



Professional Association of Self-Caterers UK

NEWSLETTER

21 May 2024 Issue 212

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CHAIR IS NOW ON LEAVE, 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. Emergencies will be answered as quickly as possible and key meetings will take place regardless and Alistair will be at all that are necessary for him to attend.
- Thanks for your support on this.

COMMENTARY

The big news this week has nothing to do with the threatened FHL Abolition but could be seismic for all our Members and readers in Wales. The Cooperation Agreement between Labour and Plaid Cymru collapsed on Friday evening with Plaid Cymru withdrawing. <https://bit.ly/coopagreement>

This is critical to our sector in Wales as it was this Cooperation Agreement that caused the onslaught (182-day threshold, Article 4's Tourism Levy, Licensing) on our sector in Wales.

The break-up of this agreement may just mean that we can have a proper conversation with the Welsh Government and try to ease some of the unnecessary pressures and thresholds operators face. More on this in the Wales Newsletter on Thursday. There is the possibility of more political fallout as this means that Labour does not have an overall majority.

We had just been trying to get a meeting with the new Tourism Minister in Wales, she had been in office for a few weeks, but she was sacked on Thursday, so we really are staring all over again in Wales, but with greater hope for change than at any time since Spring 2021.

We have continued our work on lobbying against the abolition of FHL Allowances. The major moments of last week were talk of a 'Technical Consultation'. Full details below.

The second major moment of last week was attending the Devon County Show CLA Business Breakfast, taking MP Simon Jupp, Chair of the Tourism and Hospitality APPG (All Party Parliamentary Group). This was important as Gavin Lane – Chair of the Board & CLA Deputy President was joint main speaker. He used the Abolition of FHL Allowances as his main point in the speech. The Farming Minister attended on Friday, and Simon Jupp will be passing on that the most important matter raised was FHL Abolition, by farmers.

There is also a section on FHL Papers and relevant news pieces, so it is all in one place.

We really do need each and every one of you to continue to gently and politely hassle your MPs to pressure Treasury, how to do this is covered below too.

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.

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. Book below.

This week we have also seen a water scandal in South Devon affecting Members and have put a note about that below too.

We are also trying to add content for those of you that are interested in the more international and technical aspects to our sector and have included below for the first time a section called **The Big Picture** and have also suggested some of the Holiday Cottage Handbook Podcasts for you to listen to.

Lots to read this week, and keep you busy whilst the chair is away 😊

Once again, we inevitably slip behind a bit on email when away on leave, we do have pretty good cover in place, but please bear with us, we are pretty much up to date, and if something is urgent, please email support@pascuk.co.uk As always, any questions please let us know. Best regards

Alistair

NEW TECHNICAL WRITER JOINS THE PASC UK TEAM

We are pleased to announce that Professor Robin Leatherbarrow has joined the team as our Technical Paper Writer. He has had an amazing career, including a doctorate from Oxford University, and his Professorship from Imperial College in London. He has headed up Research at Imperial College and then Pro-Vice Chancellor at Liverpool John Moores University, once again with research in his brief.

Robin has been a long time Member of PASC UK Cymru and operates a successful self-catering business in North Wales.

Work will commence shortly on the rewrites of all the VOA 6048 support papers and Business Rates Claim and Check papers for Members.

We are sure that you will all welcome Robin to the team.

ABOLITION OF FHL ALLOWANCES UPDATE 20 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.

- Further meetings with MPs and follow ups to previous Meetings
- Next Steps

Further Meetings with MPs and follow ups to previous Meetings

We have written thanks you's to all that we have met recently, providing further information to supporters, and asking those that are either remaining supportive of the Government Policy, or where were unclear as to their position, asking for evidence to support that this policy will indeed provide more housing for locals and long term lets, as our evidence suggest nothing of the sort.

