Scottish Government
Riaghaltas na h-Alba

Respondent Information Form

Consultation: Council Tax High-Value Property Bands (Mansion Tax)

Please Note: this form must be completed and returned with your response.

Please indicate how you wish your response to be handled and, in particular, whether you are content for your response to published. If you ask for your response not to be published, we will still take account of your views in our analysis but we will not publish your response, quote anything that you have said or list your name. We will regard your response as confidential, and we will treat it accordingly.

To find out how we handle your personal data, please see our privacy policy at the bottom of the page. By submitting your response to Scottish Government you agree to our privacy policy.

1. What is your name?

Francis Stuart

2. What is your email address?

Your email address will never be published. Your email address will be used if you give permission below to be contacted again in future about this consultation.

fstuart@stuc.org.uk

3. Are you responding as an individual or an organisation?

Individual ☐

Organisation ☒

4. What is your organisation?

If responding on behalf of an organisation, please enter the organisation's name here.

Scottish Trades Union Congress (STUC)

5. The Scottish Government would like your permission to publish your consultation response. Please indicate your publishing preference:

Publish response with name ☒

Publish response only (without name) ☐

Do not publish response ☐

Information for organisations only:

The option 'Publish response only (without name)' refers only to your name, not your organisation’s name. If this option is selected, the organisation name will still be published.

If you choose the option 'Do not publish response', your organisation name may still be listed as having responded to the consultation in, for example, the analysis report.

6. Do you consent to Scottish Government contacting you again in relation to this consultation exercise?

Yes ☒

No ☐

7. I confirm that I have read the privacy policy and consent to the data I provide being used as set out in the policy.

You can view the privacy policy here: [Privacy - gov.scot (www.gov.scot)](http://www.gov.scot)

I consent ☒

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Questions for Consultation

The illustrative rates for the two high-value bands mean that, compared to the average Band H charge, it is estimated that:

- Band I properties (valued at over £1 million) would pay around £720 more per year. An estimated annual charge of around £4,770 based on 2026-27 average charges.
- Band J properties (valued at over £2 million) would pay around £3,600 more per year. An estimated annual charge of around £7,650 based on 2026-27 average charges.

This would mean relative tax rates (multipliers) relative to Band D of approximately 2.886 for Band I and 4.628 for Band J.

These figures are illustrative only. Final multipliers for Band I and Band J will be set through primary legislation.

We are seeking views on what those rates should be.

1. Please indicate your most preferred option for the Band I relative tax rate.

[For illustrative purposes, a relative tax rate of 2.886 produces an estimated annual charge of around £4,770, calculated using the 2026-27 average Band D charge in Scotland].

☐ Less than 2.886
☐ 2.886
X **More than 2.886**
☐ Don’t know

2. Please indicate your most preferred option for the Band J relative tax rate.

[For illustrative purposes, a relative tax rate of 4.628 produces an estimated annual charge of around £7,650, calculated using the 2026-27 average Band D charge in Scotland].

☐ Less than 4.628
☐ 4.628
X **More than 4.628**
☐ Don’t know

3. Please provide any comments or views on the consultation themes that you have not been able to share above. [free text, 1,500 characters maximum]

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While the mansion tax changes proposed are an improvement on the status quo, it falls desperately short of the progressive tax changes required to meet the Scottish Government's ambitions to eradicate poverty and are no substitute for the wholesale replacement of council tax that is long overdue.

The council tax is regressive, outdated and benefits the wealthy. In a 2023 report for the STUC, Howard Reed modelled options for introducing a proportional Property Tax (PPT), concluding that a PPT at a rate of 0.7% (with an accompanying compensation package for low-income households) could raise £783-934m to fund additional investment in public services over and above the Council Tax, and be progressive for those towards the bottom of the income distribution.
(https://www.stuc.org.uk/resources/scottish-tax-options.pdf)

More recently Future Economy Scotland have recommended replacing Council Tax and Land and Buildings Transaction Tax (LBTT) with a recurring Progressive Property Tax (PPT) set at 0.75% on property values up to £400,000, rising to 1.0% on the portion above that threshold, with surcharges or discounts linked to EPC ratings to incentivise energy efficiency improvements. Future Economy Scotland estimate this could raise £222 million per year, while improving fairness and economic efficiency.
(https://www.futureeconomy.scot/publications/198-funding-scotland-s-future-tax-reform-for-a-just-transition)

As Tax Justice Scotland have highlighted, under the proposals in this consultation, the annual gross tax bill for band J properties will be 6.9 times higher than Band A, despite the value of Band J properties being 74 times that of the proposed value of Band A properties. Additionally, the new bands are only estimated to raise between £12-16 million per year.

If Scotland is to tackle its fiscal sustainability challenges, fund local services and reduce economic inequality, tweaks to a broken system won't cut it. The time for half measures is over. We need an immediate property revaluation and a Proportional Property Tax as soon as possible.