



Professional Association of Self-Caterers UK NEWSLETTER 16 April 2024 Issue 207

This week's contents:

- Commentary
- Abolition of FHL Allowances **Update 16 April**
- What you do to maintain the Pressure?
- PASC UK Buying Club Update
- NEW PASC UK Webinar and Meetings Programme for April May 2024 **Update 16 April**
- HMRC Furnished Holiday Let Webinars
- PASC UK on the Road and Important Meetings ahead **Update 16 April**
- In Person PASC UK Members Meetings **Update 16 April**
- **Scale Green, first Conference on Sustainability in our Sector**
- Statutory Registration and Planning Changes in England **Update 16 April**
- Fire Guidance Where **to find it? No changes this week.**
- Support Lobbying by Joining PASC UK
- Disclaimer

COMMENTARY

The focus this week has remained on lobbying to try and prevent the abolition of FHL Allowances.

The full update on FHL can be found below. In summary, we are making really good progress with the campaign, which is fundamentally down to the support we have had from Members and Owners across the whole of the UK.

Once again, the update below starts with activity last week and ends with a note about what you can do to help.

Those of you that either run or would like to run their business more sustainably, please have a look at the section below on Scale Green, it's an interesting initiative and we will be looking to work much more closely with them in the future.

We said last week that we would include an update on the new Grading Scheme and updated Quality Schemes from Visit England and the AA. This will have to wait until next week sadly 😞

We are now confident that we have caught up with email questions from Members, so please if we have not, let us know at once. We will attend to them as quickly as possible.

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

Alistair

ABOLITION OF FHL ALLOWANCES UPDATE 16 APRIL

For previous updates see past newsletters here: <https://www.pascuk.co.uk/newsletters/general-newsletters/>

Where are we?

Good progress with numerous MPs who are contacting Treasury to share their concerns about the policy to Abolish FHL Allowances. We have also had lots of MP meetings and have more in the diary.

These have come about because you have lobbied them through the iParl petition, you have copied us with their responses, and we have them directly contacted all that have shown any level of support for you as Constituents. We have sent them the MP more which you can find on the website in the Newsletters section. <https://www.pascuk.co.uk/newsletters/general-newsletters/>

They have then agreed to meet with us to discuss the impact of Abolition. So keep those responses coming in.

Treasury

Lots of MPs have supported our request that they contact Treasury and support our key asks:

1. agree to a sector meeting, and to
2. agree to a full Consultation on the proposed abolition.

By the time you read this our full report to Treasury, signed by leading companies and agencies in the sector, will be with Treasury. This will include all the data that you have helped us gather through the survey and feedback that you have provided us with.

We expect to be able to let you know the date of a meeting with Treasury shortly.

Update on iParl Petition to MPs V1

We are not going to switch this off quote yet. 14,836 as of 0800 this morning. Would be great to get to 15,000, which is probably the largest ever hospitality petition ever. An astonishing result and huge thanks to all who have played their part in this. It has been gamechanger in support of our lobbying.

If you haven't taken part yet, please do, only takes a moment or two:

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

Just over 220 MPs have received 20 + Petitions and these have all received a tailored letter from us.

We continue to encourage owners who have received responses from MPs to respond to their MP suggesting what they might say if the MP has sent a standard central office response, or if they have indicated support.

When we are copied in that they have indicated any level of support we have written individually to them, provided a short one-page impact document.

This constant backwards and forwarding is getting MPs to change stance. It is also creating the opportunity for owners to meet in groups with MPs in Wales, Scotland and England. These groups have been assisted with phone, email, additional notes from PASC UK for the meetings. Significant further meetings for PASC UK with MPs have also been enable by this process.

(Please see in the 'What you can do to help' section below on tips on how to take part in this).

Owner Survey

This is now at 6790 business (representing nearly 11,000 properties). Fantastic result and again, probably the biggest ever owner survey done in the sector. Propose just leaving this for another week, as there are a couple partners who have just sent it out and we don't want a survey closed notice for those trying to participate.

Please if you have not, take part in this survey: <https://www.surveymonkey.com/r/5KMN6JY>

This is providing up to date data for the impact reports and we will publish headline stats from this in next week's Newsletter. Once gain an astonishing result and huge thanks to all that have taken part in this.

