

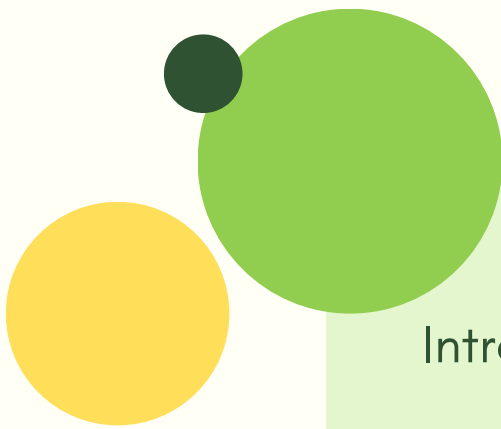


# Business Rates Revaluation Report

Everything you need to know about  
the revaluation and Autumn Budget.

**2026**

# Contents



## Introduction

### 2023 Revaluation Overview

- Current Revaluation
- How Business Rates Are Calculated
  - Rateable Value / Multiplier / Rates Payable

### 2026 Revaluation

- Rental Values
- Tiered Multiplier System
- Discontinuation of RHL
- Check Challenge Appeal
- Duty to Notify
- Additional Announcements

### Overview of 2026 Revaluation

It's not too late to appeal your rates

About RVA Surveyors



# Introduction

The Autumn Budget and revaluation will bring some huge changes to the business rates system, with reforms set to affect thousands of commercial property owners and tenants across England and Wales.

It's been three years since the last revaluation, and to say that there will be some drastic changes is quite the understatement.

Many of the adjustments to be implemented in the 2026 rating list have been known since the last Autumn Budget in 2024, but it's this year's budget taking place on the 26<sup>th</sup> November where we will finally understand the full scope of the changes.

Since the initial announcements in the 2024 budget, commercial ratepayers have been treading on eggshells wondering how these will affect them in the long run; and if anything will help reduce the ongoing pressure of liabilities placed on them.

Before we delve into the announced changes and the effects they may/will have on business rates liabilities, it's important to first understand the current valuation and the key areas that affect business rate payers.

# 2023 Revaluation

## Overview

A revaluation is a three-year periodic review that ensures a commercial property's rateable value reflects current market conditions. The current revaluation started 1<sup>st</sup> April 2023 and set to end 31<sup>st</sup> March 2026.

To ensure business rates reflect current market conditions, the commercial property rates are calculated on its rental value (if it were to go back on the market) currently as of **1<sup>st</sup> April 2021**.

There are **2.13 million commercial properties** across England and Wales as of 2025, and it is estimated that the total collection for business rates in the 2025/2026 financial year alone will **total £27.8 billion**. That's an increase of £2.7 billion since the beginning of the current rating list.



## 2023 Revaluation Key Dates

Where we will hear the official announcements and changes to business rates for the 2026 rating list.

A four month window to check that your business rates are correct when entering the 2026 rating list.

Last opportunity to appeal your business rates for the 2023 rating list! Once this date passes you will not be able to appeal for this period.

Everything announced in the Autumn Budget now takes effect and is set in place until 2029.

26<sup>th</sup> Nov 2025  
Autumn Budget  
& Draft List

Dec to March  
Last months to  
appeal

31<sup>st</sup> March 2026  
Appeal Deadline

1<sup>st</sup> April 2026  
Start of 2026  
rating list.



## 2023 Revaluation

### Overview

# How Business Rates are Calculated

Business Rates (also known as non-domestic rates) are a tax charged by the government on all properties used for commercial use. Common property types that will pay business rates include:

- Offices, studios or similar
- Retail, leisure and hospitality spaces
- Educational and cultural spaces including museums, art galleries, music venues or similar
- Warehouses, factories, workshops or similar
- Hotels, boarding and guest houses or similar

To calculate the rates a commercial ratepayer will pay on their business rates, it is broken down into three parts.

Rateable Value

Multiplier

Liability



## 2023 Revaluation

### Overview



## Rateable Value

Set by the Valuation Office Agency (VOA) and based on open market rental evidence. It represents what that property can be rented out for if put back on the market and is used to calculate the property's business rates.

