

BUSINESS RATES & REVALUATION GUIDE 2026-27



INTRODUCTION TO BUSINESS RATES

Business rates are changing from **April 2026**, and Your Acton BID are here to help you prepare.

We've put together this guide with key information and contacts to help you navigate the transition and make the best decisions for your business in the year ahead.

This guide is an overview. The Government can review details and may announce future changes to business rates for certain sectors.

▶▶▶ WHAT ARE BUSINESS RATES?

Business Rates (or non-domestic rates) are taxes collected by local authorities from the occupiers or business owners of non-domestic properties.

The authority for Acton is Ealing Council.



[GO TO EALING COUNCIL WEBSITE](http://www.ealing.gov.uk)

▶▶▶ WHO TO CONTACT ABOUT BUSINESS RATES

For questions about your business rates bill or to amend or report incorrect details contact the Ealing Council business rates team.

Tel: 0208 825 7020 Monday - Friday 9am to 5pm


Email: businessratesteam@ealing.gov.uk



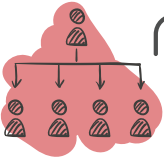
Address: Local tax and accounts receivable, London borough of Ealing, PO Box 1344, Ealing W5 2BL

▶▶▶ WHO PAYS BUSINESS RATES?

All business properties are registered for business rates.

This includes all **VOA**  rateable businesses, commercial properties, shops, offices, pubs and restaurants, holiday and rental homes, warehouses and factories.

The **occupier** of the premises is responsible for payment.



You must notify **Ealing Council** when taking over or terminating a lease for a business property in Acton.

▶▶▶ WHAT DO BUSINESS RATES PAY FOR?

Examples include street lighting, road maintenance, police and fire brigade, general street cleaning. It does not cover business waste collection.



NOTE

Your Acton BID is funded by BID levy **NOT** by Business Rates.

Business rates **do not** pay for **Your Acton BID** projects including:

Acton BID's cleaning buggy, My Local Bobby security patrols, The Acton Makers Market, Pest control and training, Christmas lights and summer flower baskets, or any other Acton BID events or services.

[GO TO YOUR ACTON BID WEBSITE](#)


VOA - The Valuation Office Agency

The VOA provides the government the valuations and property advice needed to support taxation and benefits. VOA is an executive agency, sponsored by HM Revenue & Customs.



UNDERSTANDING YOUR BUSINESS RATES BILL

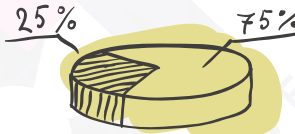
▶▶▶ HOW ARE BUSINESS RATES CALCULATED?

Business rates are calculated based on the **RV**  of the business premises.

The **VOA** base the rateable value of a business premises on the open market annual rental value the property could have been let for at a certain date.

This means what could be achieved in rent, rather than what is actually being paid.

Business rates are calculated by local authorities, by multiplying the **RV** of the property by a **multiplier** which is set by the government each year.



The **VOA** revalue the **RV** of businesses approx every 3 years. The most recent revaluation and will be applied to business rates bills from April 2026.

More VOA information available on Government website

[GO TO GOV.UK WEBSITE](https://www.gov.uk)



RV - Rateable Value

The RV is set by the VOA every 3 years.

▶▶▶ WHERE TO FIND YOUR BUSINESS RATES

If you if are a new business, you must register for business rates with Ealing Council. **You are NOT automatically enrolled.**

For existing businesses you will receive bills and correspondence to your registered address. You can also check online through the **MY ACCOUNT** portal on the Ealing Council Website.

Use the link below
to **REGISTER** or **LOGIN** to Ealing Council Business Rates

[GO TO EALING COUNCIL BUSINESS RATES](#)



▶▶▶ WHAT IF YOUR RV DETAILS ARE NOT CORRECT?

If you believe your **RV** is not correct you may submit a challenge.

A challenge is a **legal** process with strict rules so you will need to be fully prepared. Before submitting a challenge, you will need a few things:

- the reason you are challenging (also known as the 'grounds')
- the evidence you have that the valuation is wrong
- a statement that supports your challenge
- a proposed new rateable value and the date it should start from
- rent details for the property, if it is rented (even if you are the landlord)

The **VOA** recommends you review your valuation and compare it to properties in your area that are of similar age, size and character. This will help you determine if your property has been valued fairly.

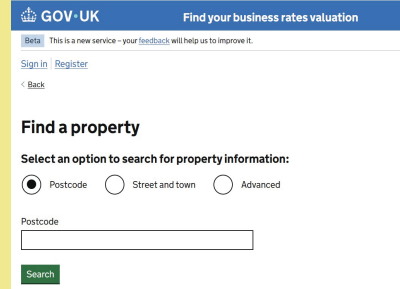
[MORE INFO ON CHALLENGING RV](#)

ESTIMATING YOUR BUSINESS RATE BILL

STEP 1. FIND YOUR RATEABLE VALUE (RV)

FIND YOUR RATABLE VALUE

Click **Find a business rates valuation**



Click **Start Now** and enter your business postcode or street name.

Scroll through the listed properties and select yours.

Here you will see a list of valuations by years and details for your property.

Check that all of your business details are correct before proceeding.

Report any incorrect business details through your Ealing Council Business Rates portal or email businessratesteam@ealing.gov.uk



STEP 2. FIND YOUR MULTIPLIER

The Government sets the multipliers for the whole of England at the beginning of each financial year.

