



Professional Association of Self-Caterers UK

NEWSLETTER

14 May 2024 Issue 211

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COMMENTARY

Last week we had the brief meeting with the Chancellor of the Exchequer and have been following up with supportive MPs to maintain the pressure.

We have also had an MP/Minister visit to a business shared by one of our most active Members, James Middlebrook, and it is a case study about how to get an MP or Minister to change their view on FHL Abolition. See below on how to arrange one yourself.

All details on FHL Abolition over last week are below, including putting all the taxation papers from third parties in one place.

Members can also view the FHL Webinar recording we held with our accountancy partner Francis Clark on the proposed abolition and the consequences. This is in the Members area of the website

The Supporting FHL Paper commissioned from Francis Clark is now available to all, and can be found here for Members: <https://www.pascuk.co.uk/member-reports/>

It can be found here for Non-Members <https://www.pascuk.co.uk/reports/>

We have also called a PASC UK Members Webinar for **1030 on the 29th May**. See below.

Plus, we are having a Webinar with our Data Partner, **Key Data** on the **25th June at 1100**. See below.

Plus, we are having a Webinar on the new **Visit England and AA Quality Schemes** on **27th June at 1100**. See below.

Whilst we were in London this week, we had a Meeting with the Fire Team at the Home Office, and we are getting closer finally to having further guidance coming from them. It is a lengthy process for anything to get signed off by Home Office Lawyers and we will continue to press for the earliest release on any new Guidance.

We now have the venue for the PASC UK Cymru North Wales Meeting on the 5th June, from 1030-1300. It will be The Kinmel & Kinspa, Abergele, LL22 9AS. There is a link to book in the Members meetings below. Next up will be a Members Meeting in North Norfolk.

We have also been busy trying to catch up on some work that took a bit of a back seat whilst trying to head off FHL Abolition and you can see details of this work in this Newsletter.

First is the key Partnership with SuperControl. They are now our Premier Tech Partner. They have always been right behind all the work that we do on behalf of the sector, and we have now agreed an extended sponsorship package, extending over two years. This IS really important to us and you will be seeing the impact that this has on resources for PASC UK over the coming weeks. The first being the appointment of a Technical Paper writer. Huge thanks to Robert, Melinda and all the team at SuperControl.

We have agreed a partnership with Holiday Cottage Handbook. Relatively new entrant to our space but offering a range of sector specific podcasts and information that perfectly complements what we do at PASC UK. A really good introduction to what James and his team do and what the podcasts are like would be to listen to the recording on an interview with the PASC UK Chair.



Website: <https://www.holidaycottagehandbook.com/podcast/episode/7be2dd7f/hch037-alistair-handyside-standing-up-for-the-short-term-rentals-industry>

YouTube: https://www.youtube.com/watch?v=LX_dcX_4vxU

More details on the partnership below and there will be much more shared working in the months ahead. Happy to welcome James Varley and the team at Holiday Cottage Handbook as a proactive partner.

Last but not least, we have provided the promised details on the updated Visit England AA self-catering Quality Scheme and a new Visitor Ready Scheme. Details below and also a Webinar to support this substantial change which is open to all readers of the Newsletter.

Once again, we inevitably slip behind a bit on email when on the road, we are pretty much up to date, but are away from the office for two days again this week, so please bear with us, and if something is urgent, please email support@pascuk.co.uk 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 19th May and returning on the 28th May. He will be in the USA and his email will have an out of office explaining how Members can get support during this period.

His phone will be off too as he tries to take a break. Ansa phone message will provide contact details chair@pascuk.co.uk emails will be picked up and answered wherever possible, but please try to keep to emergencies.

If you can't find something, or need a password reset, or anything that you think the team can help with, then please use support@pascuk.co.uk

There will be real emergencies, and real opportunities, for example meeting new MP's or following up with key meetings on FHL. These will take place regardless and Alistair will be at all that are necessary for him to attend.

Thanks for your support on this.

WE HAVE A NEW TECHNICAL WRITER JOINING THE PASC UK TEAM

Thanks to everyone that applied for the role. We have been able to make a decision already and have an outstanding Candidate starting soon. We have contacted all applicants to ask if they would consider future roles and have brilliant shortlist to contact as soon as resources allow.

We expect to be able to make the formal announcement next week and reveal the first of the updated Technical Papers that will be updated.

ABOLITION OF FHL ALLOWANCES UPDATE 13 May

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

Where are we?

Over the last week we have been following up on the work with supporting MPs.