The VOA will also take multiple areas into consideration when setting the RV of a property including:

- Property type i.e., retail, office, warehouse/logistics
- Property size
- Location
- Land use

Yet the Rateable Value of most commercial properties is based on analysis of rental info and the factors above by the VOA for each rating list, meaning that many properties have inaccurate rateable

## Multiplier

Set by the government, the multiplier is the pence to the pound that business ratepayers will pay against their rateable value.

The current multipliers are:

- Small business multiplier - £0.49.9p to the pound with an RV below £51,000 (all properties)
- Standard Multiplier - £0.55.5p to the pound with an RV above £51,000 (all properties)

Throughout the 2023 rating list, the small business multiplier had stayed the same at £0.49.9p, while the standard multiplier had increased with each year:

- 2023/2024 - £0.51.2p
- 2024/2025 - £0.54.6p
- 2025/2026 - £0.55.5p



## Rates Payable

Also known as rates liability. This is the full amount paid to the local authority based on the RV and multiplier. Exemptions and reliefs are also considered toward the rates payable.

For example:

Rateable Value (£30,000) X Small Business Rates Multiplier (£0.49.9p)  
=  
Rates Payable £14,970 (£1,497 per month)

This is then collected by the local authority generally over 10 equal monthly payments.

# 2026 Revaluation

Occupying or owning a commercial property is already a huge expense – often one of the largest financial commitment for any business. The continuous increase of business rates remains a major and complex factor of overall costs for commercial rate payers, and some are soon to face potentially even higher changes in their liabilities.

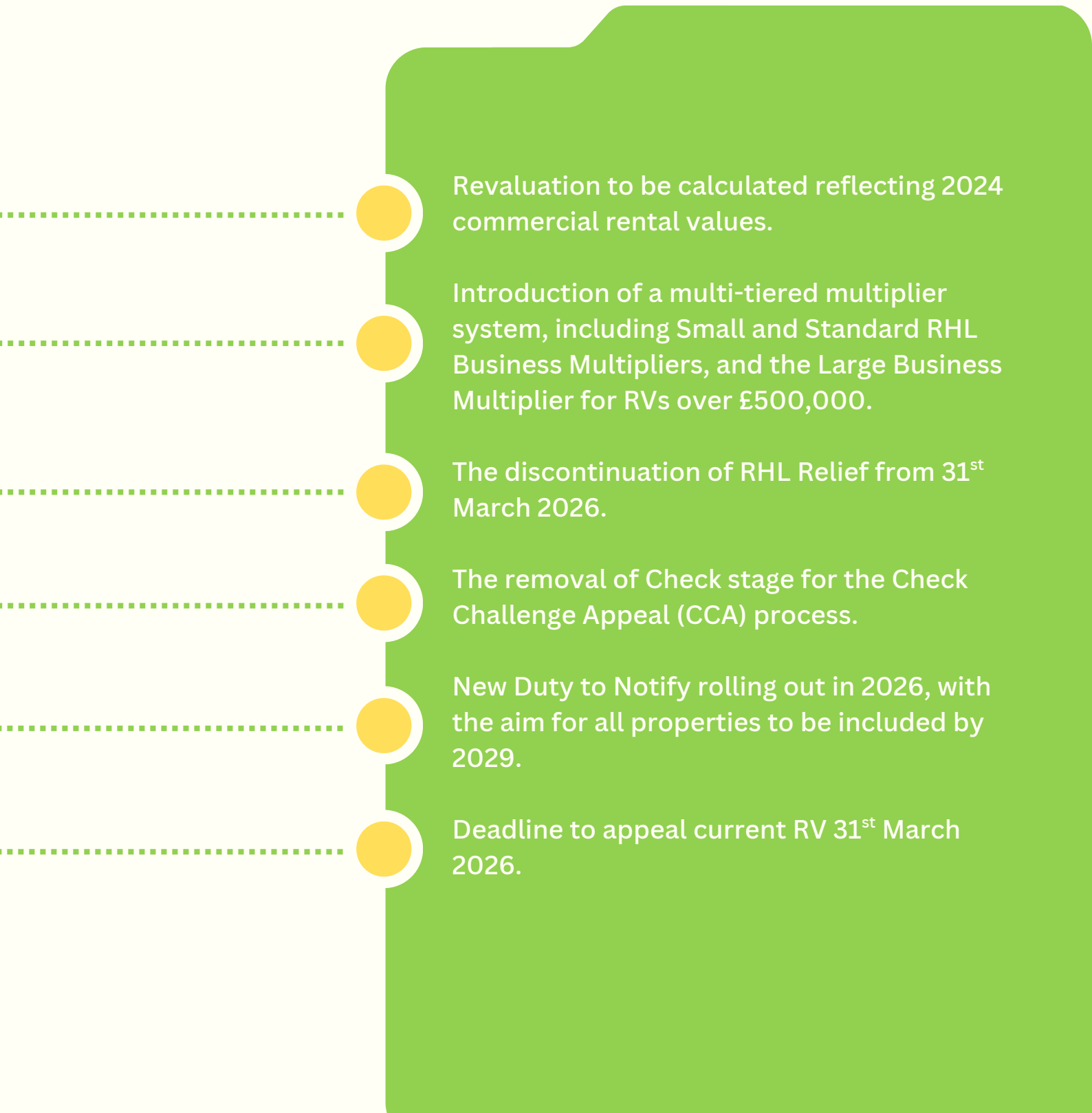
Though these changes have been made to make business rates 'fairer' across the board, we won't know until the official announcements and release of the Draft Rating List (with the date still unknown as to when this will be available) if they will make any positive changes, or in fact create more upheaval.

