



Professional Association of Self-Caterers UK NEWSLETTER 28 May 2024 Issue 213

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COMMENTARY

The early announcement came as surprise to many, us included. The Announcement throws much up in the air, as there is no time for the following to be concluded in full.

- [FHL Allowances Abolition](#)
- [Statutory Registration](#)

What we need to check is what will be the absolute final positions on legislation going through Parliament at this time.

- [The Planning Changes, in the Levelling Up Bill](#)
- [The Renters Reform Bill, no more 'winter lets'](#)

We will be looking at this in detail over the coming days and report on what we find and what impact the election will have on each policy across England and Wales.

We will also be trying to gather all the information to let you know what each of the political parties' manifestos are that may impact our sector and keep you up to date on that as we move toward Election Day.

It's difficult and sometimes impossible to meet with officials during what is called Purdah. This is the period before the election. So almost overnight our diaries for the weeks of the 10th and 17th June have been cleared, and we will be directing efforts at the various Political Party mechanisms.

We have already been in contact with supportive MPs and the policy teams at the political parties. We can meet with them, and they will be shaping post-election Government Policy.

On a personal note, we would like to thank you for the reduced phone call and emails last week. This was very much appreciated.

Details of upcoming Members Meetings, both by zoom and in person, as well as our Webinar Programme are as follows:

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 Members Meeting** on the 5th June, from 1030-1300. It will be The Kinmel & Kinspa, Abergele, LL22 9AS. Book below.

Lots to do as we head towards the election.

Best regards

Alistair

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?

This information would be useful in lobbying all parties in the upcoming election. 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 many of the policies against our sector that will be bandied around over the next few weeks.

PASC UK WEBINAR AND MEETINGS PROGRAMME FOR MAY 2024 UPDATED 28 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_vVuLhuyHTiGI9DYclT7QtQ

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_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_QXkbEnpPR66P1kylfgxiw

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=oddttdcreator>

FIRE GUIDANCE WHERE TO FIND IT ALL? NO CHANGES WEEK OF 28 MAY.

FIRE ACTION NOTICE

- DO NOT TRY TO PUT THE FIRE OUT. Leave the room where the fire started and keep the door closed!
- RAISE THE ALARM - SHOUT "FIRE!".
- GET EVERYONE OUT. Closing the door behind you.
- FOLLOW SIGNS OUTSIDE TO SAFE ASSEMBLY AREA.
- CALL THE FIRE SERVICE - DIAL 999. Provide the address below and include 'what3words'.
- NOTIFY THE OWNER. Use the contact details below.

ADDRESS: Higher Wiscombe Southleigh Colyton Devon EX24 7JF

CONTACT: Lorna xxxx xxxxx Alistair xxx xxxxx

WHAT3WORDS: <https://w3w.co/list.bedspread.orbited>

Provided by PASC UK, (The Professional Association of Self-Caterers UK) Sector Fire Support 2023

FIRE ACTION NOTICE

- DO NOT TRY TO PUT THE FIRE OUT. Leave the room where the fire started and keep the door closed!
- RAISE THE ALARM - SHOUT "FIRE!".
- GET EVERYONE OUT. Closing the door behind you.
- FOLLOW SIGNS OUTSIDE TO SAFE ASSEMBLY AREA.
- CALL THE FIRE SERVICE - DIAL 999. Provide the address below.
- NOTIFY THE AGENCY. Use the contact details below.

ADDRESS: Higher Wiscombe Southleigh Colyton Devon EX24 6JF

CONTACT: The Southleigh Holiday Company XXXX XXXXX

Provided by PASC UK, (The Professional Association of Self-Caterers UK) Sector Fire Support 2023

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
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