

## **DISCRETIONARY BUSINESS RATE RELIEF POLICY (SUPPORTING SMALL BUSINESS RELIEF)**

### **1. Background**

- 1.1 At the 2025 Autumn Budget the Chancellor announced that the 2026 Supporting Small Business Relief (SSBR) scheme will cap bill increases at £800 per year or the relevant caps within transitional relief (whichever is the greatest) for any business losing eligibility for certain reliefs, including Small Business Rate Relief and Rural Rate Relief, at the 2026 revaluation.
- 1.2 For 2026/27 to 2028/29, the government will, in line with the eligibility criteria set out in this guidance, reimburse local authorities that use their discretionary relief powers under section 47 of the Local Government Finance Act 1988, to grant 2026 SSBR.
- 1.3 The council is required to adopt a local scheme and determine in each individual case when, having regard to Government guidance, to grant relief under section 47 of the Local Government Finance Act 1988.
- 1.4 Government will reimburse the council for the actual cost to them under the rates retention scheme of the 2026 Supporting Small Business relief that falls within the definitions in the guidance.

### **2. Properties eligible for the relief**

- 2.1 2026 SSBR will help those ratepayers who as a result of the change in their rateable value at the revaluation are facing large increases in their bills as a result of losing some or all of their:
  - a. Small Business Rate Relief (SBRR) or Rural Rate Relief (RRR),
  - b. 40% Retail Hospitality and Leisure Relief (RHL), and/or
  - c. 2023 SSBR.
- 2.2 Charities and Community Amateur Sports Clubs (CASCs), who are already entitled to mandatory 80% relief, are not eligible for 2026 SSBR.
- 2.3 To support eligible ratepayers, 2026 SSBR will ensure that the increase in the bills of these ratepayers is limited to £800 per year or the relevant caps within transitional relief, whichever is the greater.
- 2.4 For those ratepayers receiving 2023 SSBR on 31 March 2026 (including those also receiving SBRR, RRR and/or RHL Relief on 31/3/26), any eligibility for 2026 SSBR will end on 31 March 2027. All other eligible ratepayers remain in 2026 SSBR for either 3 years or until they reach the bill they would have paid without the scheme (i.e. the full bill, subject to any transitional relief that applies). A change of ratepayers will not affect eligibility for SSBR but eligibility will be lost if the property falls vacant or becomes occupied by a charity or CASC..
- 2.5 There is no second property test for eligibility for the 2026 SSBR scheme. However, those ratepayers who during 2025/26 lost entitlement to Small Business Rate Relief (because they failed the second property test) but have, under the rules for Small Business Rate Relief, been given a 12-month period

of grace before their relief ended can continue on the 2026 SSBR scheme for the remainder of their period of grace. If the period of grace started from 27 November 2025 or later this grace period will last for three years

- 2.6 Hereditaments (rateable properties) eligible for charity or CASC relief or hereditaments which are unoccupied are not eligible for 2026 SSBR. And, for the avoidance of doubt, small business rate relief or rural rate relief will not be applied to further reduce the bill found under 2026 SSBR (to avoid the double counting of relief). For example:
- a non-RHL ratepayer eligible for SSBR whose rateable value has increased from £3,000 (paying £0 in 2025/26) to £14,000 would be paying the following in 2026/27 before 2026 SSBR:  
 Bill before reliefs (including 1p Transitional Relief Supplement): £6,188  
 Bill after transitional relief: £1,572  
 Bill after Small Business Rate Relief (@1/3) £1,048
  - After 2026 SSBR the bill for 2026/27 would be reduced to £800. No further Small Business Rate Relief should be applied to the £800 bill. No addition for Transitional Relief Supplement is made to a bill within SSBR.
- 2.7 The same principle applies to properties for which a Section 44A certificate has been granted (apportionment of rateable values for partly occupied properties). The presence of a section 44A certificate will not further reduce the bill found under 2026 SSBR.
- 2.8 All other discretionary reliefs, including those funded by section 31 grants, will be considered after the application of 2026 SSBR.

### 3. Subsidy control

- 3.1 The 2026 SSBR is likely to amount to a subsidy. Therefore, any relief provided by the council under this scheme will need to comply with [the UK's domestic and international subsidy control obligations](#).
- 3.2 To the extent that a local authority is seeking to provide relief that falls below the Minimal Financial Assistance (MFA) thresholds, the Subsidy Control Act allows an economic actor (e.g. a holding company and its subsidiaries) to receive up to £315,000 in a three-year period (consisting of the 2026/27 year and the two previous financial years). MFA subsidies cumulate with each other and with other subsidies that fall within the category of 'Minimal or SPEI financial assistance'. Any other subsidies claimed under the Small Amounts of Financial Assistance limit of the Trade and Cooperation Agreement should be counted under the £315,000 allowance.
- 3.3 In those cases where it is clear to the council that the ratepayer is likely to breach the MFA limit then it will automatically withhold the relief. Where the council includes the relief in bills, ratepayers will be required, on a self-assessment basis, to inform the council if they are in breach of the MFA limit.
- 3.4 MFA subsidies above £100,000 are subject to transparency requirements. This is not cumulated per beneficiary but applies per subsidy award. This means that for every individual subsidy provided of more than £100,000, the council will include details of the subsidy on the subsidy control database.

