



Professional Association of Self-Caterers UK

PASC UK NEWSLETTER

2 May 2023 Issue 159

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COMMENTARY

We continue to focus on the two Consultations in England, the new Fire regs and continuing to try to get further mitigation on the 182 days let rule in Wales.

Below you will find updates on the Consultations and Fire Regs and we will launching a series of Meetings/Webinars to discuss these so keep an eye on the Webinar schedule for announcements.

We also have a large backlog of papers that we are trying to bring to a conclusion over the next few weeks.

The last element of the Membership Packs should be with us on Wednesday, so we will start the process of sending out the 2023 Membership Packs. Final plea, check the address you have given us when signing up, in some cases Members provide the cottage address, not their home address. The whole process of packing and despatching will take at least two weeks. Thanks.

We were also invited to speak on a panel about Tourism at the Welsh Conservative Party Conference last Friday. Not the hardest questions we have ever had to answer 😊 So much is wrong with tourism policy there.



To complete the balance, we are seeking meetings with the Labour Party, who have suggested that a tourism tax would be one of their policies for England.

In Scotland the Crowd Fund has now reached £271,000 of the £300,000 target needed to start a Judicial Review. This is an amazing achievement and will hopefully set back draconian interventions into our sector. You can contribute here: <https://www.crowdjustice.com/case/save-the-self-catering-sector-scotland/>

Save the Self-Catering Sector in Scotland

by **Ralph Averbuch**



Judicial review Lawyers: Gilson Gray Edinburgh, United Kingdom

Ralph Averbuch
Case Owner

5
days to go

£271,121

pledged of £300,000 stretch target from 848 pledges



Pledge now

This case is raising funds for its stretch target. Your pledge will be collected within the next 24-48 hours (and it only takes two minutes to pledge!)

Lastly, please do keep sending in your recommendations for entries in the PASC UK Trade Directory, this will provide a hugely useful resource to all. Huge thanks for the large number of responses received so far, the list of recommendations that we are looking for is included lower down the Newsletter.

Any questions please let us know. Best regards

Alistair

2023 MEMBERSHIP PACKS ON THEIR WAY, CHECK ADDRESSES PLEASE

The distribution of the Annual Members Pack will start this week, the process of assembling them will take at least two weeks before they are all despatched. They are only be sent to those Members whose subscriptions are up to date.

The pack includes a copy of the New 2023 Pink Book, plus Membership Certificate and Member offers. **ONE FINAL ASK? Could we ask all Members to check the postal correspondence address we have for them in the Members area, so that packs are sent where you want them?**

Each year we get Members saying that we sent it to the property address, not their address, we can only send it to the address we have on the system from when you joined ☺ Thanks.

CONSULTATION ON REGISTRATION FOR HOLIDAY LETS IN ENGLAND UPDATE

We urge you not to respond until we have provided further information and suggested responses and why, thanks.

We have laid out the headline policies below. This is the final version and will form the basis of the Guidance that we will be producing to aid responding to the Consultation, and we expect to have completed this by Tuesday next week, where it will be made available on the website.

The Policy below is identical to the one that has been adopted by the Tourism Alliance. Your Chair was asked to Chair a Working Group from Members of the Tourism Alliance to come up with headline policies. This was signed off last week and will form the basis of Tourism Alliance Webinars on the subject.

The key Membership Associations agreeing to these policies are UKH, ASAP, B&B Association, British Destinations, Tourism Alliance, Premier Cottages and many more.

Conclusion of base policies regarding the Statutory Registration Consultation.

All paid accommodation has to register

The Statutory Registration Scheme must be all-England

Registration cycle should be annual

The property's valid registration numbers must be present on all advertising platforms

The Registration Fee should be around £100 per property

This would achieve the long-standing policy objective of a 'level playing field' for all businesses, and at the same time finally provide the key data on this vibrant, diverse sector.

Last week the explanation of these policy positions was provided along with infographics of how the registration process would work, very much along the lines of the AA' Covid Confident and the Visit England 'Good to Go' schemes. You can find that here: <https://www.pascuk.co.uk/newsletters/>

We have had several meetings with DCMS since last week, covering several areas of concern about the Consultation.

Q1/ Why have Hotels, Bed and breakfast been excluded from the Consultation?

A1/ Essentially these have not been included because Ministers believed these sectors are already compliant and need no further administrative burden. There is almost zero chance of responses to the Consultation getting the Government to bring in hotels and bed and breakfast to the scheme. However, when it comes to 'professional self-caterers', this should be more straightforward. Enough responses saying 'ALL' and why we think 'All' will bring this over the line. There are hardly any definitions for 'holiday lets', 'short term lets', and there certainly isn't one (and definitely not in the consultation) for 'professional self-caterers'.

