



# Professional Association of Self-Caterers UK NEWSLETTER 30 April 2024 Issue 209

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## COMMENTARY

Focus has once again been almost exclusively on preparing for the Treasury Meeting and a House of Commons Debate that has been secured on FHL Allowances. This comes to a head today and tomorrow. For full details see below.

You can also find the link to register for the first, of what we expect, will be several Webinars with our accountancy partner of the proposed abolition and the consequences. Members can register below for this Webinar which will take place on Thursday 9 May at 1030.

The Supporting papers commissioned from Francis Clark will be available to all, we were hoping for those to be available today, but they will be slightly delayed as we double check them with Francis Clark. They will be available before the Webinar.

We did spend some time last week on non FHL matters, attending an Association Lunch Summit, with Associations like PASC UK that represent their Members from all different parts of the World. It was less than reassuring to hear that many of the challenges are the same and more threats loom over the horizon. We made some useful contacts and will be sharing information and learning with them.

Due to last minute meetings with MPs, we were unable to attend the Scale Green Conference, the first dedicated conference to sustainability in our sector. However, will be working with Bob Garner to add a Sustainability thread to the work that PASC UK does. More on that soon.

We also attended the Shortyz Awards, which was excellent. We met many useful colleagues and contacts, presented an award, and got to know parts of the sector that we had not reached before.

You can see who all the winners were here: <https://shorttermrentalz.com/news/shortyz-awards-winners-2024/>

As a consequence of the above meetings, we had a brilliant Membership recruitment week, and next week will announce an extended sponsorship from one of our key partners. So, all in all a good trip to London.

We also had our Members Meeting in Worcester on Wednesday, which once again showed the added benefits of face-face meetings.



One Member was so keen to attend he drove from Lincolnshire fearing that we might not visit that County any time soon. These meetings are now firmly part of our DNA and will evolve as we go forwards. The next two are planned to be in Norfolk and Brighton. Date announced shortly.

We inevitably slip behind a bit on email when on the road, and as we are away from the office for two days again this week, so please bear with us, and if something is urgent, please let us know.

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

Alistair

## **CHAIR HOLIDAY COMING UP, 19-27 MAY**

Alistair will be on leave from the 19<sup>th</sup> May and returning on the 28<sup>th</sup> May. He will be out of the country and his email will have an out of office explaining how Members can get support during this period, this will also be covered in future Newsletters.

## **ABOLITION OF FHL ALLOWANCES UPDATE 30 APRIL**

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

### **Where are we?**

#### **Meeting with Treasury 30 April**

We will be meeting with the Treasury Minister, Nigel Huddleston MP, this afternoon at 3:30pm. We will be taking an FHL Tax Expert from Francis Clark to assist with this meeting where the tax questions may get complex.

This is only a 30-minute meeting, so by the time everyone is introduced and settled, we have a very short time to make our case. We have spent a great deal of time fine tuning this, to make it as tight and impactful as possible.

What do we expect to get out of the meeting? We need to make clear the impact and damage that this policy will have, we have all that data, mostly thanks to all that have completed the Survey and have copied us in your responses to MPs.

We are pushing for a full Consultation on this proposed Tax change, it is considerably more complex than the headline ambition to abolish the DFHL allowances might suggest. Our target is to have Treasury launch a full Consultation and that they consult with us as they move forwards step by step. What are they likely to say in the meeting? Much as in the Tax Advisors meeting that they had last week, they will be in listening mode, not negotiating mode, and it is unlikely that we will immediately get a response as to next steps, or clarity on any of the individual implications. We will of course try.

More progress with numerous MPs again this week, urging them to keep contacting Treasury to share their concerns about the policy to Abolish FHL Allowances and to press for full Consultation.

Your many, eloquent and detailed letters give them reason to do this and maintain the pressure.

We have a good numbers of supportive MPs now, approaching 50 and this, like the iParl petition, is enough to set alarm bells ringing. Once again, these meetings simply would not have happened if they had not received as many petition letters from you.

