STATUTORY INSTRUMENTS

2026 No. 108

RATING AND VALUATION, ENGLAND

The Local Government Finance Act 1988 (Calculation of Non-Domestic Rating High-Value Multiplier) (England) Regulations 2026

Made - - - -	*5th February 2026*
Coming into force - -	*1st April 2026*

The Treasury make these Regulations in exercise of the powers conferred by paragraphs A6A(1)(a) and 9B(1)(a)(i) and (b) of Schedule 7 to the Local Government Finance Act 1988(**1**).

A draft of these Regulations has been laid before and approved by resolution of the House of Commons in accordance with paragraphs A12(2) and 9B(3) of Schedule 7 to the Local Government Finance Act 1988.

Citation, extent, application and commencement

1.—(1) These Regulations may be cited as the Local Government Finance Act 1988 (Calculation of Non-Domestic Rating High-Value Multiplier) (England) Regulations 2026.

(2) These Regulations extend to England and Wales and apply in relation to England only.

(3) These Regulations come into force on 1st April 2026.

Interpretation

2. In these Regulations, "the Act" means the Local Government Finance Act 1988.

Calculation of High-Value Multiplier

3. In relation to financial years beginning on or after 1st April 2026, the high-value multiplier is specified as B plus 0.028.

Calculation of High-Value Multiplier: meaning of "B"

4. In regulation 3—

(**1**) 1988 c. 41. Paragraphs A6A and 9B were inserted by sections 1(3) and 2(2) of the Non-Domestic Rating (Multipliers and Private Schools) Act 2025 (c. 12). Those amendments have effect in relation to financial years beginning on or after 1st April 2026 (see section 6(1) of the Non-Domestic Rating (Multipliers and Private Schools) Act 2025).

(a) where the high-value multiplier is used for the purposes of a calculation made under Schedule 4ZA(**2**) to the Act—

  (i) in relation to a hereditament for which the billing authority is a special authority(**3**), "B" has the meaning given in paragraph 10(3)(a) of Schedule 4ZA to the Act;

  (ii) in any other case, "B" has the meaning given in paragraph 10(3)(b) of Schedule 4ZA to the Act;

(b) where the high-value multiplier is used for the purposes of a calculation made under Schedule 4ZB to the Act—

  (i) in relation to a hereditament for which the billing authority is a special authority, "B" has the meaning given in paragraph 3(3)(a) of Schedule 4ZB to the Act;

  (ii) in any other case, "B" has the meaning given in paragraph 3(3)(b) of Schedule 4ZB to the Act;

(c) where the high-value multiplier is used for the purposes of a calculation made under Schedule 5A to the Act, "B" has the meaning given in paragraph 6(3) of Schedule 5A to the Act.

Gen Kitchen
Christian Wakeford
Two of the Lords Commissioners of His Majesty's Treasury

5th February 2026

(**2**) Schedules 4ZA, 4ZB and 5A were inserted by sections 1(3), 2(4) and 3(3) of the Non-Domestic Rating Act 2023 (c. 53) and those insertions have effect in relation to financial years beginning on or after 1st April 2024 (see section 19(2)(a) of the Non-Domestic Rating Act 2023). Paragraphs 10(3)(b) of Schedule 4ZA, 3(3)(b) of Schedule 4ZB and 6(3) of Schedule 5A were amended by paragraph 9 of the Schedule to the Local Government Finance (Wales) Act 2024 (asc 6).

(**3**) The term "special authority" is defined in section 144(6) of the Local Government Finance Act 1988.

EXPLANATORY NOTE

(This note is not part of the Regulations)

Paragraphs A6A and 9B of Schedule 7 to the Local Government Finance Act 1988 (c. 41) ("the Act") were inserted by the Non-Domestic Rating (Multipliers and Private Schools) Act 2025 (c. 12), enabling the Treasury to make regulations for additional non-domestic rating multipliers for the purpose of the calculation of business rates under the Act. These Regulations specify the high-value multiplier that will apply to hereditaments in respect of financial years beginning on or after 1st April 2026. The Regulations specify the calculation for the high-value multiplier that applies to hereditaments for which the value is £500,000 or more, including those located in a special authority (as defined in section 144(6) of the Act).

An impact assessment has not been produced for this instrument because it amends an existing local tax regime. Publication of a full impact assessment is not necessary for such legislation.