

Non-domestic 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.staffordbc.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

Stafford Borough 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, part 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 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 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 Stafford Borough 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 Stafford Borough 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 Stafford Borough Council or at www.gov.uk/introduction-to-business-rates.

Certain changes in circumstances will need to be notified to Stafford Borough Council by the ratepayer who is in receipt of relief (other changes will be picked up by Stafford Borough 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 Stafford Borough 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).

Stafford Borough Council has discretion to give further relief on the remaining bill. Full details can be obtained from Stafford Borough 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 Stafford Borough 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 Stafford Borough 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 Stafford Borough 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 Stafford Borough Council.

Information Supplied with Demand Notices

Information relating to the relevant and previous financial years in regard to the gross expenditure of Stafford Borough Council is available at www.staffordbc.gov.uk/businessrates. A hard copy is available on request by writing to the council or at 01785 619 282.

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 Stafford Borough Council.

The Borough Council is solely responsible for collection of council tax.

Average bill for a band D property for 2026 / 2027

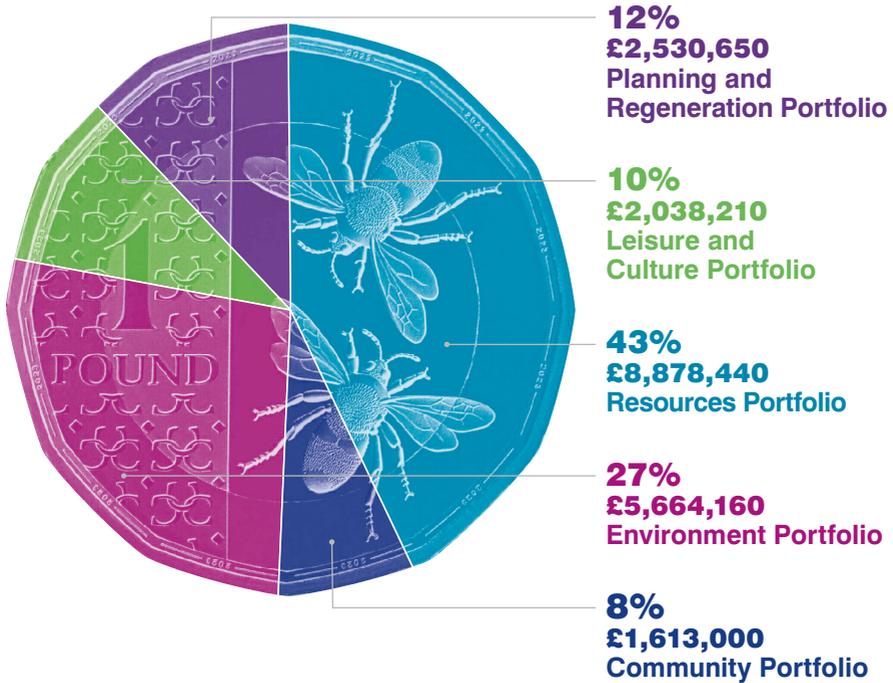
2025/26 (£)	Authority	2026/27 (£)	Increase	
			(£)	%
178.75	Stafford Borough Council	184.09	5.34	2.99%
1,621.71	Staffordshire County Council	1,686.42	64.71	3.99%
91.77	Staffordshire Commissioner (Fire and Rescue)	96.77	5.00	5.45%
287.57	Staffordshire Commissioner (Police and Crime)	302.57	15.00	5.22%
2,179.80	Total	2,269.85	90.05	4.13%

Charge for each property band

Property Band	COUNCIL TAX				Total (£)
	Borough (£)	County (£)	Fire (£)	Police (£)	
A	122.73	1,124.28	64.51	201.71	1,513.23
B	143.18	1,311.66	75.27	235.33	1,765.44
C	163.64	1,499.04	86.02	268.95	2,017.65
D	184.09	1,686.42	96.77	302.57	2,269.85
E	225.00	2,061.18	118.27	369.81	2,774.26
F	265.91	2,435.94	139.78	437.05	3,278.68
G	306.82	2,810.70	161.28	504.28	3,783.08
H	368.18	3,372.84	193.54	605.14	4,539.70

Where the money goes - spending on the Borough Council's services

(Net portfolio spending before technical adjustments)



Why the increased spend?