Each of them has been sent a Short Note of FHL Allowances, which can be found here: <https://www.pascuk.co.uk/newsletters/general-newsletters/>

They have also been sent the full report, which can be found here: <https://www.pascuk.co.uk/reports/>

#### **Debate on Abolition of FHL Allowances in House of Commons at 4:00pm 1<sup>st</sup> May**

One of our most supportive MPs Peter Aldous, Waveney has secured a Debate in the House of Commons tomorrow at 4pm. This will be on Parliament TV, and we should be able to provide a link to view it afterwards.

These Debates are very stage managed. The Debate is between Peter Aldous MP and the Treasury Minister, and Peter can allow short interventions. To that end we have provided all the supportive MPs with a Homework Paper on Thursday and Friday last week, each again individually tailored to try and get them to share key questions and points amongst themselves to support the Debate.

The Debate itself is very short, 30 minutes and we will be there in the Gallery watching progress. It will appear a stage-managed affair, which of course it is, but it forces Treasury to the fore and maintains the pressure on them.

Don't expect a crowded Chamber like it is at PM's Questions. This is a late in the day Debate on the day before Local Elections. It is still a really important step in getting Treasury to the table and to agree a Consultation.

You can check the MPs Homework here: <https://www.pascuk.co.uk/reports/>

### **Bright-line tests (Repeat)**

There has been some discussion about the Bright-Line tests that were mentioned briefly in the Office of Tax Simplification (OTS) report, that covered the possible abolition of FHL Allowances.

At the time of the publication of this report, we commissioned a paper on it and a held a webinar with Francis Clark on it, both are available in the Members Reports area of the website.

The proposal in the OTS Paper was not to replace the FHL Allowances with a Bright-line test, (just another word for a threshold really). Their suggestion being that some tax advantages, such as Inheritance Tax Relief may be restored for these higher threshold businesses. That of course has not happened, and we have seen no mention of that.

MP's have been referring to Bright Line tests but may have confused the term with realising that many of us, for example, almost 40% are limited by holiday use only, and are looking to try and eek out concessions, or carve outs for such situations.

We have also heard back from Treasury Officials that the OTS Brightline will not work as laid out, as it would simply encourage operators to acquire more units, (it suggests owning 5 units or more to qualify).

We will continue to investigate this subject and it will be covered in the Webinar on FHL Allowances. If we get any feedback on it in the meantime, we will let you know. By then we and colleagues will have had several meetings with HMRC, and it be much clearer if there is any possibility of concessions, carve outs, thresholds or bright-line tests, we are not really concerned about what they might be called, just that whatever follows, is less damaging than the proposed complete abolition.

### **Update on iParl Petition to MPs V1**

We are not going to switch this off quote yet. **15,133** as of 0800 this morning. Huge thanks to all who have played their part in this. It has been gamechanger in support of our lobbying. Leaving live until post the Debate Tomorrow.

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 and they have now all been sent the full report.

This constant backwards and forwarding help to get your MP 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 enabled 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 **7028** business (representing nearly 11,000 properties). This is the largest owner survey ever in our sector, thank you all.

We used many of the headline data stats from this Survey in the MPs Homework Paper referred to above and that can be found here: <https://www.pascuk.co.uk/reports/>

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

### FHL IMPACT PAPER AVAILABLE

#### PASC UK Paper on the proposed abolition of FHL Allowances

We have published a report into the proposed policy of abolishing the GFHL Allowances, drawing from many sources, including the owner survey above, plus many others.

This report has been sent to Treasury, DCMS, and DLUHC. We have also sent to all the supportive MP's and the many associations that have been supporting us in the call for a full Consultation into the impact of this abolition.

You can download your own copy here: <https://www.pascuk.co.uk/reports/>

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 **4405**. 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>

### 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/>

### Tax advice

**UPDATE. THE FRANCIS CLARK PAPERS ON POTENTIAL IMPACTS OF FHL ABOLITION WILL BE AVAILABLE LATEST 7 MAY AND WILL BE COVERED IN MORE DETAIL NEXT WEEK. THE FIRST MEMBER WEBINAR ON THIS IS IN THE WEBINAR SECTION.**

**THESE PAPERS WILL BE AVAILABLE TO ALL.**

We have commissioned 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 **LAST CALL**

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 4873 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>

Over 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](mailto: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.