- Meeting with Jeremy Hunt MP and Chancellor of the Exchequer at a Dinner
- Next Steps

Meeting with Jeremy Hunt MP and Chancellor of the Exchequer at a Dinner

Your Chair had been invited by Simon Jupp MP to attend a small dinner at the Carlton Club in London, last Tuesday, where the Chancellor would be Guest of Honour. We were told that we would be able to ask questions.

In the informal element as the guest gathered, I was able to secure a good five minutes with him and explain the unintended consequences of the Abolition of FHL Allowances. His initial response was that the SW MPs had asked him to do abolish the allowances.

I was able to respond saying that many had now been in contact with hundreds of their Constituents and that moats had written back asking for carve outs, concessions and the like to minimise damage to businesses, and local visitor economies and that there had been a good turnout of SW MPs in the Westminster Hall debate pushing for a full consultation to at least limit the damage.

His response was that was really interesting, and did we have any more information that we could let him have. I told him that I had a personal letter for him with all the key data attached, to which he said he would collect that from me before leaving, which he did later after the dinner.

I was also able to raise the question that we had prepared and rehearsed on FHL Abolition when the roundtable questions were asked.

We will be following up with the Chancellor again over the next days, and whilst unlikely that we would secure direct meeting, it all adds to the pressure on Treasury.

Next Steps

During last week and into next we have been working closely with the most supportive MPs on next steps and have a series of meetings with them over the coming days on how best to build on the base that we have built already. It is already clear that the key to success on this is pressure by Constituents on their MPs to keep this issue alive. Please see the note in this Newsletter about getting an MP to your business. These have maximum impact.

We continue to work what further data, or interpretation of the data that we can provide Treasury Officials.

We have a dialogue with Treasury and are still in the phase of pointing out all the unintended circumstances of the Abolition of FHL Allowances, hence the request below for more case studies.

We continue to gather the case studies as these will be critical to show real impacts.

If you are willing to share the impact on your business, then please let us know how the abolition of FHL Allowances are impacting your Business and your Personal plans. We would never share any of the information provided without your explicit written consent, and most likely even to Treasury personal details and ways to identify the business will be redacted.

If you are willing to help, please contact support@pascuk.co.uk

And please, can we encourage owners who have received responses from MPs to respond to their MP pushing back if the MP has sent a standard central office response, or if they have indicated support asking them to continue to pressure Treasury.

When we are copied in that your MP has indicated any level of support we write individually to them, we follow up with an invitation to meet, in person or virtually, and send them all the up-to-date information.

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. See case study in this Newsletter.

To that end we would welcome thoughts and suggestions and will pull this together over the next week or so. We will of course keep you in the loop.

Supporting Papers

The Survey data is included the **PASC UK FHL Report** which you can find here:
<https://www.pascuk.co.uk/reports/>

We have a short summary that is a word doc, called **PASC UK Short FHL report May 2024**, which you can chop and change to lobby your own MP. That can be found here:
<https://www.pascuk.co.uk/reports/>

There is also one pager on FHL, that you may consider sending, along with your letter to your MP. This can be found here: <https://www.pascuk.co.uk/newsletters/general-newsletters/>

Accountancy and Francis Clark Papers

Here is a link to the Chartered Institute of Taxation's report into FHL Allowances abolition.
<https://bit.ly/CIOTFHLReport>

There is also an updated note, written by Francis Clark that appeared first in Taxation Magazine: You can access it here: <https://www.pkf-francisclark.co.uk/what-is-happening-to-the-furnished-holiday-letting-rules/>

We anticipate we will then be publishing further papers and holding webinars to help you navigate through any potential changes as soon as we get further detail from Treasury.

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? UPDATE 13 MAY

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> using the Petition link, which has a prepared letter that you can modify.

Or:

It's easy to find your MPs email address. You can use this tool:

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

You should all have received responses from your MP by now. If not send in another email to them.

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 coming back from these MPs are that a full Consultation is needed, concessions need considering and 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.

ASK YOUR MP TO COME TO YOUR BUSINESS AND A GREAT EXAMPLE CASE STUDY

There are various ways that you can meet with your MP. They nearly all have surgeries in their Constituencies on Fridays. You can make an appointment to go and see them and make your case.

Better still is to invite them to come and see you and your business if that is possible. This often can lead to a photo opp for their own Newsletters, so they love getting out and being seen to be listening to Business and then sharing the businesses concerns with The Treasury.

It is also a really good way to show what a load of rubbish the policy is, that it will create more available housing and long term lets. Show them why this won't work with your property, may be because of planning, or whatever is specific to you.

Just do not forget to highlight the personal impact on yourselves.