#### **4. Recalculation of reliefs**

- 4.1 As with other reliefs, the amount of SSBR awarded will be recalculated in the event of a change of circumstances. This could include, for example, a backdated change to the rateable value or to the hereditament. This change of circumstances could arise during the year in question or during a later year.

#### **5. Detailed guidance for operation of the 2026 Supporting Small Business Relief (2026 SSBR)**

- 5.1 For 1 April 2026, a hereditament will be eligible for 2026 SSBR where:
- a. the chargeable amount for 31 March 2026 was calculated in accordance with:
    - i. paragraph 4 of Schedule 4ZA (SBRR not in transitional relief), or
    - ii. regulation 12(6) of, or paragraph 4(5) or 5(5) of the Schedule to, the Non-Domestic Rating (Chargeable Amounts) (England) Regulations 2022 SI 2022 No. 1403 (SBRR within transitional relief), or
    - iii. paragraph 5 of Schedule 4ZA by virtue of paragraph 8 of Schedule 4ZA (Rural Rate Relief), or
    - iv. section 47 by virtue of being eligible for schemes introduced by local authorities to deliver:
      - the [2023 SSBR scheme](#) as set out in guidance issued by this Department on 21 December 2022, or
      - the [2025/26 RHL scheme](#) as set out in guidance issued by this Department on 16 January 2025, and
  - b. the hereditament for 1 April 2026 was occupied, and
  - c. the ratepayer for 1 April 2026 was not a charity or trustees for a charity or a CASC eligible for relief under paragraph 2 of Schedule 4ZA or regulation 12(5) of, or paragraphs 2(4), 3(4), 4(4) or 5(4) of the Schedule to, the Non-Domestic Rating (Chargeable Amounts) (England) Regulations 2026.
- 5.2 Where a hereditament meets these criteria then the rules for determining a chargeable amount set out at paragraphs 8.1 to 11.6 below will apply provided that the chargeable amount within the 2026 SSBR scheme is less than it would otherwise be outside the scheme.

#### **6. Ceasing of eligibility for the scheme after 1 April 2026**

- 6.1 After 1 April 2026, 2026 SSBR will cease to apply where:
- a. the chargeable amount for a day found under 2026 SSBR is the same as or more than the chargeable amount found in the absence of 2026 SSBR. This ensures that where, for example, the increase in the chargeable amount in 2026 SSBR would take the bill above the level it would otherwise have been then the hereditament will drop out of 2026 SSBR. It also ensures that where, for example, with effect from after 1 April 2026, the hereditament

becomes eligible for 100% Small Business Rate Relief then they also fall out of 2026 SSBR, or

- b. the ratepayer changes to a charity or trustees for a charity or a community amateur sports club eligible for relief under paragraph 2 of Schedule 4ZA or regulation 12(5) of, or paragraphs 2(4), 3(4), 4(4) or 5(4) of the Schedule of the Schedule to, the Non-Domestic Rating (Chargeable Amounts) (England) Regulations 2026, or
  - c. the hereditament for a day is unoccupied, or
  - d. in respect of days from the 1 April 2027 onwards the hereditament had its chargeable amount for 31 March 2026 found by section 47 by virtue of being eligible for schemes introduced by local authorities to deliver the 2023 Supporting Small Business Relief Scheme as set out in guidance issued by this Department on 21 December 2022. For the avoidance of doubt, such hereditaments which were also eligible for SBRR/RRR or RHL relief on 31 March 2026 will also cease to be eligible for 2026 SSBR from 1 April 2027.
- 6.2 Furthermore, where the ratepayer during 2025/26 lost entitlement to SBRR because they failed the second property test but have, under the rules for SBRR, been given a 12-month (or from 27 November 2025, three-year) period of grace before their relief ended (and therefore was still entitled to SBRR on 31 March 2026), then eligibility for 2026 SSBR will cease at the end of that period of grace.
- 6.3 Hereditaments which cease to be entitled to 2026 SSBR for a day cannot return to eligibility if their circumstances change from a later day. For example, if a property falls unoccupied it will not then be eligible for 2026 SSBR if it subsequently becomes occupied again.