Next Steps

Follow up to Treasury

We are following up with Treasury as although absolutely nothing further has been published, we are seeing the term 'technical consultation' being mentioned. We are investigating that, at the same time as responding to Treasury on the points that came up in our meeting and working up ten case studies as requested. We are also working you what would be the next steps if the Treasury does NOT engage in any kind of consultation. The 'brightline' test of at least five properties has been formally (it had already been rejected informally) rejected, which is a good thing. It was a red herring that would only have helped less than 5% affected by abolition. We may yet get into carve outs and concessions territory but that is still in the future.

Working with the MP's A team

We have pulled together a small group of the most active MPs to sense check our plans to maintain pressure on this. They have a both an understanding of the process, and what hits are making the most impact.

Maintaining pressure MPs to in turn pressure Treasury

We continue to call on as many Members and Owners to contact their MP directly, to invite the MP to come and see them, perfect timing with Whitsun Recess starting soon, and to get across the damage that abolition with bring, both on their own businesses and the local economy. Letters from MPs to Treasury asking for carve outs, concessions and consultations are key to success. See below on how to help with that.

Building the case studies

Next week the team will be building the case studies in a set format for Treasury. We think we have enough, but will put out a call in the Newsletter if we need more, or a different type.

If you are willing to share the impact on your business, then please let us know how the abolition of FHL Allowances is 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

PLEASE HELP TO MAINTAIN THE PRESSURE? UPDATE 20 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.

WE NEED YOUR HELP. HAVE YOU REQUESTED A CHANGE FROM HOLIDAY LET TO RESIDENTIAL PLANNING REFUSED?

Have you, in the last 2 years, applied for change of use from a holiday let, to either long term rental, or residential use?

As we continue to build our case against the abolition of FHL allowances, we are looking for examples to support our findings that 40% of you don't currently have the correct permissions for your

properties to be used for long term rental or residential use and that moving from your current permissions to long term or residential use is difficult, and often denied by local authorities. If this is you, and you have applied in the last 2 years for change of use, please could you email support@pascuk.co.uk with the following information:

1. Date of application
2. Outcome of application – Approved or Denied?
3. If denied, please could you let us know what grounds were given?
4. Number of properties you were trying to transfer
5. Name of the County or District Council involved

We are getting some good examples of refusal, even in the alleged ‘hot spot hollowed out’ areas. If you have come across any of these, please can you let me know as a good number of these would be very ‘awkward’ for the overall policy objectives for FHL Abolition?

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 opportunity 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 the highlight the personal impact on yourselves.

Repeating last week’s example.... We had a brilliant example of this. 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 criticise 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 positive and that he would feedback to Treasury just how problematic it was going to be.

This is a 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

FHL PAPERS, WEBINARS AND NEWSPIECES

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



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 to all readers of the Newsletter 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/>

Supporting Webinars

PASC UK – FRANCIS CLARK FHL WEBINAR AVAILABLE TO PASC UK MEMBERS

If any Members were unable to join the FHL Webinar with Francis Clark, 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.

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/>

Francis Clark Papers, accountancy papers and news pieces.

Here is a link to the ICAEW article where Treasury pushes back on the Brightline Test:

<https://bit.ly/BrightlineICAEW>

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/>

Please take Expert advice

We remain wary of trying to answer specific questions 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.

SOUTH WEST WATER AND CANCELLATIONS CAUSED BY CRYPTOSPIDIUM

We are getting many reports from Members about cancellations and threats of cancellations due to a Cryptosporidium outbreak in Brixham, Devon. Whilst this is a really worrying development, the media has sadly blown it out of all proportion and has made it look like all of Devon.

Your Chair has been quoted in the media, saying that South West Water is a private company, its actions are affecting other private companies and that they should pay compensation. It's likely that calls for this will grow over the coming days.

If guests are threatening to cancel, and you are not in affected area, then this gives them no basis to do so.

If, however you are in the affected area, and they have young children or vulnerable adults it becomes more complex.