We had a brilliant example of this late last week and into the weekend. One of our most active members contacted us to say that an MP was visiting a nearby Business, and I should get in touch with the Members hosting the visit. The Member James Middlebrook at Mackinder Farms had managed to secure a visit from Kevin Hollinrake MP, who Minister of State in the Department for Business and Trade.



James has the Akubra on and the Minister has the blue jacket on

Previous responses from Kevin Hollinrake as an MP have been lukewarm towards supporting us, this may be because once you are a Minister it is much harder to criticize the Government.

During the meeting, where the MP and entourage was taken on a tour of the Business, James was able to get across how much of a mis-fired policy this is, the impacts that it will have, not least on future investment.

The feedback at the end of the meeting from Kevin Hollinrake MP was really positive and that he would feedback to Treasury just how problematic it was going to be.

This is a really good outcome from the meeting, as it maintains what we need most, and that's MPs and Ministers continuing to knock on Treasury's door and doorstep them in corridors to say, this really is not going to work.

Members who need any help if they have an MP coming, please let us know and we will do our best to help. And do take photos, they love them, and we do too. Contact at support@pascuk.co.uk

NEW PREMIER TECHNICAL PARTNER SPONSORSHIP FROM SUPERCONTROL INHABIT



PASC UK is delighted to announce that SuperControl, supported by its parent company Inhabit, has extended its support for the advocacy work we carry out on behalf of England and Wales's self-catering and short-term rentals sector.

Since helping to establish PASC UK in 2017, SuperControl has been our most generous and active partner. Providing access to anonymised data at key times, introducing key contacts and supporting advocacy efforts. This renewed partnership, which extends for two more years as our Premier Tech Partner, enhances our capabilities by funding essential technical platforms necessary for PASC's operations. These platforms include iParl software, which has proven effective in our FHL lobbying efforts, as well as subscriptions to MailChimp, Survey Monkey, and more. This support allows us to allocate membership funds more effectively towards crucial advocacy work and member support.



The agreement was finalised with Scott Leggat, Director of Government Affairs & Advocacy at Inhabit, in London. This partnership not only sustains our domestic initiatives, but also connects us with global advocacy efforts led by Scott, preparing us for international challenges that may impact the UK sector.

Looking forward, we have a range of collaborative projects in the pipeline and eagerly anticipate sharing these developments with our members and the wider sector.

NEW PASC UK PARTNERSHIP WITH HOLIDAY COTTAGE HANDBOOK



We are delighted to announce that we will be working in Partnership with James Varley and his team at Holiday Cottage Handbook (HCH).

You can check out the website here: <https://www.holidaycottagehandbook.com>

And sign up for their Newsletter here: <https://www.holidaycottagehandbook.com/newsletter>

The work that Holiday Cottage Handbook does to support the sector compliments what we are doing at PASC UK and offers a wealth of opportunities to cooperate. Next week we will link you to the TOP 5 Podcasts that we would recommend that you listen to.

In the meantime, listen to HCH's founder James Varley, interview your Chair to hear the Podcasts format and how it is carefully structured to give sector hosts of all kinds take away tips to improve our businesses.

This is the link to that Podcast.

Website: <https://www.holidaycottagehandbook.com/podcast/episode/7be2dd7f/hch037-alistair-handyside-standing-up-for-the-short-term-rentals-industry>

YouTube: https://www.youtube.com/watch?v=LX_dcX_4vxU

More information next week.

NEW SECTOR GRADING SCHMES FROM VISIT ENGLAND/AA

Modernised Assessment Scheme provides a benchmark for brilliance

Scheme Modernisation

**Your Benchmark
for Brilliance**



The AA and VisitEngland have modernised their accommodation assessment schemes and quality standards, making it easier than ever for hospitality businesses to showcase their quality. The new-look assessment schemes feature three distinct levels: Quality Star Rated (3 to 5 stars), Quality Assessed, and a new compliance accreditation called Visitor Ready.

This simplification provides enhanced clarity and understanding for businesses when deciding to be assessed.

We are holding a Webinar with the Team from Visit England and the AA to help explain and understand the schemes and to answer your questions, Thus Webinar will be free for any self-catering business to join. Registration details in the Webinars section.

Discover more about modernisation <https://bit.ly/VEAAwards>

Read the AA Quality Awards Scheme here: <https://bit.ly/AAQualityAwards>

Read the VisitEngland quality standards for Self-Catering properties here: <https://bit.ly/VisitEnglandSchemes>

Join the new and free Visitor Ready scheme today

Backed by The AA and VisitEngland, Visitor Ready is a free digital accreditation scheme which is accessible to all UK businesses in the hospitality, leisure, and tourism sectors. The baseline compliance accreditation helps business to know the key safety and cleanliness requirements that today's guest expects.

