



Professional Association of Self-Caterers UK

PASC UK NEWSLETTER

12 March 2024 Issue 202

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COMMENTARY

The very first thing that everyone, if they have not done this already must do is sign the 'Stop the Abolition of the FHL Allowances' Petition. We have already passed 5000 letters to MPs since 2:30 yesterday. 😊 Keep them coming please.

Click here: <https://pascuk.eaction.online/FHL>

Please share the link with everyone that you know who might be affected and remember everyone in your household who can vote can also take part. Thanks 😊

There is everything that we know about the Government proposals to abolish FHL Allowances below. There is much speculation on social channels, but all we know until more detail emerges is that HMG has an ambition to abolish FHL allowances. More detail may emerge today, or in the coming days and weeks, that in part depends upon how well planned this was, or whether it was fingers down the back of the sofa at the last minute.

We also lay out below what we are trying to do about this. It's a massive issue affecting our sector and is completely misguided in its approach to solve the housing crisis. Property owners are not leaving long term lets because of loopholes in short-term letting taxes, they are leaving because they have been pushed too far with legislative and taxation changes for the Long Term lets sector. Does that sound familiar?

We have changed Wednesdays Members Meeting to a Webinar as it became oversubscribed, even before the FHL announcement which means there is now room for many more to attend. Whilst details of what FHL abolition really means are absent, it will be a good opportunity to gather more input for lobbying and questions for the accountants.

On the more positive side the PASC UK Legal Pack has gone well, and we are announcing below the first Members Webinar where you will have the legal papers explained and be able to ask any questions that you may have concerning these papers. See below.

We have a Welsh Members in person Meeting in Welshpool on the 21st March, great crowd coming to that, let's try and make it a good send off for Adrian 😊 and have also confirmed our next in Person Regional Meeting, and this will take place near Worcester on Wednesday 24th April between 1400 and 1700, details below.

We have not forgotten supporting Welsh members on their specific issues, particularly relating to 182-day thresholds and had a good feature on a programme in ITV called The Sharp End, you can view the programme and the accompanying article (great input from PASC UK Cymru Members too 😊). You can view here:

<https://www.itv.com/news/wales/2024-03-07/second-home-policy-harming-genuine-holiday-let-businesses-warns-expert>

I am repeating that we are keen to find a replacement for Adrian Greason Walker, who has 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. We do have some good leads but more always welcome. Any leads to chair@pascuk.co.uk.

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

Alistair

ABOLITION OF FHL ALLOWANCES UPDATE 12 MARCH

Whilst this email is winging its way to you the Government will be voting on the Spring Budget. We have spent the last week doing all that we can to try and stop/delay/discuss this with the Treasury. It is completely misguided and will hit the sector hard.

We have been in the media, we have been working with other associations, in contact with Government Departments on one hand, and then a very focussed MP by MP contact campaign to explain just how wrong they have got this on the other.

We were so critical on Regional TV that SW MPs got in touch and we had the opportunity to explain why this is such a bad move.

As a result of intense lobbying, we have been able to show many MPs that they are hitting the wrong operators. Words like 'exemptions' are being used. Sending on 5,0000+ letters will help hammer this home. We will be working up lobbying papers on this for these MPs with colleagues and tax advisors.

Currently we only know that they plan to Abolish FHL Allowances. This does not give us any detail or enable many questions to be answered accurately. We expect some further details today and in the coming days and weeks. They cannot just abolish it; it will leave holes that need filling. We have been gathering all the Members Questions on this, we have now had nearly 700 emails on this, and will be using these as the core basis for the meeting, and the planned accountancy and tax support.

We met with the leading Accountancy firm on FHL's yesterday afternoon at 1500 to see what kind of support programme we can put in place for Members. Not limited to:

- Members Webinars with Tax Experts to explain changes and mitigations
- FAQ's
- Papers on possible alternative Tax Strategies and impacts

There is a short commentary here that is worth reading. <https://www.pkf-francisclark.co.uk/furnished-holiday-lets-abolition-of-preferential-tax-regime-from-april-2025-budget-2024/> Francis Clark is the accountancy firm we are meeting on Monday afternoon.

So, three things underway

- A plan to advise owners how to mitigate.
- A plan to push back against HMRC
- Pull together the biggest support base we can gather on this. This includes other sectors and associations that will be directly or indirectly affected by this.

Next week we will announce a series of Members Webinars and Papers to support you through this whilst also hammering away at the Government, MPs and anyone who can help us limit the damage being done. Keep your suggestions coming in.

Over the next week we will be finalising a partnership with a Capital Allowances company with specific knowledge to our sector and will also be announcing a series of Webinars and Papers from them, so that as many of you as possible can extricate possible Capital Allowances whilst you still can.

We are also pulling together all our agency Members to support this, we have 175 Brands in Membership, for them to provide their logos quickly, for a letter to the Chancellor next week.