From April 2026 there are new categories and thresholds based on your **RV** and your type of business.

Use your **RV** to find the corresponding threshold and multiplier on the green reference table.

REFERENCE TABLE

CATEGORY	MULTIPLIER 2025 - 26	MULTIPLIER 2026 - 27	THRESHOLD
Small RHL business		38.2p	RHL hereditaments with RVs under £51,000
Standard RHL business		43p	RHL hereditaments with RVs between £51,001 and £499,999
National small business	49.9p	43.2p	NON RHL hereditaments with RVs Under £51,000
National standard business	55.5p	48p	NON RHL hereditaments with RVs Under £51,001 - £499,999
High-value		50.8p	All hereditaments with RVs Above £500,000

STEP 3. ESTIMATE

You can estimate your business rates bill using this formula.

$$\text{RV} \times \text{MULTIPLIER} = \text{BUSINESS RATES AMOUNT ESTIMATE}$$

Formula example:

$$20,000 \text{ (RV)} \times 0.432\text{p (small business multiplier)} \\ = \text{£}8,640 \text{ (basic business rates / year 2026-27)}$$



NOTE

The results of this formula provide an estimated figure, to help you plan for the year ahead and manage your finances.

Your final business rates bill will be confirmed by Ealing Council via letter.

NEXT STEPS...

The next sections outlines the different types of business rates relief, and the application process.



BUSINESS RATES RELIEF

Some businesses are eligible for a reduction to their business rates bill. This is known as 'business rates relief'.

From **April 2026** the categories and application processes for relief are changing.



▶ How to apply for business rates relief

To apply for relief you will need your **business rates account number**. If you are a new business, ensure that you register your Business with Ealing Council to get your number.

GO TO BUSINESS RATES ACCOUNT

Next, follow the link below and complete the relevant relief form. You will need your **business rates account number** and the **RV** of your business property.

GO TO EALING COUNCIL RELIEF SCHEMES



Unsure what relief schemes you can access?



Use the **summary** and **chart** on the following pages to check if your business qualifies for rates relief.

WHAT RATES RELIEF CAN YOU ACCESS?

WHAT IS YOUR RATEABLE VALUE
2026-27?



BELOW
12,000

12,001
to
15,000

ABOVE
15,001

You do not
need to pay
business
rates



YES

ARE YOU A CHARITY OR RHL?

NO

CHARITY

Apply for
CHARITABLE or
DISCRETIONARY
relief

RHL

SSB relief is
automatically applied to
your business rates
account from
1st April 2026

You are not
currently
eligible for these
relief schemes,
however other
types
of relief may be
available

YES

ARE YOU A CHARITY OR RHL?

NO

CHARITY

Apply for
CHARITABLE or
DISCRETIONARY
relief

RHL

Apply for
RHL relief
before
31st March 2026.

Apply for
SMALL BUSINESS
RATES RELIEF
from
1st April 2026

Apply for
SMALL BUSINESS
RATES RELIEF
from 1st April 2026

SSB relief is
automatically applied to
your business rates
account from
1st April 2026

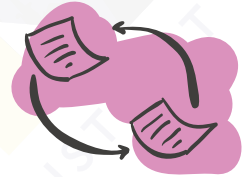
SUMMARY OF RATES RELIEF CATEGORIES

▶ SBRR (Small Business Rates Relief)

Eligibility - your business property is occupied, has a **RV** of less than £15,000, and your business only uses one property.

Contact business rates if you have more than one business property.

APPLY FOR SBRR



▶ RHL (Retail, Hospitality, Leisure)

Eligibility - your business must be mainly used as a shop, restaurant, café, bar, pub, cinema, music venue, gym, spa, or hotel. The property must be occupied.

The retail relief for RHL businesses ends on **31st March 2026**, to be replaced by Supporting Small Business Relief (SSBR)



To apply email
businessratesteam@ealing.gov.uk

▶ Transitional Relief

Eligibility - any ratepayer whose bill changes more than a certain amount. This relief caps the amount that bills increase by for businesses who would otherwise have seen big increases.



This relief is automatically applied to your business rates account. You do not need to apply for it.

▶ SSB (Supporting Small Businesses)

Eligibility - only applies to London businesses who will lose small business rate relief in from April 2026 as a result of the revaluation.

In the **2026-27 period**, the SSB refers to a business rates relief scheme that caps bill increases for properties losing some or all of their existing small business rates relief.

This acts as a buffer so that the charge does not go up more than £800 from April 2026.



This relief is automatically applied to your business rates account. You do not need to apply for it.



▶ Empty Property Relief

If you are eligible for empty property relief, you do not have to pay business rates on your empty retail property for 3 months, or 6 months for empty industrial properties.

After this time, most businesses must pay full business rates.

There are no extensions for new owners, as the relief is tied to the property not the tenants or owners.

Once the relief has been applied, the business property must be fully occupied for 13 weeks before another period of empty property relief can be applied.

APPLY FOR EMPTY PROPERTY RELIEF

YOUR ACTON BID

We're here to support you!
If you have any questions or need assistance,
don't hesitate to get in touch.



youractonbid.co.uk



[@youractonbid](https://www.instagram.com/youractonbid)



info@youractonbid.co.uk



Natasha

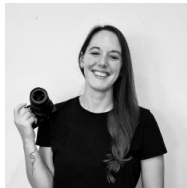
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