The Council's budget requirement funded by council tax for 2026/27 of £9.259 million is £329,000 more than in 2025/26. The following table identifies the major reasons for this:

	£'000
Inflation and cost increases	415
Changes in income	(1,399)
Food Waste	1,069
Service Investment	888
Other changes	(644)
Increase in budget requirement	329

Other information

Staffing

Budgeted staffing for 2026/27 is 245.50 compared to 241.02 staff in 2025/26 (part time staff are included as full time equivalents).

Capital expenditure

In 2026/27 the Borough Council forecasts to spend £13.701 million on capital investment.

Areas of investment include Station Gateway Project (£9.237 million), Rowley Park Stadium (£1.091 million) and Disabled Facilities Grant (£1.522 million).

Borrowing

The Borough Council has no outstanding debt.



What is your parish spending?

2025/2026 (£)	Parish	2026/2027 (£)	Band D Equivalent (£)
3,291.24	Adbaston	3,448.53	15.00
107,632.83	Barlaston	109,361.16	104.86
42,849.70	Berkswich	44,467.39	55.98
14,667.31	Bradley	14,722.71	63.76
15,374.79	Brocton	20,460.41	36.80
7,375.31	Chebsey	7,716.07	30.68
7,031.35	Church Eaton	8,136.03	26.56
241,166.25	Colwich	287,931.41	151.15
11,112.57	Creswell	12,354.47	12.66
20,558.47	Doxey	21,389.78	24.07
80,377.47	Eccleshall	94,257.03	43.17
345.63	Ellenhall	591.90	9.07
1,180.00	Forton	1,160.00	7.95
1,921.79	Fradswell	2,153.37	25.10
105,208.09	Fulford	104,946.67	45.53
4,386.13	Gayton	4,369.44	50.89
117,046.81	Gnosall	121,763.22	60.05
25,262.21	Haughton	25,317.51	55.39
4,997.74	High Offley	4,988.66	12.51
12,448.98	Hilderstone	12,944.08	44.87
42,000.00	Hixon	43,063.55	57.76
40,638.84	Hopton and Coton	40,685.74	48.09
7,296.13	Hyde Lea	7,295.84	38.83
3,433.74	Ingestre	3,481.83	41.71
-	Marston	-	Nil
8,864.69	Milwich	10,440.28	53.29
3,906.37	Norbury	4,181.56	20.46
5,250.00	Ranton	5,432.65	29.12
8,333.48	Salt and Enson	9,103.51	47.74
14,839.96	Sandon and Burston	16,372.53	92.87
18,951.37	Seighford	18,982.70	24.35
11,331.57	Standon	11,293.30	32.97
409,788.12	Stone Town	431,362.01	66.99
17,628.47	Stone Rural	18,481.49	23.69
20,105.38	Stowe by Chartley	23,042.55	116.97
32,884.84	Swynnerton	32,902.64	24.11
3,420.04	Tixall	3,454.33	26.28
34,062.33	Weston	33,771.21	71.29
1,610.40	Whitgreave	1,619.92	18.32
28,903.42	Yarnfield and Cold Meece	33,533.81	41.11
1,537,483.82	TOTAL	1,650,981.29	

Colwich Parish Council

	Revenue Expenditure 2025/26 (£)	Revenue Expenditure 2026/27 (£)
Administration	41,633	47,379
Staffing	225,567	240,353
Community Engagement	2,900	2,300
Events	16,500	12,500
Parish Maintenance	3,775	6,075
Leisure	0	5,000
Sundry Income	-6,798	-10,900
Reserves	-32,000	-2,400
Precept (including Local Council Tax Support Grant)	251,577	300,307



Stone Town Council

Stone Town Council provides services for the people and town of Stone.