Next Tuesdays Newsletter will contain the Support Programme and will enable us to be able to give more details, if it has been revealed by then as to what 'Abolition' looks like.

Following the Budget announcements Francis Clark has updated their website with several blogs including one in relation to FHLs:

<https://www.pkf-francisclark.co.uk/budget-analysis/>

We have secured some good press coverage on the Government Announcement plus there have been some good articles in support of our cause. We have been on numerous Radio programmes, including Radio 5 Live, LBC and many regional stations.

BBC Spotlight had a dedicated 5-minute piece from the Southwest, one of the most toxic areas, which was very supportive.

<https://vimeo.com/921675853?share=copy>

In the General media...

<https://www.dailymail.co.uk/news/article-13163669/Budget-tax-raid-Airbnbs-Jeremy-Hunt-holiday-lets.html#comments>

<https://shorttermrentalz.com/news/budget-spring-2024-uk-tax-relief-holiday-lets-scrapped/>

<https://www.property118.com/budget-2024-landlords-let-down-by-the-government-again-what-to-do/>

<https://servicedapartmentnews.com/news/industry-news/spring-budget-hospitality-businesses/>

<https://moneyweek.com/investments/hunt-scrap-holiday-lets-tax-perks>

<https://www.telegraph.co.uk/politics/2024/03/07/staycation-tax-backlash-short-term-holiday-lets/>

<https://www.dailymail.co.uk/news/article-13169181/Second-homes-crackdown-kill-towns-foot-property-ladder-Locals-tourist-hotspots-fear-Budget-tax-raid-wipe-crucial-staycationer-income-holiday-lets-forced-close-DOUBLE-prices.html>

<https://www.propertywire.com/news/uk/capital-gains-tax-slashed-to-encourage-home-sales-announcement-and-reaction/>

<https://www.landlordtoday.co.uk/breaking-news/2024/3/jeremy-hunt-slashes-the-values-of-holiday-homes?source=newsticker>

This is excellent, but you may need a subscription to access.

OTHER BUDGET IMPACTS

In short there was little for the Hospitality sector in the Budget, a small rise in the VAT Threshold and a cut in National Insurance Contributions.

- The Treasury has increased the VAT registration threshold from £85,000 to £90,000, and the deregistration threshold from £83,000 to £88,000, freezing them at those levels. The changes will apply from 1 April 2024
- The Treasury is cutting the main rate of Class 1 Employee National Insurance Contributions (NIC) from 10% to 8%, following the 2p cut to NIC in the recent Autumn Statement 2023. This comes into effect from 6 April 2024. It is also cutting the main rate of Class 4 Self-Employed NICs by 2p (from 8% to 6%).

We were disappointed that after a strong campaign, that the government did not take this opportunity to reduce the rate for Hospitality VAT.

STATUTORY REGISTRATION & PLANNING CHANGES ENGLAND UPDATE 12 MARCH

Each week we publish a summary of any updates as we have them on both Statutory Registration and the proposed Planning Changes.

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

Both DCMS (the Govt Department that leads on Tourism) who lead on Registration, and DLUHC (the Govt Department that lead on planning) have both said that they expect the formal responses to last summer's Consultations into Registration and Planning to come out before the summer recess - so before 24 July this year.

It is likely that that is when we will know the full detail of what both interventions will contain. We will continue to have meetings with both departments and keep you abreast of any developments.

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 or for 365 nights. This will remain our position on this matter. We have notified all relevant Government Departments of our position on this.

The Tourism Alliance Working Group on this has met, chaired by Alistair and the collective position is a unified one, everyone who lets for a single night, annual, low cost, provide a Fire risk Assessment and what type of property.

We are also sending a letter to DCMS to thank them for the meeting, reiterate our asks and get that signed by our Agency Members.

Updated comments on Planning Changes.

No further meetings with DLUHC this week, but it was made clear in the DCMS meeting that the evidence for any Planning Changes, particularly Article 4 could only really be evidenced by Statutory Registration being live and fully in place.

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 LAUNCHED AND ON THE WEBSITE

We are delighted to announce our Partnership with Stephens Scown Solicitors (SSS). PASC UK has worked with SSS since our inception – many of you will have met Tom Chartres-Moore on some of our previous Webinars on Cancellation policies and much more. Partnering with SSS is a ‘no-brainer’ for PASC UK because their knowledge and expertise surrounding our sector is unrivalled.

You can now find the Legal Pack live in the Members area on the website – this is our first major piece of work with SSS as part of the Partnership. We look forward to utilising their knowledge we face future challenges to our sector.



Please see announcement below on the first Member Webinar to support these papers.

A reminder as to what the Legal Pack contains.

1/ Terms and Conditions and House Rules

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 doorbell 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 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.