Our view is also that any properties that are exempted, and that do not show a registration number on advertising may be deemed by the consumers as 'unsafe'. There will be real merit in being included rather than excluded.

Q2/ Why are the three options for the scheme still in when from the outset industry consensus is a national scheme?

A2/ Consultations are supposed to be about choice, and it was always unlikely that they would only propose a single mandatory national scheme. This is the direction of travel on this Consultation as it is understood that it is next to useless if only the hot spot counties do it.

Q3/ Is there legislation needed to have to have a registration number to advertise?

A3/ In simple terms yes, the basic legislation has already been laid down, which in itself is indicative of the direction of travel. The legislation is not complete as yet, as the Consultation will steer what kind of registration scheme is brought in and final legislation will be passed.

Q4/ What is the feedback from Treasury on the fees for a Registration Scheme?

A4/ Treasury has made it clear that the fees need to be kept low and that the money received can only be used to run the scheme.

It was repeatedly strongly suggested by Officials that we need to get lots of consistent responses on the scheme being national and on minimising exemptions such as 'professional self-caterers' and those that only let occasionally if that is the outcome that we want.

We should be in a position next week to provide the Guidance on responding to the Consultation as well as further webinars.

Links to Consultations

The Consultation into a Registration Scheme for Holiday Lets:

<https://www.gov.uk/government/consultations/consultation-on-a-registration-scheme-for-short-term-lets-in-england/consultation-on-a-registration-scheme-for-short-term-lets-in-england>

CONSULTATION ON ADDING A NEW CLASS OF PLANNING IN ENGLAND FOR HOLIDAY LETS 2 MAY UPDATE

We urge you not to respond until we have provided further information and suggested responses and why, thanks.

We are still scoping the document with the planning expert that we are commissioning on this. It needs to give Members a clear understanding of the Consultation, the possible consequences of each of the measures proposed and how best to respond. We are still trying to the final brief agreed and are just awaiting detail and costs. We are making the urgency clear on this as the deadline for responses is 7 June.

This will be followed up by dedicated webinars and updates on this Consultation, plus guidance in good time as to how you might want to respond to this consultation.

Link to the Consultation here: **We urge you not to respond until we have provided further information, thanks.**

<https://www.gov.uk/government/consultations/introduction-of-a-use-class-for-short-term-lets-and-associated-permitted-development-rights/introduction-of-a-use-class-for-short-term-lets-and-associated-permitted-development-rights>

UPDATE ON THE NEW FIRE GUIDANCE 2023 2 May 2023

We still have to hear back from the Home Office about the key questions arising from the new Fire Guidance. Will feed that back as soon as we have it.

We now have a shortlist of experts to final interview who will write up both papers and help with webinars. These will provide guidance on the more contentious areas and provide guidance on larger properties. We ask for patience on this, as we are trying to find someone who will come up with sensible, proportionate guidance, and not err to sprinklers everywhere.

All the current Fire Guidance and notes that we have currently has been posted in the last two weeks newsletters and can be found here: <https://www.pascuk.co.uk/newsletters/>

BUSINESS RATES 2023 UPDATE 25 APRIL

No further update this week. Meeting with VOA this coming week.

Last week we finally got sight of the new 2023 Self-Catering Practice Note.

Here it is: <https://bit.ly/3mFoWkM>

You need to scroll down to here to find it on that page:

9. Valuation Support

[Show](#)

Practice note 1: 2023 - holiday accommodation (self-catering)

[Show](#)

The new 2023 Rating list now applies to all that are registered for Business Rates. This Practice Note is the basis under which your Rateable Value has been calculated and under which all Checks, Challenges and Appeals need to be carried out.

There are lots of questions arising from this new Practice Note, so have arranged a meeting week commencing 1st May with the Self-catering Team at the VOA.

The main questions apply to those of us that have less than five units and whether Check Challenge Appeal is live in Wales yet. If you have 5 or more units it is pretty simple to understand, and as soon as we have had the meeting should be in a position to help those Members 'Check' RV's that they feel are too high.

Those will 1-4 Units this is going to take a while longer I'm afraid as there are lots of changes to this Practice Note, which we are not yet fully conversant with.

Please be patient whilst we get a fuller understanding of the changes, so that we can help Members wishing to 'Check' their 2023 Rateable Value. We are also waiting for confirmation that the 'Check, Challenge, Appeal' that works well in England will be available in Wales.

