

General Explanatory Notes – 2026/27

Non-Domestic Rates

Non-Domestic Rates or Business Rates is a tax on property recorded in the local rating list.

The revenue collected is spent on provision of local services. Further information may be obtained at: www.gov.uk/introduction-to-business-rates. The legislation relating to non-domestic rates can be found in the Local Government Finance Act 1988 and the Collection and Enforcement Regulations 1989 as amended.

Rateable Value

The rateable value is the estimated annual rental value of a commercial property which is calculated by the Valuation Office Agency, who are responsible for maintenance and compilation of the Non-Domestic Rating List. The rateable value broadly represents the yearly rent a property could have been let for on the open market on a particular date specified in legislation. For the current rating list, this date was set as 1 April 2024.

All properties apart from those that are exempt have a rateable value.

The Valuation Office Agency may alter the valuation if circumstances change.

The ratepayer (and certain others who have an interest in the property) can also check and challenge the valuation shown in the list if they believe it is inaccurate. Further information on matters which can be appealed or challenged, including the process for doing so can be found on the **VOA website** [to find a Business Rates valuation](#)

Revaluations

The Valuation Office Agency (VOA) regularly updates the rateable values of all business and other non-domestic properties – properties that are not just private homes – in England and Wales. This is called a revaluation. Rateable values are the amount of rent a property could have been let for on a set valuation date. There is a new valuation list from 1 April 2026.

Revaluations are done to reflect changes in the property market, which means that business rates bills are based on more up-to-date information.

Multipliers

The Billing Authority calculates the amount due on each bill by multiplying the rateable value by the relevant multiplier.

From 1 April 2026 there are five multipliers.

Multiplier Type	Multiplier Rate
Small Business (RV less than £51,000)	43.2p
Standard (RV between £51,000 and £499,999)	48.0p
Small Retail, Hospitality Leisure (RV less than £51,000)	38.2p
Standard Retail, Hospitality Leisure (RV between £51,000 and £499,999)	43.0p
High Value (RV £500,000 and above)	50.8p

Transitional Rate Relief

At a revaluation, the rateable value of a property may increase. Transitional relief schemes are introduced at each revaluation to assist those facing a rise in their bills.

How much your bill can change by from one year to the next depends on both:

- Your property's rateable value
- Whether your bill is increasing or decreasing as a result of the revaluation For the 2026 revaluation your business rates will change by no more than

the percentage caps listed in the tables from one year to the next.

Further information about transitional arrangements can be found [at the Business Rates section of the GOV.UK web site](#)

Rateable value	2026 to 2027	2027 to 2028	2028 to 2029
Up to £20,000	5%	10% plus inflation	25% plus inflation
£20,000 to £100,000	15%	25% plus inflation	40% plus inflation
Over £100,000	30%	25% plus inflation	25% plus inflation

Unoccupied Property

A three-month exemption can be applied to a property that becomes empty, or in the case of industrial properties, a term of six months exemption can apply. Once the exemption period has expired, 100% of the Business Rate becomes payable.

Rates Mitigation

In recent months the Supreme Court reiterated the purposive background to the reforms in empty rates legislation. The revenue collected in non-domestic rates is utilised and intended to support the City of Birmingham.

Birmingham suffers from high levels of deprivation in comparison to many other UK core cities. This

highlights the importance of revenue collection. Any suspected avoidance or evasion of tax will be scrutinised and challenged where appropriate.

Partially Occupied Property

Where there are short term difficulties with occupation of an entire premise, the Local Authority has the power to exercise discretion and award a part occupied relief. The Council must be satisfied that the condition causing difficulty with occupation is short term.

The Council can treat occupation of part as occupation of the whole and the power to reduce is entirely discretionary and not mandatory. Full details can be obtained on our website:

https://www.birmingham.gov.uk/info/20148/business_rates

Small Business Rates Relief

Small Business Rate Relief is a mandatory relief. This was introduced by the Government to ease the burden on small businesses.

The amount awarded can be variable and is set by the government. It is normally available for businesses that occupy one property only and whose rateable value falls under a certain threshold. The relevant thresholds for relief are set out in regulation and can be found at [the Business Rates section of the GOV.UK web site](#)

Supporting Small Business

The 2026 supporting small business relief scheme will cap increases at £800 per year, or the relevant caps within transitional relief (whichever is the greatest) over the next three years.

