



Professional Association of Self-Caterers UK

PASC UK NEWSLETTER

27 February 2024 Issue 200

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COMMENTARY

Following on from last week's announcements affecting the sector we have already had one meeting with DLUHC and have one booked with DCMS early next week. Full details covering all the additional information gathered on the Registration Scheme and Planning Changes below.

We are conscious that the level of interventions into our sector continue to rise, and that we are seeing what is happening abroad heading for the UK. To that end we have become a Members of the EHHA, The European Holiday Home Association. This is primarily to keep abreast of developments that may in time head our way.

A good example of this is a major piece of support work that we are already doing with our Agency Members. It's called HMRC Intermediaries reporting, and it involves 'intermediaries' (Agencies and Platforms to us) having to report owner revenue directly to HMRC by January 2025. This involves Agencies having to gather data such as National Insurance numbers, who owns the property and much more, store that data safely and report earnings quarterly direct to HMRC. This is a vast piece of work.

Further planned measures across Europe include all short-term rentals having to charge VAT, (regardless of being under the VAT threshold) and we can learn from their experiences, good and bad, of registration and licensing schemes which are now commonplace throughout Europe.

We will keep you up to date as we go forwards on this.

We have scheduled Members Meetings and Agency Members meetings where developments of the recent Government announcements and what's happening in Europe will be answered. See below.

We are keen to find a replacement for Adrian Greason Walker, who had represented PASC UK in Wales so well over the last eighteen months, he is retiring at the end of March. Below you will find a job spec, please let us know if you are interested or may know of someone who might be, we are keen to get this important position filled. Any leads to chair@pascuk.co.uk

We have also partnered with SHORT TERM RENTALZ who have a good newsletter and Awards programme. Do sign up for their newsletter, it's complimentary to the PASC UK content and is free to subscribe. Full details on this below

Full update on imminent PASC UK Legal pack below, and sadly no date yet from the Home Office on the 'open plan' note.

Last Week we attended the TAF Awards in London, where PASC UK were finalist in the Sector Support Category for the Fire Support Work we have carried out for the sector. We took Paul Bray with us as part of a thank you for all the help and support he has provided to PASC UK and its Members.



Lastly this week, we have finally created a Linked in page for PASC UK. If you are on Linked in, please go and follow at <https://www.linkedin.com/company/pasc-uk/> We will be sharing regular updates here and you are very welcome to follow us in order to stay up to date with the latest updates, particularly around Regulation and Lobbying.

As always, any questions please let us know. Best regards

Alistair

STATUTORY REGISTRATION AND PLANNING CHANGES IN ENGLAND UPDATE 27 FEBRUARY 2024

Last week we published a summary of the details as we have them on both Statutory Registration and the proposed Planning Changes.

Rather than repeat, each week we will provide an update. You can refer to previous Newsletters here: <https://www.pascuk.co.uk/newsletters/general-newsletters/>

Our understanding is that the announcements last week were brought forward to try and head off criticisms that the Government would have faced at the Coastal Communities debate in the House of Commons on Thursday 22nd February. There would have been the inevitable questions about the numbers of second homes and the much-used term “hollowed out communities”.

As a result of the announcements made, the Government was able to answer all these questions simply by saying that they had announced a Registration Scheme and a range of Planning interventions.

The problem though is that there is so little detail, as the announcements have come before the formal responses to the Consultations on Registration and Planning, where we would have seen much more detail. These responses are not expected for some months.

Updated comment on the Registration Scheme.

Our principal concern remains around the implications raised by this comment: **"The Government is considering how to apply the register, so it does not apply disproportionate regulation for example on property owners that let out their home infrequently."**

Our view and that of all the Tourism Trade Associations, is that the same rules apply by law if you let for a single night. This will remain our position on this matter. We have notified all relevant Government Departments of our position on this.

The Tourism Alliance is creating a Working Group on this, which will be Chaired by Alistair.

We have also maintained that the data provided by the Registration Scheme, should be in place prior to any significant changes to Planning.

We have a meeting scheduled with DCMS, (the Government Department leading on Registration) next week. And will advise on developments as soon as we can.

We have also met with the Home Office, and they are resolute on the issue of a single night let for money being the threshold.

It is worth noting the responses from the Tourism Minister is response to questions at the House of Commons debate. When we meet with DCMS next, we will dig more deeply into the highlighted elements.

Julia Lopez, Tourism Minister 22 Feb.