## **7. Eligibility post 1 April 2026 by virtue of a regulation 17 certificate**

- 7.1 As with the transitional relief scheme, where the valuation officer issues a certificate of rateable value under regulation 17 of the Non-Domestic Rating (Chargeable Amounts) (England) Regulations 2026 certifying the correct rateable value at 1 April 2026 (in circumstances where they cannot by rule now amend the list for 1 April 2026) then eligibility for 2026 SSBR and the calculation of 2026 SSBR will be revisited using the regulation 17 certified value in place of the value shown in the list for 1 April 2026. As with the transitional relief scheme, this will have effect as regards the days referred to in regulation 17(4) (the effective date of when the list was altered to correct the inaccuracy and subsequent days) or regulation 17(5) (where no alteration has been made).
- 7.2 This ensures that those ratepayers whose compiled list 2026 rateable values are increased by the Valuation Office Agency but only from the date the list is altered may still be eligible for SSBR from that point onwards. This ensures those ratepayers are not penalised just because the increase in their rateable value was not backdated to 1 April 2026. This follows the same principle which exists in the transitional relief scheme.

## **8. Chargeable Amount under the Supporting Small Business Scheme**

- 8.1 Where 2026 SSBR applies then MHCLG will fund the council to apply a chargeable amount under section 47 of the 1988 Act for the period 1 April 2026 to 31 March 2029 found in accordance with the rules in Part 1 to Part 3 of the Non-Domestic Rating (Chargeable Amounts) (England) Regulations 2026 (“the 2026 TR Regulations”) subject to the following changes.
- 8.2 References in the 2026 TR Regulations to the Base Liability (BL) for 2026/27 will be taken to be the chargeable amount for 31 March 2026 x 365 for the hereditament adjusted as necessary for the assumption that:
- section 47 did not apply for 31 March 2026 other than where the hereditament was eligible for the 2023 Supporting Small Business Relief Scheme or the 2025/26 Retail, Hospitality and Leisure Scheme,
  - the ratepayer on 31 March 2026 was not a charity or a CASC,
  - the Non-Domestic Rating (Chargeable Amounts) (England) Regulations 2022 SI 2022 No. 1403 did not apply for 31 March 2026 (the 2023 Transitional Relief Scheme), and
  - the City of London’s special authority multiplier and small business multiplier for 2025/26 were 55.5p and 49.9p respectively.
- 8.3 This ensures the starting BL for hereditaments eligible for 2026 SSBR include the SBRR, rural rate relief, 2023 SSBR or 2025/26 RHL relief for 31 March 2026 but assumes there was no transitional relief or charity relief. The assumption for the City of London ensures that the additional supplement on the multiplier charged in the City is not also rolled into the BL.
- 8.4 Where, as a result of the subsidy control limits, the amount of RHL relief awarded for 31 March 2026 for a hereditament is less than 40% then the 2026/27 BL for that hereditament should reflect the actual level of RHL relief awarded for 31 March 2026.
- 8.5 Where a certificate has been issued under regulations 18 or 19 of the Non-Domestic Rating (Chargeable Amounts) (England) Regulations 2026 then BL for 2026/27 will be found in line with the above but on the assumption that the rateable value in the rating list was the rateable value as certified.
- 8.6 References in the 2026 TR Regulations to BL for 2027/28 and 2028/29 should be taken to be references to “(BL x AF) or (BL + 800) whichever is the greater” from the year immediately preceding the year concerned.

## **9. Recalculation of the chargeable amount for 31 March 2026 for the purposes of BL in the 2026 SSBR Scheme**

- 9.1 Where a hereditament which is eligible for 2026 SSBR was receiving transitional relief on 31 March 2026 it will, therefore, be necessary, for the purposes of determining BL in the 2026 SSBR scheme, to recalculate the chargeable amount for 31 March 2026 on the assumption that transitional relief did not apply.
- 9.2 For those ratepayers receiving SBRR, Rural Rate Relief and/or RHL relief on 31 March 2026 (but not 2023 SSBR), this recalculation for 31 March 2026 will give a different figure to the actual chargeable amount. This is because all of

those reliefs apply a set percentage relief to the sum after transitional relief – i.e. they are “top down” reliefs.

- 9.3 The same is not true for those receiving 2023 SSBR on 31 March 2026. 2023 SSBR is a “bottom up” calculation where the chargeable amount is found by increasing the liability for the previous year (in that scheme by £600). Transitional relief therefore has no bearing upon the final chargeable amount of a bill found by 2023 SSBR. In these cases, recalculating the 31 March 2026 bill ignoring transitional relief gives the same result. The value of the 2023 SSBR will just compensate for the loss of transitional relief to deliver the same outcome for 31 March 2026. This is as intended.
- 9.4 The tables in Annex A take a property with a set of unchanged rateable value parameters and the six combinations of eligible reliefs and show how the calculation of the BL for 2026/27 in 2026 SSBR and the 2026 SSBR bill is found in each case.