We may then be able to help those Members that have had increases through the 'Check' system to get them reduced. Please by all means log with the Chair that you would like to look at your Business Rates by sending a note to chair@pascuk.co.uk Note. This service is only available to paid Members.

NEW PASC UK WEBINAR PROGRAMME FOR MAY 2023

We are currently pulling together series of Webinars on the two Consultations in England, the new Fire Guidance, plus several on useful technology for our sector. These will be announced as soon as we have finalised dates and speakers.

Previous webinars can be viewed on the PASC UK Website at: <https://www.pascuk.co.uk/webinars/> Members only recordings are in the Members area.

1/ PASC UK BUYING CLUB WEBINAR

Date 1100 on Thursday 11 MAY 2023

This meeting will be recorded and placed in the Members area on the website

We will be pulling together content for this Meeting over the coming weeks.

It will include:

- New Member Benefits, including a Fuel Card to get discounts at the pumps, plus a credit card offer.
- Update on Energy Buying Club
- And much more

There will be more included in this meeting, and we will update as get nearer the date.

To book you need to click on the link below to register and provide your business name please.
 Register here: https://us06web.zoom.us/webinar/register/WN_dH6R8mtNRv-oADZLKaPbQQ

UPDATED REQUEST FOR HELP FOR THE TRADE DIRECTORY

Firstly, huge thanks to all those who have sent in details of suppliers. We have received a really good response to this and have now broadened the ask to enable us to have more suppliers in some of the other categories that we will launch with.

Please can you therefore supply your recommendations for any of the following please. Please try and use the format below, as it will save us huge amounts of time populating the trade Directory. Just send an email to chair@pascuk.co.uk with category in the Subject Line and details as laid out below in the body of the email. Many thanks.

Company name:

Website:

Tel:

Contact:

Email:

What they offer? e.g. PAT Testing, Photography, Chimney Sweep, mortgage brokers for holiday lets etc

Area/Region covered:

Categories we are aiming to launch with are and would welcome your recommendations:

Direct Booking Channels

Fire Testing

Pat Testing

Electrical Testing

Gas Testing

Chimney Sweeps

Website design

Photography/Video/Drone

Channel Managers

Green energy/Electric Vehicle Charging installers

Artwork/Logos

Accountants

Solicitors

Insurance Companies

Marketing/SEO and Social Media support

RESETTING YOUR PASSWORD FOR THE PASC UK MEMBERS AREA

You are able to check your account details and download any of the 25 Members only PASC UK papers. The full list of the PASC UK Members Papers is detailed below.

Anticipated questions:

1/ How do I log in?

On the main PASC website you will see a link in the top right-hand corner called "Member Login". Click this link and enter your email address and password. Once logged in you will be in the members area.

2/ I can't find my password.

Click on the "Member login" link on the far right of the menu on our website and click the "forgot password" link which is in blue text just below the "log in" button. Enter your email address in the field and click "request password reset" button.

3/ Who do I contact if I cannot get in?

If you are having difficulty, please email admin@pascuk.co.uk and Justin will investigate for you.

4/ My username doesn't match my email address, does it matter?

No, it doesn't, usually your username would be your email address, but through address changes and mis-typing, some don't match up. However, the only place those are used is in the login field, all correspondence will go to your usual email address. Unfortunately, it isn't possible to change the username once it has been set.

NEWSLETTER INDEX (WHERE TO FIND PREVIOUS INFORMATION)

All previous content is indexed and can be found on the 2022 Index on the Newsletter page. Look for PASC UK Index 2022. This will be updated weekly.

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

WALES INFORMATION AND WHERE TO FIND IT

If you are affected by what is happening in Wales and do not get the direct Wales only communications, please email me at chair@pascuk.co.uk put **Wales Newsletter** in the subject line and we will add you to the Wales Only circulation list.

Previous Wales Newsletters can all be found here: <https://www.pascuk.co.uk/wales-182-days-reports/>

GENERAL INFORMATION SECTION

PASC UK SOCIAL MEDIA

Please consider following PASC UK on Social Media, it gives us a way to contact you quickly in the event of any changes or announcements that are made. We promise not to bombard you and to try to keep it relevant and topical.

PASC UK on Twitter @PascUK

PASC UK on Facebook @pascukltd

This is where the latest news between newsletters gets posted.

MEMBERS AREA IS NOW LIVE

The Members area of the PASC UK website opened last week. Initially you will be able to check your account details and download any of the 25 Members only PASC UK papers. No longer will you need to ask Justin or myself 😊. The full list of the PASC UK Members Papers is detailed below. No longer will you need to ask Justin or myself 😊 We will add additional features over the next couple of weeks.

