



Professional Association of Self-Caterers UK

PASC UK NEWSLETTER

8th April 2022 Issue 104

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PASC UK SOCIAL MEDIA

Please follow PASC on Twitter **@PascUK** AND on Facebook **@pascukltd**
This is where the latest news between newsletters gets posted.

WHERE TO FIND ITEMS COVERED IN PREVIOUS NEWSLETTERS

The 2022 news items are now indexed at the bottom of the 17 December newsletter and can be downloaded from www.pascuk.co.uk

COMMENTARY

We are still trying to catch up and keep up with emails, not least because focus has been on generating, collating and publishing the information that will be presented to the Welsh Government to try and head off the 182-day letting threshold in Wales. It may be Monday or Tuesday before we catch up entirely.

This has been our focus as it affects all our Members there and is real threat to the self-catering sector and if it goes through unchanged will put many Members out of business, it really is that bad. Only 16% think that they won't be seriously affected.

Some really good news to start with on this. Last week we put out an appeal to businesses in Wales to send in short case studies, following a format provided in the newsletter and on social media. Normally you get us nagging, chasing, emailing, posting repeatedly on Facebook to get to a decent turn-out. Not this time. We were practically swamped with Case studies, well over 450 in the end. We have been able to use over 200 in the submission to the Welsh Government that goes in today. This is REAL evidence, the impact on your businesses.

This is much more powerful; it is individual businesses explaining to Government how this measure would affect their businesses and their lives. A huge thank you and a real example as to how Members can respond in lightning quick time when needed. More on this and what's happening in Wales and what can be done about is detailed below.

The lesson to learn here is that when we urge you to fill in the responses to Government Consultation, please can all Members do this? The reason we are in the mess in Wales is that so few owners filled in the Consultation response into days let last Autumn.

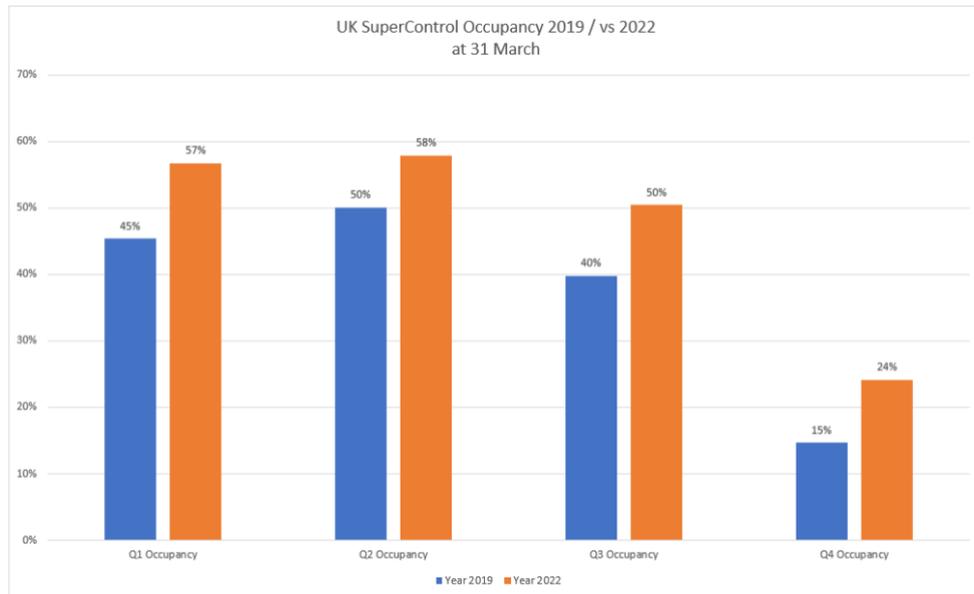
We have also completed the Body of Evidence for the Welsh Government, more on that below, plus the Guidance on responding to the 182-day Consultation. **The deadline to respond to this is next Tuesday the 12th of April.** Details on that below too.

There's also a reminder below to chase compensation from your energy supplier below, the deadline for that is looming. If you were cut off for a material period of time it is worth having.

There's also an update on the thorny subject of PRS PPL licences below.

Currently overall bookings do remain strong in most parts of the UK. We were collectively way ahead of the comparable 2019 position at the end of February, and it is slowing as a result of the impact of the war in Ukraine, Cost Of living and general consumer confidence dropping. Remember going on holiday abroad will cost considerably more too, and we are a really good value option. With rising costs and prices all over, reducing prices at this point, is not a recommended option.