## **10. Calculation of the Chargeable Amount**

- 10.1 References in the 2026 TR Regulations to “(BL x AF)” will be taken to be references to “(BL x AF) or (BL + 800) whichever is the greater. This ensures the bill increase is the greater of £800 or the increase under the caps in the transitional relief scheme.
- 10.2 Regulations 12(6) & (7) of the 2026 TR Regulations should be assumed to have been omitted. This ensures SBRR is not also applied to the capped bill in 2026 SSBR. This avoids double counting of relief if the hereditament is in the SBRR taper.
- 10.3 No change is made to the meaning of NCA from that in the 2026 TR Regulations. Therefore, as with the 2026 TR Regulations, the Transitional Relief Supplement in 2026/27 will be added to NCA. Again, as with the 2026 TR Regulations, there should be no separate addition to bills for hereditaments eligible for 2026 SSBR such that, for example, an eligible ratepayer losing their 100% SBRR on 1 April 2026 would under the 2026 SSBR scheme pay £800 in 2026/27 and not £800 plus the Transitional Relief Supplement.
- 10.4 Regulation 6 (special authorities) will apply as normal under 2026 SSBR. This ensures ratepayers in the City of London continue to pay any additional amount attributable to the City multiplier.
- 10.5 For the avoidance of doubt, the rules for changes in rateable value with effect from after 1 April 2026 (regulation 13) will continue to apply as normal subject to the amendments above. This ensures that, for example, later increases in rateable value are paid in full in the normal way. As with the main transitional relief scheme, references to the rateable value in the list should, if the hereditament is eligible for Improvement Relief, be taken to be references to the rateable value less the value of the Improvement Relief certificate.

## **11. Splits and mergers**

- 11.1 Hereditaments will be eligible for 2026 SSBR where they have::

- come into existence because of the circumstances described in paragraph 1 of the 2026 TR Regulations, and
  - where one of the hereditaments from which the new hereditament was formed in whole or in part was for the day immediately before the creation day eligible for 2026 SSBR.
- 11.2 2026 SSBR will not apply or cease to apply to splits and mergers in the circumstances described in 6. above (Ceasing of eligibility for the scheme after 1 April 2026).
- 11.3 The number of hereditaments eligible for 2026 SSBR which then split or merge is likely to be small and devising rules in particular for mergers with properties outside of 2026 SSBR would be complex. Therefore, as with the previous SSBR schemes, the government has concluded it would be disproportionate to devise detailed rules to prescribe the chargeable amounts in the various circumstances which could arise from a split or a merger.
- 11.4 Instead, for hereditaments meeting the criteria above, the council will apply a chargeable amount in accordance with the following principle:
- that the protection offered by 2026 SSBR (that the bill will not rise by more than £800 p.a. or the transitional reliefs caps whichever is the greater) will continue to apply in principle to that part of the newly created hereditament which was immediately before the creation day in 2026 SSBR, and
  - that increases (or reductions) in overall rateable value arising from the split or merger are not subject to the protection of 2026 SSBR.
- 11.5 For simple splits of hereditaments previously eligible for 2026 SSBR, the council will simply apportion the chargeable amount in the SSB scheme for the hereditament before the split in line with the change in rateable value from the split (i.e. in line with the principle in the Schedule of Non-Domestic Rating (Chargeable Amounts) (England) Regulations 2026).
- 11.6 For mergers and reorganisations, the council will estimate the degree to which, in line with the principle of the 2026 SSBR scheme, that part of the hereditament which was formerly eligible for 2026 SSBR should continue to receive support under the 2026 SSBR scheme. The council will not seek any formal apportionments of the rateable value for this purpose.

**Annex A: Recalculation of BL for 2026SSBR excluding 23TR**

All cases: RV 31/3/23 £3,300, RV 1/4/23 & 31/3/26 £14,750, RV 1/4/26 £22,750 (in medium TR band 26/27). **Ignores TRS.**

Cohorts as at 31/3/26: A = SBRR/Rural, B = RHL 40% relief, C = 23SSB scheme and D = 23TR.

All values are annualised

## Case 1: Cohorts A to D

**CA for the property for 31/3/26**

Gross Bill	£7,360.25
TR:	-£4,982.83
Bill after TR:	£2,377.42
SBRR:	-£198.30
Bill after SBRR:	£2,179.12
23SSB:	-£379.12
Bill after 23SSB:	£1,800
RHL relief	-£720.0
Bill after RHL Relief:	£1,080.0
<b>Net Bill:</b>	<b>£1,080.0</b>

**Recalculation of CA for 31/3/26 ignoring 23TR for the purposes of 26SSB**

Gross Bill	£7,360.25
TR:	ignored
Bill after TR:	£7,360.25
SBRR:	-£613.92
Bill after SBRR:	£6,746.33
23SSB:	-£4,946.33
Bill after 23SSB:	£1,800
RHL relief	-£720.0
Bill after RHL Relief:	£1,080.0
<b>Net Bill:</b>	<b>£1,080.0</b>

26/27 BL for 26SSB: £1,080.0

**CA for property for 1/4/26 before 26SSB**

Gross Bill	£8,690.50
TR:	-£226.21
Bill after TR:	£8,464.29
SBRR:	n/a
Bill after SBRR:	£8,464.29
26SSB:	ignored
Bill after 26SSB:	£8,464
<b>Net Bill:</b>	<b>£8,464.29</b>