The likelihood is that, unless you have something in place to cover cancellations or the guest has holiday insurance, they will once again be looking for you to cover the cost of refunds. Whether or not you agree to give refunds depends entirely upon your own Terms and Conditions.

We have checked with our insurance contacts, and as suspected insurers have tightened their policies up on this since Covid.

We recommend documenting every case of a cancellation and keeping a record. South West Water must have some obligations to other private businesses and should be considering compensation, rather than huge bonuses to Directors.

This is the kind of test that an insurer may look at. (Policies may vary). Have a really close look at the Business Interruption clauses in your policy, as you will see below, these can vary enormously.

A summary of the common position is as follows:

1. Business interruption disease cover was greatly reduced post Covid, and several insurers provide **no cover at all now**.
2. Those that do will specifically exclude Covid/pandemics, and restrict the cover to **specified diseases that are named in the policy**.
3. Cover is commonly triggered by -
 - a. An outbreak of an **infectious/ contagious disease**, (meaning passed from human to human or animal to human). We do not know at this point if Cryptosporidiosis is classified as such.
 - b. That is **notifiable**
 - c. That results in a competent authority either placing **restrictions on a premises, or mandating its closure**.

It seems very unlikely that anyone will have cover given:

- Cryptosporidiosis infections are unlikely to be on the specified list, though some wordings say food and drink poisoning, which it could be argued this is.

-It would need to be infectious/contagious. A smart lawyer may try arguing this, on the basis animals infect water with the bacteria and therefore animals infect humans.

-We don't think notifiable.

-As far as we are aware there has been no order restricting use of premises or mandating closure.

Bottom line is we very much doubt there is cover as all the above hurdles are unlikely to be cleared.

However, we have a further update from David Morris at J.L Morris who use Allianz and that is as follows:

Our Allianz underwritten self catering insurance has these extensions to the loss of income cover:

Additional Loss of Revenue Extensions Contingencies

A the outbreak of food or drink poisoning causing illness in humans at the Premises or attributable to food or drink supplied from the Premises, except where the Premises is a Private Dwelling

B the discovery of an organism at the Premises likely to result in the outbreak of food or drink poisoning

causing illness in humans, except where the Premises is a Private Dwelling

C the outbreak of Legionellosis at the Premises

D the discovery of vermin or pests at the Premises

E any accident causing defects in the drains or other sanitary arrangements at the Premises

F the occurrence of murder, suicide or rape at the Premises

which causes restrictions on the use of the Premises on the order of a competent local authority during the Period of Insurance.

Any reference to Damage within this Section shall, for the purposes of this Extension, mean the restrictions (or series of related restrictions) imposed on the use of the Premises by the competent local authority resulting from any outbreak, occurrence, discovery or accident constituting any of the aforementioned Contingencies. Damage will be deemed to occur on the date on which the restrictions associated with the Contingency are first imposed on the use of the Premises, irrespective of the period of time during which such restrictions remain in place and whether they are lifted and re-imposed or varied at a later date.

They go on to say....

Not knowing the exact circumstances of this current incident it looks like there could be two or three headings under which a claim could be considered.

Policyholders should keep all communications with the water company, and any other interested parties, as well as from cancelled holidaymakers and enquiries which have come to nothing because of the incident.

If the circumstances do not fit the loss of income wording then if taking legal action against the water company is the only option our policy has not only legal advice but also legal expenses.

If we get any further information, we will let you know.

THE BIG PICTURE

A new introduction to the PASC UK newsletter. This section will cover any new technology, national and international market trends and anything else you might need to keep your finger on the pulse and your business firmly up to date.

