

Your 2025/26

Business Rates Explained



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As well as the long list of key services that we deliver to the community - we have ambitious plans to regenerate Cannock town centre and bring more investment into the area.

You will know that the multi-storey car park in the centre of the town, which has long been an eye-sore for residents, visitors, and shoppers, is coming down. Work is well under way this year on the demolition which will also include the empty shop units - creating a huge footprint that would be perfectly placed for a major residential and commercial offer.



We have received positive feedback from investors and developers who are interested in coming to Cannock Chase - so we are preparing the groundwork with sites that are ready to build on.

And that's not all. To demonstrate our confidence in delivering an exciting vision for Cannock - we will be regenerating the northern gateway to the town centre, getting rid of an outdated subway and improving the car park to make an attractive entrance.



Over the last 12 months we have made significant improvements to local parks which are so important for the health and wellbeing of our community. Flaxley Road Play Area in Rugeley was reopened after a refurbishment costing just over £140,000. Laburnum Avenue Park has undergone a significant upgrade and a new play area is coming to Cannock Park with further site improvements - such as better pathways - as well as substantial investment in safety with enhanced lighting and CCTV.

Small and medium sized businesses are the lifeblood of the economy and we have recognised that by rolling out schemes worth hundreds of thousands of pounds to provide financial support and expert advice.



Tony Johnson

Leader Cannock Chase District Council

Here are just some of the services we provide for £4.83 a week:

Recycling and Waste

69,000 bins emptied each week. We recycle around **40%** of the waste collected from **46,000** households.



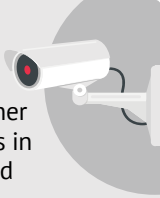
Planning and Building Control

We manage development in the district and ensure that buildings are safely constructed. Nearly **300** planning applications were received in 2024.



Community Safety

The council monitors **106** CCTV cameras and partner the police and other agencies in initiatives to reduce crime and make people feel safer.



Street Cleaning

We clean more than **4,000** miles of roads and pavements each year and empty over **600** litter bins.



Housing

Our work has helped reduce the number of people sleeping rough. We prevented more than **200** people becoming homeless over the last year working with partners.



Parks and Open Spaces

We look after nearly **2650 hectares** of park and open spaces - including 6 which have won national **'Green Flag'** awards.



Housing Benefit and Council Tax Support

We make sure people get the help they are entitled to as soon as possible and regularly review claims to identify any changes in circumstances. Nearly **8,000** households received our help towards their rent or council tax.



Environmental Health

Last year we investigated **3,160** complaints including noise, fly tipping, dog fouling, licensing and private rented housing, and carried out **450** food hygiene inspections.

Bereavement Services

We manage **five cemeteries** - and have a **'Silver Gilt'** award from the Institute of Cemeteries and Crematorium Management.



General Explanatory Notes

Non-Domestic Rates

Non-Domestic Rates, or business rates, collected by local authorities are the way that those who occupy non-domestic property contribute towards the cost of local services. Under the business rates retention arrangements introduced from 1st April 2013, authorities keep a proportion of the business rates paid locally. The money, together with revenue from council taxpayers, locally generated income and grants from central government, is used to pay for the services provided by local authorities in your area.

Further information about the business rates system, may be obtained at: www.gov.uk/introduction-to-business-rates and at the website of Cannock Chase District Council which is normally shown on your rate bill.

Business Rates Instalments

Payment of business rate bills is automatically set on a 10-monthly cycle. However, the Government has put in place regulations that allow ratepayers to require their local authority to enable payments to be made through 12 monthly instalments. If you wish to take up this offer, you should contact Cannock Chase District Council as soon as possible.

National Non-Domestic Rating Multiplier

The local authority works out the business rates bill for a property by multiplying the rateable value of the property by the appropriate non-domestic multiplier. There are two multipliers: the national non-domestic rating multiplier and the small business non-domestic rating multiplier. The Government sets the multipliers for each financial year, except in the City of London where special arrangements apply.

Ratepayers who occupy a property with a rateable value which does not exceed £50,999 will have their bills calculated using the lower small business non-domestic rating multiplier, rather than the national non-domestic rating multiplier.

The standard multiplier for the financial year is based on the previous year's multiplier adjusted to reflect the Consumer Price Index (CPI) inflation figure for the September prior to the billing year, unless a lower multiplier is set by the Government. The small business multiplier has been frozen for this financial year. The current multipliers are shown on the front of your bill.

Rateable Value

Apart from properties that are exempt from business rates, each non-domestic property has a rateable value which is set by the Valuation Office Agency (VOA), an agency of His Majesty's Revenue and Customs. They compile and maintain a full list of all rateable values, available at www.gov.uk/voa

The rateable value of your property is shown on the front of your bill. This broadly represents the yearly rent the 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 1st April 2021.