The release of the draft 2026 Rating List is imminent and likely to coincide with the Autumn Budget or shortly after. It is with the release of the draft rating list that we will truly see the bigger picture.

So, what are the reasons behind these reforms, and will they offer the respite that business rate payers need to continue to thrive?



# What's New in the 2026 Revaluation



Revaluation to be calculated reflecting 2024 commercial rental values.

Introduction of a multi-tiered multiplier system, including Small and Standard RHL Business Multipliers, and the Large Business Multiplier for RVs over £500,000.

The discontinuation of RHL Relief from 31<sup>st</sup> March 2026.

The removal of Check stage for the Check Challenge Appeal (CCA) process.

New Duty to Notify rolling out in 2026, with the aim for all properties to be included by 2029.

Deadline to appeal current RV 31<sup>st</sup> March 2026.



## 2026 Revaluation Rental Values

**+10.7%**

Average Increase  
Since 2021 - 2024

The next revaluation will be the first since the government moved to three yearly revaluations, with the new 2026 rateable values in England and Wales based on rental values as of 1<sup>st</sup> April 2024.

With 2023 rating list based on a valuation date of 1st April 2021, we will find out how the 2026 revaluation impacts business ratepayers depending on how rental values have changed between 2021 and 2024. Data from [MSCI's](#) quarterly index suggests that commercial rental values **increased by an average of 10.7%** Across the country. Yet there are notable contrasts between key property types.

### Retail, Leisure & Hospitality

Retail, leisure and hospitality properties had a positive outcome with an average reduction of 0.6% in rental value, which for many will be a welcomed site with how much RHL properties have struggled over recent years with high business rates.

**-0.6%**

### Office Spaces

Offices saw an increase of 6%, with office spaces in 2024 seeing an average rent of £58.56 per square foot per year. Manchester, one of the fastest growing economies in England saw an increase from £30.65 in 2021 to over £43 in the beginning of 2024, with some London offices even looking at up to £2000 per square foot. After lockdown there was a higher take-up in Grade A office spaces of 45% in the first half of 2024, and with this demand for better quality offices space, this could be a driving factor for the increase.