Here is the up-to-date end of month data from SuperControl.



The data is based on 12,306 properties that have been live on SuperControl since 30 June 2018. You can see that occupancy for Q1 was 12% more than 2019.

The rest of the year is looking very positive, although still room for a lot more bookings. As per previous months, the forward booking picture is still very good. This means that the volume of bookings coming through right now might be lower than expected, although April is moving very quickly now.

We have also received a fair bit of correspondence regarding the news piece last week that the Good To Go, programme was closing with almost immediate effect. Many Members were aghast at this and with Covid numbers where they are, could not believe it. We couldn't either and have made our feelings known to Visit England.

The AA will though be continuing with the more robust Covid 19 Confident programme, and you can still sign up for this one. It is free to join. You can do that here: <https://www.ratedtrips.com/aa-covid-confident>

Consumer confidence is really important at this time of uncertainty. As always, wishing each and every one of you all the best in these challenging times.

Many thanks Alistair

MORE ON ENERGY CONTRACTS

Please find below an update from the PASC UK Buying Club on how best to approach finding out about energy contract renewals. To be clear, they only deal with commercial contracts, not domestic ones. It is even possible that rates being currently quoted for commercial rates are higher than the residential energy cap.

The PASC UK Buying Club is only available to paid up PASC UK Members. To find out more visit the website: <https://www.pascuk.co.uk/buying-club/>

- The PASC UK Buying Club has already helped many PASC UK members with their business energy renewal contracts over the last couple of months and continue to help

many others track the markets to help with future renewals.

- The energy markets continue to be volatile due to a number of factors, including the Ukraine war and global supply & demand challenges.
- Energy suppliers are deliberately making 1 -2 year contracts more expensive, so please request different term renewal options (1 – 4 years) as longer-term contracts could be more beneficial.
- If you have less than 3 months left on your business energy contract, you should have received a renewal from your current supplier. You can then contact The PASC UK Buying Club to check if they can improve on the renewal rates quoted.
- Always make sure you give notice to your current supplier as this provides maximum flexibility to move to another supplier straight after the previous contract expires, if their pricing is more competitive.
- Prices are expected to go up by a further 20%+ by October as typically energy prices increase in Autumn and Winter so please consider fixing beforehand.
- Whenever your business energy contracts expire the PASC UK Buying Club can track the energy markets for you and provide access to its energy buying with more suppliers and tariffs to choose from.

UPDATE ON LOBBYING IN WALES

This week we have been working with The Wales Tourism Alliance and UK Hospitality Wales to prepare two documents.

- 1/ A Body of Evidence against the 182-day Threshold
- 2/ Guidance Notes on how you might respond to the Consultation (deadline Tuesday 12 April).

To cover in turn.

- 1/ A Body of Evidence against the 182-day Threshold

We were asked last Thursday to prepare a Body of Evidence by Welsh Government Officials, including some case studies to substantiate what we were telling them about the impact of the 182-day threshold. We were initially given until Wednesday of this week, but that proved impossible, and we gained an extension until today to complete it.

For this document we have been able to call on numerous studies and surveys carried out by PASC UK in the past as well as the recent survey that Welsh owners were asked to fill in. Anyone wanting to see the full report can access it here: <https://bit.ly/3KgRx6z>

In addition, we had data from SuperControl, Mid Wales Tourism and a lady called Hannah Postgate who highlighted the impact of this on women, particularly those who have caring responsibilities and as mentioned in the Commentary hundreds and hundreds of case studies.

The latter was the hardest part of the collation. Many of the case studies were heart-rending and highlighted well the unintended consequences of the 182-day threshold.

The case studies needed sorting, and not all were able to be used, mainly for completeness reasons. We have also anonymised them in the Body of Evidence as this document will most likely end up in the public domain.

What we don't want is someone googling the Business Name and the case study popping up. Lots of you fear having to sell and this would not be helpful to come up under the Google search result for the property under the Rightmove link to the property, which not help a sale.

We won't pretend that preparing this document has been easy, as it needs to be agreed by the three main lobbying Associations who are working on this.

It is now complete, and can be found at the top of the reports page from 4pm today at <https://www.pascuk.co.uk/reports/>

This will be presented to the Welsh Government and Officials today.

2/ Guidance Notes on how you might respond to the Consultation (deadline Tuesday 12 April).

The second paper is a series of suggested responses to the 182-Day Consultation itself.