Parliamentary Petition

This one is moving slowly and is now at 3665. Needs to get to 10,000. If any of you can share this, it would be helpful. Link to the Petition is here: <https://petition.parliament.uk/petitions/658866>

New iParl Petition

We are holding back on this, as it looks like we have that critical Treasury Meeting, have gathered substantial MP support. So are holding this in reserve at the moment. Should anything change, we will let you know straight away

One pager for supporting MPs

This has been sent to all MPs that we have seen even the slightest level of support for halting abolition. Please feel free to use as you see fit. You can download it from the website here: <https://www.pascuk.co.uk/newsletters/general-newsletters/>

Information sheets on FHL Impact to DCMS, DLUHC

These formal Submission will be with both Departments by the time this Newsletter is distributed.

Case Studies

We are working with Francis Clark on illustrative case studies for the various impacts that abolition will entail. These will be part of the tax advice below. We will be able to announce the Tax Support package, papers and Webinars in next week's Newsletter.

Tax advice

We are at final stages of commissioning the tax advice and support necessary for our owners from FHL Experts Francis Clark. We anticipate launching this next week and will then be publishing a series of papers and webinars to help you navigate through any potential changes.

Francis Clark have published an updated piece of FHL Abolition on their website and gives some useful further information. <https://www.pkf-francisclark.co.uk/fhl-regime-rules/>

Their Original piece is here: <https://www.pkf-francisclark.co.uk/restricted-use-holiday-lets/>

WHAT CAN YOU DO TO HELP AND TO MAINTAIN THE PRESSURE?

The Government Petition

Please take part in this additional Petition. It has not been launched by PASC UK, but we are supporting it fully and it has already gained nearly 3665 signatures towards a target of 10,000. Upon hitting that target the Government is obliged to respond to the petition.

- Sign the petition. Here's the link: <https://petition.parliament.uk/petitions/658866>
- Share the petition with your friends, family, and anyone you know who supports your business.
- Share the petition across social media.

Write again to your MP

If you have not written to your MP yet, here's the link to do so: <https://pascuk.eaction.online/FHL>

Almost 15,000 of you have already written to your MPs using the PASC UK iparl link. This a truly astonishing result and huge thanks to all that have supported this and been spreading the word.

You should all have received responses from your MP by now. If not send in another email to them. It's easy to find your MPs email address. You can use this tool:

<https://members.parliament.uk/FindYourMP>

There are two kinds of response.....

If your MP is supportive

Write back, replying to their email, thanking them, and saying that many other MPs are also supporting businesses like yours, and that common phrases are that concessions are needed, carve outs need to be offered for real businesses, if you are limited by planning for holiday use only, say that too. Ask them to write to the Treasury Minister again and tell him of the impact that this will

have on you, perhaps saying at the very least that the Government should agree on a full Consultation to fully understand the real impacts of this policy. If you can copy support@pascuk.co.uk into these emails it will tell us which MPs are either wavering or supporting and we will also follow-up directly sending them information on the impact of abolition.

If your MP is not supportive or has just been lazy and offered a standard 'Central Office' Response

Point out the following, you have done nothing wrong, you followed HMRC rules, the alleged loophole has been caused not by rules changes for FHL's but because the Government has come down too hard on Long Term lets.

If your property has planning limitations, then raise that too. Explain how this will affect you, as a business and as individuals. The impact on your savings, pensions and retirement plans. If your property is never going to end up as an affordable home or a starter home for any reason point that out. Why persecute businesses for a goal that will never be achievable? Ask for a meeting so that you can make your case.

Expert advice

We remain wary of trying to answer or advise owners on what to do, this is financial advice and just like legal and fire advice this needs to come from experts. Whilst owners are understandably keen to act quickly and agency Members keen to inform, we just really do not have that information yet.

The accountancy firms have no detail either, so we would caution any reader taking any premature action, until the impact would be understood. Lots of hopelessly inaccurate information on social channels and blogs, right now no one knows anything, no detail has been released beyond the 'ambition' to abolish FHL, and abolition is not in the Finance Bill.