**+6%**

### Industrial & Logistics (I&L)

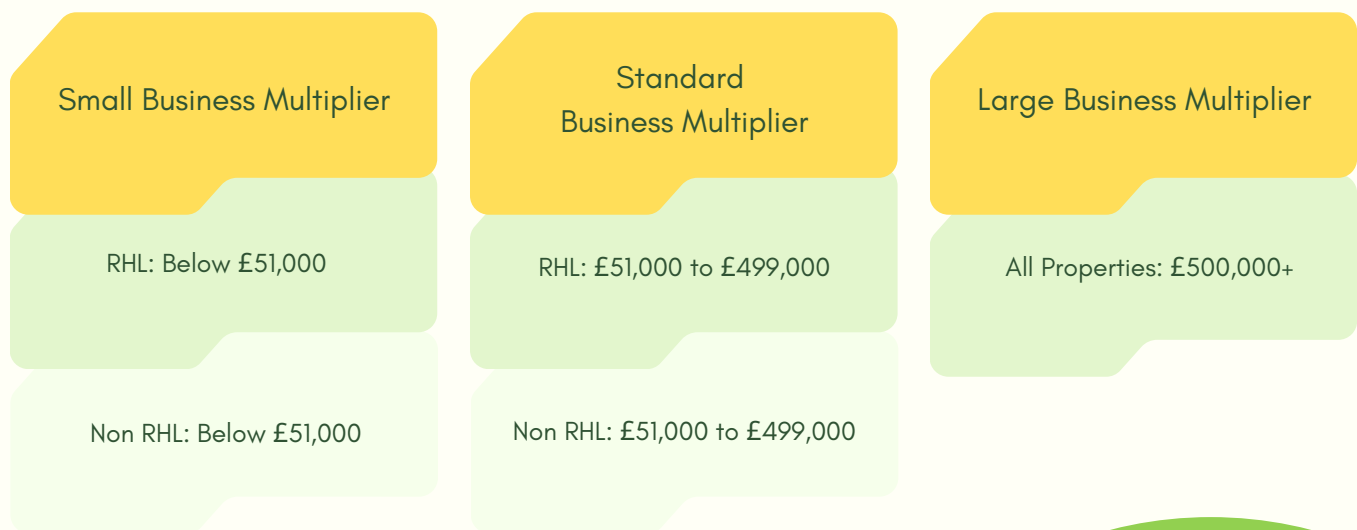
Yet it's the I&L sector which is looking to have the highest percentage in rental values with an average of over 28% when the 2026 rating list is published. 2021 saw huge demand for industrial spaces with rent expectations moving in the same trajectory. Data shows that rents for industrial properties saw an increase of 6.7%, and 7% for logistics year on year, the second fastest rate of growth only beaten by the 12.8% increase in 2022.

**+28.6%**

## 2026 Revaluation

# Tired Multiplier System

The government will introduce a new multiplier system that will drastically change how liabilities are calculated for all property types for commercial properties across England.



To fund the cuts in the RHL multiplier, **properties with assessments greater than £500,000** will be subject to a surcharge of up to 10p, which we expect will be detailed in the Chancellor's speech.

And yet, even if there are lower multipliers for most, and depending on the rental values for commercial properties when based on 2024 values, these reduced multipliers could become redundant.

For properties and ratepayers with an RV above £500,000, primarily the I&L sector, **the new multiplier could increase liabilities dramatically.**



19/20

### Start of Retail Relief

A new relief is introduced known as Retail Relief, with businesses eligible for 33.3% if properties have an RV less than £51,000.

20/21

### Retail Relief becomes RHL

Retail Relief is expanded to include Leisure and Hospitality sectors, becoming RHL. Relief is increased to 100%. RHL is confirmed to continue into the next financial year.

21/22

### RHL Relief Continues

Relief would continue at 100%, then reduce to 66% after three months for the remaining period. RHL for this financial year included a cash cap of £105,000 per business.

22/23

### First Year without 100% Relief

RHL Relief is reduced from 100% to 50%, with a cash cap of £110,000 per business.

23/24

### RHL is increased from 50% to 75%

Relief is once again increased to 75%, with the cash cap limit of £110,000 per business.

24/25

### 75% RHL Relief Continues

The previous discount is continued into the 24/25 billing year, with 75% and a cash cap of £110,000 per business.

