



Hull  
City Council



# A guide to your business rates

(national non-domestic rates) 2025/26

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ndrsr@hullcc.gov.uk  
[www.hull.gov.uk/business-rates](http://www.hull.gov.uk/business-rates)



# 2025 – Building on our Success

Hull is a vibrant and ambitious city, full of people passionate about the place they call home. It's a great place to live, work, study and grow a business, with a strong sense of community and a thriving economy.

With a growing population and a dynamic mix of professionals, families, students, artists, and entrepreneurs, Hull continues to attract investment and talent. The city is leading the way in renewables manufacturing and remains committed to becoming carbon neutral by 2030.

Significant public and private sector investment is driving innovation and growth, creating opportunities for businesses of all sizes. Hull City Council recognises the vital role businesses play in our local economy, and we are committed to supporting you. With excellent transport links, a skilled workforce, and growing sectors such as renewables and digital industries, Hull provides a strong environment for business success.

Our team of experienced advisors and experts is here to help, offering business advice, funding opportunities, and investment support. Get in touch to see how we can assist you.

**Our support includes:**

## Business Support

### Invest Hull – Supporting Business Growth

The Enterprise Development team provides a single point of contact for anyone seeking support and advice on sources of assistance including grants, raising finance, starting and expanding a business, recruitment, workshop programmes and tailored business advice.

Whether you are a start-up or established business, SME or larger corporation, our aim is to ensure that your business prospers in Hull.

Our highly experienced and knowledgeable team of advisors offer access to a comprehensive range of services, including our own funding schemes and those from other partner organisations.

Our advisors will support you, signposting to the right programmes, initiatives and departments relevant for your business needs.

For further information contact us via email: [business.support@hullcc.gov.uk](mailto:business.support@hullcc.gov.uk) or visit [www.hull.gov.uk/business-advice-support/support-resources](http://www.hull.gov.uk/business-advice-support/support-resources)

## Inward Investment

The Team is committed to supporting new investors into the city, as well as assisting existing local businesses to expand. We recognise that developing a new facility or expanding a current business operation involves a significant time commitment, and we are here to help you through the process. Our team will be able to advise on finance support ranging from grant funding to loans through to equity funding, help with planning and licensing, workforce/recruitment, and local supply chains.

The Invest Hull Team assign a Key Account Manager for anyone seeking business support. For more information visit [www.investhull.co.uk](http://www.investhull.co.uk)

## Enterprise Newsletter

Hull City Council produces a regular e-newsletter that provides useful information and updates for local businesses on a wide range of subjects, including new initiatives and programmes of support that are taking place in the local area. To subscribe to the newsletter, please email [business.support@hullcc.gov.uk](mailto:business.support@hullcc.gov.uk)

## The Employment Hub

The Employment Hub provides employment support for any sized business and support for those under the threat of redundancy. They also can facilitate Meet the Employer events which enables the business to meet potential candidates face to face. Support is also available for current vacancies; these can be shared these across all of their social media networks and with their wider networks across the city. For further information businesses can contact the Employment Hub via email: [employmentinclusionsteam@hullcc.gov.uk](mailto:employmentinclusionsteam@hullcc.gov.uk) or call directly on 01482 616 623

## Hull Business Energy Efficiency Scheme (HBEES)

Following the success of the EU funded scheme, HBEES continues to support businesses to reduce energy usage and carbon emissions through the implementation of operational changes and energy efficiency measures. This includes installation of new technologies, access to expertise and advice.

Businesses accessing support will receive a fully funded energy assessment, undertaken by an energy specialist which will outline

the opportunities to make energy efficiency improvements.

## Electric Vehicle Charge Points

Electric vehicle infrastructure grant for staff and fleets (SMEs only). Up to 75% (Maximum £15,000), max £350 per socket and up to £500 per parking space. Maximum of 5 grants across 5 different sites. [www.find-government-grants.service.gov.uk/grants/electric-vehicle-infrastructure-grant-forstaff-and-fleets-1](http://www.find-government-grants.service.gov.uk/grants/electric-vehicle-infrastructure-grant-forstaff-and-fleets-1)

## Workplace Charging Scheme (WCS)

Up to 75% towards the total costs of the purchase and installation of EV charge points (inclusive of VAT), max £350 per socket (Max 40 sockets). Must be for exclusive use of fleet or staff vehicles. [www.find-government-grants.service.gov.uk/grants/workplace-charging-scheme-2](http://www.find-government-grants.service.gov.uk/grants/workplace-charging-scheme-2)

## Planning Service

The council pro-actively supports investment and growth in the city through a broad range of planning powers. The Hull Local Plan provides a clear framework for where new development should be located which provides future investors with confidence that their proposals will be supported where such proposals are in accordance with the plan.

