



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

26 November 2025

Dear Matthew,

Community Infrastructure Levy charges on homeowners

The Committee was disappointed with your response of 10 November to our letter seeking an update on the Government's review of the Community Infrastructure Levy (CIL) Regulations. We did not think it engaged constructively with our questions and concerns.

We have heard from the CIL Injustice Group, which represents 50 homeowners across 14 constituencies, that the charges they have received have been "crippling" and "life changing". They told us that some homeowners have faced threats of repossession or imprisonment, while others have been forced to sell their homes.¹ As you have acknowledged, finding a solution to this issue is a matter of urgency. It was disappointing therefore that you were not able to provide more information in your response.

We note that in your response you referred to a contribution made in the Chamber on 13 October in response to an oral question from the Rt hon. Member for Godalming and Ash. In that contribution you offered to "update him on the steps we have taken in the interim"². **I would be grateful if you could also share these interim steps with the Committee in your response.**

During your appearance at our Committee on 15 July 2025, you told us that "we are giving very serious consideration to amending them [CIL regulations] to ensure that no one else is affected in this manner"³. **Does amending the CIL regulations remain**

¹ [Correspondence from the CIL Injustice Group](#), 15 September 2025

² [Oral contribution from the Minister for Housing and Planning](#), 13 October 2025, Official Report, column 22

³ Oral evidence taken on 15 July 2025, [Q139](#) (Matthew Pennycook MP)



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Under serious consideration and if so, when do you expect to (a) decide and (b) make an announcement on this?

Finally, in your response to our letter of 16 October, you state that "local authorities are ultimately responsible and accountable for their own decisions on CIL charging and enforcement"⁴. As you will know, there has been an inconsistent response to appeals against unfair CIL charges by local authorities. Some have issued refunds, while others have not. **Is the Government ruling out a national scheme to refund homeowners who have faced unfair CIL charges?**

I would be grateful for your response by 12 December 2025.

Best wishes,

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

⁴ [Correspondence from the Minister for Housing and Planning](#), 10 November 2025