- In her response, Minister of State for Media, Tourism and Creative Industries, Julia Lopez said the UK Government will implement a mandatory registration scheme and further details on how the register will operate later this year. In her supplementary question, Saxby welcomed the introduction of the register and asked how we can ensure that North Devon's tourist economy fully benefits from these changes.
- The Minister said that Saxby is aware of the challenges of the tourist economy, including in relation to short-term lets, which can make it too expensive for those working in the tourism industry to live nearby to their jobs. She added that this is a difficult issue where **the UK Government is trying to strike the right balance between making sure people are able to own second homes, and being able to help hotels have a level playing field and ensure there is the right accommodation for the local community.** The Minister then stated that the UK Government will work with representatives of the sector to get the details of the scheme right.
- In a further supplementary, Conservative MP Duncan Baker said North Norfolk has a large number of holiday lets and Airbnb and welcomed the Ministers commitment to look at this in moderation. **He stated that there is a nuance between someone renting out a room in an Airbnb for extra income, and whole streets of holiday lets. He then sought assurances that the nuances on this will be looked at properly.**
- In response, the Minister said **the UK Government doesn't want to clampdown in a way which is going to make life difficult that rent their rooms out on an irregular basis.** She said the most important thing is to understand the scale of the problem and further action can be taken thereafter.
- In a final supplementary, Jim Shannon MP stated that tourism and short-term lets are very important for his constituency and that there are benefits that should be acknowledged.

Updated comments on Planning Changes.

We met with DLUHC yesterday (the department leading on the Planning Changes).

Key points from the meeting:

- Very little detail will become available before the publication of the formal response to the Consultation.
- The legislation for making the changes has already been laid before Parliament and been passed as part of the Levelling-Up Bill.
- The actual planning changes do not need to be debated in Parliament, once decided then will come into effect through a Statutory Instrument.
- It is highly likely that the cut-off date for having to be trading as a self-catering/short term let will be the date that the Statutory Instrument is created. Meaning that properties carrying out self-catering/short term lettings will automatically be transferred into that use class on that date. (How they will know which to transfer without the data is a question yet unanswered).
- We understand that it will be easy to revert from the new class to Residential C5.
- New entrants post the date of the Statutory Instrument will have to apply for Planning Permission.
- Article 4 areas will be kept as small as possible, still talking about street by street, and will have to be evidence based (again hard without the Register) and there will be an appeal process.
- There appeared to be a real commitment to “balance”. That balance in about ensuring that whilst the measures do soften the impact of the sector on housing stock, the contribution that self-catering/short term lets make to rural and coastal economies is recognised too.
- Our sense was that DLUHC support the one night let for money as the baseline.

Links to Government Announcements:

https://www.gov.uk/government/news/short-term-lets-rules-to-protect-communities-and-keep-homes-available?utm_medium=email&utm_campaign=govuk-notifications-topic&utm_source=abcf45c0-6cb1-41e0-8fb3-addcbdd3400c&utm_content=immediately

and from DCMS:

https://www.gov.uk/guidance/delivering-a-registration-scheme-for-short-term-lets?utm_medium=email&utm_campaign=govuk-notifications-topic&utm_source=57e40b2f-17ef-4143-b404-b80b0ae62c39&utm_content=immediately

Any questions to chair@pascuk.co.uk

NEW PASC UK LEGAL PACK NEARS COMPLETION **UPDATE 27 FEBRUARY**



We are about to launch the following legal papers for PASC UK Members. We expect to do this next week. The CCTV, Privacy and Cookie Papers are as good as complete, the Members area of the website is built and ready, and the Terms and Conditions are with the working group, with a response deadline of close of play this Thursday. We will then consolidate the feedback and complete with the final input of Stephens Scown Solicitors, the final version for launch.

These are being written as part of our new partnership with Stephens Scown Solicitors (SSS) which will be formally announced shortly.

Once completed, we will hold Members meetings to answer questions on these papers.

A reminder as to what the Legal Pack will contain at launch.

1/ Terms and Conditions

These will offer Members legally written T's and C's (Terms and Conditions) for holiday lets. These will encompass all the learning that we have all had during and since covid, and the need to have adaptable T's and C's as other threats and opportunities arrive. It could be EV charging, or accepting dogs, not wanting dangerous dogs, or Granny charging etc.

2/ CCTV Policies

If you have or are thinking about having CCTV at your premises, and this includes door cams and some noise monitoring equipment, there are inevitably some legal hoops to jump through. This series of papers will help you become compliant and protect you from claims from guests and visitors to your property that you have infringed their rights in some way.

