2026

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Business Rates Revaluation Report

Everything you need to know about the 2026 revaluation.

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Introduction

We are now more than a month on from the Autumn Budget and release of the 2026 rating list.

Rachel Reeves, Chancellor of the Exchequer finally revealed the government's plans in the (later than usual) Autumn Budget on 26th November, with the new multipliers and rating list released on the same day.

Millions waited with baited breath to hear the changes to business rates for the 2026 revaluation, yet not much was mentioned during the speech, and it wasn't until afterwards with the release of the multipliers and 2026 Rating List, that we could finally see how these reforms would affect business ratepayers.

This would surely have been frustrating for many, with months of anticipation and speculation not being addressed in the speech, feeling more like an afterthought then a major reform.

But what are these changes and how will they affect commercial property owners and tenants across England and Wales?

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

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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 1st April 2023 and is set to end 31st 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 the 1st 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.

26th Nov 2025
Autumn Budget & Draft List

Dec to March
Last months to appeal

31st March 2026
Appeal Deadline

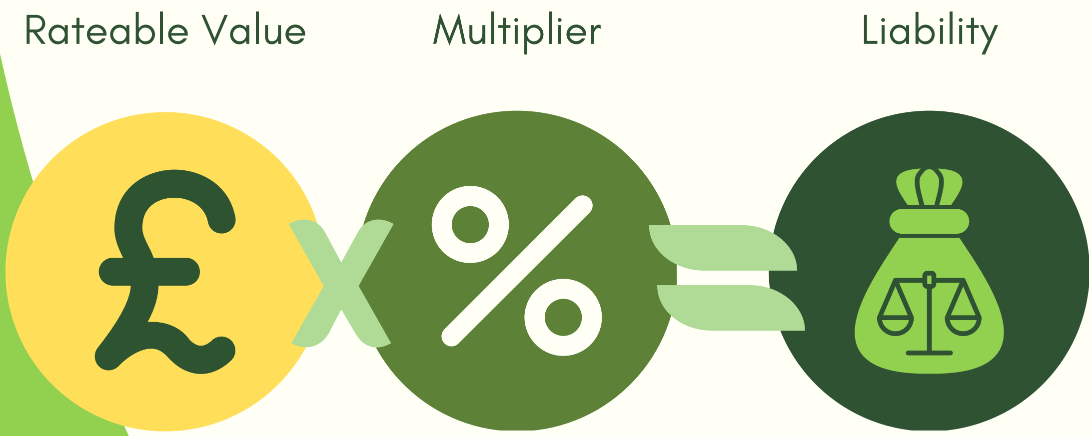
1st April 2026
Start of 2026 rating list.

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

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 values and leave many business ratepayers with costly business rates.

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 most are soon to face even higher changes in their liabilities.

Though these changes have been made to make business rates ‘fairer’ across the board, the recent reforms look as if they will do quite the opposite. And now the Rating List is available to view, we can already see increases in Rateable Values that not even the reduced multipliers will be able to quash.

So, what are the reasons behind these reforms, and what effects will they have on commercial ratepayers throughout England and Wales?

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What we will see in the 2026 revaluation:

- Revaluation to be calculated reflecting 2024 commercial rental values showing an average increase in RV of 19% for England and Wales
- Introduction of a multi-tiered multiplier system, including Small and Standard RHL Business Multipliers, and the Large Business Multiplier for RVs over £500,000.
- A full support package has been revealed with a total of £4.3 billion over three years, including the new relief for eligible EV charging points and EV only forecourts
- RHL Relief to be discontinued from 31st 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 31st March 2026.

2026 Revaluation

Rateable Value and Rating List

+19%

Average RV increase in the 2026 revaluation

The **Rating List** is what everyone waits for to truly understand how their liabilities will be affected, and it's not looking positive.

The Valuation Office Agency (VOA) base assessments on a property as if they were placed back on the market, **with the 2026 revaluation based on 2024 values** to calculate the next rating list (with the assumption that economic difficulties caused by the COVID lockdowns have eased).

In the previous report we discussed the differences in rental values for the three major sectors in business - Retail, Office, and Industrial & Logistics between 2021 and 2024. For the retail sector (which includes leisure and hospitality) we saw a decrease of -0.6%, with office and I&L seeing increases of 6% and 28.6% respectively.

And though the reported rental values from the **MCSI** quarterly index showed a decrease for the retail sector, **the recently published 2026 Rating List is telling a different story.**

	Retail (RHL)	Office	Industrial & Logistics	Other
ENG	+10%	+14%	+21%	+29%
WLS	+5%	+11%	+20%	+20%

In the 2026 revaluation starting 1st April commercial ratepayers will be looking at an average total increase of 19%, up from 7.2% in the current 2023 rating list – **that's a difference of 163%!**

But it's the business that are classed as 'Other' that are going to be hit even harder, as they will be looking at an overall increase across England and Wales of 29%, **an increase of 522% from 2021 rental values** (the year current RVs are based on). Apart from some properties such as Film Studios and Museums & Art Galleries that will see a decrease in Rateable Value, all commercial ratepayers will be looking at the highest jump in RV to date.

To soften the blow of the rise in Rateable Values for properties in retail, leisure and hospitality, the Government will introduce new permanently lower multipliers...**but will they help?**

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2026 Revaluation

Tiered Multiplier System

It was back in the Autumn Budget of 2024 when the introduction of a new tiered multiplier system was announced to drastically change how liabilities will be calculated across all property types.