It will help ratepayers due to the revaluation see large increases in their rates bill as a result of losing some or all of their:

- Small business rate relief
- 40% Retail, Hospitality, Leisure relief
- 2023 supporting small business relief (these ratepayers will only be entitled to 1 year of the 2026 relief scheme)

Pub and Live Music Venue Relief

This new relief will provide a 15% relief for eligible pubs and live music venues, on top of the support announced in the Autumn Statement.

Eligible businesses will also then have their bills frozen in real terms for a further two years.

Government guidance can be found here: [Business rates: Pubs and live music venues relief - local authority guidance - GOV.UK](#)

Charitable and Discretionary Relief

Charities who occupy a property for wholly and mainly charitable purposes can avail of Charitable Relief at 80%. The Local Authority can exercise discretion to award a further reduction in certain circumstances. Charitable Relief is a mandatory relief. The power to reduce a bill further in respect of wholly charitable purposes is discretionary and dependant on the individual circumstances in a particular case. With effect from 1 April 2024 mandatory relief for charities will be calculated using the small multiplier for those occupying properties with a rateable value of less than £51,000.

Charity and Community Amateur Sports Club Relief

Charities and registered Community Amateur Sports Clubs are entitled to 80% relief where the property is occupied by the charity or the club and is wholly or mainly used for the charitable purposes.

Hardship Relief

Hardship Relief is a discretionary relief. Applications may be considered where awarding such relief is in the interest of the local community and where a similar service or amenity can't be found elsewhere within the city. Hardship may be applicable where to lose an amenity or service would cause adversity to the community.

Other Reductions

For information on Electric Vehicle Charging Point forecourt only properties and Film studio please see details on our website.

Discretionary Reliefs General

Application of most discretionary reliefs must be considered alongside the interests of the taxpayer

within the city. Additionally, funding for most discretionary reliefs is borne by the Local Authority. The Local Authority is also required to consider budgetary matters when deciding to award a discretionary relief.

Rating Advisers

Ratepayers do not have to be represented in discussions about their rateable value or their rates bill. However, ratepayers who do wish to be represented should be aware that members of the Royal Institution of Chartered Surveyors ([RICS web site](#)) and the Institute of Revenues, Rating and Valuation ([IRRV – website here](#)) are qualified and are regulated by rules of professional conduct designed to protect the public from misconduct. Before you engage a rating adviser or company you should check that they have the necessary knowledge and expertise, in addition to appropriate indemnity insurance.

UK Subsidy Control

The award of discretionary relief is considered financial support and the rules concerning Subsidy Control must be taken into account when applying for any discretionary relief.

Further details surrounding this can be found at: www.gov.uk/government/collections/subsidy-control-regime

Information Supplied with Demand Notices

Information relating to the relevant and previous financial years regarding the gross expenditure of the local authority is available at [the Business Rates area of our web site](#)

A hard copy is available on request by writing to the council or by calling **0121 303 5509**.

Heat Network Relief

You can get heat networks relief if your property is only used or mainly used as a 'heat network'.

A heat network supplies heating or cooling to other properties from a central source. To be eligible, the heat network must:

- take its energy from a low carbon source
- supply heating and cooling to other properties - for example, homes, shops, public buildings, hospitals and offices

The heat network must not supply heat or cooling for industrial use - for example, to create products in factories. Contact the Valuation Office Agency (VOA) to check if your property is eligible for heat networks relief.

Improvement Relief

A new relief has been introduced by the Government from 1 April 2024.

For further information, visit:

www.gov.uk/apply-for-business-rate-relief/improvement-relief

Business Rates Online

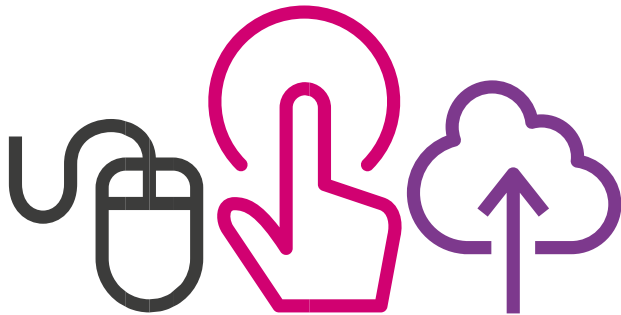
Our on-line service is simple to use, will save you time and gives you greater control of your bills and payments. Once you have registered and signed into your Brum account, you can go to Business Rates online to set up and manage your direct debit payments. Once you have verified your account, you can check your balance, payments, bills, recovery notices, apply for paperless billing and update your contact details at [the Business Rates area of our web site](#)