3/ Privacy and Cookie Policies.

These will only be relevant if you have a website. If you do these are a legal requirement and due to originating whilst the UK was in Europe, they undergo frequent changes. Sadly, there are people out there that will be mortally offended at having their human rights abused by an out-of-date Cookie/Privacy Policy and will seek redress. These papers will help protect you against that and ensure compliance.

PASC UK JOINS EUROPEAN HOLIDAY HOME ASSOCIATION

Following on from commentary above...

The European Holiday Home Association (EHHA) was founded in 2013 to give a voice to the short-term rental accommodation players. The EHHA's members are online short-term rental platforms, national associations representing property owners and property managers, and companies providing ancillary services to the short-term rental accommodation providers.

Its members operate across Europe.

As the collective platform for the short-term rental (STR) accommodation players in Europe, they raise awareness of the STR Ecosystem among policy makers (at EU and Member State levels), as an essential part of the fast-growing EU tourism economy.

They act as a forum for exchange and help to improve a hyper-fragmented regulatory framework in the EU Member States and EU. They believe that only justified, proportionate and non-discriminatory STR rules can remove the regulatory barriers to access the EU's Single Market and allow STR businesses to flourish.

The EHHA is uniquely positioned to represent both the range of STR players and the diversity of national and local regulatory experiences to the EU institutions, given its diverse membership consisting of both national associations and direct company members. In this regard, the EHHA is often called upon by the EU institutions to provide the industry voice on regulatory issues of relevance to the ecosystem.

You can see their website here: <https://ehha.eu>

And see who the other Members are here: <https://ehha.eu/members/>

NEW PASC UK WEBINAR PROGRAMME FOR MARCH 2024

Please find below the March webinar programme. We are also expecting to have some more Fire Webinars as we may get some further clarity on open plan issues from the Home Office shortly, plus other Webinar meetings to follow the launch of new Papers, the legal pack, for example.

Previous webinars and meetings 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 MEMBERS MEETING STATUTORY REGISTRATION AND PLANNING USE CHANGES

Date 1100 on Wednesday 13 March 2024

Over the coming weeks we should have a much clearer picture of what Statutory Registration, and the Planning changes look like, and how they will affect Members. We will work up the agenda for this meeting over the coming weeks and more detail will be provided in upcoming newsletters.

Members Meetings are limited to 100 places and are dealt with on a first come first served basis.

To book you need to click on the link below to register and provide your business name please.

Register here: https://us06web.zoom.us/meeting/register/tZMpf-ghqjMsEtGCuxZPS7_c9MJI4dX57Oy8

2/ PASC UK WEBINAR WITH SUPERCONTROL AND KEY DATA

Date 1500 on Wednesday 20 March 2024

This meeting is for anyone who has is looking for accurate data on which to grow their business. PASC UK has partnered with Key Data to be our data partner and in this webinar you will see why.

We will be introducing Key Data to you who will give an overview of data from our sector along with booking trends.

There will also be a presentation from one of our long-term partners SuperControl, to explain the key highlights and benefits of their booking software.

We will then be demonstrating to you how, with a combination of Key Data and SuperControl you are just a few clicks away from looking at your own occupancy and rates, compared to other short term rental businesses in your local market.

This is a must attend if you are looking to monitor your bookings more closely going forwards and there will be a Q&A at the end.

This webinar will be recorded and placed in the free to access part of the website. You need to register, and we will then send you an invitation to join.

- Introduction from PASC UK
- Looking at Booking Trends, Rates and Occupancy: Key Data
- The Key features and Benefits of the SuperControl platform: SuperControl
- Key Data and SuperControl demo live data in the Dashboard: Key Data and SuperControl
- Q&A

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_to8FChiiQEiXqPpS-ZWtFw

3/ PASC UK MEMBERS MEETING WITH THE PASC UK BUYING CLUB

PLEASE NOTE REARRANGED DATE FOR THE BUYING CLUB MEETING.

Date 1100 on Tuesday 16 April 2024

It's been a while since we had a dedicated PASC UK Buying Club meeting. Over 1200 of the 1750 Members have already joined and are getting the benefit of using this free service.

In this webinar we will cover the following

- How the PASC UK Buying Club Works
- Key Benefits
- Fuel Discount Card

- Credit Card facility
- New Offers
- Q&A

Members Meetings are limited to 100 places, and are dealt with on a first come first served basis.