In the current 2023 rating list all properties sit within two multipliers:

- **Small Business Multiplier:** £0.499p – RV up to £51,000
- **Standard Business Multiplier:** £0.555p – RV £51,000 and over

Now, **three new multipliers** have been introduced by the government to 'reduce' the burden of business rates for up to 750,000 Retail, Leisure and Hospitality businesses across England and Wales; with the permanently lower multipliers for small and standard RHL properties to be funded by the Large Business Multiplier:

Below £51,000 Small Business Multiplier	*£51,000 to £499,000* Standard Business Multiplier	*All properties £500,000 +* Large Business Multiplier
RHL: £0.382p	RHL: £0.432p	All Properties: £0.508p
Non RHL: £0.430p	Non RHL: £0.480p	

RHL Multipliers

This is the first time that multipliers specifically for RHL properties will be implemented, replacing the current RHL Relief offering 40% support with a cap of £110,000.

On the surface, seeing the permanently reduced small and standard RHL multipliers at **0.382p** and **0.432p** looks promising. But it won't give as much support as you might think.

In the 2025/2026 rating year, eligible retail, leisure and hospitality commercial property ratepayers can receive 40% relief on their business rates liabilities. But how does it currently work?

2026 Revaluation

RHL Multipliers

Let's look at both the Small and Standard multipliers for the 2025/26 financial year with an RV of £30,000 (small) and £65,000 (standard):

2025/26 Small & Standard Business Multiplier with RHL Relief:

	Liabilities Without RHL	*Liabilities With RHL*
Below £51,000 Small Business Multiplier	£30,000 x 0.499 = £14,970	£14,970 - 40% = £8,982
£51,000 and over Standard Business Multiplier	£65,000 x 0.555 = £36,075	£36,075 - 40% = £21,645

Now let's look at both the Small and Standard multipliers for the 2025/26 financial year with an RV of £30,000 (small) and £65,000 (standard):

2026/27 RHL Small & Standard Business Multipliers:

Below £51,000 Small Business Multiplier	£30,000 x 0.382 = £11,460
£51,000 to £499,999 Standard Business Multiplier	£65,000 x 0.430 = £27,950

A total **decrease in support of 72.5%**, the lowest levels of support since RHL relief was re-introduced!

Without the 40% relief, RHL property owners and tenants will receive less support with the RHL Multipliers, leading to an **average of just 11% in support** compared to non-RHL properties RVs.

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Large Business Multipliers

The RHL Multipliers aren't the only big change, as we also see the introduction of the Large Business Multiplier for businesses with a RV of £500,000 and above.

But why was the Large Business Multiplier Introduced?

The Government introduced this multiplier to deliver a 'fairer business rates system' and protect high streets from online giants. So, will a multiplier that is lower than the current standard multiplier do this?

When you factor in the increases in rateable value, large properties will see significant increases in liability with the government estimating that **more that £270 million will be collected over three years** to fund the lower RHL multipliers.

Even with reduced multipliers across the board, all property owners and tenants will be seeing a considerable increase in liabilities, and reductions in support due to the rise in Rateable Values and removal of RHL Relief.

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Reliefs and Schemes

To assist businesses who are seeing a large increase in Rateable Values, several reliefs will be available with a total value of **£4.3 billion over the next three years.**

Transitional Relief

A redesigned Transitional Relief Scheme worth £3.2 billion will be available to ratepayers facing large bill increases. However, a 1p supplement will be applied to ratepayers who do not receive Transitional Relief to partially fund it. This will be for one year from 1st April.

Transitional Relief caps the amount that bills increase by for businesses who would otherwise see big increases:

- **Up to £20,000 (£28,000 in London):** 2026-27 – 5%, 2027-28 – 10% *(plus inflation)*, 2028-29 – 25% *(plus inflation).*
- **£20,001 (£28,001 in London) to £100,000:** 2026-27 – 15%, 2027-28 – 25% *(plus inflation)*, 2028-29 – 40% *(plus inflation).*
- **Over £100,000:** 2026-27 – 30%, 2027-28 – 25% *(plus inflation)*, 2028-29 – 25% *(plus inflation)*.

Supporting Small Business (SSB)

Small businesses who lose their Small Business Rates Relief (SBRR) or Rural Rates Relief will be capped at the highest of £800, or to the Transitional Relief caps from 1st April 2026. This has also been expanded to any ratepayers who will lose RHL Relief.

An extension of one year for the 2023 SSB Scheme has also been announced.

Small Business Rates Relief (SBRR)

Currently set at one-year; any business that expands into a second property will now remain eligible to receive SBRR for up to three years.

Electric Vehicle Charging Points and Forecourts

Set at a 10-year period, all EV Charging points and Forecourts will be eligible for 100% relief to ensure they face no business rates liability as the Government push for more electric vehicles on England's streets.

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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.

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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 31st, 2026, the government will no longer continue with RHL Relief and instead properties currently eligible will receive support through the Small and Standard RHL Multipliers, equating to an average of 11% in support.

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 lower, it is already clear this won't be enough to keep businesses afloat with the reduction in support.

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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 **removal 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 3 month window period will also be introduced throughout the 2026 rating list which is said to:

- Allow the VOA to take a more structured approach to process Challenges.
- Allow the VOA to group together the Challenges on similar properties
- Deal with Challenged as joint batches

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 1st 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.
- Changes to the property including characteristics, tenancy, use of property
- Trade and accounts information

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

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 then 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 31st 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 over **£400 million** to date!

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

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