This week, long-time PASC UK supporter Richard Vaughton of Rentivo has written for Holiday Cottage Handbook about Guestys acquisition of United Rentals and what this could mean for the STR market. The full article can be found here: <https://www.holidaycottagehandbook.com/post/str-pulse-guesty-acquires-rentals-united>

If you don't have time to read the whole thing, through the wonders of AI we have provided the following summary for you:

Market Consolidation and Growth: Guesty's acquisition of Rentals United highlights the rapid growth and consolidation within the short-term rental (STR) industry, transforming it from a fragmented cottage industry into a more professionalized market expected to reach \$200 billion. This trend mirrors the consolidation seen in other major tech sectors, driven by significant investments and strategic acquisitions.

Technological Advancement and Professionalisation: The acquisition underscores the increasing importance of advanced technology and professional management in the STR industry. As the market evolves, there is a growing demand for integrated systems that provide better customer experiences, improved data management, and efficient operational tools, driving further consolidation and investment in technology.

Challenges and Future Directions: The industry faces challenges such as tech overload, cost-prohibitive adoption, and the need for sophisticated systems to support mid-to-large managers. Despite these challenges, continued investment and consolidation are expected, with larger companies likely to dominate through acquisitions and enhanced service offerings. The future may see a shift towards comprehensive, unified systems to meet the evolving needs of the market.

We will cover more articles like this for those Members looking at the international aspects of our growing sector.

TOUCH STAY HAS BEEN SOLD

One of our key partners, Touch Stay has been sold to Czech group, itrinity. We want to take this opportunity to thank Andy McNulty and the team for their support over the years, and to wish them all well. This was the app that brought 'tech' to so many small self-catering-short term rental businesses.

We look forward to continuing with business as usual with the Touch Stay team, and their new colleagues from itrinity.

Andy's full email update can be found here: <https://bit.ly/TouchStayupdate>

FARMING TODAY RADIO 4 AND 182-DAY THRESHOLDS

The early risers among you may have clocked Alistair's dulcet tones very early on Wednesday morning. Farming Today covered the difficulties that the 182 Days threshold presents in Wales – particularly in more rural areas, giving the example of a diversified farm that is struggling to reach this.

Although FHL may be dominating the headlines, Alistair, Nicky and the Team continue to work on multiple challenges that our sector faces, and this is just an example. We have recorded the 4 minute 30 second segment and it can be found on the link below: <https://bit.ly/R4Farming>

TOURISM TAXES, WHAT'S HAPPENING IN THE UK

At the moment, Scotland is planning a Tourism Levy, and this is already passed early stages in the Scottish Parliament.

Wales is planning to introduce one, although details are scarce, no legislation has been laid before the Senedd and it is not expected until 2027.

Both above amount to no more than a **BED TAX**, they are **NOT** a tourism Levy, only businesses that offer sleeping accommodation will get caught by them despite compelling evidence that it is the day visitor that creates the pressures and overnight visitors spend the money.

In England we have seen some frequent announcements on local Tourism Taxes so thought we would explain how they work.

Tourism Tax in Bournemouth, Christchurch and Poole:

By the time you read this, you will most likely have seen the press coverage around the implementation of a "Tourist Tax" in Bournemouth, Christchurch & Pool (BCP) which will come into place on 1st July 2024 for guests staying in larger hotels in the BCP area. The levy is set at £2 per room, per night and currently only applies to larger hotels.

It is the result of a consultation involving 70 of the larger hotels within the BCP area and is designed to replace money lost from Council funding. The levy is expected to raise £12m over the next 5 years and will be used to sustain and develop events such as the Bournemouth Air Festival, Poole Christmas Maritime and payment of entries to the Blue Flag beach award scheme.

For a BID (Business Improvement District) to pass a measure like this, 50% of the businesses involved must vote in favour. This is like what has previously been done in Manchester and has allowed the generation of ringfenced funds to support marketing and promotional activities to drive visitor numbers and support large events, conferences, festivals and street cleanliness.