These have been prepared with the Wales Tourism Alliance and are also available From 4pm today at <https://www.pascuk.co.uk/reports/>

Reminder.

Here is the Link to this short Consultation. <https://bit.ly/3KmKJV7>

On this page you can see where you can respond. You can do this online, or you can download the form and email it, or you can download the form and post it. All these details are on the page that the above link takes you to, under the heading on the left which says, 'How to Respond'.

The Questions are also on the same page that the link above sends you to. There are only 8 questions, and the really critical question is Q8.

THE DEADLINE IS MIDNIGHT ON 12 APRIL. THAT'S NEXT TUESDAY.

We would urge every single operator in Wales to respond to this Consultation, **NUMBERS** really matter.

Thanks.

Whilst you are doing this, you should also follow the Five Point plan below and contact as many officials in Wales as you possibly can to lobby against this threshold.

We will in parallel continue to lobby Ministers and Officials and point out the unintended consequences of this measure.

Our theme will be that the change in threshold should be to 105-days let, which was the PASC UK and other Associations position submitted to the original consultation on this matter. An increase from 70-days received the majority of support from that Consultation, with most common suggestion being 105-days let.

Please remember, in everything that you respond to the Welsh Government or Councils or Officials, remind them that only 9 respondents suggested 182-days, or put another way, they have accepted the views of 0.9% of respondents to the Consultation.

The Five Point Plan for Welsh Lobbying

This plan is available on the PASC UK website and explains the steps that each owner can take to help lobby the Welsh Government. We will be updating this document as we gather evidence and may add further steps as we move towards the April 12 Deadline for this consultation.

It can be found here: <https://www.pascuk.co.uk/reports/>

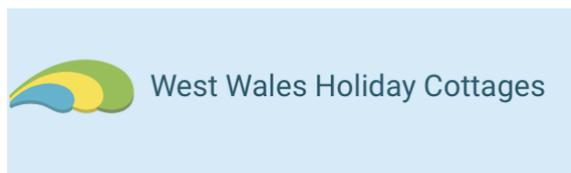
Fund-raising for lobbying in Wales

Another shout out for the businesses that have contributed to the lobbying on the 182 threshold and the impending Tourism Tax consultation.

Between us we have committed to funding 27 days of additional lobbying research time between now and the end of June. This lobbying money is being channelled through the Wales Tourism Alliance (WTA) for transparency and is ring-fenced to spend on these two main threats.

We would like to thank these for their support. This is another really good example of the sector working together. Thank you.

If any other organisations or businesses would like to contribute to this fund, please let me know, for simplicity it needs to be in £250 units, let me know by emailing me at chair@pascuk.co.uk and put Lobbying Contribution in the subject line. Those that contribute will be thanked in the Newsletter and on social media.



And additionally this week:

Cefnsuran farm holidays, Cefnsuran, Llangunllo, Knighton, Powys, LD7 1SL

The agencies can be contacted via their websites:

www.sts-holidays.co.uk

www.westwalesholidaycottages.co.uk

www.classic.co.uk

www.travelchapter.com

PASC UK Owner Member

<https://www.selfcateringholidayswales.co.uk>

REGISTERING TO VOTE IN LOCAL ELECTIONS IN WALES

Questions coming in on this as the local elections in Wales are looming and the deadline for registering if you have not already is the 14th April.

You can register here.

<https://www.electoralcommission.org.uk/media-centre/one-month-left-register-vote-may-elections-wales>

There are ways if you own more than one home that you might be able to register. See this link. Specifically about Voting and Second Homes.

<https://www.electoralcommission.org.uk/i-am-a/voter/other-registration-options/voting-and-second-homes>

However, you can only vote once in one place and there are rules about how this can be decided.

When coming to a determination you need to consider that:

- *a person may have more than one home, but property ownership is not sufficient to establish that someone is resident at an address - it is unlikely that owning a second property which is visited only for recreational purposes would meet the residency qualification*
- *owning and paying council tax on a property alone is not sufficient to satisfy the residence qualification, this may give an indication of connection to an address but is not evidence of residence*
- *how the second home is used will affect whether or not someone may be considered to be resident at an address, i.e. is this where the 'main business of life' is being conducted?*
- *temporary presence at an address does not make a person resident there*
- *temporary absence does not deprive a person of their residence*

PRS PPL UPDATE

Regular readers of this newsletter will know that we are chasing PRS PPL to produce clarity on charges for self-catering properties for these licences. We currently get charged under a hotel tariff, or a guest house, or a bed and breakfast, anything but self-catering. (If you have a single unit, with three bedrooms or less, there is an exemption).

