

2026/2027 Business Rates - Information Letter

Please find enclosed your business rates bill for the year commencing 01/04/2026. The business rates bill has been calculated using the new 2026 valuation list rateable value, which is set by the valuation office (VO) every 3 years. Your 2026 rateable value (RV) is shown on the front page of your enclosed bill and is generally, the annual rental value of the business on 01 April 2024. For some businesses, the VO use other methods of valuation to calculate the RV. To calculate the business rates payable, the RV is multiplied by one of the 5 annual multipliers set each year by Government. Reliefs, if eligible, are then deducted to calculate the annual bill.

Appeals against the Rateable Value (RV)

If you want to appeal your RV, you must first register with the VO using their website, then once registered, you can raise a 'check and challenge', more information can be found here:

www.gov.uk/government/collections/how-to-challenge-your-business-rates-valuation

If appealing, your 2023 rateable value, you have until midnight 31 March 2026 to make your appeal.

Appeals against your new 2026 RV can be made **from** 1 April 2026. Appeals can take some time to process, the VO is currently advising of a 12-month delay in reviewing appeals.

Your bill must still be paid while an appeal is in progress. If your RV is reduced, overpayments will then be refunded.

Retail Hospitality and Leisure Relief (RHL)

There have been some fundamental changes to RHL. Last year, if eligible, RHL was shown as a separate line on your bill. Businesses were automatically awarded a 40% reduction off their bill. The level of RHL was also cash capped at £110,000 and subject to subsidy rules. From 01 April 2026 Government has replaced RHL relief by introducing two, new, lower RHL multipliers. If eligible, the lower RHL multipliers have been applied automatically and shown in the calculation on the front of the bill. Government has removed the cash cap, which has led to a number of extra businesses becoming eligible for the new RHL multipliers.

Challenging the RHL Multipliers: In preparation for annual billing, all business rates premises have been reviewed by the business rates team to apply the appropriate multiplier. If you believe you are entitled to the lower RHL multiplier and if this has **not** been used to calculate your bill, please go to this web page and carefully follow the instructions

www.dorsetcouncil.gov.uk/business-rates-relief/changes

If your bill has been calculated using the lower RHL multiplier and you believe you are **not** eligible for RHL, please first check eligibility here <https://www.gov.uk/guidance/business-rates-multipliers-qualifying-retail-hospitality-or-leisure>, and email the team at ndr@dorsetcouncil.gov.uk if you wish this to be changed. Please include 'RHL multiplier cancellation' and account reference in the subject line of your email. If there is a change made to your multiplier, a revised bill will then be issued.

High Value Multiplier

From 01 April 2026, the government introduced a high value multiplier for businesses with a Rateable Value (RV) of £500,000 or more and is set each year, the multiplier is higher than the standard multiplier.

Small Business Rate Relief (SBRR)

If you are billed for **one** business rates assessment only, **and** your rateable value is below 15,000, then you may be eligible for SBRR, you will need to complete a form to claim SBRR, please contact the team on 01305 211990 or email

ndr@dorsetcouncil.gov.uk . More information can be found at: www.gov.uk/business-rates-relief/small-business-rate-relief

SBRR opening a second premises (1-year SBRR run on, from 27/11/2025 now extended to 3 years).

If you currently receive SBRR and occupied a second business premises after 27/11/2025, SBRR can continue to be claimed on your original premises for 3 years, from the date of occupying the additional premises. The SBRR can only be claimed on the one property, the original premises.