Here is some coverage of other 'tourism tax' initiatives: <https://bit.ly/Tourismtax>

PODSCATS TO LISTEN TO FROM HOLIDAY COTTAGE HANDBOOK



Last week we announced that we will be working in Partnership with James Varley and his team at Holiday Cottage Handbook (HCH). We also said that we would highlight some key episodes for Members and readers from his Podcast series that would be the first they should listen to.

So, here's the top four for this week, and we will highlight key episodes going forwards.



1/ First one is to hear what your Chair, Alistair Handyside has to say, about the sector and much more...

You can listen here: <https://bit.ly/HCHAlistair>

2/ Really worth listening to Robert Kennedy at SuperControl....as announced last key sponsor and supporter of PASC UK, and an interesting listen....

You can listen here: <https://bit.ly/HCHRobert>

3/ Sally Henry from Key Data, another PASC UK Key partner, and with a great explanation of all things Key Data and why data is so important to us all....

You can listen here: <https://bit.ly/HCHKeyData>

4/ Richard Vaughton, Short Term Rental expert and guru, worth a listen.....

You can listen here: <https://bit.ly/HCHRichardVaughton>

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.

PASC UK WEBINAR AND MEETINGS PROGRAMME 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 we 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 we 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_5J-Nfp2cSK26vHsdYZ9WTQ

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 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' changed?
- What is Visitor Ready?
- How to get take part?
- Q&A

Please register using this link:

https://us06web.zoom.us/webinar/register/WN_QXkbEnpPR66P1kyIfgxiw

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:

- 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:

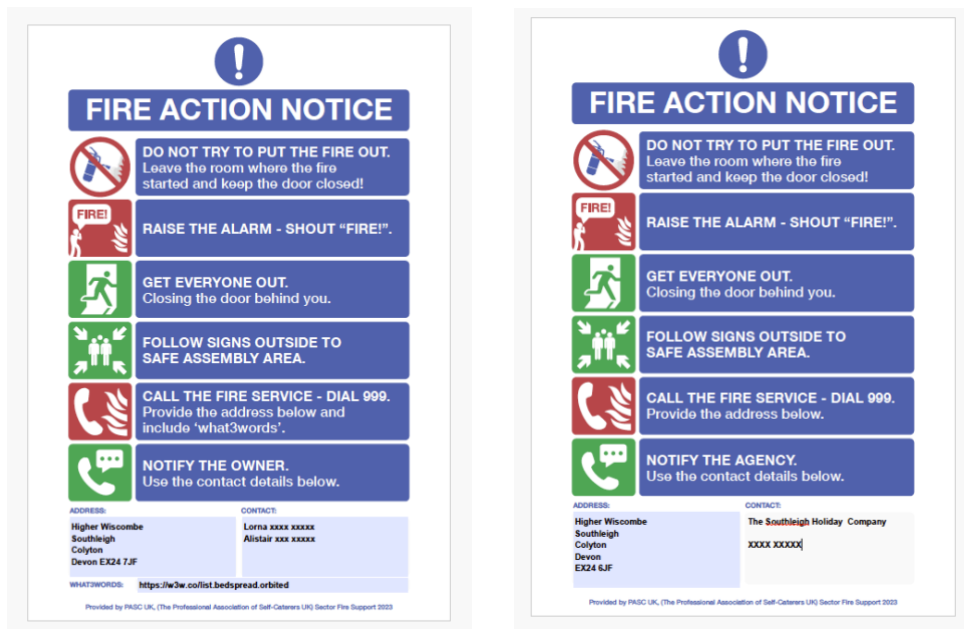
https://www.gov.uk/government/news/short-term-lets-rules-to-protect-communities-and-keep-homes-available?utm_medium=email&utm_campaign=govuk-notifications-topic&utm_source=abcf45c0-6cb1-41e0-8fb3-addcbdd3400c&utm_content=immediately

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

Alistair Handyside MBE
Executive Chair
The Professional Association of Self-Caterers UK
www.pascuk.co.uk
support@pascuk.co.uk



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