[Apply today](#) at [VisitorReady.com](https://www.VisitorReady.com) where you can upload supporting evidence, confirm key commitments, and finish the application in under 20 minutes. Approved businesses will receive a

digital badge to use across their marketing channels. They'll also get a secure wallet for key documents which includes automatic reminders when documents need to be updated.

Earning the Visitor Ready badge represents a commitment to compliance with core standards, to assure customers they have the necessary checks in place. It means consumers can visit you with confidence.

Join today: <https://bit.ly/VisitorReady>

PASC UK - FRANCIS CLARK PAPER ON IMPACT ABOLITION OF FHL ALLOWANCES AVAILABLE TO ALL



THIS PAPER IS AVAILABLE TO ALL READERS OF THE NEWSLETTER.

We have commissioned the tax advice and support necessary for our owners from FHL Experts Francis Clark.

The initial Paper is now ready and available on the Website.

PASC UK Members can find it here, where you will not have to provide your email address to download a copy: <https://www.pascuk.co.uk/member-reports/>

Non-members can find it here: <https://www.pascuk.co.uk/reports/>

Please take 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 their owners, we just really do not have any hard information yet.

The accountancy firms have no detail either, so please regard the paper that we are publishing today as V1. As things change, we will update the Paper and share with you.

We would caution any reader taking any premature action, until at least some real clarity is available.

There is a large amount of hopelessly inaccurate information on social channels and blogs right now, no one knows anything about what changes WILL happen, no detail has been released beyond the 'ambition' to abolish FHL, and abolition is not in the Finance Bill. We recommend that you check any source of advice on what to do, before following it.

This is why we commissioned Francis Clark (FC) in Exeter to assist on this. (Partner John Endecott and his team are well known to us and recognised as the FHL experts). We meet with them regularly and will be able to share updates as to what is possible as 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 – FRANCIS CLARK FHL WEBINAR AVIALBLE TO PASC UK MEMBERS

If any Members was unable to join the Webinar with Francis Clark last week, it was recorded and is available in the Members area of the Website. This Webinar was well received by Members and runs to 90 minutes, the majority of which was the Q&A which Members found particularly useful.

We covered 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

Our thanks to Heather Britton and John Endecott from Francis Clark.

PASC UK WEBINAR AND MEETINGS PROGRAME FOR MAY 2024 UPDATED 6 MAY

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

- 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

1030 on 29 May 2024

Please join us for a Webinar where will give a General Update and try and take as many questions as we can.

We will cover the following:

- General Update
- FHL Abolition, Statutory Registration, Planning Changes Update
- Additional resources at PASC UK
- Members Q&A

Please register using this link:

https://us06web.zoom.us/webinar/register/WN_vVuLhuyHTiGI9DYciT7QtQ

Once we have checked your Membership Status, we will send you a link to join the webinar.

2/ PASC UK and Key Data Webinar

ANY SELF-CATERING/SHORT TERM LET BUSINESS CAN ATTEND

1100 on 25 June 2024

Please join us for a Webinar where will introduce you to our Data Partner, Key Data. We have partnered with Key Data to assist us in getting national data on the sector, to help with our lobbying. We hope to provide a snapshot of the Year to date next as an example.

From an owner's point of view, you will be able to not only see national statistics, but how you can use the data to best effect to help your business perform better.

We will cover the following:

- Who are Key Data?
- Where does the data come from?
- How can an independent operator get the data?
- What the data looks like, and how you can compare rates with other local businesses and occupancy to, to drive better pricing policies.
- Q&A

Please register using this link:

https://us06web.zoom.us/webinar/register/WN_vVuLhuyHTiGI9DYciT7QtQ

Upon registration you will automatically get a link by email to use to join the Webinar.

3/ PASC UK & AA Visit England New Grading Schemes and Visitor Ready Scheme

ANY SELF-CATERING/SHORT TERM LET BUSINESS CAN ATTEND

1100 on 27 June 2024

Please join us for a Webinar where we will introduce you Simon Numphud, Managing Director of the AA and lead on the overhaul of the Visit England and AA Quality Grading Schemes that has taken place over the last year.