25/26

### RHL reduced to its lowest since 2020

RHL is reduced for the first time since 2022 to 40%, continuing with the cash cap of £100,000 per business.

## 2026 Revaluation

# Discontinuation of RHL

Retail, Leisure and Hospitality (RHL) Relief has been a lifesaver for thousands of commercial ratepayers since its inception and was expanded to support businesses through COVID-19. RHL is still in play today yet has changed parameters several times.

From March 31<sup>st</sup>, 2026, the government will no longer continue with RHL Relief and instead properties currently eligible will receive a reduced multiplier predicted at a reduction of 20%.

For the thousands of ratepayers that have benefited from RHL, this will be a huge shock to the system and is already creating uncertainty. Even if the multiplier is, it is unclear if that will be enough to keep businesses afloat with the reduction in support.





## 2026 Revaluation



# Check Challenge Appeal

Check Challenge Appeal, the three-stage process introduced in 2017 to simplify how commercial property owners and tenants can appeal their business rates, will see a major change with the remove of the Check stage.

The proposed aim of this is to reduce the time it takes the Valuation Office Agency (VOA) to review appeals. A window of 3-months for the VOA will also be introduced throughout the 2026 rating list which is said to 'enable the VOA to process Challenges more efficiently'.

## Duty to Notify

A 'Duty to Notify' of any changes to a commercial property (e.g., developments) by the ratepayer within 60 days has technically been in effect since April 2023.

However, there hasn't been any formal process to officially report changes to the property. From 1<sup>st</sup> April 2026, the VOA will be rolling out a new Duty to Notify plan that will be phase tested, starting with commercial ratepayers who own or tenant a single property (i.e., shop) with an aim to include all properties by 2029.

Information the VOA will require for the new Duty to Notify will include:

- Mandatory annual returns of occupier and lease information.
- Establishing Online portals for managing property data and appeals.
- Greater transparency in how valuations are calculated.

Ratepayers will need to stay informed and compliant to avoid penalties and ensure fair treatment.







## 2026 Revaluation

### Other announcements we could hear during the 2025 Autumn Budget:

- The VOA merging with HMRC to pursue administrative changes to help ratepayers.
- The Government delivering a transitional relief package for the 2026 Revaluation to support ratepayers seeing large Rateable Value increases.
- Improvement relief is still expected to be in effect providing 100% relief for ratepayers if there is an increase in RV due to improvements on the property (*Dependent on date of completion*).
- A shortening of the Antecedent Valuation Date: A possible change we could see this revaluation. Ratepayers have called for a shorter gap between valuation date and revaluation currently at 2 years, with requests to move it to 1 year.

# It's not too late to appeal your business rates!



Thousands of business ratepayers don't realise they are paying over the odds on their business rates and could enter the 2026 revaluation with higher business rates than they should be. You could be one of them.

A review of your current business rates is strongly recommended to ensure no factual errors translate into the 2026 revaluation. If anything is found to be incorrect, you could receive a rebate dating back to April 2023. (view our case studies to learn more)

The deadline to lodge a case is the 31<sup>st</sup> March 2026. If you pass this date to review or appeal, you will miss out on potential backdated savings or reducing your liabilities.

By reducing the 2023 rating list you can also support a reduction for the 2026 rating list!

## DID YOU KNOW?



# About RVA Surveyors

Based in Greater Manchester, RVA Surveyors are independent business rates reduction specialists with industry leading success rates. Our independent status allows us to be solely focused on achieving reductions for our clients.

We are in the last year of the current rating list which gives us the unique ability to potentially reduce the 2023 valuation and 2026 valuation at the same time.

It represents the perfect opportunity to create backdated savings and mitigate any future increases in your business rates liability.

Our ultimate aim is to reduce your business rates liability to the lowest possible value.

## Our KPI's



Appointed by **over 50,000 commercial properties** so far!



An incredible **85% success rate** at Check Challenge Appeal & Audit!



Achieving almost **50% of all reductions** in as little as **4 weeks!**



Identifying & securing savings worth almost **£400 million** to date!



Delivered on a **NO REDUCTION NO FEE BASIS!**

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