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 wrong.

Further information about the grounds on which challenges may be made and the process for doing so can be found on the VOA website:

www.gov.uk/guidance/how-to-check-your-rateable-value-is-correct

Revaluations

All non-domestic property rateable values are reassessed at revaluations. The most recent revaluation took effect from 1st April 2023. Revaluations ensure that business rates bills are up-to-date, more accurately reflect current rental values and relative changes in rents. Frequent revaluations ensure the system continues to be responsive to changing economic conditions.

Business Rate Reliefs

Depending on individual circumstances, a ratepayer may be eligible for a rate relief (i.e. a reduction in your business rates bill). There are a range of available reliefs. Some of the permanent reliefs are set out below but other temporary reliefs may be introduced by the Government at a fiscal event. You should contact Cannock Chase District Council for details on the latest availability of business rates reliefs and advice on whether you may qualify.

Further detail on reliefs is also provided at www.gov.uk/introduction-to-business-rates or at the website of Cannock Chase District Council which is normally shown on your rate bill.

Small Business Rates Relief

If a ratepayer's sole or main property has a rateable value which does not exceed an amount set out in regulations, the ratepayer may receive a percentage reduction in their rates bill for this property of up to a maximum of 100%. The level of reduction will depend on the rateable value of the property - for example eligible properties below a specified lower threshold will receive 100% relief, while eligible properties above the lower threshold and below a specified upper threshold may receive partial relief. The relevant thresholds for relief are set out in regulations and can be obtained from your local authority or at www.gov.uk/introduction-to-business-rates.

Generally, this percentage reduction (relief) is only available to ratepayers who occupy either -

- A** one property, or
- B** one main property and other additional properties providing those additional properties each have a rateable value which does not exceed the limit set in regulations.

The aggregate rateable value of all the properties mentioned in (b), must also not exceed an amount set in regulations. For those businesses that take on an additional property which would normally have meant the loss of small business rate relief, they will be allowed to keep that relief for a fixed additional period. Full details on the relevant limits in relation to second properties and the current period for which a ratepayer may continue to receive relief after taking on an additional property can be obtained from Cannock Chase District Council or at www.gov.uk/introduction-to-business-rates.

Certain changes in circumstances will need to be notified to the local authority by the ratepayer who is in receipt of relief (other changes will be picked up by the local authority). The changes which should be notified are -

- A** the property falls vacant,
- B** the ratepayer taking up occupation of an additional property, and
- C** an increase in the rateable value of a property occupied by the ratepayer in an area other than the area of the local authority which granted the relief.

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 of the charity (or of that and other charities), or for the purposes of the club (or of that and other clubs).

The local authority has discretion to give further relief on the remaining bill. Full details can be obtained from Cannock Chase District Council.

Unoccupied Property Rate Relief

Business rates are generally payable in respect of unoccupied non-domestic property. However, they are generally not payable for the first three months that a property is empty. This is extended to six months in the case of certain other properties (for example industrial premises).

Full details on exemptions can be obtained from Cannock Chase District Council or from [gov.uk](https://www.gov.uk) at www.gov.uk/apply-for-business-rate-relief.

Transitional Rate Relief

At a revaluation, some ratepayers will see reductions or no change in their bill whereas some ratepayers will see increases.

Transitional relief schemes are introduced at each revaluation to help those facing increases. Transitional relief is applied automatically to bills.

Further information about transitional arrangements may be obtained from Cannock Chase District Council or at www.gov.uk/introduction-to-business-rates.

Local Discounts

Local authorities have a general power to grant discretionary local discounts and to give hardship relief in specific circumstances. Full details can be obtained from the local authority.

Rate Relief for Businesses in Rural Areas

Certain types of properties in a rural settlement with a population below 3,000 may be entitled to full relief. The property must be the only general store, the only post office or a food shop and have a rateable value of less than £8,500, or the only public house or the only petrol station and have a rateable value of less than £12,500. The property has to be occupied. Full details can be obtained from Cannock Chase District Council.

Subsidy Control

The new UK subsidy control regime commenced from 4th January 2023. This new regime enables public authorities, including devolved administrations and local authorities, to deliver subsidies that are tailored for local needs. Public authorities giving subsidies must comply with the UK's international subsidy control commitments.

The subsidy control legislation provides the framework for a new, UK-wide subsidy control regime. Further information about subsidy control can be found on the [gov.uk](https://www.gov.uk) website at: www.gov.uk/government/collections/subsidy-control-regime

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 - website www.rics.org) and the Institute of Revenues, Rating and Valuation (IRRV - website www.irrv.org.uk) are qualified and are regulated by rules of professional conduct designed to protect the public from misconduct. Before you employ a rating adviser or company you should check that they have the necessary knowledge and expertise, as well as appropriate indemnity insurance. Take great care and, if necessary, seek further advice before entering into any contract.