To book you need to click on the link below to register and provide your business name please.

Register here: <https://us06web.zoom.us/meeting/register/tZYlfuuqrDMoG9F0aPFj0iJfMdfcMtXGz4XZ>

PASC UK ON THE ROAD AND IMPORTANT MEETINGS AHEAD

Over the coming weeks PASC UK will be present at the following events:

- 14th March. SW Tourism Awards, London
- 19th March. Tourism Alliance conference, London
- 19th March. English Tourism Week, Parliamentary Reception, London
- 21st March. PASC UK Wales meeting, Welshpool (details below)
- 23rd April. Global Short Term Rental Summit, London
- 23rd April. Shortyz Awards, London
- 15th May. Tourism Alliance Board, London
- 16th May. Business Breakfast, Devon County Show

IN PERSON PASC UK MEMBERS MEETINGS UPDATE 27 FEBRUARY

Sorry for delay in announcing new actual dates for these. We will announce dates and times asap. We are preparing to roll out in person Members meetings across England and Wales after the success of the meetings in Northumberland, Devon and Cornwall. The next planned meetings are as follows, details of these will be published as soon as possible.

- **Worcester (Date and venue confirmed next week)**
- **Norfolk**

FIRST WALES MEMBERS MEETING

We are pleased to announce our first person-to-person meeting in Wales after the success of the meetings in Northumberland, Devon and Cornwall.

This will be an opportunity to meet and say thank you to our colleague, Adrian Greason Walker and who is standing down at the end of March. Alistair, the Chair will also be there, and we will be encouraging you to ask any questions or make any points that you wish to. The previous in person Members meeting have also proven to be brilliant at getting Members in touch with one another and sharing experiences. We hope that as many of you as possible will make the effort to come and join us.

The next meeting will be held here:

Venue: The Royal Oak

Address: The Cross, Welshpool, Powys, North Wales, SY21 7DG

Tel: 01938 552217

Date: 21st March 2024

Timing: 1430-1700

The Meeting is for PASC Members only and you can book a space here on Eventbrite:
<https://www.eventbrite.co.uk/e/pasc-uk-cymru-members-meeting-21-march-2024-tickets-847019456997?aff=oddtcreator>

There is no charge, and we will be serving teas, coffees and Shortbreads.

Any questions, please let us know, either
Adrian adriangwalker@gmail.com or chair@pascuk.co.uk

SHORTYZ NEWLETTER AND AWARDS

We are pleased to announce that we will be working with Paul Stevens and the team at **SHORT TERM RENTALZ**. We highly recommend signing up for their free Newsletter which covers areas that compliment the PASC UK newsletter and will help keep those who are interested/concerned as to what is happening around the sector internationally up to date, plus much more.

To sign up for their Newsletter just visit their homepage and the sign up is halfway down the right-hand side of their home page. <https://shorttermrentalz.com>

In addition, we would like to introduce you to the Shortyz Awards. These are also run by Paul and are a popular awards programme and event for the Global short-term letting Sector.

PASC UK Newsletter readers are invited to submit entries for the upcoming 2024 Shortyz Awards by the deadline on Monday 4 March [23:59 GMT] - there are 20 categories in total on offer. There is no cost to enter, and you are welcome to enter as many categories as you wish and are eligible for.

This will be the fifth Shortyz Awards event and the awards last year attracted almost 400 entries worldwide. The in-person awards ceremony takes place at Skyline London on Tuesday 23 April 2024 in London, the day before the Short Stay Summit at Old Billingsgate nearby.

The awards are decided by a 50:50 split between judge scores and a public vote [once the shortlists are announced].

Here are all the key details you need:

- Category information + criteria: <https://theshortyz.com/categories/>
- How to craft a standout entry: <https://shorttermrentalz.com/features/shortyz-awards-craft-standout-entries/>
- Enter the Shortyz here: <https://theshortyz.awardsplatform.com/>
- 2023 highlights video: <https://shorttermrentalz.com/videos/shortyz-awards-2023-highlights/>

If you have any further questions please contact Paul Stevens paul@internationalhospitality.media.

PASC UK – CYMRU WALES POLICY DIRECTOR JOB DESCRIPTION

Many of you will be aware that Adrian Greason Walker, who has been leading on Wales Policy for PASC UK Cymru, has taken the decision to retire at the end of March 2024. We should start by saying how grateful we are for the effort that he has put in during this time and that we will all miss him greatly. Those in Wales that would like to see him off, please see announcement of first Wales Members meeting.