## Case 2: Cohorts A, B &amp; D

**CA for the property for 31/3/26**

Gross Bill	£7,360.25
TR:	-£4,982.83
Bill after TR:	£2,377.42
SBRR:	-£198.30
Bill after SBRR:	£2,179.12
23SSB:	n/a
Bill after 23SSB:	£2,179
RHL relief	-£871.6
Bill after RHL Relief:	£1,307.5
<b>Net Bill:</b>	<b>£1,307.5</b>

**Recalculation of CA for 31/3/26 ignoring 23TR for the purposes of 26SSB**

Gross Bill	£7,360.25
TR:	ignored
Bill after TR:	£7,360.25
SBRR:	-£613.92
Bill after SBRR:	£6,746.33
23SSB:	n/a
Bill after 23SSB:	£6,746
RHL relief	-£2,698.5
Bill after RHL Relief:	£4,047.8
<b>Net Bill:</b>	<b>£4,047.8</b>

26/27 BL for 26SSB: £4,047.8

**CA for property for 1/4/26 before 26SSB**

Gross Bill	£8,690.50
TR:	-£226.21
Bill after TR:	£8,464.29
SBRR:	n/a
Bill after SBRR:	£8,464.29
26SSB:	ignored
Bill after 26SSB:	£8,464
<b>Net Bill:</b>	<b>£8,464.29</b>

**CA for property for 1/4/26 under 26SSB**

BL (for 26SSB)	£1,080.0
Cash Cap	800
% Cap:	£162.00
CA under 26SSB	£1,880.0
SSB26 apply:	1

**CA for property for 1/4/26 after 26SSB**

Gross Bill	£8,690.50
TR:	<b>-£226.21</b>
Bill after TR:	£8,464.29
SBRR:	n/a
Bill after SBRR:	£8,464.29
26SSB:	<b>-£6,584.29</b>
Bill after 26SSB:	£1,880.00
<b>Net Bill:</b>	<b>£1,880.00</b>

Case 3: Cohorts A, C and D

**CA for the property for 31/3/26**

Gross Bill	£7,360.25
TR:	<b>-£4,982.83</b>
Bill after TR:	£2,377.42
SBRR:	<b>-£198.30</b>
Bill after SBRR:	£2,179.12
23SSB:	<b>-£379.12</b>
Bill after 23SSB:	£1,800
RHL relief	n/a
Bill after RHL Relief:	£1,800.0
<b>Net Bill:</b>	<b>£1,800.0</b>

**Recalculation of CA for 31/3/26 ignoring 23TR for the purposes of 26SSB**

Gross Bill	£7,360.25
TR:	ignored
Bill after TR:	£7,360.25
SBRR:	<b>-£613.92</b>
Bill after SBRR:	£6,746.33
23SSB:	<b>-£4,946.33</b>
Bill after 23SSB:	£1,800
RHL relief	n/a
Bill after RHL Relief:	£1,800.0
<b>Net Bill:</b>	<b>£1,800.0</b>

26/27 BL for 26SSB: £1,800.0

**CA for property for 1/4/26 under 26SSB**

BL (for 26SSB)	£4,047.80
Cash Cap	800
% Cap:	£607.17
CA under 26SSB	£4,847.80
SSB26 apply:	1

**CA for property for 1/4/26 after 26SSB**

Gross Bill	£8,690.50
TR:	<b>-£226.21</b>
Bill after TR:	£8,464.29
SBRR:	n/a
Bill after SBRR:	£8,464.29
26SSB:	<b>-£3,616.49</b>
Bill after 26SSB:	£4,847.80
<b>Net Bill:</b>	<b>£4,847.80</b>

Case 4: Cohorts A and D

**CA for the property for 31/3/26**

Gross Bill	£7,360.25
TR:	<b>-£4,982.83</b>
Bill after TR:	£2,377.42
SBRR:	<b>-£198.30</b>
Bill after SBRR:	£2,179.12
23SSB:	n/a
Bill after 23SSB:	£2,179
RHL relief	n/a
Bill after RHL Relief:	£2,179.1
<b>Net Bill:</b>	<b>£2,179.1</b>

**Recalculation of CA for 31/3/26 ignoring 23TR for the purposes of 26SSB**

Gross Bill	£7,360.25
TR:	ignored
Bill after TR:	£7,360.25
SBRR:	<b>-£613.92</b>
Bill after SBRR:	£6,746.33
23SSB:	n/a
Bill after 23SSB:	£6,746
RHL relief	n/a
Bill after RHL Relief:	£6,746.3
<b>Net Bill:</b>	<b>£6,746.3</b>

26/27 BL for 26SSB: £6,746.3

**CA for property for 1/4/26 before 26SSB**

Gross Bill		£9,828.00
TR:		-£1,363.71
Bill after TR:		£8,464.29
SBRR:	n/a	
Bill after SBRR:		£8,464.29
26SSB:	ignored	
Bill after 26SSB:		£8,464
<b>Net Bill:</b>		<b>£8,464.29</b>