We were in positive discussions with them on sorting this out until about October 2021, since when the trail had gone fairly cool. We were chasing and chasing and getting 'working on it' responses.

Our own invoice arrived, last week, just over a year from when we finally got them to engage with us and the ASSC. And yes, you guessed it, we still run a hotel and there is no explanation about how the amount on the invoice has been arrived at.

I responded to them saying that we would not pay this, and are prepared to go to court over this, backed by PASC UK, and see if an invoice for a hotel can apply to self-catering business with no explanations as to how the amount was calculated.

We received this response.

Our respective legal teams are working on providing clear guidance for your members on the requirements for a licence. Unfortunately, this is taking longer than I would have hoped. The team at PPLPRS have been told not to actively approach currently unlicensed self-catering operators but it is not always clear until they actually make contact that a venue is a self-catering operation rather than say a small guesthouse.

If you have any specific queries from members, please provide me with the details and I will be happy to review them with the team at PPLPRS.

If you have a problem, or the call is aggressive or rude, please contact me at chair@pascuk.co.uk and we will pass on your comments. Watch this space.

COMPENSATION FOR POWER CUTS REMINDER

It is possible to gain some compensation from the power suppliers, (these are your power suppliers, not the company that bills you) if you had extended power cuts during the recent storms. They should have automatically contacted you by now, so if you have not heard, and maybe even paid out, then you will need to contact them.

Here is a photo of the compensation cheques for Higher Wiscombe, one per meter for £215 each.



This is the Western Power Compensation Scheme; all power providers will have them, and we would expect that they would be similar in what they offer.

<https://www.westernpower.co.uk/storm-eunice-of-gems-guaranteed-standards-compensation-scheme>

For a Category 2 Storm the payment is £75 for power cuts lasting 48-60 hours (from time of notification) and £70 for each complete 12-hour period thereafter.

Continuous period of power cut	Category 2 Payment
Less than 48 hours	No payment
48-60 hours	£75
60-72 hours	£75+£70 = £145
72-84 hours	£75+£70+£70 = £215
84-96 hours	£75+£70+£70+£70 = £285
96-108 hours	£75+£70+£70+£70+£70 = £355
108-120 hours	£75+£70+£70+£70+£70+£70 = £425
120-132 hours	£75+£70+£70+£70+£70+£70+£70 = £495

You may also be able to claim for loss in freezers and even perhaps a meal allowance: We were offered £15/Member of the household, up to a maximum of £50.

PASC UK MEMBERS ZOOM MEETINGS DATES

We will shortly be announcing some more Members only Private meeting dates. Because of the issues in Wales, we will have separate English and Welsh meetings whilst the primary issues are so different. Welsh Members are more than welcome to join the English meetings, but please bear in mind these meetings would only cover what is happening in Wales in headline form.

The format of these meetings is very different from the Webinars that you are familiar with. These are meetings, everyone can see each other, and everyone gets an opportunity to speak and ask questions. They are available to paid up Members only.

If you wish to take part, please send an email to chair@pascuk.co.uk stating preferred date and time, and Membership name. Invitations will follow later.

MEMBER BENEFITS SUMMARISED

To carry out the lobbying work that we do on behalf of the Sector we need funding. 90% plus of this funding comes from Membership Subscriptions.

Members will get.

- Access to Telephone Support
- Prompt email support
- Access to Members Benefits and Discounts. (Buying Group Membership details below)
- Members only Webinars, (Including ask the Chair sessions)
- Book Surgery Appointments with the Chair
- Specific Discounts on key products
- PASC UK Guides to reducing Business Rates
- Hard Copy of the Visit England Pink Book
- Special Interest Papers (EV Charging, Third Party Services at Holiday Lets, Privacy and Cookie Policies etc)

What will be available to non-members?

- The PASC UK Covid newsletters
- Email support when available. (Members support comes first).
- Free Webinars
- Cleaning protocols
- Some General interest Papers, (Cancellation Policies, what to do if Guests gets Covid etc)

We are currently making major investments in supporting you better and all this cost's money, these include.

- A new Website
- The largest ever National Report on Self-Catering in the UK, broken down by country
- Sponsorship of the Visit England Pink book, to help promote the safe and legal aspects of our sector
- Membership fees to the Tourism Alliance, UK Hospitality and Wales Tourism Alliance
- Surveys and reports to use data-based arguments to win support for the sector

If you have not yet joined PASC UK, please consider joining NOW. Details below the Buying Club information. <https://bit.ly/3ptd4RU> Thanks.