We must now find his replacement, and details of that role are below, if you are interested, or know anyone who might be please get in touch asap to chair@pascuk.co.uk Thanks.

The Job Description

Role: To be the face and first point of contact for PASC UK – Cymru to the Wales Members, Welsh Government and Media.

Tasks: To lead on Policy development for PASC UK in Wales. The main task is to focus primarily on Welsh Government's interventions that affect the self-catering sector in Wales.

Key tasks include:

- Lobbying the Welsh Government and Opposition: via electronic and face to face meetings; through collaboration with other lobbying associations and via direct correspondence
- Development and analysis of research surveys of membership with HQ
- Writing and completing consultation responses for PASC UK Cymru

- To prepare Guidance notes on how Wales members can respond to the various Consultations in a timely way. And Wales specific sector questions
- Writing a weekly Member newsletter, keeping Members up-date on specific Wales Issues.
- Responding to technical questions from Welsh Members on Wales specific issues and Welsh Government interventions. General self-catering questions are handled by PASC UK HQ.
- Management of Wales specific social media channels (Twitter & Facebook).

To work closely with the PASC UK Chair to discuss & develop wider PASC UK strategy going forwards. With particular focus on additional content for the website, webinars, and general resource.

Experience – Applicant will need to have a good working knowledge of the hospitality sector and the tourism industry in general, and any Self-Catering specific knowledge would be a bonus. A para-legal background, knowledge of Welsh Government or experience with lobbying would be advantageous but are not essential.

Package - The Rate at PASC UK is £300 per day. Role is for two days per week. Holidays are not included. During ‘peak pressure periods’ (for example preparing the Guidance Notes on the Tourism Levy Consultation) extra days can be added by mutual agreement.

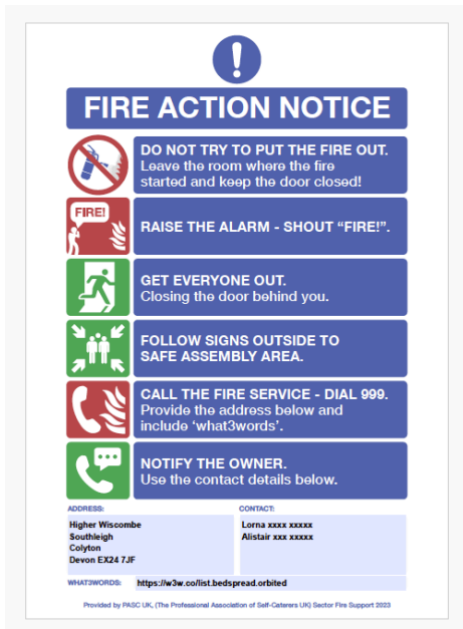
Expenses - Expenses. Consumables, general out of pocket expenses and mileage at 45p per mile are all included.

Term - 3-month probation, then rolling contract. Invoice monthly. Self-employed contractor status, free to determine when hours worked.

Please send an expression of interest and CV to: Alistair Handyside MBE Executive Chair; PASC UK - chair@pascuk.co.uk

We look forward to hearing from you.

FIRE GUIDANCE WHERE TO FIND IT ALL? NO UPDATES THIS WEEK



They can be found here: https://www.pascuk.co.uk/fire_checks_and_safety/

There are short docs that summarize the current situation with Fire Regs in self-catering in England and Wales. They signpost you to all the regulations, the Government produces Guidance, the additional PASC UK papers and more.

They can be found here: https://www.pascuk.co.uk/fire_checks_and_safety/

If you are looking for information on why the regs are now law in England, and coming in Wales, or what a Responsible person is, please refer to recent Newsletters.

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

Main Home Office Papers

Home Office Guidance on Making your small paying guest accommodation safe from fire 2023

This paper covers small units, without open plan downstairs, not more than four bedrooms, sleeping no more than twelve in two storey buildings.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1147723/A_guide_to_making_your_small_paying-guest-accommodation_safe_from_fire.pdf

Fire Safety Risk Assessment Sleeping Accommodation

This paper goes some way to helping with larger properties, but is an old paper, published in 2006 and is currently being updated by the Home Office. Earliest date expected is around the end of the year.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/422192/9281_Sleeping_Accommodation_v2.pdf

Additional PASC UK Supporting Papers

To help owners navigate through this, and to supplement the Government Papers mentioned above, we have commissioned three initial papers from our Fire expert, Paul Bray, GFireE, Fire Safety Consultant.