The council's planning officers work proactively with developers to ensure compliance with the Local Plan and to ensure that proposals contribute positively to the council's wider priorities and ambitions. The Local Plan is currently being reviewed and there will be extensive consultation on this with local residents, businesses and other stakeholders.

## Property

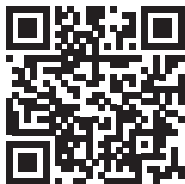
The council offers an extensive selection of premium commercial properties available for rent, tailored to meet the diverse needs of the modern business landscape. Our portfolio encompasses a variety of industrial and retail units, strategically located across the city for optimal convenience and exposure. Additionally, we offer three Managed Workspace Centres, thoughtfully designed to encourage growth and innovation. These centres feature a versatile mix of workshop and office units, varying in size to accommodate both start-up ventures and



expanding businesses. Our facilities provide your business with numerous amenities, including professional onsite business support, welcoming receptions, sophisticated conference facilities, and more, all crafted to provide a professional business environment.

## Business Intelligence

The Hull data observatory is a free online resource providing a one stop source of interactive intelligence about Hull and its residents.



Access one of our themed profiles, interrogate and customise raw data, or view key local documents, plans and policies as well as local market research and consultations - <https://data.hull.gov.uk/>

## Youth Enterprise

The Youth Enterprise and Micro Business team delivers youth entrepreneurship programmes which support young people aged 16-29 who want to run their own business. Working with the John Cracknell Youth Enterprise Bank, they can support aspiring young entrepreneurs with business training, test market grants, and mentoring.

We are always seeking mentors to support our people. If this is something you are interested in doing or supporting, please get in touch via [youth.enterprise@hullcc.gov.uk](mailto:youth.enterprise@hullcc.gov.uk)

The team supports and encourages young people aged 5 years onwards to become more enterprising, enabling them to develop their enterprising ideas in schools and colleges, which is then celebrated during Global Entrepreneurship Week each year.

## Hull Training and Adult Education

As one of the largest training providers in the area, Hull Training and Adult Education has a wide range of vocational training programmes available. So, whether you are looking for an apprenticeship, are an employer seeking a new member of the team or are looking for a qualification to help you with your next steps we can help.

Contact us on 01482 615 349 or Email:

[learneradvice@hullcc.gov.uk](mailto:learneradvice@hullcc.gov.uk)

#Visit our website at [www.hcctraining.ac.uk](http://www.hcctraining.ac.uk)  
Follow us on Facebook @HullAdult Education and @hcctraining

To access any of our services or speak to one of the Regeneration Support Team, please email [business.support@hullcc.gov.uk](mailto:business.support@hullcc.gov.uk) or call 01482 300 301.

## Business Rates

The information below explains your business rates bill for 2025-2026.

## Business 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 taxpayers, locally generated income, and grants from central government, is used to pay for the services provided by Hull City Council. For more information about the business rates system, visit [www.gov.uk/introduction-to-business-rates](http://www.gov.uk/introduction-to-business-rates).

## 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 on their website. 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 revaluation that came into effect on 1 April 2023, this date was set as 1 April 2021.

The VOA may alter the rateable value if circumstances change. The ratepayer (and certain others who have an interest in the property) can check and challenge the valuation shown in the list if they believe it is wrong. The VOA will continue to fulfil their legal obligations to alter rating assessments if

new information comes to light indicating the valuation is inaccurate. Information about the grounds on which challenges may be made and the process for doing so can be found by contacting the VOA or by consulting the VOA website at [Check and challenge your business rates valuation: step by step - www.gov.uk/find-business-rates](#)

## Business Rates Multipliers

The 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 two multipliers: the standard 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 standard non-domestic rating multiplier. The multipliers are shown on the front of your bill.

## Business Rates Instalments

Payment of business rate bills is automatically set at 10 monthly instalments. However, the government has put in place regulations that allow businesses to request payments to be made through 12 monthly instalments. If you wish to take up this offer, you should contact the Business Rates Team as soon as possible.