BUYING CLUB MEMBER BENEFIT FOR PAID PASC UK MEMBERS

We are really pleased to announce a partnership with Purchasing for Business.

More details on the new PASC UK website here: <https://bit.ly/3ptd4RU>

This is a Buying Club, it's free to join if you are a paid up PASC UK Member. There will be no additional fee for Members to join the Club.

SUPPORT LOBBYING BY JOINING PASC UK

There is a huge amount of work and lobbying to do to help support you all in the self-catering sector. We don't ask very often, however, if we are to fight on so many fronts, we simply need more funds. There are thousands of you that have had the benefit of this newsletter and the lobbying done on behalf of the sector.

We are now asking that as many of you as possible join PASC UK. The fight is on so many fronts, and we get much better results when we engage proper legal advice and proper PR firms to assist with campaigns. Memberships to other organisations that provide common lobbying, information feeds and support also cost many thousands of pounds a year.

Membership fees are as follows: All per annum.

- Single cottage £70
- 2 – 4 Units £125
- 5 – 10 Units £200
- 11 + Units £300

For companies like cleaning firms, or industry support companies, Trade Membership is £200, and you will get a listing in the Trade Directory on the new website.

Members get telephone support and priority email support.

You can join here, simple form, takes 2 mins, and you'll get an invoice, payable by BACS or Credit Card.

Just click on this link to go to the joining page: <https://www.pascuk.co.uk/join-us/>

Thank you

RECORDINGS OF PASC UK WEBINARS

These can now all be found on the new website at: <https://www.pascuk.co.uk/webinars/>

HOW TO REDUCE YOUR BUSINESS RATES BILL

Many of you have been waiting for me to finish updating the Business Rates paper that enables you to make a self 'check' on your Business Rates Bill.

Please bear in mind:

- The Business Rates Papers are only available to paid up Members.
- The reduced rates negotiated by PASC UK only apply to England and Wales
- The reduced rates negotiated by PASC UK for self-catering are only currently available to Businesses that have 3+ units on one hereditament.
- It will take a while to work through the backlog as each Members needs to have a run through, before applying their "Check".
- We will be in touch directly to arrange these short sessions.

Our apologies that this has taken longer than anticipated.

PASC UK MEMBERS LOGO



Please only display if you are a fully paid-up Member. You can get a copy by sending an email to admin@pascuk.co.uk Thanks.

MEMBER RENEWALS

Huge favour to ask of regulars, when you get your renewal through, please pay it. The logistics of chasing waste hugely valuable time that could be spent doing far more useful things for all. If you don't want to renew, all you have to do is say so.

ABOUT PASC UK

Full details of all the activities that PASC UK undertakes can be found on the new website, under the About Tab on the homepage. www.pascuk.co.uk

NEW 2021/2 INDEX

2021 New Items and which Newsletter they can be found here:

<https://www.pascuk.co.uk/covid19-newsletters/>

- **Spring Statement Update 1 April Newsletter**
- **Reminder New Electric Vehicle Charging Paper published 1 April Newsletter**
- **Declaring Grants on Tax Returns 1 April Newsletter**
- **New Consultation on Review of Property Income 1 April Newsletter**
- **Notes on Membership when selling your Business 1 April Newsletter**
- **Tourism Surveys to seek out at Welsh Councils 1 April Newsletter**
- **Deadline for Wales Consultation into varying Land Transaction Values 25 March Newsletter**
- **2022 Market Data on bookings so far 18 March Newsletter**
- **What happens if a guest gets Covid at your property? Repeated in most newsletters pre-18 March**
- **New Revised Cleaning Protocols V5 Repeated in most newsletters pre-18 March**
- **New PASC UK Website Live**
- **Major announcement in Wales for Holiday Lets and Business Rates 4 March**
- **PASC UK Comment on Welsh Government announcement 4 March**
- **Self-Catering Agency Members Zoom Meeting Dates announced 4 March**
- **NFU Action group for Covid Claims Repeat 4 March Newsletter**
- **Storms and Guest Cancellations 25 Feb Newsletter**
- **Impact of rising costs on self-catering prices 25 Feb Newsletter**
- **Update on closed Wales Self-Catering Consultation 25 Feb Newsletter**
- **Removal of Covid Restrictions in England 25 Feb Newsletter**
- **Recording of Reducing Commercial Energy and Utility bills Webinar Repeat 18 Feb Newsletter**
- **Recording of PASC UK Buying Club Webinar Repeat 18 Feb Newsletter**
- **Some tips for those on residential energy supplies 18 Feb Newsletter**
- **PASC UK Recruitment Update 18 Feb Newsletter**
- **PASC UK Renewals 18 Feb Newsletter**
- **Update on most pressing Welsh Government consultation 18 Feb Newsletter**
- **Wales Working Group, and self-catering Consultations in Wales 18 Feb Newsletter**
- **How to try and locate business support grants in England 18 Feb Newsletter**
- **Business support from local Enterprise Partnerships 18 Feb Newsletter**