The papers are number 1,2 and 3. They can be found here: <https://www.pascuk.co.uk/reports/> and also here: https://www.pascuk.co.uk/fire_checks_and_safety/

Paper One: The Regulatory Reform Fire Safety Order 2005

This is a background paper explaining the legal background of the Fire Regs and the Fire Regs.

Paper 2: Additional Notes to the Home Office Guidance on Making your small paying guest accommodation safe from fire 2023

This paper provides additional notes to use in conjunction with the Home Office Guidance on Making your small paying guest accommodation safe from fire paper.

Paper 3: Applying the Sleeping Risk Guide to existing holiday accommodation

This paper provides the first paper on providing additional information for larger properties.

These have been followed by....

Fire Checks at Changeover, Routine maintenance and Testing V1

This provides a guide to fire checks at changeover, and a testing regime.

How to find a Competent Fire Risk Assessor?

This provides the websites where you can find authorised fire experts.

Updated Fire Risk Assessment

Suitable for use with the 'Small' guide from the Home Office and Welsh Fire, with the addition of a 'Review Date' box.

Train as a Competent Fire Risk Assessor

Lots of request about how to become a Competent Fire Risk Assessor. This is probably only feasible and of interest to those with multiple properties or agencies.

Additional Fire Safety Notices (without What3Words)

We have produced some further Fire Safety Notices without a space at the bottom for What3Words. We really do recommend that you include creating a What3Words reference for your property as most emergency services all over the country use it.

What3 Words explained

What3Words is and how to use it.

FAQ's

We have published the first sets of FAQ's, the most asked fire questions. This will be regularly updated and when updates are made, they will also appear in the newsletter.

These can all be found at https://www.pascuk.co.uk/fire_checks_and_safety/

Next Steps

In addition, PASC UK **will be providing the following over the coming weeks.**

- Further Papers and Webinars (See Webinar Programme)
- Regular updates on mitigation measures for buildings outside the **Home Office Guidance on Making your small paying guest accommodation safe from fire 2023 (Underway)**
- Work with Home Office and Fire Experts to come up with reasonable and proportionate mitigations for those with properties outside the **Home Office Guidance on Making your small paying guest accommodation safe from fire 2023.**
- More will be added over the coming weeks

Members questions are welcome on any issues that they have with their Fire Risk Assessments, and we will answer as best we can. We are not ourselves fire safety experts and will do our best to try and offer solutions or signposts to solutions. We are afraid that we cannot answer non-Members questions on fire issues.

NEW TRADE DIRECTORY

Please suggest to your trusted suppliers that they can be listed for free on the PASC UK Trade Directory, just send them the second link in this article, ten added in last week 😊

Last week, we also launched the Trade Directory. We intend for this to be a resource where you can find all kinds of services that you need to run your business. We have started with the suppliers that many of you have sent in. Here are the initial listings, with clear categories.

<https://www.pascuk.co.uk/business-directory/>

We are looking for many, many more. There is no charge for suppliers to list here and we have created a simple form for them to apply to be listed, so if you have a good Fire Risk Assessor, or photographer, or accountant, please get them to fill in the simple form here:

<https://www.pascuk.co.uk/add-a-business-listing/>

Thanks, with all your help we can build a comprehensive directory. Comments welcome.

RESETTING YOUR PASSWORD FOR THE PASC UK MEMBERS AREA

You can 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 mistyping, 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 2022/23 Index on the Newsletter page. Look for PASC UK Index 2022/23. 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

PASC UK on LinkedIn <https://www.linkedin.com/company/pasc-uk/>

This is where the latest news between newsletters gets posted.

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 \(This is about to be updated for 2023, launch expected end of May 2023\)](#)

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 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 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 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 newsletters
- Email support when available. (Members support comes first).

- Free Webinars
- Fire 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

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 £80
- 2 – 4 Units £140
- 5 – 10 Units £220
- 11 + Units £320

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 every one of you all the best.

Best regards

Alistair Handyside MBE
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The Professional Association of Self-Caterers UK
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DISCLAIMER

The content of this newsletter does not constitute legal advice. PASC UK are not legally qualified and make no representation or warranty of any kind regarding the completeness, accuracy, adequacy, availability, validity, reliability and suitability of the information contained herein. Any reliance you place on such material is therefore strictly at your own risk and PASC UK will not be liable for any losses/damages you suffer as a result of your reliance.

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