## Revaluations

All non-domestic property rateable values are reassessed at revaluations. The most recent revaluation took effect from 1 April 2023. Revaluations ensure that business rates bills are up to date and more accurately to reflect current rental values and relate to changes in rent. Frequent revaluations ensure the system continues to be responsive to changing economic conditions [ndrsr@hullcc.gov.uk](mailto:ndrsr@hullcc.gov.uk)

The next revaluation is April 2026, the Valuation Office Agency are undertaking the next revaluation of business rates in England and Wales. If you receive a request for rent, lease and ownership details from the Valuation Office Agency (VOA) you should go online and complete the form. It takes less than 30 minutes to make sure your business rates are accurate. You can find out more by

visiting [www.gov.uk/send-rent-lease-details](http://www.gov.uk/send-rent-lease-details)

## Business Rate Reliefs

Depending on individual circumstances, you may be eligible for a rate relief. There, are a range of available reliefs. Further details on the latest availability of business rates reliefs and advice on whether you may qualify are provided below and at [www.gov.uk/introduction-to-business-rates](http://www.gov.uk/introduction-to-business-rates) .

## 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 at [www.gov.uk/apply-for-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief).

## Unoccupied Property Rating

Business Rates are payable in respect of unoccupied non-domestic property by the property owner or leaseholder there are some exceptions to this. They are generally not payable for the first 3 months or in the case of certain industrial properties this is extended to 6 months. Note if a property has not been occupied for at least 13 weeks before it becomes empty, an exemption will not be awarded.

## Partly Occupied Property Relief

A ratepayer is liable for the full business rate whether a property is wholly or partly occupied. Where a property is partly occupied for a short time, the council has discretion in certain cases to award relief in respect of the unoccupied part.

## Small Business Rate 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. Generally, these percentage reductions (reliefs) are 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 by order.

The aggregate rateable value of all the properties mentioned in (b), 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 [www.gov.uk/apply-for-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief).

Changes in circumstances need to be notified to the council. The changes which should be notified:

- (a) The property becoming vacant,
- (b) Occupying an additional property, or
- (c) An increase in the rateable value of a property that you occupy in an area other than the area of Kingston Upon Hull.

An application for small business rate relief is usually not required, however the council may request a new occupier to confirm their eligibility, through an application for this relief. Provided that you continue to satisfy the conditions for relief which apply at the relevant time as regards the property, you will automatically continue to receive relief in each new valuation period.

## **Charity and Registered Community Amateur Sports Club (CASC) 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 council has discretion to give further relief on the remaining bill.

## **Retail Relief**

Retail, Hospitality and Leisure Relief provides eligible, occupied retail, hospitality, and leisure business with a 40% relief on their business rates bill (after any mandatory and discretionary reliefs have been applied). Awards are up to a cash cap limit of £110,000 per business. This relief is automatically applied to your account, where possible, using information already held. You can opt out of the relief for each eligible property. Once opted out, you cannot withdraw your refusal for the relief.

## **Public Lavatories Relief**

Operators of Public Lavatories (toilets) can claim 100% relief from Business Rates. This does not apply to toilets which are part of a larger unit for example toilets in public libraries. This means the eligible public toilets which consist wholly or mainly of a public lavatory, then the amount charged will be zero. This provides 100% mandatory relief for those public lavatories in England and Wales. The relief will automatically be applied where possible using information that is held by the council.

## **Freeport Relief**

A Freeport is an area in which businesses are given a range of benefits to support the local economy. If your business is based in a Freeport area, you could qualify for business rates relief. To qualify for this relief, you must have either:

- Started your business in the Freeport designated area or moved there after the Freeport was set up.
- Expanded your business in the Freeport designated area after the Freeport was set up – for example, if you built an extension, took on new rooms or bought a new property in the Freeport designated area.

## Heat Relief

A ratepayer whose property is only used or mainly used as a 'heat network' may receive a reduction in their rates bill. A heat network supplies heating or cooling to other properties from a central source. To be eligible the heat network must:

- Take its energy from a low carbon source.
- Supply heating and cooling to other properties.

## Improvement Relief

A ratepayer may qualify for Improvement Relief if you make certain improvements to your property. If you are eligible for the relief, the relief will be applied for one year from the date when the improvements works have completed. The VOA decide if the changes to the property could be considered for Improvement Relief.

## Local Discounts and Hardship Relief

The council has a general power to grant discretionary local discounts and to give Hardship Relief in specific circumstances however the full cost of this relief is borne by the Council Taxpayers.

