



Cangen Cymru  Wales Branch

Wales 182-day 5 Point Plan V4 15 April

Background:

The Welsh Government has published its Written Statement: Summary of Responses: Consultation on local taxes for second homes and self-catering accommodation, held last year.

The full document can be seen here.

<https://gov.wales/written-statement-summary-responses-consultation-local-taxes-second-homes-and-self-catering>

In short it proposes the following radical changes to the local taxation of short-term lettings of all kinds.

- Raising the current threshold for businesses to be included in the non-domestic rate (NDR) register from 140 day available to let / 70 days actual let, to 252 days available to let / 182 days actual let (in any 12-month period)
- Change to the discretionary powers available to your Local Authorities to charge a council tax premium of up to 300% of the standard rate (current max. premium is 100% and only 3 LA's in Wales are charging the maximum 100% premium.) *Businesses who fall beneath the NDR threshold may be liable to pay these premium rates.*

Looking at who responded to the Consultation in Q4 last year it is striking how few businesses took part, considering the nature of the threat. This time we have to ensure that we get the maximum possible number of responses into the Welsh Government by the deadline of the 12 April.

The final consultation on this had only eight questions and can be seen here:

<https://gov.wales/draft-non-domestic-rating-definition-domestic-property-wales-order-2022>

The only question that gave us an opportunity to respond regarding the economic impacts on the sector is question 8, the rest of the questions concern themselves more with the drafting of the document and impacts on the Welsh Language.

PASC UK, along with the Wales Tourism Alliance (WTA) and UK Hospitality Wales has evidence to enable you to respond with real data-based information for maximum impact.

This is available in the "Body of Evidence" document at the top of the Reports page on

<https://www.pascuk.co.uk/reports/>

We would urge you to circulate this report as widely as you can.

Step One

This step has been completed, with over 1500 owners filling in various Surveys to gather evidence.

Here are the summary responses to the PASC UK/WTA/UKH survey.

The full report can be seen here: <https://bit.ly/3KgRx6z>

With little time from the announcement of the Welsh Governments intention to increase the threshold from 70 days to 182 days on the 2nd of March and closing of the Consultation on this on the 12 April, the first thing that we did was to commission a survey to assess the impact of this proposal.

This survey ran for ten days and generated 1212 responses. This is the largest self-catering sector only survey in Wales. Only 16% of respondents believe that they will be able to carry on.

This is lowest confidence indicator we have seen, even at the peak of the pandemic.

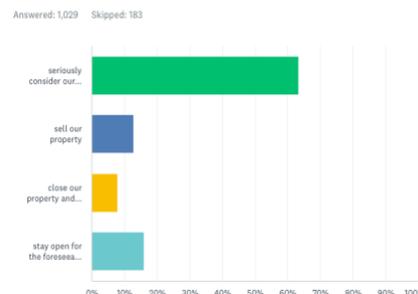
The key findings from this report were that a much smaller proportion of the sector achieves the 50% occupancy, or 182-day rate proposed than published by official figures.

Key data points emerging from this survey of which there were 1212 respondents:

- 40% said properties were in high demand areas, 60% in medium or low demand areas
- 31% of owners generated over 50% of their income from short term lettings
- 85% of properties are on the Non-Domestic Rating list
- 32% have specific Planning Permissions to ONLY operate as short term lets
- 10% have a limit on how many days they can let in a given year
- 34% said that they were currently able to make the 182-day threshold
- 43% never use the properties personally
- 40% said that they closed for 3 weeks a year for maintenance
- 26% spend more than £10k annually in their economy, with a further 22% spending £7.5k
- 50% of all respondents felt that the 105-day threshold was the best solution, 13.5% want it to stay at 70 days and only 7.5% supported 182 days or more

- 63% are seriously considering their future in this sector and only 16% showing any confidence moving forwards.

If the current proposals from the Welsh Government come into effect, (182 days let to go onto Business Rates or pay a possible 300% premium on Council Tax) what impact will it have? We will need to: (Please answer only one)



Step Two

Follow PASC UK at @pascukltd On Facebook and @PascUK on Twitter as well as The Wales Tourism Alliance on Twitter @WTA_Tweets

Step Three

PASC UK committed to prepare Guidance Notes on how to respond to the Consultation. This was completed and over 1800 copies have been downloaded.

We have also completed the 'Body of Evidence' against the 182-Day threshold, in collaboration with WTA (Wales Tourism Alliance) and UK Hospitality Wales.

This has been submitted to the Welsh Government and widely distributed. This is available in the "Body of Evidence" document at the top of the Reports page on <https://www.pascuk.co.uk/reports/>

Step Four

Tell your MP/Minister and Local councillors what impact this will have on your business, income, family and community.

1/ You can easily find your MP's contact details at the Senedd through clicking on this link: <https://senedd.wales/find-a-member-of-the-senedd/>

There is no reason why you cannot write to them now expressing your opinion on the proposed thresholds, and then write again, nearer the deadline of the 12 April stating the likely impact on the wider visitor economy and your business when we provide the Guidance Notes. Owners and concerned businesses need to fill the MP's inboxes.

2/ Do the same to Welsh Government Ministers, they can be found by clicking on this link: <https://gov.wales/contacting-welsh-government-ministers>

3/ We recommend that you also contact your Local Councillors too. They can be found by clicking on these links:

- [Powys](#)
- [Ceredigion](#)
- [Gwynedd](#)
- [Blaenau Gwent](#)
- [Bridgend](#)

- [Caerphilly](#)
- [Cardiff](#)
- [Carmarthenshire](#)
- [Conwy](#)
- [Denbighshire](#)
- [Flintshire](#)
- [Isle of Anglesey](#)
- [Merthyr Tydfil](#)
- [Monmouthshire](#)
- [Neath Port Talbot](#)
- [Newport](#)
- [Pembrokeshire](#)
- [Rhondda Cynon Taf](#)
- [Swansea](#)
- [Torfaen](#)
- [Vale of Glamorgan](#)
- [Wrexham](#)

Step Five

Keep up the pressure on these officials, by writing to them, commenting on their social media, posting on social media about the impact that this will have on your lives and businesses.

Summary

Each and every owner and business connected with self-catering must step up this time and do all they can to support the he above steps. This is the only way that there is any chance of damage limitation. It is highly unlikely that the Welsh Government will revert to 70 Days let and 140 available, but there must surely be room for a middle ground, as proposed by so many in the original Consultation? That is the alignment with FHL rules of 105 days let. To achieve this now it is simply a numbers games, the more of you that do the above, the more likely that this measure will be thought through properly and changed. You have a substantial Body Of Evidence to call upon, and we urge you to share this as widely as possible.

This document will be freely available and can be downloaded by anyone from the PASC UK website at <https://www.pascuk.co.uk/reports/>

Do also consider joining PASC UK, we took over the mantle of lobbying for Welsh Self-Catering from WASCO (Wales Association of Self-Catering Operators) in January 2022, and now have more Welsh Members than they had by some margin. New Members joining will enable increased lobbying and increased financial support of the Wales Tourism Alliance.

<https://www.pascuk.co.uk/membership-fees/>

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