Information Supplied with Demand Notices

Information relating to the relevant and previous financial years in regard to the gross expenditure of the local authority is available at www.cannockchasedc.gov.uk/businessrates. A hard copy is available on request by writing to the council or at **01543 464282**.

Council Tax Valuation Bands

The Valuation Office Agency which is part of HM Revenue and Customs (not your local Council) has put every property into one of eight valuation bands.

i Your Council Tax bill states which band applies to your home and your home's valuation is based on an estimate of how much it was worth on 1 April 1991. Price changes since that time won't affect the valuation.

A full list of valuation bands is available online at www.voa.gov.uk

Property band	Range of values (based on 1991 prices)	*
A	Up to £40,000	6/9
B	£40,001 to £52,000	7/9
C	£52,001 to £68,000	8/9
D	£68,001 to £88,000	1
E	£88,001 to £120,000	11/9
F	£120,001 to £160,000	13/9
G	£160,001 to £320,000	15/9
H	Over £320,000	18/9

* Proportion of Band D Council Tax Payable

The charge for each property band is as follows:-

Property band	District £	County £	Fire £	Police £	Total £
A	167.53	1,081.14	61.18	191.71	1,501.56
B	195.46	1,261.33	71.38	223.67	1,751.84
C	223.38	1,441.52	81.57	255.62	2,002.09
D	251.30	1,621.71	91.77	287.57	2,252.35
E	307.14	1,982.09	112.16	351.47	2,752.86
F	362.99	2,342.47	132.56	415.38	3,253.40
G	418.83	2,702.85	152.95	479.28	3,753.91
H	502.60	3,243.42	183.54	575.14	4,504.70

In addition a further charge is included for the spending of Parish Councils where appropriate.

Why the increase in spend?

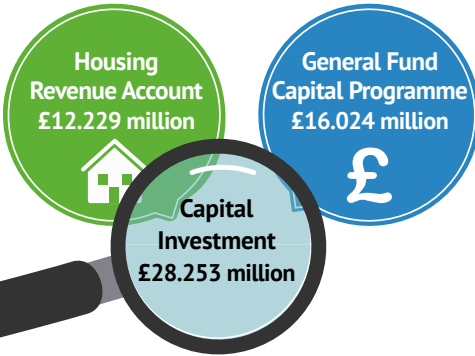
The Council's budget requirement for 2025/26 of £13.877 million is £182,000 more than in 2024/25. The following table identifies the major reasons for this:

	£'000s
Inflation and price increases	443
Waste changes to service	253
National Insurance	174
Changes in income	(724)
Changes in leisure, culture and heritage services	(375)
Other variations	411
Increase in budget requirement	182

Additional Information

Capital Expenditure

In 2025/26 Cannock Chase Council will be spending approximately £28.253 million on capital investment, which is split £12.229 million on the Housing Revenue Account and £16.024 million on the General Fund Capital Programme.



Areas of investment in the Housing Capital Programme include new build on the Aelfgar site and improvements to existing council housing including upgrading of central heating, kitchens, bathrooms and electrical systems. Funds have also been set aside for external and environmental works, disabled housing adaptations and sheltered scheme works.

Areas of Investment on the General Fund Capital Programme include works to Cannock park, CCTV, play areas, UK Shared prosperity investment fund and the purchase of replacement wheeled bins. Resources will continue to be made available for disabled facilities grants to private householders.

Borrowing

The Council's total outstanding debt at 31 March 2025 is estimated to be £80.2 million.

Staffing

Budgeted staffing for 2025/26 is shown in the following table with the previous year's figures as a comparison (part time staff are shown as full time equivalents):

	Full time equivalents 2024-25 £	Full time equivalents 2025-26 £
General Fund	320.3	298.4
Housing Revenue Account	125.7	131.7
	446.0	430.1

Parish Council Information

What is your Parish spending?

Parish Councils tell Cannock Chase Council how much income they need from Council Tax (their 'precept'). This is paid for from the District Council's General Fund and is recovered by setting a parish tax for each Parish Council.

The detailed analysis has been provided by Rugeley/Hednesford Town Council in line with the Local Government Act 1992 which requires all Parish/Town Councils with a precept in excess of £140,000 to provide details of expenditure and income to Council Tax/National Non-domestic Rate payers.