**CA for property for 1/4/26 under 26SSB**

BL (for 26SSB)		£1,800.00
Cash Cap		800
% Cap:		£270.00
CA under 26SSB		£2,600.00
SSB26 apply:		1

**CA for property for 1/4/26 after 26SSB**

Gross Bill		£9,828.00
TR:		-£1,363.71
Bill after TR:		£8,464.29
SBRR:	n/a	
Bill after SBRR:		£8,464.29
26SSB:		-£5,864.29
Bill after 26SSB:		£2,600.00
<b>Net Bill:</b>		<b>£2,600.00</b>

Case 5: Cohorts B &amp; D

**CA for the property for 31/3/26**

Gross Bill		£7,360.25
TR:		-£4,982.83
Bill after TR:		£2,377.42
SBRR:	n/a	
Bill after SBRR:		£2,377.42
23SSB:	n/a	
Bill after 23SSB:		£2,377
RHL relief		-£951.0
Bill after RHL Relief:		£1,426.5
<b>Net Bill:</b>		<b>£1,426.5</b>

**CA for property for 1/4/26 before 26SSB**

Gross Bill		£9,828.00
TR:		-£1,363.71
Bill after TR:		£8,464.29
SBRR:	n/a	
Bill after SBRR:		£8,464.29
26SSB:	ignored	
Bill after 26SSB:		£8,464
<b>Net Bill:</b>		<b>£8,464.29</b>

**CA for property for 1/4/26 under 26SSB**

BL (for 26SSB)		£6,746.33
Cash Cap		800
% Cap:		£1,011.95
CA under 26SSB		£7,758.28
SSB26 apply:		1

**CA for property for 1/4/26 after 26SSB**

Gross Bill		£9,828.00
TR:		-£1,363.71
Bill after TR:		£8,464.29
SBRR:	n/a	
Bill after SBRR:		£8,464.29
26SSB:		-£706.00
Bill after 26SSB:		£7,758.28
<b>Net Bill:</b>		<b>£7,758.28</b>

Case 6: Cohorts C &amp; D

**CA for the property for 31/3/26**

Gross Bill		£7,360.25
TR:		-£4,982.83
Bill after TR:		£2,377.42
SBRR:	n/a	
Bill after SBRR:		£2,377.42
23SSB:		-£577.42
Bill after 23SSB:		£1,800
RHL relief	n/a	
Bill after RHL Relief:		£1,800.0
<b>Net Bill:</b>		<b>£1,800.0</b>

**Recalculation of CA for 31/3/26 ignoring 23TR  
for the purposes of 26SSB**

Gross Bill		£7,360.25
TR:	ignored	
Bill after TR:		£7,360.25
SBRR:	n/a	
Bill after SBRR:		£7,360.25
23SSB:	n/a	
Bill after 23SSB:		£7,360
RHL relief		-£2,944.1
Bill after RHL Relief:		£4,416.2
<b>Net Bill:</b>		<b>£4,416.2</b>

26/27 BL for 26SSB: £4,416.2

**CA for property for 1/4/26 before 26SSB**

Gross Bill		£8,690.50
TR:		-£226.21
Bill after TR:		£8,464.29
SBRR:	n/a	
Bill after SBRR:		£8,464.29
26SSB:	ignored	
Bill after 26SSB:		£8,464
<b>Net Bill:</b>		<b>£8,464.29</b>

**CA for property for 1/4/26 under 26SSB**

BL (for 26SSB)		£4,416.15
Cash Cap		800
% Cap:		£662.42
CA under 26SSB		£5,216.15
SSB26 apply:		1

**CA for property for 1/4/26 after 26SSB**

Gross Bill		£8,690.50
TR:		-£226.21
Bill after TR:		£8,464.29
SBRR:	n/a	
Bill after SBRR:		£8,464.29
26SSB:		-£3,248.14
Bill after 26SSB:		£5,216.15
<b>Net Bill:</b>		<b>£5,216.15</b>

**Recalculation of CA for 31/3/26 ignoring 23TR  
for the purposes of 26SSB**

Gross Bill		£7,360.25
TR:	ignored	
Bill after TR:		£7,360.25
SBRR:	n/a	
Bill after SBRR:		£7,360.25
23SSB:		-£5,560.25
Bill after 23SSB:		£1,800
RHL relief	n/a	
Bill after RHL Relief:		£1,800.0
<b>Net Bill:</b>		<b>£1,800.0</b>

26/27 BL for 26SSB: £1,800.0

**CA for property for 1/4/26 before 26SSB**

Gross Bill		£9,828.00
TR:		-£1,363.71
Bill after TR:		£8,464.29
SBRR:	n/a	
Bill after SBRR:		£8,464.29
26SSB:	ignored	
Bill after 26SSB:		£8,464
<b>Net Bill:</b>		<b>£8,464.29</b>

