

Business Rates Changes effective 2026/27

Revaluation 1 April 2026

Every three years the [Valuation Office Agency](#) (VOA) updates the rateable values of over 2 million commercial properties in England and Wales. This process reflects changes in the market and is known as a revaluation. The next revaluation will come into effect on **1 April 2026**.

Rateable values are the amount of rent a property could have been let for on a set valuation date. For the 2026 revaluation, that date is 1 April 2024. Your rateable value isn't the same as the rent you are paying on your property.

As your local council, we use these rateable values to calculate business rates bills.

At a revaluation, business rates bills may increase, decrease or stay the same. A rise in your rateable value does not necessarily mean your business rates bill will increase by a similar amount.

What to do if you think your valuation is incorrect

If you think your valuation is wrong or want to make any changes to your property details (such as floor area sizes and parking) you will need a [business rates valuation account](#).

While you can't challenge your 2026 valuation until 1 April, you can update the details the VOA has about your property or tell them if you think your valuation is wrong. You do this by raising a Check against your current valuation using your [business rates valuation account](#). Any changes made to your current valuation could result in your rateable value going up or down. This may also affect your future valuation from 1 April 2026.

You have until 31 March 2026 to request any changes to your current rateable value using your business rates valuation account. After 1 April 2026 you will only be able to make changes to your new valuation.

Business Rate Multipliers 2026/27

From 1 April 2026, the government will introduce five new business rates multipliers which will be used to calculate your non-domestic rates bill.

These new multipliers have been introduced to provide permanent support for qualifying Retail, Hospitality and Leisure properties, replacing the previous relief schemes which were introduced annually. It also increases contributions for larger businesses, who occupy properties with the highest rateable values.

The Non-domestic Rating (Multipliers and Private Schools) Act 2025 limits the values of these new multipliers.

- The HIGH VALUE multiplier cannot exceed the Standard Multiplier by more than 10p
- The RHL Multipliers cannot be more than 20p lower than the Small Multiplier

The New Multipliers as of 1 April 2026 are;-

Classification	Rateable Value	2026/27 Multiplier
Small business RHL multiplier*	Below £51,000	38.2p
Small business multiplier	Below £51,000	43.2p
Standard RHL multiplier*	£51,000 to £499,999	43.0p
Standard multiplier	£51,000 to £499,999	48.0p
High Value multiplier	£500,000 and above	50.8p

*Retail, Hospitality & Leisure qualifying properties.

There will be no cash cap on the RHL multipliers, therefore, all properties that meet the legislative definition of qualifying RHL and have RVs below £500,000 will have their bill calculated using these multipliers if they are occupied and “wholly or mainly” used for that qualifying purpose.

Transitional Relief Scheme for 2026/27

The government is introducing a new Transitional Relief Scheme for those ratepayers who are facing large bill increases following the revaluation. You do not need to apply for Transitional Relief as this will be applied to your bill automatically.

Transitional Relief supplement

If your business does not qualify for Transitional Relief or the Supporting Small Business scheme, you will have to pay a 1p supplement on your tax rate for the 2026/27 financial year only. This will automatically be applied to your bill and has been introduced by the government to cover some of the cost of the new Transitional Relief Scheme.

Supporting Small Business scheme

The 2026 Supporting Small Business scheme has been introduced to help limit how much your business rates bill will increase following changes to other schemes.

This will apply if your business is losing discounts for any of the following reliefs:

- Small business rates relief
- Rural rate relief
- Retail, Hospitality and Leisure relief

The SSB scheme will limit your bill to an increase of £800, or the relevant transitional relief cap from 1 April 2026 (whichever is greater).

You do not need to apply for this scheme, as this should be applied automatically.

Small Business Rate relief

The government is extending the grace period for Small Business Rate relief from one to three years. Businesses will be able to keep the relief on their first property for three years after taking on a second property.

This change took effect from the Autumn Budget, and the extending period is only applicable if your second property was taken on after 27 November 2025. Any date prior to the budget will only receive the 12 months grace period.

Pub and Live Music Venue Relief

The Government have introduced a new relief in 2026/27, all pubs and live music venues will benefit from a 15% business rates relief on top of the support announced at the Budget in 2025. Their bills will then be frozen in real terms for a further two years. The relief is applied to occupied properties only. Please refer to the government's website for further details <https://www.gov.uk/government/news/pubs-and-live-music-venues-relief>