



Business Rates

2026 - 2027

Your business rates explained.

Welcome

Now more than ever, people are turning to their local authorities for support. It is therefore vital that we continue to provide those services that are important to you.

With a continuing reduction in the funding we receive from central government, we are working hard to ensure that we retain high quality, value for money services for our residents.

This booklet outlines how we plan to spend the money raised from your council tax and business rates this year. Please take a few minutes to read through this information. You may find you are eligible to claim an exemption or discount, which could reduce how much business rates you need to pay. See pages 3 - 7 for more details.

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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 1 April 2013, authorities keep a proportion of the business rates paid locally. The money, together with revenue from council tax payers, 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 www.cannockchasedc.gov.uk.

Business Rates Instalments

Payment of business rates 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 your local authority as soon as possible.

National Non-Domestic Rating Multiplier

Cannock Chase District Council 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 five multipliers: the standard non-domestic rating multiplier, the small business non-domestic rating multiplier, the small retail, hospitality and leisure multiplier, the standard retail, hospitality and leisure multiplier and the high value 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 standard non-domestic rating multiplier.

Those ratepayers who occupy qualifying retail, hospitality and leisure properties will have their bills calculated using the relevant retail, hospitality and leisure multiplier dependent on the rateable value, and a high-value multiplier for properties with rateable values of £500k and above.

The current multipliers are shown on 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 HMRC Valuation Office, 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/council-tax-bands.

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 1 April 2024.

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 HMRC Valuation Office website: www.gov.uk/council-tax-bands

Revaluations

All non-domestic property rateable values are reassessed at revaluations. The most recent revaluation took effect from 1 April 2026.

Revaluations ensure that business rates bills are up-to-date and 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 their business rates bill). There are a range of available reliefs. Further details are provided below and at www.gov.uk/introduction-to-business-rates and at www.staffordbc.gov.uk.

Temporary Reliefs

Some of the permanent reliefs are set out below but other temporary reliefs may be introduced by the government at a fiscal event.

Further detail on current temporary reliefs is available at www.gov.uk/apply-for-business-rate-relief.

Contact Cannock Chase District Council for details on the latest availability of business rates reliefs and advice on whether you may qualify.

Small Business Rates Relief

If a ratepayer's sole or main property has a rateable value which does not exceed a set threshold, the ratepayer may receive a percentage reduction in their rates bill for the 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 with a rateable value 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 by the government by order and can be obtained from Cannock Chase District Council or

at www.gov.uk/introduction-to-business-rates.

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

- (1) one property, or
- (2) one main property and other additional properties providing those additional properties each have a rateable value which does not exceed the limit set by order.

The aggregate rateable value of all the properties mentioned in 2, must also not exceed an amount set by order. 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 Cannock Chase District Council by the ratepayer who is in receipt of relief (other changes will be picked up by Cannock Chase District Council). The changes which should be notified are-

- (1) the property falling vacant,
- (2) the ratepayer taking up occupation of an additional property, or
- (3) an increase in the rateable value of a property occupied by the ratepayer in an area other than the area of Cannock Chase District Council which granted the relief.

Charity and Community Amateur Sports Club Relief

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

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 and Hardship Relief

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 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 industrial premises, whilst certain other properties such as vacant listed buildings are not liable for business rates until they are reoccupied. Full details on exemptions can be obtained from Cannock Chase District Council or at www.gov.uk/apply-for-business-rate-relief.

Subsidy Control

The UK subsidy control regime commenced from 4 January 2023. The subsidy control 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. Further information about subsidy control can be found 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** - www.rics.org) and the Institute of Revenues, Rating and Valuation **IRRV** - 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.

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.

Information Supplied with Demand Notices

Information relating to the relevant and previous financial years in regard to the gross expenditure of Cannock Chase District Council is available at www.cannockchasedc.gov.uk/business/business-rates.

A hard copy is available on request by writing to the council or at 01543 464 282.

About your council tax bill

Your Council Tax bill comprises charges from four principal authorities in the area, Staffordshire County Council, Staffordshire Commissioner (Police and Crime), Staffordshire Commissioner (Fire and Rescue) and Cannock Chase Council. Cannock Chase Council is solely responsible for collection of Council Tax.