We expect to publish the first note from Francis Clark before the Webinar on the 9<sup>th</sup> May.

### **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](mailto:support@pascuk.co.uk)

## **PASC UK WEBINAR AND MEETINGS PROGRAMME FOR MAY 2024**

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

- Members Meeting in England
- FHL Impacts with Francis Clark, 'what if scenarios'
- Fire Update (Open plan Guidance, subject to update from Home Office)
- Sustainability and our sector
- 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/ PASC UK Members Webinar with Francis Clark to covering potential changes to FHL Allowances**

1030 on 9 May 2024

The team from Francis Clark, will be joining us for this webinar to cover the potential impacts of the abolition of FHL Allowances.

We will cover the following:

- Introduction to Francis Clark
- What do we really know about what may be abolished?
- What progress has been made with HMRC in the various meetings?
- Discussion around the Bright-Line tests, are they likely to play any part in any amendments?
- Common 'what if?' scenarios to help key timing decisions
- Q&A

Please register using this link:

[https://us06web.zoom.us/webinar/register/WN\\_6Jv8QP62QB0mW7btjdD4og](https://us06web.zoom.us/webinar/register/WN_6Jv8QP62QB0mW7btjdD4og)

Once we have checked your Membership Status, we will send you a link to join the webinar. Our Webinar limit is set by our Zoom account at 500, so this will be on a first come first served basis. We will run further Member Webinars on this subject if there is demand, or there are significant announcements made.

### **PASC UK ON THE ROAD AND IMPORTANT MEETINGS AHEAD**

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

- 15<sup>th</sup> May. Tourism Alliance Board, London
- 16<sup>th</sup> May. Business Breakfast, Devon County Show

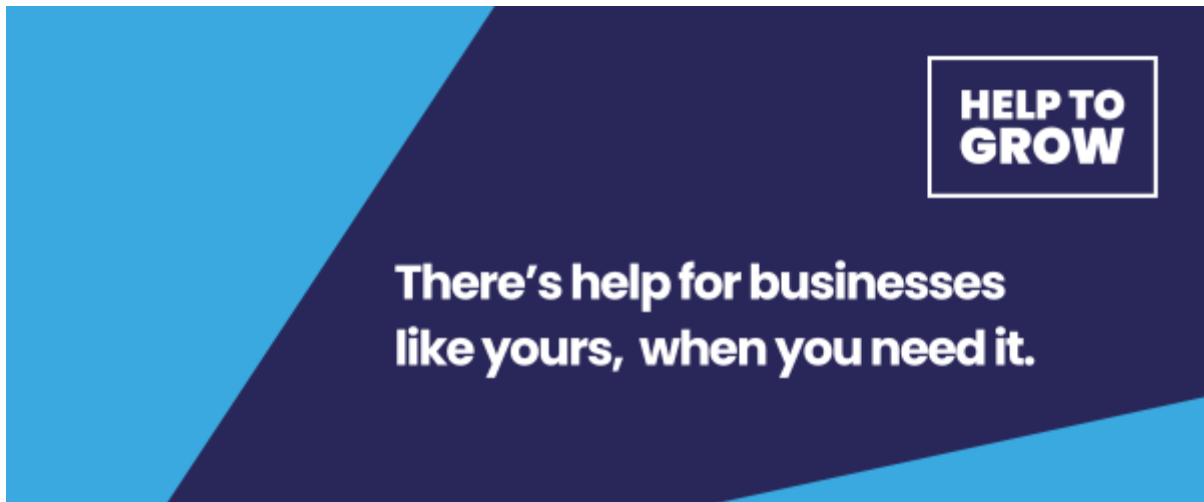
### **IN PERSON PASC UK MEMBERS MEETINGS UPDATE 30 APRIL**



We are preparing to roll out in person Members meetings across England and Wales after the success of the meetings in Northumberland, Devon, Cornwall, Wales and Worcestershire.