Payment and Payment Methods

All ratepayers will pay their annual bill in ten monthly instalments on the first of each month from April to January, unless they opt to pay:

- in twelve monthly instalments, on the first of each month from April to March.
- in full by 1 April.

- half the year's charge by 1 April and the balance by 1 October.



BUSINESS RATES

Online

Make it quick – just click

Direct Debit

Direct Debit is the easiest way to pay, and you are protected by the Direct Debit Guarantee. You can choose to pay monthly, yearly or half- yearly.

If you have a bank or building society account, Direct Debit is a simple, inexpensive and convenient method of making payments.

You can make an application online by visiting [the Direct Debit set up page on our web site](#)

Online

Visit [the Business Rates area of our web site](#) where you can make payment by debit or credit card.

If you pay by any of the following methods, you must allow five days for your payment to reach us.

PayPoint/Payzone/Post Office

Towards the top right-hand side of the Business Rates bill there is a barcode which can be used to make payment. You should present this, along with your payment, at any Post Office, or any shop

displaying the PayPoint or Payzone logo. Please note that only cash is accepted at PayPoint and Payzone outlets.

You can pay by cheque at the Post Office. Cheques need to be made payable to 'Post Office Counters Ltd'. There is no charge for using these services.

The barcode cannot be used at banks. The cashier will process your payment and give you back your bill.

It is recommended that you request a receipt for your payments. Please keep your bill in a safe place as you will need it to pay your instalments throughout the year.

For a list of PayPoint and Payzone outlets, please visit [the Pay Point web site](#) and [PayZone web site](#)

Failure to pay on or before the due dates may result in losing the right to pay by instalments and the whole of the charge becoming payable in one instalment.

You should not withhold payment of your Business Rates whilst an appeal is being dealt with by the Valuation Office Agency or whilst we are processing your application for any form of relief.

Service

Our commitment is to:

- Send out accurate and timely rate bills
- Collect rates promptly and efficiently
- Deal with your enquiries quickly and correctly first time
- Give clear and up-to-date information and advice
- Help you to understand your rights and obligations

- Continually improve our performance
- Give value-for-money to our customers
- Offer a formal procedure for complaints

Performance Standards

Our aim is to deal with all written correspondence within ten working days of receipt.

Please note that, at certain times, particularly immediately after we have issued our annual bills in March, we may take a little longer than ten working days to deal with your enquiry.

Comments, Compliments or Complaints – Your Views

We are committed to providing our customers with an excellent level of service and support the city council’s ‘Your Views’ policy. If you would like to raise anything about the service you have received, whether it is a comment, compliment or complaint, please let us know by visiting [the Comments, compliments and complaints page of our web site](#) or contact us using the details available in the enquiries and other information section of this booklet.

Enquiries and Other Information

Any enquiries relating to Business Rates should be addressed to:

Birmingham City Council Revenues
P.O. Box 5 Birmingham B4 7AB

Email business_rates@birmingham.gov.uk, visit [the Business Rates area of our web site](#) or telephone 0121 303 5509.

Fair Processing Statement

We, Birmingham City Council, process your personal data in order to comply with our legal obligation to assess and collect Council Tax or Business Rates bills. All personal data will be

processed in accordance with the Data Protection Act 2018 and the Data Protection Regulation (GDPR). The legal basis that allows us to use your information is ‘public task’.

Your personal data may also be shared with other organisations, the details of which can be found on our website birmingham.gov.uk/fairprocessing where you can also find details of our Data Protection Officer and information on your rights and how to exercise them. In accordance with our retention schedule, we shall keep your personal data for a period of six years from date of account closure.

Help and information for visually impaired people Please call **0121 303 1113** to register for our large print services. We can provide you with information relating to your Business Rates bill in large print, on audiotape or in Braille.