



Professional Association of Self-Caterers UK

NEWSLETTER

4 June 2024 Issue 214

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COMMENTARY

We expect to start seeing the Political Parties Manifesto's sometime during the middle part of this week or early next. And we will be scouring them and pressing for detail where relevant.

Each week we will update you on developments as they emerge.

This week, we have written a summary of Government interventions into our sector in England and Wales. The list of current interventions and possible interventions runs into double figures and does not even cover Scotland. Scottish operators have had another bad week as the Scottish Government remains inflexible: <https://bit.ly/ScottishBusinessClosures>

When read as a single piece it shows just how much we are in the crosshairs of Government policy now. Much of this is due to lack of REAL data, and toxicity in the media about 'second homes' and 'Airbnb's' (what are they actually?) which business holiday lets constantly get conflated with.

Have a read it makes grim reading and gives some idea of the work threads that the team here are working through. Over the coming weeks we will be trying to meet with as many Party Officials as possible to try and improve or mitigate policies wherever we can.

As you will see below, we have 'lost' the Labour Shadow Minister for Tourism, and colleagues at other Associations are doubting whether a replacement will be announced at all. This will make for a challenging period.

Whilst PASC UK is politically neutral, it must be, it is worrying that we have heard Sir Kier Starmer repeatedly hail the Welsh Governments achievements and how they are a blueprint for Labour across the UK. We need to make sure all politicians learn from the mistakes of others, and some of the failings in both Scotland Wales will hopefully assist in this task.

<https://bit.ly/StarmerWales1>
<https://bbc.in/4bDyv80>

We have added this week some booking data from two of our Key partners SuperControl and Key Data to try and give you a basis for comparing your own bookings. We always get flak back saying that these are averages, which of course they are, there would not be room to cover every county, or size of business, in the newsletter, but they do indicate that it is softer this year. Timely reminder to join the Key Data Webinar on the 25th June at 1100, where you can see how you could use their system to really drill down on average daily rates and occupancy and compare to similar business locally. Details below.

As you read this, we will be in Wales at the North Wales Tourism Conference on Tuesday and at our sixth in-person Members meeting in Abergele on Wednesday morning, details below. These meetings are invaluable in getting feedback from Members about what policies should be regarding that long list below, and how these measure impact them to help us represent them with officials, MPS MSs and Ministers.

Lots to do as we head towards the election.

Best regards

Alistair

LABOUR SHADOW TOURIM MINISTER STANDS DOWN AS ELECTION CALLED

Barbara Keeley MP has stood down as Shadow Tourism Minister at the Labour Party and will not be standing for re-election. This is a blow for all the hospitality associations with whom she had been our primary contact.

The real problem with these kind of changes is that there will be little or no knowledge transfer. Much of the work we have all done to inform, to provide information, since her appointment, will be lost.

As of writing this newsletter, no replacement has been announced and we have been told by other Associations that they are not expecting a replacement before the election 😞.

FHL ALLOWANCES ABOLITION, STATUTORY REGISTRATION, PLANNING CHANGES AND ALL THE OTHER INTERVENTIONS...

WHAT HAPPENS NEXT?

FHL Allowances Abolition (UK)

This has occupied much of our efforts in the last three months and with the Election being called, the planned Abolition of FHL Allowances is currently dead in the water. Not one line of additional guidance or a line of what the actual legislation has been published. It did not make the Finance Bill. Not a single line, including the forestalling measure. This is hugely down to the massive push back from so many.

For this Policy to be restarted again it needs to start again from scratch, after the new Government is in office. We have received letters back from the Chancellor and the Treasury, prior to the Election being called that there would have been a sector Consultation. This will help if the spectre of abolition is raised again.

What is the likelihood of it coming back?

We cannot say for certain, but the massive push back and the impact on the wider visitor economy vs the pitiful revenue gains mean that it should be considered much more carefully. What we really fear is 'tinkering' with FHL Allowances, for example removing the 10% BADR level and replacing it with the 24% Residential Capital Gains Tax level.

We will be keeping a close eye on this, but for now at least it's not happening.