Pub and Live Music Venues Relief Eligible businesses can get 15% relief and a two-year bill freeze. If eligible and 'Pub & Live Music Venues Relief' is not shown on your bill, please email the team at ndr@dorsetcouncil.gov.uk . More information can be found at: <https://www.gov.uk/government/news/pubs-and-live-music-venues-relief>

Supporting Small Business Relief 2026 (SSB26)

Where a business has lost or had a significant reduction to their Small Business Rate Relief (SBRR) or Rural Settlement Relief (RSR) or Retail Hospitality and Leisure Relief (RHL), due to the 2026 general revaluation; businesses may receive 'Supporting Small Business Relief' from 01 April 2026 (SSB26). This has been calculated automatically and if you are eligible the award will show within the calculation on your bill. SSB26 scheme is a phased 3-year scheme, and your bill will increase incrementally year on year. More details about SSB26 can be found at <https://www.gov.uk/business-rates-relief/supporting-small-business-relief>

SSB26 - following the loss or reduction of Small Business Rate Relief (SBRR)

If you have lost a previous significant award of SBRR (due to an RV increase on your main property or an RV increase on a second property exceeding 2,900 RV) then an award of 'supporting small business' SSB26 may be shown on your main property bill which limits the impact of lost SBRR. The SSB26 scheme is a phased 3-year scheme, and your bill will increase incrementally year on year, more information can be found at <https://www.gov.uk/business-rates-relief/supporting-small-business-relief>

SSB26 - following the loss or reduction of Retail Hospitality and Leisure Relief (RHL)

If you have lost a previous significant award of RHL, due to the changes to the new RHL multipliers then an award of 'supporting small business' SSB26 may be shown on your main property bill which limits the impact of lost RHL. Please note, in this instance, SSB26 can apply for larger businesses too. The SSB26 scheme is a phased 3-year scheme, and your bill will increase incrementally year on year, more information can be found at <https://www.gov.uk/business-rates-relief/supporting-small-business-relief>

SSB26 - following the loss of Rural Settlement Relief (RSR)

If you have lost a previous award of RSR (due to an RV increase) then an award of 'supporting small business' SSB26 will be shown on your bill which will limit your 2026/7 bill to £800. Please note the SSB26 scheme is a phased 3-year scheme, and your bill will increase year on year, more information can be found at <https://www.gov.uk/business-rates-relief/supporting-small-business-relief>. If you have lost RSR due to the 2026 revaluation, and your RV is 15,000 or less and if this is the only business rates bill you receive you may be eligible for Small Business Rate Relief (SBRR); to claim SBRR please contact 01305 211990 or email ndr@dorsetcouncil.gov.uk

Transitional Relief (TR)

TR is a government phased relief scheme that can operate for a maximum of three years. You do **not** need to apply for TR as it is awarded automatically. If you are eligible, TR will be shown on the front page of your bill. TR compares the 2023 rating list to the new 2026 rating list and limits the increase of your gross business rate bill (excluding any previous 2025/2026 award of TR). As this is a phased relief scheme, businesses will generally pay more year on year as TR is reduced each year. More information can be found on the government website here <https://www.gov.uk/business-rates-relief/transitional-relief>

Transitional Relief Supplement (TRS)

In the Autumn statement 2025, the government advised all businesses not receiving Transitional Relief (TR) will be charged a TRS. TRS increases the multiplier by one penny in the pound. TRS lasts for one year only and is shown on the front page of the business rate bills. Please note if you have received an award of Transitional Relief (TR) on your bill, the TRS has been removed **within** the TR calculation, and you will **not** have been charged TRS.

Other Reliefs and Exemptions

Details of other reliefs and exemptions can be found on the .gov website at: <https://www.gov.uk/business-rates-relief>

Change of Circumstances

Please Inform the business rates team immediately by email at ndr@dorsetcouncil.gov.uk upon a change of circumstances, examples may include a change of:

- Ratepayer (**even if the property is exempt or receiving 100% relief**)
- Business Use (this may affect the RHL multiplier) or a change from business use to domestic use
- Business Name or Company Name registered at Companies House
- Correspondence address (where the Council sends the bill)
- Premises becoming empty or the end of a lease
- Alterations or improvements to the property; this may include splits, mergers, reorganisations or adding extra plant/machinery, adding mezzanine flooring, air conditioning or using extra adjacent land for storage for example
- Changes to a relief or exemption, for example if you occupy another business premises and are claiming Small Business Rate Relief (SBRR) or if you believe you are no longer eligible for a relief, exemption or RHL multiplier.