



Wigan[♥]
Council

There are rumours on-line that Wigan Council are on a pilot scheme that allows them to retain a majority of locally collected rates.

1. Can you please confirm the following to be true: Wigan Council is part of the Greater Manchester 100% Business Rates Retention scheme, which has moved beyond its original pilot status to a long-term arrangement as of 2024/25. While Wigan remains under this enhanced retention model, the national system is undergoing a significant "reset" starting 1 April 2026. Current Status and 2026 Changes: Under the current arrangement, Wigan and other Greater Manchester authorities retain 100% of their locally-raised business rates (non-domestic property tax) and any subsequent growth. In exchange, they forgo certain central government grants, such as the Revenue Support Grant (RSG).

Wigan Council, as part of Greater Manchester, follows the arrangements for Business Rates retention set out in the March 2023 Trailblazer Devolution Deal. In practice the arrangements mirror the 100% Retention Pilot that has been in place since 2017/18 but guarantees that this arrangement will continue for ten years. This arrangement is unaffected by the recent wider changes to the system.

The Council foregoes Revenue Support Grant and Public Health Grant but retains 100% of the business rates it generates. This gives the opportunity to raise additional funding if business rates grow above set baselines. To protect the Council, a no-detriment clause continues to be part of the deal to ensure no authority is worse off than if they continued the original 50% scheme.

2. Will the above Business Rates Retention scheme include any warehouses and outdoor work areas built on Wigan land in the proposed 'Tritax Big Box Intermodal Logistics Park North (ILPN)' site? If not, how will this work?

The Valuation Office Agency (VOA) determine which rating list a property goes on, whether this is a local rating list or central rating list. This is determined when the property becomes capable of beneficial occupation; this normally aligns with practical completion, not planning consent. The site requested is not yet capable of beneficial occupation, therefore please refer to the VOA for more information.