Anticipated questions:

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PASC UK MEMBERS ONLY PAPERS

This is the current list of Members Only papers available in the Members area of the website.

- [PASC UK Business Rates Claim Note England](#)

A guide to 'Claiming' your property in England. You cannot 'check' You cannot 'Check' your properties Business Rates until you have done this.

- [PASC UK Business Rates Check Note England](#)

The guide will take you through 'checking' your Business Rates in England. It is vital that you book a call with the Chair before completing and submitting this 'Check'.

- [PASC UK Template Privacy Policy June 2022](#)

All businesses in the UK are required to have an up-to-date Privacy and Cookie. Not having one can lead to fines. This document provides you with a template policy.

- [PASC UK Template, Privacy Policies explained June 22](#)

This document explains Privacy Policies

- [PASC UK Template Cookie Policy and Guidance June 22](#)

This document gives further guidance on Cookie and Privacy Policies

- [PASC UK Guidance on using CCTV 2021](#)

Having CCTV at business premises can bring benefits, however there are several stages of legal compliance that you need to go through to operate such a system.

- [PASC UK Template CCTV Policy June 2022](#)

This document provides you with a basic CCTV Template Policy.

- [PASC UK Guidance on completing a short form LIA](#)

A 'Legitimate Interests Assessment' is a requirement if you have CCTV. This will guide you through creating one.

- [PASC UK Template LIA](#)

This document is a template Legitimate Interests Assessment for CCTV

- [PASC UK Template Breach Risk Assessment \(Req if you have a GDPR breach\)](#)

This template will guide you through the steps to take if you have a breach of GDPR.

- [PASC UK Record of Processing \(This is what data that you store and for how long?\)](#)

This template gives you the headings for the types of data that you store and for how long.

- [PASC UK Template Internet Fair Usage Policy](#)

This template document can be inserted into your Terms and Conditions to cover fair internet usage at your business.

- [PASC UK EV Charging Guidance](#)

This guidance takes you through putting together an EV Charging Policy at your business, necessary even if you do not have EV charge points, to help protect against charging out of the window.

- [PASC UK EV Charging Policy for Member's T's & C's](#)

This template document can be inserted into your Terms and Conditions to cover EV charging at your business, whether you provide the facility or not so as to help maintain insurance cover.

- [PASC UK Ghosting Report](#)

Ghosting is the practice that is employed by some self-catering agents whereby they leave your property on their website after you have left, with 'this property no longer available' Book one of these. This report tells you the steps you can take to have the property removed.

- [PASC UK Risk summary of 3rd Party suppliers at Holiday lets](#)

Having third party suppliers giving services to our guests at our businesses requires careful planning, in order not to void insurance. This paper explains the steps to take to maintain insurance cover. Covers chefs, mobile cooking companies, hot tub rental, bouncy castles. Entertainers etc.

- [PASC UK ICO Registration Paper](#)

This paper explains whether or not your business needs to register with the ICO. In 99% of cases PASC UK Members will need to do so. It costs £40 to register.

- [PASC UK ICO Registration FAQ's](#)

This document answers the most common questions about registering with the ICO and why you need to.

- [PASC UK Guidance on damage caused by guest and your T's & C's](#)

This document provides Members with another clause for their T's and C's. This one to protect you if guests cause damage to the property such that you have to cancel subsequent bookings and who pays.

- [PASC UK Template for clause in T's C's ref guest damage](#)

This is the template clause to add to your Terms and Conditions to protect you if guest damage causes future cancellations.

- [PASC UK Guest Comms Paper](#)

Improving the flow of Guest Communications from initial contact prebooking to post departure is one of the key elements to improving guest satisfaction and driving up repeat bookings. This paper should be taken in conjunction with the webinar on this subject in the Webinars section.

- [PASC UK Influencer Paper](#)

Many Members have reported being contacted by influencer or media offering coverage of your property in exchange for a free stay. There are several legal aspects to Members being offered this that they need to be aware of. These are covered in this Paper.

PASC UK MEMBERS LOGO UPDATED

We have updated the logos for Members to display on their websites. We now have a full set of Welsh versions too. A full variety of shapes and formats are available to suit all layouts.



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
- 25 and growing Special Interest Papers including legal docs such Privacy and Cookie Policies

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

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

- 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
- Legal papers to help inform and protect Members.

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-pasc-uk/>

Wishing each and every one of you all the best during these trying times.

Best regards

Alistair Handyside MBE
Executive Chair
The Professional Association of Self-Caterers UK
www.pascuk.co.uk
chair@pascuk.co.uk
07771 678028



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.