## State Subsidy (formerly State Aid)

The United Kingdom remains bound by its international commitments, including subsidy obligations set out in the Trade and Cooperation Agreement (TCA) with the EU. More information on Subsidy Allowance can be found on our website at Subsidy Allowance: [www.hull.gov.uk/business/business-rates/subsidy-allowance](http://www.hull.gov.uk/business/business-rates/subsidy-allowance).

## Subsidy Control

The UK 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. The subsidy control legislation provides the framework.

Further information about subsidy control can be found at: [www.gov.uk/government/collections/subsidy-control-regime](http://www.gov.uk/government/collections/subsidy-control-regime)

## Rating Advisers

If you want to be represented in discussions about your Business Rates you should be aware that appeals against rateable values/ applications for reliefs or exemptions can be made free of charge. If you prefer to be represented then members of the Royal Institute of Chartered Surveyors (RICS) [www.rics.org](http://www.rics.org) and the Institute of Revenues Rating and Valuation (IRRV) [www.irrv.net](http://www.irrv.net) are qualified and regulated by rules of professional conduct which are designed to protect you from misconduct. Before using a rating advisor it is important to check that they have the necessary knowledge and expertise and appropriate indemnity insurance.

## If your circumstances change

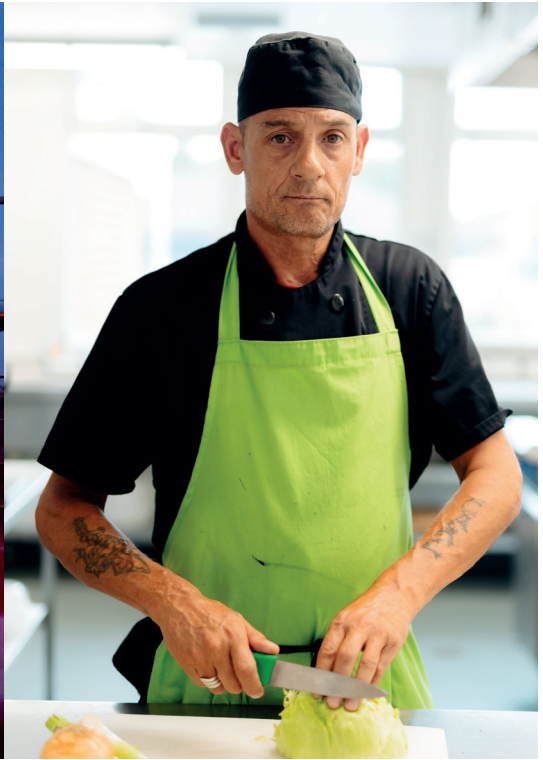
You should report any change to the Business Rates team within 28 days of the change occurring to ensure you are paying the right amount and do not get a backdated increase in your bill or overpay. For example, vacating a property, taking on a new property if relocating/expanding, completing building work, extending property, or change of use of the property etc.

## My Business Rates

Our online customer portal "My Business Rates" can be used to manage your business rates accounts. To register for My Business Rates please visit [www.hull.gov.uk/business-rates/business-rates-information/3](http://www.hull.gov.uk/business-rates/business-rates-information/3)

Here you can:

- Check balance and payments
- Make payments
- Set up Direct Debits
- Change payment method or date
- Check if any reliefs or discounts are being applied
- Tell us about any changes to your business - such as moving address
- Request copies of bills
- Apply for a refund (where applicable)
- Raise a general query



## Information Supplied with Bill Notices

Information relating to the relevant and previous financial years regarding the gross expenditure of the local authority is available at [www.hull.gov.uk/accounts-charges/council-tax-charges](http://www.hull.gov.uk/accounts-charges/council-tax-charges)

## Contact us

Online Customer Portal:  
<https://www.hull.gov.uk/business-rates/business-rates-information/3>

Email: [ndrsr@hullcc.gov.uk](mailto:ndrsr@hullcc.gov.uk)

Call: 01482 300 301 9am to 5pm,  
Monday to Friday

Post: Business Rates, Hull City Council,  
PO Box 15, Hull, HU1 2AB

## Further Information

Business Rates [www.hull.gov.uk/business/business-rates](http://www.hull.gov.uk/business/business-rates)

Introduction to Business Rates:  
[www.gov.uk/introduction-to-business-rates](http://www.gov.uk/introduction-to-business-rates)

Council Tax [www.hull.gov.uk/counciltax](http://www.hull.gov.uk/counciltax)

Check and challenge: Check and challenge your business rates valuation:  
[www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)



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