We have commissioned Francis Clark (FC) in Exeter (Partner John Endecott is well known to us and recognised as the FHL expert) to assist on this. We meet with them regularly and will be able to share details as to what is possible when more detail emerges from Treasury.

Any suggestions?

Please let us have any feedback on the above and any questions also suggestions as to further actions welcome. Please send to support@pascuk.co.uk

PASC UK BUYING CLUB UPDATE



This morning we are having a PASC UK Buying Club Webinar which will be updating Members on the Club Benefits.

A recording of this will be available later today in the Members only Webinar area.

We have updated the PASC UK Buying Club Page in the Members area and this is where you can find a link to join this free benefit, as well as apply for a Fuel Card that saves you money at the pumps.

This is slide from today's webinar.....

Network	Diesel Price	Unleaded Price
Fastfuel (excluding Supermarkets)	Pump Price - 4 PPL	Pump Price - 2 PPL
Tescos/Morrisons/Sainsburys	Pump Price	Pump Price
BP/Shell	Pump Price - 4 PPL	Pump Price - 2 PPL
Esso	Pump Price - 4 PPL	Pump Price

The PASC UK Buying Club can also help you with your business energy bills has a really competitive credit card processing offer and much more besides.

Go to the Members area and join two thirds of the PASC UK Membership who are making savings every day.

PASC UK WEBINAR AND MEETINGS PROGRAMME FOR APRIL AND MAY 2024

We will shortly be announcing further webinars and meetings for the April/May programme. These will include the following:

- Members Meeting in England
- FHL Impacts with Francis Clark, 'what if scenarios'
- Fire Update (Open plan Guidance)
- Sustainability and our sector (See note below about Scale Green)
- And more.....

We are just getting availability for the speakers and expect to announce these dates next week.

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/ Wales Members Meeting

1100 on 25 April 2024

- We will be introducing Nicky Williamson who has taken over from Adrian to lead PASC UK Cymru in Wales to many of you for the first time.
- We will cover how we are looking at each Welsh Government intervention, and reviewing how we can try and reset each approach, especially in the light of a new Minister, to try and make headway.
- There will be an update on FHL abolition too, plus plenty of opportunity to talk about business levels and to answer any questions Members may have.

Please register here: <https://us06web.zoom.us/meeting/register/tZMuc-gqrigvH9AeRm4xke2AoATZyZWnC5Mi>

As soon as we have checked Membership status, we will send you a link to join the meeting, look forwards to seeing you there.

HMRC FURNISHED HOLIDAY LETTINGS WEBINARS



Timing of this is interesting, what and how will HMRC cover it, there is only an 'intention to Abolish FHL Allowances' currently.

Some of you may be interested in viewing it so here are the details. HMRC Webinars are usually pretty good. Do send in feedback on it if you watch it, and we will be watching.

Residential property income for individuals – an introduction

We'll be looking at:

- what we mean by income from property
- an overview of furnished holiday lettings
- when to record income and expenses
- the property income allowance
- the 'Rent a Room' scheme

You can Register here:

<https://register.gotowebinar.com/rt/6945950733301064795?source=Campaign-Apr-IFP-1>

Date options are:

19 April at 1:45-2:45

24 April at 1:45 -2:45

Please note that we won't be covering Capital Gains Tax, Inheritance Tax or Stamp Duty Land Taxes during the above live webinars.

PASC UK ON THE ROAD AND IMPORTANT MEETINGS AHEAD

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

- 23rd April. Global Short Term Rental Summit, London
- 23rd April. Scale Green 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 16 APRIL

We are preparing to roll out in person Members meetings across England and Wales after the success of the meetings in Northumberland, Devon, Cornwall and Wales. The next meeting is below and after that most likely Norfolk.

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>

We will be serving teas, coffees and shortbreads.

SCALE GREEN, THE FIRST SUSTAINABILITY CONFERENCE FOR OUR SECTOR



We only came across the in the last week, so apologies for late notice. We are keen to support this initiative, sustainability is going to become an increasing factor in our sector in the coming months and years and Bob Garner, the Founder of EnviroRental and hosting the Scale Green Conference will be featuring in future PASC UK Webinars and meetings to help with Members wanting to become more sustainable.

