed as a canopy and will not be included by GIA.

Pole Barn

A pole barn without three or more walls (can be partial walls in height) will not count as a building and cannot be deducted from gross new floorspace if it is demolished or retained as part of a new development.

Mezzanines

The insertion of a mezzanine floor in an existing building (e.g. a barn conversion) is outside the scope of CIL and is not chargeable, unless the insertion of the mezzanine is part of other proposed development (such as the insertion of windows/doors, re-roofing etc).

The insertion of a mezzanine floor in a new building should be included in the calculation.

Swimming Pools

External swimming pools under cover will be classed as other buildings ancillary to residential use, are chargeable and would be included in GIA. External swimming pools with no structure over are not CIL chargeable.