**CA for property for 1/4/26 under 26SSB**

BL (for 26SSB)		£1,800.00
Cash Cap		800
% Cap:		£270.00
CA under 26SSB		£2,600.00
SSB26 apply:		1

**CA for property for 1/4/26 after 26SSB**

Gross Bill		£9,828.00
TR:		-£1,363.71
Bill after TR:		£8,464.29
SBRR:	n/a	
Bill after SBRR:		£8,464.29
26SSB:		-£5,864.29
Bill after 26SSB:		£2,600.00
<b>Net Bill:</b>		<b>£2,600.00</b>

## **DISCRETIONARY BUSINESS RATE RELIEF POLICY (ELECTRIC VEHICLE CHARGING POINT RELIEF)**

### **1. Background**

- 1.1 At the 2025 Autumn Budget the Chancellor announced that Electric Vehicle Charging Points and Electric Vehicle only forecourts would be eligible for 100% relief (EVCP relief).
- 1.2 For 2026/27 to 2035/36, the government will, in line with the eligibility criteria set out in this guidance, reimburse local authorities that use their discretionary relief powers under section 47 of the Local Government Finance Act 1988, to grant EVCP relief.
- 1.3 The council is required to adopt a local scheme and determine in each individual case when, having regard to Government guidance, to grant relief under section 47 of the Local Government Finance Act 1988.
- 1.4 Government will reimburse the council for the actual cost to them under the rates retention scheme of the EVCP relief that falls within the definitions in the guidance.

### **2. Properties eligible for the relief**

- 2.1 Electric Vehicle Charging Points and Electric Vehicle only forecourts that are separately assessed by the Valuation Office Agency will be eligible for the relief.
- 2.2 The relief will be 100% of the business rates liability and will last for a period of up to 10 years from 1 April 2026.
- 2.3 Eligibility will be subject to any guidelines subsequently issued by the government.

### **3. Subsidy control**

- 3.1 The EVCP relief is likely to amount to a subsidy. Therefore, any relief provided by the council under this scheme will need to comply with [the UK's domestic and international subsidy control obligations](#).
- 3.2 To the extent that a local authority is seeking to provide relief that falls below the Minimal Financial Assistance (MFA) thresholds, the Subsidy Control Act allows an economic actor (e.g. a holding company and its subsidiaries) to receive up to £315,000 in a three-year period (consisting of the 2026/27 year and the two previous financial years). MFA subsidies cumulate with each other and with other subsidies that fall within the category of 'Minimal or SPEI financial assistance'. Any other subsidies claimed under the Small Amounts of Financial Assistance limit of the Trade and Cooperation Agreement should be counted under the £315,000 allowance.
- 3.3 In those cases where it is clear to the council that the ratepayer is likely to breach the MFA limit then it will automatically withhold the relief. Where the council

includes the relief in bills, ratepayers will be required, on a self-assessment basis, to inform the council if they are in breach of the MFA limit.

3.4 MFA subsidies above £100,000 are subject to transparency requirements. This is not cumulated per beneficiary but applies per subsidy award. This means that for every individual subsidy provided of more than £100,000, the council will include details of the subsidy on the subsidy control database.

#### **4. Recalculation of reliefs**

4.1 As with other reliefs, the amount of EVCP relief awarded will be recalculated in the event of a change of circumstances. This could include, for example, a backdated change to the rateable value or to the hereditament. This change of circumstances could arise during the year in question or during a later year.

4.2 In any case, the relief will not continue after 31 March 2036.

## **DISCRETIONARY BUSINESS RATE RELIEF POLICY (PUBS AND LIVE MUSIC VENUES RELIEF)**

### **1. Background**

1.1 On 27 January 2026 the Chancellor announced that pubs and live music venues would be eligible for 15% relief for 2026/27 (PLMV relief) and that bills would be frozen in real terms for a further two years.

1.2 The government will, in line with the eligibility criteria set out in this and any further guidance, reimburse local authorities that use their discretionary relief powers under section 47 of the Local Government Finance Act 1988, to grant PLMV relief.

1.3 The council is required to adopt a local scheme and determine in each individual case when, having regard to Government guidance, to grant relief under section 47 of the Local Government Finance Act 1988.

1.4 Government will reimburse the council for the actual cost to them under the rates retention scheme of the PLMV relief that falls within the definitions in the guidance.

### **2. Properties eligible for the relief**

2.1 Relief will be awarded to pubs that meet all of the following characteristics:

- is open to the general public,
- allows free entry other than when occasional entertainment is provided,
- allows drinking without requiring food to be consumed, and
- permits drinks to be purchased at a bar.

2.2 For these purposes, the meaning of pub does not include:

- restaurants, cafes, nightclubs, snack bars,
- hotels, guesthouses, boarding houses,
- sporting venues,
- festival sites, theatres, concert halls, cinemas,
- museums, exhibition halls, and
- casinos.

