

2026 BUSINESS RATES REVALUATION

BID Fact Sheet (England)

This fact sheet is designed to help members of the BID community have a better understanding of the 2026 Business Rates Revaluation, as we understand them at the end of September 2025.

Keep abreast of all British BIDs social media and member updates to ensure you're aware of any changes and how these may impact your organisations and communities.

At a glance: What you need to know:

- **Effective date:** New rating list goes live **1 April 2026** (first impact year **2026/27**).
- **What's being updated:** **Rateable Values (RVs)**
- **Draft list timing:** **Late 2025** (Q3–Q4) - use this to refine budgets and messaging before bills are issued.
- **Transitional Relief:** Scheme expected to be confirmed at **Autumn Budget 2025**
- **Multiplier reform (for ratepayers):** From 2026/27, England moves to **tiered multipliers**: two lower multipliers for **Retail, Hospitality & Leisure (RHL)** under £500k RV, and a **higher “large” multiplier** for RVs **£500k+**. *This affects rates bills but **does not** directly change BID levy calculations.*

What's actually changing for BIDs?

BIDs are funded by a levy calculated as a % of a hereditament's RV.

Reliefs and multipliers apply to the *rates bill*, not the *RV*.

Therefore:

- **If your BID uses a fixed list rule** (e.g., “levy is based on the **2023** rating list for the term”):
*Your income is largely insulated from 2026 RV movements. Only **in-term changes** you already allow (e.g., new hereditaments entering, mergers/splits) will alter income.*
- **If your BID uses a rolling list rule** (e.g., “levy is based on the RV as at **1 April each year**”):
*Your income will move with the 2026 RVs from **1 April 2026**. Areas with falling RVs are likely to see **lower levy income**; areas with rising RVs may see **higher levy income**.*

Important: RHL (Retail, Hospitality, Leisure) discounts, small business relief and the new multiplier structure **do not change the BID levy**. The levy is calculated from **RV** and your **BID levy rules**.

When will you see the change?

- **Budget year affected: 2026/27** (England).
- **Typical timeline:**
 - **Q3–Q4 2025:** Draft 2026 list published → check key properties and refine budget assumptions.
 - **Autumn 2025:** Government confirms multipliers and Transitional Relief for **rates bills**
 - **From 1 April 2026:** New RVs legally take effect → **BID levy based on your levy rules**.

How to prepare (BID checklist)

1. **Check your BID rules**
 - Is your levy tied to a **fixed past list** (e.g., 2023) or the **current list each year**?
 - Note any **thresholds, caps, sectors** (e.g., hotels only, office caps).
2. **Build a prudent 2026/27 contingency**
 - If you are **retail, hospitality or leisure led** with a rolling list, model a **decrease**.
3. **Clean your levy base**
 - Work with the billing authority/VOA data to resolve **voids, splits/mergers, new entrants** ahead of billing.
 - Track appeals: confirm how **in-year changes** are treated in your rules (e.g., applied next year).
4. **Board & levy-payer comms**
 - Issue a short notice explaining **what changes** (RVs), **what doesn't** (levy method, services), and **when** (2026/27).
 - Prepare FAQs on **multipliers/reliefs vs BID levy**, and on **Transitional Relief**.
5. **Governance & risk**
 - Update **risk register** and **cashflow** for +/- scenarios.
 - Rehearse service prioritisation if income is lower; set a policy for using **reserves** if needed.

Any Queries?

British BIDs are here to support members with quick scenario modelling, board briefings and levy-payer communications for the 2026 revaluation.

If we can help, please contact us at contact@britishbids.info.