2024-25 £	Parish	2025-26 £	Band D Equivalent
66,400	Brereton and Ravenhill	66,400	33.88
8,330	Bridgtown	8,580	13.69
4,272	Brindley Heath	4,272	17.65
12,811	Cannock Wood	13,144	33.09
116,127	Heath Hayes and Wimblebury	120,772	30.27
221,218	Hednesford	227,808	38.24
114,500	Norton Canes	120,366	45.16
329,908	Rugeley	337,034	63.90

Rugeley Town Council Precept

	Revenue Expenditure 2024-25 £	Revenue Expenditure 2025-26 £
Administration	133,836	149,345
Christmas	50,000	40,000
Council Office	45,508	76,825
Elections	0	0
Small grants	4,000	7,500
Other services	0	26,175
Neighbourhood Plan	0	0
Community events & regeneration	26,500	18,860
Rugeley Rose	198,144	216,825
Total gross expenditure	457,988	535,530
Income	128,080	198,500
Total net expenditure	329,908	337,030
Total precept	329,908	337,034

Hednesford Town Council Precept

	Revenue Expenditure 2024-25 £	Revenue Expenditure 2025-26 £
Council administration	74,828	62,445
CCTV	26,200	27,200
Town Centre maintenance	0	250
Christmas lights	7,500	9,500
Community events	5,250	4,750
Citizens Advice Grant	5,000	5,000
Community Grants	5,000	5,000
Pye Green Community Centre	84,131	98,006
Town Regeneration	28,805	28,597
Community Engagement	46,065	36,660
Farmers Market	0	0
Town Magazine	0	0
Total gross expenditure	282,779	277,208
Income	3,400	3,400
Income from Pye Green Community Centre	44,000	46,000
Income from Market	-	-
Contribution from reserves	14,161	-
Total precept	221,218	227,808
Total gross income	282,779	277,208
Total net expenditure	0	0

The Environment Agency - Midlands Region

The Council Tax (Demand Notices) (England) Regulations 2011.

The Environment Agency is a levying body for its Flood and Coastal Erosion Risk Management Functions under the Flood and Water Management Act 2010 and the Environment Agency (Levies) (England and Wales) Regulations 2011.

The Environment Agency has powers in respect of flood and coastal erosion risk management for 2369 kilometres of main river and along tidal and sea defences in the area of the Trent Regional Flood and Coastal Committee. Money is spent on the construction of new flood defence schemes, the maintenance of the river system and existing flood defences together with the operation of a flood warning system and management of the risk of coastal erosion. The financial details are:

Trent Regional Flood and Coastal Committee

	2024-25 000's	2025-26 000's
Gross expenditure	£82,164	£99,241
Levies raised	£2,313	£2,360
Total Council Tax base	1,930	1,959

A change in the gross budgeted expenditure between years reflects the programme of works for both capital and revenue needed by the Regional Flood and Coastal Committee to which you contribute. The total Local Levy raised by this committee has increased by 2.0%.

The majority of funding for flood defence comes directly from the Department for the Environment, Food and Rural Affairs (Defra). However, under the new Partnership Funding rule not all schemes will attract full central funding. To provide local funding for local priorities and contributions for partnership funding the Regional Flood and Coastal Committees recommend through the Environment Agency a local levy.

The total Local Levy raised has increased from £2,313,472 for 2024/25 to £2,359,742 for 2025/26

Handy Contacts

Cannock Chase Council Contact Centre	01543 462621
Web address	www.cannockchasedc.gov.uk
24 hour telephone payment line	0161 621 4113 or 01543 215020
To pay on-line	www.cannockchasedc.gov.uk/payonline
Business Rates enquiries	01543 464282
Business Rates online	www.cannockchasedc.gov.uk/businessrates
Council Tax enquiries	01543 464285
Council Tax online	www.cannockchasedc.gov.uk/counciltax
Benefits section	01543 464292
Valuation Office Agency website	www.gov.uk/voa/contact
Listing Officer, Valuation Office Agency	03000 501501
Staffordshire Fire and Rescue Service	Staffordshire Fire and Rescue Service Headquarters, Pirehill, Stone, Staffordshire, ST15 0BS www.staffordshirefire.gov.uk
	08451 221155 In an Emergency Dial 999
Staffordshire Police	Staffordshire Police Headquarters, Weston Road, Stafford, ST18 0YY www.staffordshire.police.uk/
	Police single non emergency number 101 In an Emergency Dial 999
Staffordshire Commissioner (Police, Fire and Rescue, Crime)	Commissioner's Office, Block 9, Weston Road, Stafford, ST18 0YY PFCC@staffordshire-pfcc.gov.uk
Staffordshire County Council	1 Staffordshire Place, Stafford, Staffordshire, ST16 2DH www.staffordshire.gov.uk Main reception 0300 111 8000