2.3 The proposed exclusions in the list in the paragraph above is not intended to be exhaustive and it will be for the council to determine those cases where eligibility is unclear.

2.4 Where eligibility is unclear, the council will also consider broader factors in its considerations – i.e., in meeting the stated intent of policy that it demonstrates the characteristics that would lead it to be classified as a pub by the natural meaning of the word. For example, being owned and operated by a brewery.

2.5 Live music venues are properties that are:

- wholly or mainly used for the performance of live music for the purpose of entertaining an audience.
- Can be used for other activities but only if those other activities are:
  - ancillary or incidental to the performance of live music (e.g. the sale of food or drink to audience members).
  - Do not affect the primary use of the premises for the performance of live music (e.g. because the activities are

infrequent such as use of the venue as a polling station or fortnightly community event).

2.6 Properties are not a live music venue for the purpose of this relief if the property is wholly or mainly used as a nightclub or a theatre, for the purposes of the Town and Country Planning (Use Classes) Order 1987 (as amended).

2.7 There may be circumstances where it is difficult to tell whether an activity is a performance of live music or, instead, the playing of recorded music. Although we would expect this to be clear in most circumstances, guidance on this may be found in Chapter 16 of the statutory guidance issued in April 2018 under section 182 of the Licensing Act 2003.

2.8 Eligibility will be subject to any further guidelines issued by the government.

### **3. Amount of relief**

3.1 Pubs and live music venues that meet one of the above definitions, will benefit from 15% business rates relief in 2026-27. This relief will apply on top of any Transitional Relief or Supporting Small Business Relief they are eligible for.

3.2 Business rates bills will then be frozen in real terms in 2027-28 and 2028-29, meaning they will only go up by inflation in those years.

### **4. Subsidy control**

4.1 PLMV relief is likely to amount to a subsidy. Therefore, any relief provided by the council under this scheme will need to comply with the UK's domestic and international subsidy control obligations.

4.2 To the extent that a local authority is seeking to provide relief that falls below the Minimal Financial Assistance (MFA) thresholds, the Subsidy Control Act allows an economic actor (e.g. a holding company and its subsidiaries) to receive up to £315,000 in a three-year period (consisting of the 2026/27 year and the two previous financial years). MFA subsidies cumulate with each other and with other subsidies that fall within the category of 'Minimal or SPEI financial assistance'. Any other subsidies claimed under the Small Amounts of Financial Assistance limit of the Trade and Cooperation Agreement should be counted under the £315,000 allowance.

4.3 In those cases where it is clear to the council that the ratepayer is likely to breach the MFA limit then it will automatically withhold the relief. Where the council includes the relief in bills, ratepayers will be required, on a self-assessment basis, to inform the council if they are in breach of the MFA limit.

4.4 MFA subsidies above £100,000 are subject to transparency requirements. This is not cumulated per beneficiary but applies per subsidy award. This means that for every individual subsidy provided of more than £100,000, the council will include details of the subsidy on the subsidy control database.

### **5. Recalculation of reliefs**

5.1 As with other reliefs, the amount of PLMV relief awarded will be recalculated in the event of a change of circumstances. This could include, for example, a backdated change to the rateable value or to the hereditament, or where the

business closes. This change of circumstances could arise during the year in question or during a later year.

## 6. Example

An independent pub has a rateable value going from £30,000 to £39,000 in April 2026. They are claiming 40% retail, hospitality and leisure (RHL) relief in 2025-26.

In 2025-26, before RHL relief, the pub's business rates bill is £14,970 (£30,000 x 49.9p). The RHL relief would be worth 40% x £14,970 = £5,988, meaning the final 2025-26 bill is £14,970 - £5,988 = £8,982.

In 2026-27, due to the 2026 revaluation, the rateable value of the pub has increased from £30,000 to £39,000. The pub is eligible for the new small business RHL multiplier of 38.2p in 2026-27, so before any reliefs, the pub's bill would be £39,000 x 38.2p = £14,898.

To help smooth the transition to the permanently lower RHL multipliers, the government is providing relief through the Supporting Small Business scheme for properties losing their RHL relief in 2026-27. This means that the pub's bill increase in 2026-27 compared to 2025-26 is capped at the higher of £800 or the relevant Transitional Relief cap (in this case, 15%).

15% of the 2025-26 bill of £8,982 would be £1,347, which is higher than the £800 cap. So, in this case, the 15% cap applies: £8,982 + £1,347 = £10,329.

A 15% relief is then applied to the £10,329: £10,329 x 15% = £1,549. £10,329 - £1,549 = £8,780 final bill in 2026-27.

In 2027-28, the pub's £8,780 bill will only go up by inflation. Assuming the September 2026 CPI figure is 2%, the bill would go up to £8,956 (£8,780 x 1.02).

Assuming the September 2027 CPI figure is 2%, the bill would go up to £9,135 (£8,956 x 1.02).