These services include the provision of community facilities, such as the Frank Jordan and Stone Station community centres, Stone Heritage Centre, allotment sites at Newcastle Road and Mount Road and the Crown Meadow Nature Reserve and Amphitheatre.

The 2026-27 budget includes additional funding to support further improvements at Crown Meadow, the replacement of outdated Christmas Light decorations, additional support for the summer children's event and improvements to the Frank Jordan Centre car park.

Investing in and working to promote a vibrant town and encourage visitors is a key Town Council priority. In order to support this, the Council organises regular events such as the Town Market and monthly Craft Market together with town centre events such as the Summer Street Party, the Classic Car event and the St Georges Day celebration. Christmas lights are provided in the High Street and at Walton, with the Council's annual switch-on event being one of highlights of the town year. The High Street environment is enhanced by the Council's provision of hanging baskets and bunting along the High Street, and noticeboards and fingerposts throughout the town.

The Stone Heritage Centre has seen an encouraging start, well over 2,500 visitors to date. Exhibitions have included Remembrance Sunday, VE Day, VJ Day and Railway 200, alongside a number of art exhibitions and a number of well attended talks.

The Council provides bus shelters, benches and dog bins throughout the area and takes responsibility for the upkeep of many local amenities and planted areas. It also provides grants and other support to help charitable and community organisations such as the Stone Community Hub, organises remembrance events, and the Council staff supply regular support and advice to local residents.

By considering the impact of every planning application, the Council seeks to develop and conserve the town, and its approved Neighbourhood Plan helps the Council to shape and protect the future of Stone for years to come.

At its monthly meetings the Council welcomes questions from the public and sets aside time to listen and respond. Assistance with public questions will gladly be given by the Council's staff.

Stone Town Council

	Revenue Budget 2025/26 (£)	Revenue Budget 2026/27 (£)
Community and Heritage Centres	49,700	63,780
Town Market	-2,020	-2,090
Town Maintenance	37,700	8,420
Grounds Maintenance	23,050	23,650
Crown Meadow Improvements	2,560	0
Allotments	-2,050	-2,170
Environmental Initiatives	810	2,000
Christmas Lights	21,000	26,500
Tourism and Town Promotion	30,000	32,300
Grants	4,000	4,000
Salaries and Employment Costs	237,200	249,600
Insurances	10,760	9,000
Administration and Civic Costs	62,530	66,665
Town Centre Elections	0	0
Contingency	10,657	14,398
Grants Received	-11,460	-11,461
Contributons from Reserves	-38,439	-24,046
Precept (incl. Local Council Tax Support Grant)	435,998	460,546



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.

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 2486 kilometres of main river and along tidal and sea defences in the area of the Severn & Wye 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:

Severn and Wye Regional Flood and Coastal Committee		
	2024/2025 000's	2025/2026 000's
Gross Expenditure	£32,204	£20,748
Levies Raised	£1,296	£1,335
Total Council Tax Base	1,049	1,061

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 £1,295,738 in 2025/2026 to £1,334,611 for 2026/2027.

Contact Information

Stafford Borough Council

www.staffordbc.gov.uk

Civic Centre, Riverside, Stafford, Staffordshire ST16 3AQ

24 hour telephone payment line 0161 621 4111 or 01785 619 271
To pay online www.staffordbc.gov.uk

Business rates helpline 01785 619 282
Business rates information www.staffordbc.gov.uk/businessrates

Council tax helpline 01785 619 279
Council tax information www.staffordbc.gov.uk/counciltax

Benefit helpline 01785 619 478
Benefit overpayment e-mail debtrecovery@staffordbc.gov.uk

Contact centre 01785 619 000

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, Staffordshire 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

Staffordshire Place, Stafford, Staffordshire, ST16 2DH

Main reception 0300 111 8000

CONTACT

01785 619 000

www.staffordbc.gov.uk/counciltax

www.staffordbc.gov.uk/businessrates

STAFFORD BOROUGH COUNCIL

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If you need this information in
large print, Braille, other language
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