Whatever you do, check out their website, which is packed full of free information about green initiatives for our sector: <https://envirorental.earth>

The Scale Green Event is Next Tuesday 23rd April in London. It is being from 12-5pm held at:

Lumiere London, 6-14 Underwood Street, London N1 7JQ.

Tickets available here: <https://green.scalerentals.show/#tickets>

Scale Green

- The first conference in our industry dedicated solely to sustainability
- Building on my work with EnviroRental to get PMs to take simple actions that will benefit their business, the travellers and the planet
- Organised by Vanessa de Souza Lage, Marc Ribail, Nikki Mattei and Bob Garner under the Scale banner with the support of Damian and Gianpaolo
- Audience of PMs who want to implement sustainability into their businesses
- Hothouse the delegates with support before, during and after the event to help them each create a Climate Action Plan for their business
- Ongoing support provided by EnviroRental post event
- Sponsors - Sykes Cottages, Avantio & Smily
- Assumption - this will lead onto other events plus some drawing in of key thought leaders to collectively do more around sustainability
- Not for profit event - tickets only £40 including lunch
- Event run to a high standard of sustainability - see website for details
- 23rd April 12pm - 5pm Lumiere venue, London
- Timing - afternoon prior to the Shortyz and the day before the Short Stay Summit

I have a lunchtime Short Term Rentals Meeting but am planning to be there from about 3:30. So hope to see some of you there, and there will be more on this theme going forwards.

STATUTORY REGISTRATION & PLANNING CHANGES ENGLAND **UPDATE 16 APRIL**

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 comments on the Registration Scheme.

No further meetings with DCMS this week.

Updated comments on Planning Changes.

No further meetings with DLUHC this week.

Links to Government Announcements:

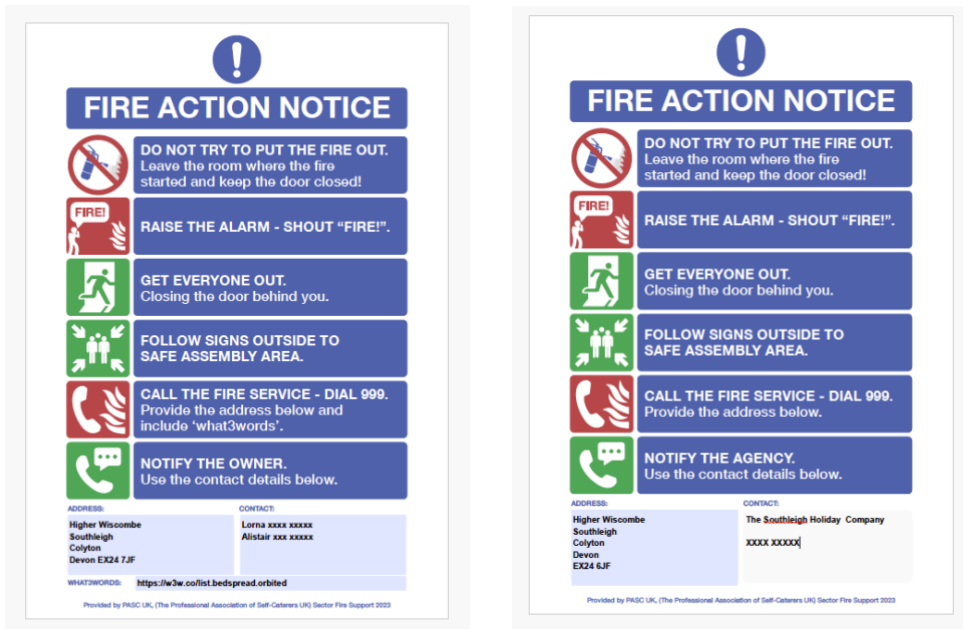
https://www.gov.uk/government/news/short-term-lets-rules-to-protect-communities-and-keep-homes-available?utm_medium=email&utm_campaign=govuk-notifications-topic&utm_source=abcf45c0-6cb1-41e0-8fb3-addcbdd3400c&utm_content=immediately

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

FIRE GUIDANCE WHERE TO FIND IT ALL?



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.

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/

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.

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.

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

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