Average bill for a band D property for 2026 / 2027

2025/26 (£)	Authority	2026/27 (£)	Increase	
			(£)	%
251.30	Cannock Chase District Council	258.81	7.51	2.99%
1,621.71	Staffordshire County Council	1,686.42	64.71	3.99%
91.77	Staffordshire Commissioner (Fire and Rescue)	96.77	5.00	5.45%
287.57	Staffordshire Commissioner (Police and Crime)	302.57	15.00	5.22%
2,252.35	Total	2,344.57	92.22	4.09%

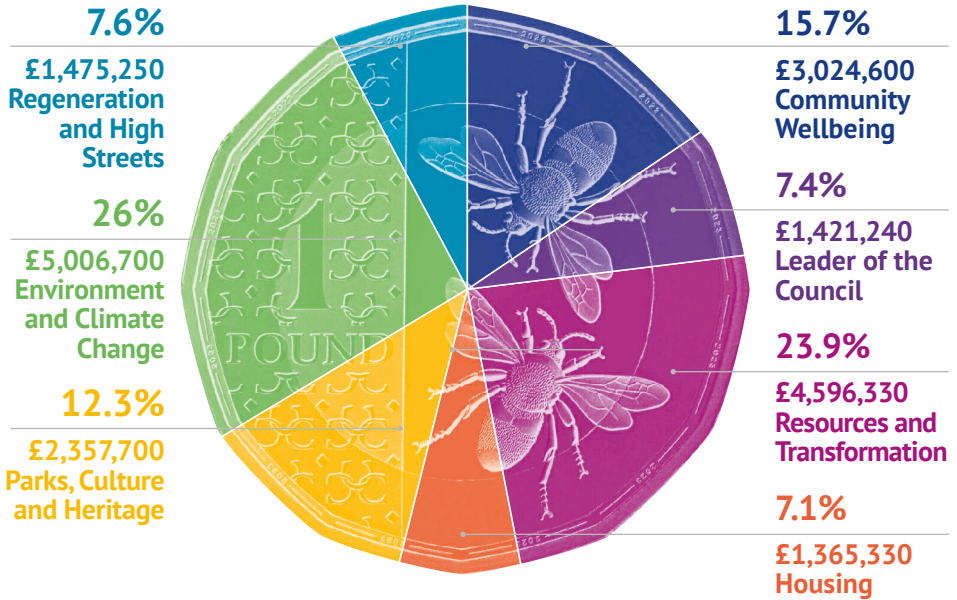
Charge for each property band

Property Band	COUNCIL TAX				Total(£)
	District (£)	County (£)	Fire (£)	Police (£)	
A	172.54	1,124.28	64.51	201.71	1,563.04
B	201.30	1,311.66	75.27	235.33	1,823.56
C	230.05	1,499.04	86.02	268.95	2,084.06
D	258.81	1,686.42	96.77	302.57	2,344.57
E	316.32	2,061.18	118.27	369.81	2,865.58
F	373.84	2,435.94	139.78	437.05	3,386.61
G	431.35	2,810.70	161.28	504.28	3,907.61
H	517.62	3,372.84	193.54	605.14	4,689.14

In addition a further charge is included for the spending of parish councils where appropriate (see page 12).

Where the money goes - spending on Council services

(Net portfolio spending before technical adjustments)



Why the increased spend?

The Council's budget requirement funded by Council Tax for 2026/27 of £7.729 million is £223,000 more than in 2025/26. The following table identifies the major reasons for this:

	£'000
Inflation and price increases	408
Food Waste	814
Changes in income	(408)
Changes in Leisure, Culture and Heritage services	(277)
Other variations	(314)
Increase in budget requirement	223

Other information

Staffing

Budgeted staffing for 2026/27 is shown in the following table with the previous year's figures as a comparison (part time staff are shown as full time equivalents):

	2025/26	2026/27
General Fund	298.4	318.7
Housing Revenue Account	131.7	131.7
Total	430.1	450.4

Capital expenditure

In 2026/27 Cannock Chase Council will be spending approximately £35.448 million on capital investment, which is split £17.434 million on the Housing Revenue Account and £18.014 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 in the General Fund Capital Programme include works on the Levelling Up Scheme in the town centre and investment in leisure services as part of the new leisure contract. Resources will continue to be made available for disabled facilities grants to private householders.