NEW PASC UK WEBINAR PROGRAMME FOR MARCH 2024

Please find below the February/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 Webinars meetings, to look at impacts and mitigations of the Government's intention to abolish FHL Allowances, 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

WE ARE ADDING ABOLITION OF FHL AS FIRST ITEM ON AGENDA, AND TURNING THIS MEETING INTO A WEBINAR AS WE ARE ALREADY OVERSUBSCRIBED FOR A MEETING. IF YOU HAVE ALREADY REGISTERED YOU DO NOT NEED TO DO SO AGAIN.

Date 1100 on Wednesday 13 March 2024

With the announcement by HMG of the abolition of FHL Allowances, we will be focussing on this in this Webinar as the first item on the agenda and the opportunity to discuss the Registration Scheme and Planning Changes will follow. Over the next few days, we may have a much clearer picture of what Abolition looks like. And will explaining our response as PASC UK and what support we will be offering, and how they will affect Members.

- Abolition of FHL Allowances
- Statutory Registration
- Planning changes

Members Webinars are limited to 500 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/webinar/register/WN_h3TutTSITXW38zDC-Vv-jA

2/ PASC UK WEBINAR WITH SUPERCONTROL AND KEY DATA



Date 1500 on Wednesday 20 March 2024

This meeting is for anyone who is looking for accurate data on which to base decisions 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_to8FChiiQEiXgPpS-ZWtFw

3/ PASC UK MEMBERS LEGAL PACK WEBINAR WITH STEPHENS SCOWN SOLICITORS

Date 1100 on Tuesday 26 March 2024

This Webinar is to launch and explain the PASC UK Legal Pack which we cover above. In Conjunction with our Legal partner, Stephens and Scown Solicitors (SSS), we have produced templates for the four most important legal documents that businesses like ours require. The webinar will run through the Partnership, and we will be joined by Tom Moore and Emily xxx from SSS to take questions from the Members.

- Background to PASC UK Legal Pack and Partnership
- Terms and Conditions and how House Rules work
- Privacy and Cookie Policies
- CCTV Policies
- Q&A

Members Webinars are limited to 500 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/webinar/register/WN_llyrsbNXSW2-766kLO2jTA

4/ PASC UK MEMBERS WEBINAR WITH THE PASC UK BUYING CLUB

PLEASE NOTE REARRANGED DATE FOR THE BUYING CLUB WEBINAR.

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, Exeter
- 19th March. Tourism Alliance Conference, London
- 19th March. English Tourism Week, Parliamentary Reception, London
- 21st March. PASC UK Wales meeting, Welshpool (details below)
- 26th March. Independent Agencies Meeting. Salisbury
- 23rd April. Global Short Term Rental Summit, London
- 23rd April. Shortyz Awards, London
- 24th April. PASC UK Members Meeting – Worcester (details below)
- 15th May. Tourism Alliance Board, London
- 16th May. Business Breakfast, Devon County Show

IN PERSON PASC UK MEMBERS MEETINGS UPDATE 12 MARCH

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:

PASC UK Members Meeting in Worcester:

Date: Wednesday 24th April 2024

Time: 1400-1700

Venue: The Barn at Bennetts Willow Barn

Address: Manor Farm, Malvern Road, Lower Wick, Worcester. WRP 4BS

The Meeting is for PASC UK Members only and you can book a space here on Eventbrite:
<https://www.eventbrite.co.uk/e/pasc-uk-members-meeting-worcester-april-2024-tickets-856790582697?aff=oddtcreator>

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

Next is likely to be 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 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 AWARDS ENTRY DEADLINE EXTENDED CLOSES TOMORROW



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, **now extended to Wednesday 13 March [23:59 GMT]** - there are 20 categories in total on offer. It's no cost 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 the 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.

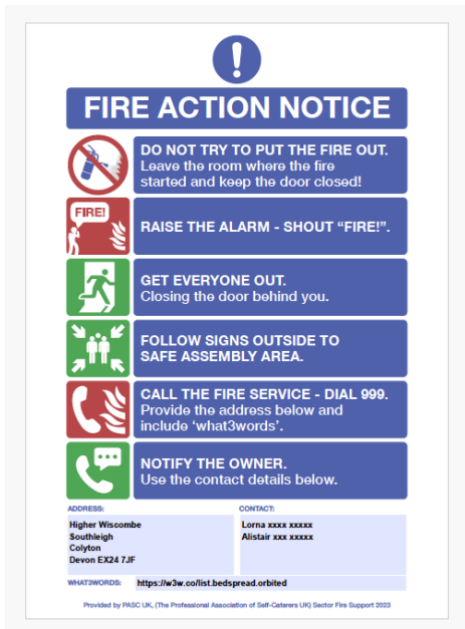
Expenses - Expenses. Consumables, general out of pocket expenses and mileage at 45p per mile are all included.

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
Executive Chair
The Professional Association of Self-Caterers UK
www.pascuk.co.uk
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07771 678028



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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