Statutory Registration (England)

Not getting this through in a finished form pre-election is a real set back. The legislation is almost complete, the tender to write the system has been issued and work is underway on it. It has been the longest gestation period imaginable from finally getting the go ahead for a 'call for Evidence' back in early 2022, to a full Consultation on early summer last year. We never actually got the formal response to that Consultation, which had been promised before the Summer Recess.

What happens next?

It is possible that Statutory Registration, being as advanced as it is, and so widely supported by the wider sector, that whoever wins the General Election continues with it in its current form. That though is much more likely if the Conservatives win. Labour are already using the term 'Licensing' which will inevitably come with higher costs and the possibility of licences not being granted.

This threat is number one on the radar and it is our number one priority to get sorted, as until there is real data on our sector, Governments will continue to react to anecdotal evidence and toxic headlines to make policy that impacts us.

Planning Changes (England)

Once again, this did not pass into law, so it will need to restart after the election.

What happens next?

If the Conservatives get back in, the path is set as has been covered in previous Newsletters and is a manageable set of changes all told.

If Labour gets in, it's likely that the Policy will be very different. Until Manifesto's are published it's hard to be sure about what measures Labour will propose. We suspect it will be conflated with Housing Policy/Housing Crisis just as the previous Government did with FHL.

We will have to watch this space closely.

Renters Reform Bill (England)

This Bill did not make it into law before Parliament ceased business with the announcement of a General Election. Had it passed it would have been impossible for our sector to continue with what are commonly termed 'winter lets' or 'long-term short-term lets'.

We had a small Policy Groups working through this with DLUHC and taking legal advice from Stephens and Scown on this, and had the Bill gone through as proposed, it would have had a real impact on those that offer these kind of lets.

So, like the Planning Changes, if the Conservatives win, they will likely try to revisit the Bill, but push back on some measures within both the House of Commons and House of Lords make this really challenging issue. Much more pressure on the long term letting sector will be disastrous.

Labour will revisit this if they get in, with lots of calls for no evictions and rent caps.

PASC UK Comment

This looks likely to be a real battleground over the next Parliament. We are already seeing huge numbers of long-term rentals just being sold and the more pressure on that sector, means the trend is set to continue. As we have seen with the fiasco that was FHL Abolition, the short-term/self-catering sector then gets the (anecdotal) blame.

This and any Housing Reform, Housing Crisis policy from all parties are key areas to watch. Until hard data on the real world is available to myth bust much of what is said about our sector, we will continue to see poor policy from parties of all colours shapes and sizes.

"Drip Pricing", Digital Markets, Competition and Consumer Bill (DMCC) (UK)

This is the one Bill that did get through at the last minute and could impact the way prices are displayed in parts our sector. PASC UK put out a paper on how to respond to the Consultation on this last year and tried to make sure that necessary extras from the 'headline cost' such as dog fees, early check in, late check out fees etc were not included in any ban. It also tries to address fake reviews.

In our sector it is more likely to cover booking fees and cleaning fees that get added at the checkout stage. Whilst we welcome any action to help deal with fake reviews, we await to see the detail of how this is proposed to take effect in the real world.

We have commissioned a review of the Bill and the impact on our sector from Stephens and Scown and will publishing this for Members as soon as we receive it.

PASC UK comment

We are not supportive of 'drip pricing' in any form. But need to see and understand the detail of the Bill.

Change to School Holidays (Wales)

Just as we are writing this newsletter rumours abound that the Welsh Government will be announcing changing the School Holiday dates. We and many others responded to the Consultation on this, and we cannot believe that responses were supportive in the main. We await more detail.

PASC UK Comment

The level of interventions from Government in both Wales and Scotland is completely overwhelming. There is little or no chance to adapt before more changes.

It is essential that both Governments carry out a full Economic Impact assessment of the effect that all the measures that they are introducing are having on the sector, especially considering that it is a sector of micro businesses.

182 Day Threshold (Wales)

A recent vote on a Review of 182 and other issues in Wales, called by the Conservatives failed, but by a lesser margin. This is without doubt an appalling measure, that causes untold stress and strain to the sector in Wales. A one size fits all threshold at this level is just completely inequitable on so many levels. It does not consider so many factors. The lack of any willingness to even properly discuss this threshold, or further exemptions to it, from Minister on the basis that it has not been in place long enough is one of the biggest failings of the Welsh Government.

