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# Working out your business rates

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## Revaluation

Every three years, the government reviews the rental values of business properties in England and Wales. This process is called revaluation. It ensures businesses pay the correct amount of business rates based on current property values.

The next revaluation starts on 1 April 2026. Your property's rateable value may change. Some will go down, others will go up.

## Rateable value

A rateable value is an estimate of the yearly rent for your property. For the 2026 revaluation, rental values from 1 April 2024 are used. These values help calculate your business rates bill.

## Key changes for 2026

- Retail, Hospitality and Leisure Relief (40%) has ended. This has been replaced by two new lower multipliers for retail, hospitality and leisure businesses. [See the full list of qualifying businesses.](#)
- New multiplier for properties with a rateable value over £500,000

## Business rates multipliers for 2026/27

- Small business retail, hospitality and leisure Up to £51,000: 38.2p
- Small business (other sectors) Up to £51,000: 43.2p
- Standard retail, hospitality and leisure Over £51,000: 43.0p
- Standard (other sectors) Over £51,000: 48.0p
- High-value property (all sectors) Over £500,000: 50.8p

## Other changes and reliefs

- **Supporting small business relief scheme for 2026.** A new scheme for businesses that lost Small Business Rates Relief or Retail, Hospitality and Leisure Relief and caps the increase on their bill
- **Transitional relief.** This helps businesses facing large increases in bills. Higher charges will be phased in over up to three years
- **Transitional relief supplement.** A 1p supplement to the relevant tax rate 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.
- **Small business rates relief extension.** Extended from one to three years for businesses taking on a second property. Starts 27 November 2025
- **Electric vehicle charging points.** A new 10-year, 100% business rates relief for eligible EV charging points and EV-only forecourts. Details coming soon

## Checks and Appeals - Contact the Valuation Office Agency (VOA)

Blackpool Council sends your business rates bill, but the VOA sets your property's value. If you have questions about your rateable value you will need to contact the VOA, as they compile and maintain the rating list and notify the council of the amount to charge.

You can use VOA online services to:

- [Find your business rates valuation](#)
- Update property details (e.g., floor size, parking) [You'll need a business rates valuation account to sign in or register](#)
- [Challenge your rateable value](#) if you think it's too high you will need to keep paying your bill until a decision is made

Visit [Help with the 2026 business rates revaluation](#) on gov.uk.

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## Blackpool Council

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