



Housing, Communities
and Local Government
Committee

Matthew Pennycook MP
Minister for Housing and Planning
Ministry of Housing, Communities and Local Government
2 Marsham Street
London, SW1P 4DF

16 October 2025

Dear Matthew,

Community Infrastructure Levy charges on homeowners

I am writing to request an update on the Government's review of the Community Infrastructure Levy (CIL) Regulations, with regard to cases of homeowners who have been unfairly charged CIL by some local authorities.

In recent months, there have been several press reports of homeowners receiving unexpected CIL charges for small projects, even though CIL is intended as a levy for large-scale developers. These charges have seemingly been issued due to administrative or procedural errors, such as paperwork being completed incorrectly by applicants.¹

The CIL Injustice Group, which represents 50 homeowners across 14 constituencies, told us they have received unfair CIL charges ranging from £40,000 to £235,000 for extensions, annexes, and self-build projects.² These cases include homeowners who received letters which threatened imprisonment if they did not pay the charge.

Whilst some local authorities have issued refunds following appeals and local review, others have not. For example, a spokesperson for Horsham District Council has previously said that "the council must consider any CIL matters in accordance with national legislation. There are areas of the legislation where the council has no discretion to make a different decision if due process wasn't followed."³

¹ See, for example: BBC News, ['We were charged £38k in planning fee mix up'](#); BBC News, [Farmer fights to get £27k back for form mistake](#); BBC News, [Couple's relief over £70k planning charge appeal](#)

² [Correspondence from the Community Infrastructure Levy Injustice Group, 15 September 2025](#)

³ BBC News, ['We were charged £38k in planning fee mix up'](#)



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During your appearance at our Committee on 15 July 2025, we asked whether you may consider updating guidance to local authorities on processing CIL charges, to stop unfair charges on homeowners. You told us that:

a series of households across the country have been very badly hit by this. It is very clear to us that the CIL regulations in question are not intended to operate in this way. We are giving very serious consideration to amending them to ensure that no one else is affected in this manner.⁴

I would appreciate your answers to the following questions:

- Is the Ministry still considering amending the Community Infrastructure Levy Regulations to stop unfair charges on homeowners?
 - If so, what is the timeline for secondary legislation to be laid and come into force?
- Is the Ministry considering amending its [guidance to local authorities](#) regarding the Community Infrastructure Levy, to stop unfair charges on homeowners?
 - If so, when will the updated guidance be published?
- Has the Ministry issued any formal or informal communications to local authorities regarding the application of CIL legislation, since these cases were first brought to the Ministry's attention?
- Does the Ministry believe local authorities have discretion to issue CIL refunds to homeowners under current legislation, where CIL has been unfairly charged?
- Is the Ministry considering requiring all local authorities to review their householder CIL cases, with a view to refunding unfair CIL charges?

I would be grateful for your response by 6 November 2025.

Best wishes,

Florence Eshalomi MP
Chair, Housing, Communities and Local Government Committee

⁴ Oral evidence taken on 15 July 2025, [Q139](#) (Matthew Pennycook MP)