Borrowing

The Council's total outstanding debt at 31 March 2026 is estimated to be £77.2 million.



Parish Councils

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.

What is your parish spending?

Parish	2025/26 £	2026/27 £	Band D Equivalent £
Brereton and Ravenhill	66,400	66,400	34.04
Bridgtown	8,580	8,920	14.19
Brindley Heath	4,272	4,595	18.18
Cannock Wood	13,144	13,407	33.96
Heath Hayes and Wimblebury	120,772	125,602	31.63
Hednesford	227,808	239,523	40.53
Norton Canes	120,366	139,000	52.19
Rugeley	337,034	335,950	63.90



Hednesford Town Council Precept

	Revenue Expenditure 2025/26 (£)	Revenue Expenditure 2026/27 (£)
Council Administration	62,445	59,545
CCTV	27,000	29,119
Town Centre Maintenance	250	250
Christmas Lights	9,500	9,500
Community Events	4,750	4,750
Citizens Advice Grant	5,000	5,000
Community Grants	5,000	5,000
Pye Green Community Centre	98,006	102,310
Town Regeneration	28,597	31,324
Community Engagement	36,660	39,625
Farmers Market	0	0
Town Magazine	0	0
Total gross expenditure	277,208	286,423
Income	3,400	3,400
Income from Pye Green Community Centre	46,000	43,500
Income from Market	-	-
Contribution from reserves	-	-
Total precept	227,808	239,523
Total gross income	277,208	286,423
Total net expenditure	0	0

Rugeley Town Council Precept

	Revenue Expenditure 2025/26 (£)	Revenue Expenditure 2026/27 (£)
Administration	149,345	114,000
Council Office	76,825	49,675
Elections	0	0
Small Grants	7,500	7,500
Other services	26,175	0
Neighbourhood Plan	0	0
Community Events & Regeneration	18,860	37,950
Christmas	40,000	50,000
Rugeley Rose	216,825	238,050
Total gross expenditure	535,530	497,175
Income	198,500	236,700
Total net expenditure	337,030	260,475
Total precept	337,034	335,950



Environment Agency

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		
	2025/2026 000's	2026/2027 000's
Gross Expenditure	£77,456	£70,294
Levies Raised	£2,360	£2,431
Total Council Tax Base	1,959	1,980

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.

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 3.0%.

The total Local Levy raised has increased from £2,359,742 in 2025/2026 to £2,430,534 for 2026/2027.

Cannock Chase District Council

www.cannockchasedc.gov.uk

Civic Centre, Beecroft Road, Cannock, Staffordshire WS11 1BG

24 hour telephone payment line 01616 214 113 or 01543 215 020

Pay online www.cannockchasedc.gov.uk/online-payments

Business rates helpline 01543 464 282

Business rates information www.cannockchasedc.gov.uk/businessrates

Council tax helpline 01543 464 285

Council tax information www.cannockchasedc.gov.uk/counciltax

Benefit helpline 01543 464 292

Benefit information www.cannockchasedc.gov.uk/benefits

Other Cannock Chase District Council enquiries 01543 462 621

Online enquiry portal www.cannockchasedc.gov.uk/enquiries

HMRC Valuation Office

www.gov.uk/council-tax-bands

Listing officer, HMRC Valuation Office 03000 501 501

Fire

www.staffordshirefire.gov.uk

Stoke-on-Trent and Staffordshire Fire and Rescue, Pirehill, Stone ST15 0BS

Fire Headquarters 08451 221 155

Emergency number dial 999

Police

www.staffordshire.police.uk

Staffordshire Police Headquarters, Weston Road, Stafford, ST18 0YY

Police non-emergency number 101

Emergency number dial 999

Staffordshire County Council

www.staffordshire.gov.uk

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