

Your Business Rates 2026/27 Guide



From 1 April 2026, there will be significant changes to how the Business Rates charge is calculated following the Autumn Budget on 26 November 2025. These changes may affect the amount you pay.

Key Changes to note

- There will be a national revaluation of all properties and premises.
- There will be a change in multipliers to calculate your bill, including the introduction of new multipliers for Retail, Hospitality & Leisure businesses, as well as for large premises.
- Retail, Hospitality & Leisure relief will cease to exist, to be replaced by the above multipliers.
- There will be a new Supporting Small Business Scheme for 2026, re-vamping the 2023 model.

Revaluation

Every three years the Valuation Office Agency updates rateable values for commercial properties. The next revaluation takes effect on 1 April 2026, based on property market values as of 1 April 2024.

What is a Rateable Value (RV)?

It is the estimated annual rent your property could have been let for on the valuation date. It is not necessarily the rent you currently pay.

How your Business Rates bill is calculated

RV of your property X Multiplier set by Government = Your gross Business Rates bill.

We will then apply any relevant reliefs and discounts to calculate your payable charge for 2026/27

Multipliers

From April 2026, the UK Government will introduce five new business rates multipliers. New Retail, Hospitality and Leisure (RHL) multipliers will replace the annual 40% RHL relief that was applied in 2025. Properties with a rateable value of £500,000 and above will also have a new multiplier.

The Council will be responsible for determining which properties are eligible for these multipliers in line with government guidance.

Category	Rateable Value (RV)	Multiplier
Small Business RHL	Below £51,000	38.2p
Standard RHL	£51,000 - £499,999	43.0p
Large (All Properties)	£500,000 and above	50.8p
Small Business (Non-RHL)	Below £51,000	43.2p
Standard (Non-RHL)	£51,000 - £499,999	48.0p

RELIEFS AND DISCOUNTS

Transitional Relief scheme

To support ratepayers facing large bill increases at the revaluation, the government has introduced a redesigned Transitional Relief (TR) Scheme. Transitional Relief is designed to cap business rates bill increases which result from rateable value changes at the 2026 revaluation, these increases will then be phased in over three years. Properties with reductions in rateable values from the 2026 revaluation will see the full benefit of that reduction in their new Business Rates Bill from 1 April 2026.

Transitional Relief supplement

A 1p supplement to the relevant tax rate will apply for ratepayers who do not receive Transitional Relief or the Supporting Small Business scheme to partially fund Transitional Relief. This will apply for one year from 1 April 2026.

2026 Supporting Small Business Relief

Bill increases for businesses losing some or all of their small business rates due to the revaluation will be capped at the higher of £800 or the relevant transitional relief caps from 1 April 2026. The 2026 SSB relief scheme has been expanded to ratepayers losing their Retail Hospitality and Leisure relief.

The government has also announced a one-year extension of the 2023 Supporting Small Business scheme from 1 April 2026. This support is applied before changes in other reliefs and local supplements.

Pub and Live Music Venue Relief

The government announced on 27 January 2026, eligible pubs and live music venues will benefit from a 15% business rate relief on top of the support announced at Budget and that bills will be frozen in real terms for a further two years.

Extending the Small Business Rates Relief (SBRR) grace-period from one to three years

Businesses will now keep their Small Business Rates Relief on their first property for three years after they take on a second property, instead of just one year.

100% relief for Eligible Electric Vehicle Charging Points and Electric Vehicle only forecourts (EVCP relief)

A ten-year 100% business rates relief for EVCPs separately assessed by the VOA and Electric Vehicle only forecourts to ensure that they face no business rates liability.

Queries about your Business Rate bills

If you believe the amount you are asked to pay is incorrect, because you feel that you are entitled to some type of relief, or that the property should be exempt, please contact the Business Rates team by email on business.rates@redbridge.gov.uk.

For Appeals against your Rateable Value, please contact the Valuation Office Agency National Helpline on **03000 501501** or contact the VOA at www.gov.uk/contact-voa



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