- The next meeting will be in Norfolk
- Followed by the Brighton area

## FREE MANAGEMENT COURSES AVAILABLE FROM THE DEPARTMENT OF TRADE.



### Government launches new free management course for small businesses

This week the Government has launched [Help to Grow: Management Essentials](#), a new, free, bite-sized online course to help small businesses grow.

Delivered by the Government in partnership with the Chartered Association of Business Schools, Help to Grow: Management Essentials covers the essential business concepts required to unlock growth through short videos featuring practical tips and resources.

Help to Grow: Management Essentials is the latest addition to the Help to Grow toolkit supporting UK small businesses to scale up and grow. It is open to business leaders and senior managers who are looking to boost their leadership skills and their business performance.

It builds on the success of the Help to Grow: Management Course - a 12-week programme featuring online and face-to-face learning, peer networking, mentoring and a thriving Alumni network.

The [Help to Grow website](#) provides a one-stop shop of support and advice for small businesses including the basics of setting up a business for the first time and on wider training and skills, mentorships, finance and funding.

You can join here: [https://helptogrow.campaign.gov.uk/government-launches-new-free-business-management-course-for-small-businesses/#msdynmkt\\_trackingcontext=a7de40d3-aab9-4774-9272-f453cac21537](https://helptogrow.campaign.gov.uk/government-launches-new-free-business-management-course-for-small-businesses/#msdynmkt_trackingcontext=a7de40d3-aab9-4774-9272-f453cac21537)

## STATUTORY REGISTRATION & PLANNING CHANGES ENGLAND **NO CHANGES THIS WEEK**

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:

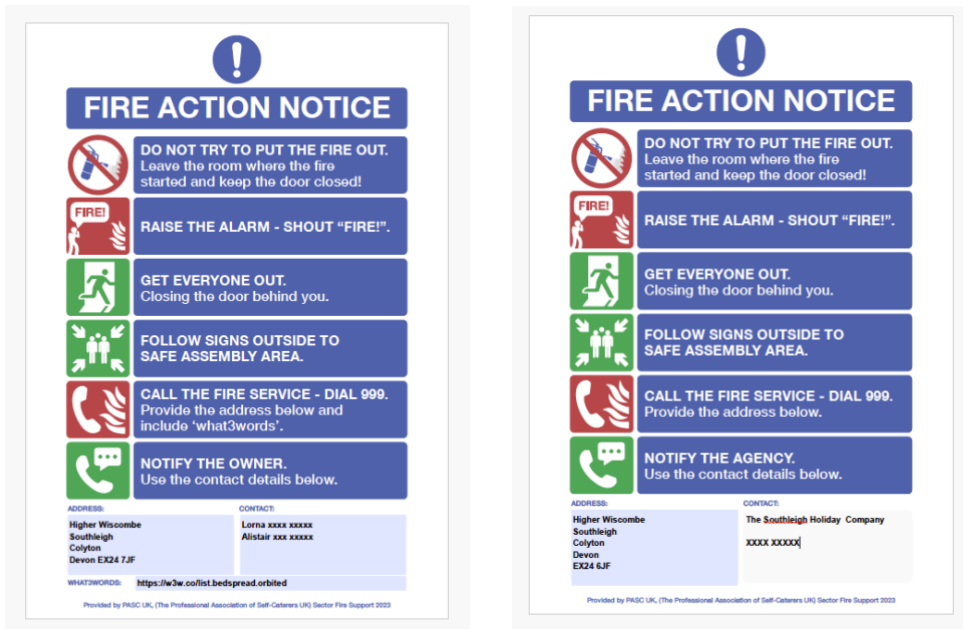
[https://www.gov.uk/government/news/short-term-lets-rules-to-protect-communities-and-keep-homes-available?utm\\_medium=email&utm\\_campaign=govuk-notifications-topic&utm\\_source=abcf45c0-6cb1-41e0-8fb3-addcbdd3400c&utm\\_content=immediately](https://www.gov.uk/government/news/short-term-lets-rules-to-protect-communities-and-keep-homes-available?utm_medium=email&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](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](mailto: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/](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/](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](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](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/](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/](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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