PASC UK took part in the self-catering part of this review. Simon will explain the changes, and how the scheme can work for you, plus introducing a new free scheme called Visitor Ready. This webinar is open to all in the sector

We will cover the following:

- What are the Quality Grading Schemes?
- Who runs and manages them?
- What's changed?
- What is Visitor Ready?
- How to get take part?
- Q&A

Please register using this link:

https://us06web.zoom.us/webinar/register/WN_QXkbEnpPR66P1kylfgjxiw

Upon registration you will automatically get a link by email to use to join the Webinar.

PASC UK ON THE ROAD AND IMPORTANT MEETINGS AHEAD

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

- 15th May. Tourism Alliance Board, London
- 16th May. Business Breakfast, Devon County Show
- 29th May. CLA Regional Meeting, Arundel Arms.
- 4th June. North Wales Tourism Conference, (Details available shortly)
- 5th June. Wales PASC UK Members meeting, (Details to follow shortly)
- 5th June. Visit England National Tourism Awards. Liverpool
- 18th June, Tourism Alliance AGM

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.

Our next Members meeting will be held in North Wales at The Kinmel & Kinspa, Abergele, LL22 9AS. Alistair and Nicky will both be in attendance to provide Members with updates on 182, FHL and Fire Regulations to name a few and will be able to answer any questions you may have. For any Members who haven't had the opportunity to meet Nicky, this will give you the chance to. Tea, Coffee and Biscuits will be provided, and the session will run from 1030 to 1230. There will be a charge of £10 per Membership (you are able to bring more than one attendee) to cover the cost of the venue hire.

- Northwest Wales PASC UK Cymru Members Meeting. 5 June 1030-1300.

- The next meeting will be in Norfolk, we are just checking final dates
- Followed by the Brighton area

To book to attend the Wales meeting, please click on this Eventbrite Link. We are charging to £10 to help cover costs of these meetings, that is per business not per person, so please advise us in you are bringing more than one for catering purposes.

<https://www.eventbrite.co.uk/e/pasc-uk-cymru-north-wales-meeting-tickets-905857653627?aff=oddtcreator>

(Don't worry about it saying the Organiser in the SW Tourism Alliance, we are trying to sort that 😊)

STATUTORY REGISTRATION & PLANNING CHANGES ENGLAND NO CHANGES WEEK OF 13 MAY

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:

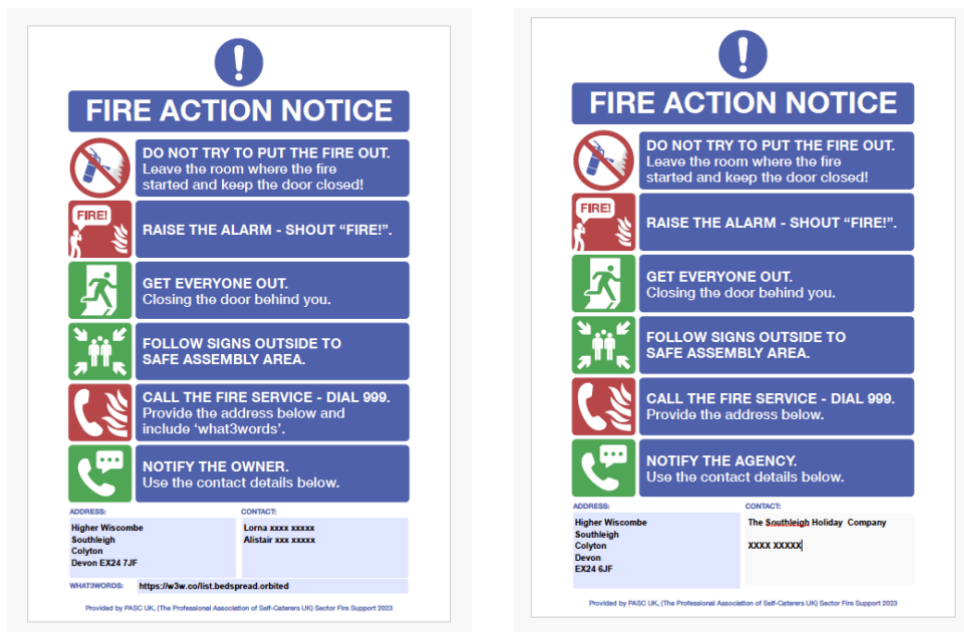
https://www.gov.uk/government/news/short-term-lets-rules-to-protect-communities-and-keep-homes-available?utm_medium=email&utm_campaign=govuk-notifications-topic&utm_source=abcf45c0-6cb1-41e0-8fb3-addcbdd3400c&utm_content=immediately

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? **NO CHANGES WEEK OF 6 MAY.**



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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DISCLAIMER

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