- Insurance Update with more options and info 18 Feb Newsletter
- Collective action against NFU for covid Claims Update 18 Feb Newsletter
- Wales Working Group on Consultations feedback needed 18 Feb Newsletter
- Lifting of remaining restrictions in England 11 Feb Newsletter
- Welsh government marches on with Tourism Tax 11 Feb Newsletter
- Welsh Government bans smoking in Self-Catering 11 Feb Newsletter
- Wales Working Group, and self-catering Consultations in Wales 11 Feb Newsletter
- Govt urged to CUT vat, save £4.6bn and Level up. 11 Feb Newsletter
- Welsh government marches on with Tourism Tax 11 Feb Newsletter
- Welsh Government bans smoking in Self-Catering 11 Feb Newsletter
- Mental Health Support 4 Feb Newsletter
- Collective action against NFU 4 Feb Newsletter
- Specialist Holiday Let Mortgages 4 Feb Newsletter
- Hot Tub Ambulance Chaser Claims 4 Feb Newsletter
- Covid insurance policy for guests 4 Feb Newsletter
- Hosting Tourism and Hospitality APPG 4 Feb Newsletter
- EV Charging option for Members 4 Feb Newsletter
- Check your Photographs to avoid unnecessary costs 4 Feb Newsletter
- Reporting Taxable Grants 4 Feb Newsletter
- Water Charges in England and Scotland 4 Feb Newsletter
- EV Charging, call for information 4 Feb Newsletter
- Energy Grants, call for information 4 Feb Newsletter
- Scottish Licensing Legislation passed 21 Jan Newsletter
- Update on New Threshold for Business Rates Switch, further information 21 Jan Newsletter
- Grants update England 21 Jan Newsletter
- Grants update Scotland 21 Jan Newsletter
- Grants update Wales 21 Jan Newsletter
- Restrictions lifting in England 21 Jan Newsletter
- Restrictions lifting in Scotland 21 Jan Newsletter
- Restrictions Lifting in Wales 21 Jan Newsletter
- New Threshold for Business Rates Switch 14 Jan Newsletter
- Update. Insurance Companies in the Self-Catering Sector 14 Jan Newsletter
- Business Rates Reminder for England 14 Jan Newsletter
- Swimming Pool Safety Toolkit 14 Jan Newsletter
- Self-Employment Income Support Guidance Updated 14 Jan Newsletter
- PASC UK 2022 Business Awards 14 Jan Newsletter
- Real Data on booking performance Q4 2021 and forward bookings 14 Jan Newsletter
- Example of Coronavirus Travel Insurance 14 Jan Newsletter
- Visit England 'Good To Go' Scheme updated 14 Jan Newsletter
- Be Positive with Pricing 14 Jan Newsletter
- Update on Covid Restrictions in England, Scotland and Wales 7 Jan Newsletter
- Update on Grants in England, Scotland and Wales 7 Jan Newsletter
- Welsh Government Consultation on Planning Legislation for Holiday Lets 7 Jan Newsletter
- Welsh Government call for accommodation for vulnerable groups 7 Jan Newsletter

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Can be found on Newsletter 17 Dec here: <https://www.pascuk.co.uk/covid19-newsletters/>

Wishing each and every one of you all the best during these trying times, and please Stay Safe.

Best regards

Alistair Handyside MBE
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DISCLAIMER

We are in completely uncharted territory here, and any suggestions that we make are merely that and you should carefully consider your own business policies, and if necessary, consult with your Professional Advisors. PASC is your lobbying Association, not a legal service. In addition, please be very wary of some of the advice given on internet communities, blogs and social media. There appear to be thousands of experts out there where my understanding is that there are very few.

To that end, any information you get from any source you must double check. I will always try and put the actual link to the information in the newsletters so that you can read and assess yourselves. These are unprecedented times, please take exceptional care.