PASC UK Comment

We have yet another Tourism Minister in Wales and will try and engage in a constructive dialogue with them. The recent collapse of the Cooperation agreement with Plaid Cymru gives hope to a softening of the line on self-catering generally. The vote of 'No Confidence' in Wales First Minister Vaughan Gething next Wednesday, may also be a telling moment in changes withing the Labour Administration.

<https://bit.ly/WalesNoConfidenceVote>

All the associations that we work with in Wales are agreed that this measure must be reviewed, and further exemptions must be gained and quickly. There is debate about numbers of days, PASC UK Cymru has always said 105, not 182, but others are seemingly happy with slightly higher thresholds. Right now, anything would be an improvement, as the impacts of the cost-of-living crisis and the long-term bad weather are so keenly felt in Wales with this artificial threshold to achieve.

Statutory Registration/Licensing (Wales)

The wider hospitality sectors broadly supported Statutory Registration in Wales, and the requirement for properties to be safe and legal. This was the numbers one reason that the Welsh Government said that they were introducing the measure. Yet here we are, almost two years ago and what we have is simply put, rubbish.

Statutory Registration/Licensing is going to be introduced in three stages.

1/ Registration Phase. Get all Welsh Accommodation Business addresses and details. That's it. The cynics amongst may suggest that this has more to do with collating data to bring in the Tourism Levy than anything else.

2/ Licensing Phase. Safe and Legal compliance will follow later, yet unspecified, and no real detail. Currently it says that if safety compliance is met licences will be granted.

3/ Quality licensing phase: this will add quality standards to the licensing. There was zero consultation on this.

PASC UK Comment

It's not in any way shape or form what the wider visitor economy fed back on or supported, nor what was discussed or consulted on, nor as launched by the Welsh Government. Much, much more to do to make this have any benefits to businesses in Wales.

Tourism Levy (Wales)

Legislation is expected later this year to introduce a Tourism Levy on Wales as covered elsewhere it will effectively be a bed-tax. Whilst there have been working groups with the Welsh Government on this, and surveys of impact on the extra work for businesses, these are flawed as we do not know how the tax will be applied, how much it will be, a %, or per person per night for example. Current thinking is that it will not come into play until 2027.

PASC UK Comment

We really should know by now what is being proposed in good detail, particularly on how much will be charged and how it will be collected.

The wider visitor economy in Wales is trying to work with the Welsh Government to make this as good as it can be and is working hard to get clarity and to ensure that the money spent is spent in a positive way, in the public realm, for both communities and visitors.

Package Travel Regulations (UK)

We were due to have a follow up meeting with the Dept for Trade on this next week, as good progress was being made to remove some of the restrictive rules that prevent business like ours offering packages. This might be, "come and stay at Little Brook Cottages, and enjoy a Dinner at the Dog and Duck on us" or "A round of golf for six included in any midweek stay in September"

It would be a positive change and much progress has been made on this in the last three years.

PASC UK Comment

We will be seeking clarification straight after the election if work will continue on this and that that work can continue in the same positive vein.

ADDITIONAL THREATS TO SECTOR

Removal of Small Business Rates Relief (SBRR) (England and Wales)

In England you can claim Small Business Rates Relief if your Rateable Value (RV) is £12,000 or less. This means that you pay zero Business Rates below this threshold.

In Wales, the base threshold is lower at £6,000, with gradual loss of relief to £12,000. This means you pay zero below a £6000 RV and gradually start to pay more as you approach a £12,000 RV.

In England you must achieve 70 nights let and 140 nights available to move from Council Tax to Business Rates.

In Wales you must achieve 182 nights let and 252 nights available to move from Council Tax to Business Rates.

We are seeing repeated calls from Councils and from MPs and MSs for this SBRR to be removed from the holiday let sector. In the current toxic climate surrounding our sector, it is becoming a real threat. It is in the Liberal policy. It's an easy shot at the sector.

PASC UK Comment

It's a harder argument than most that we lobby against. For many that are not connected or understand our sector, the notion that we don't make any contribution locally (directly to the Council) is a real wind up. They miss the point that all small businesses get this relief, cafes, shops, restaurants etc. As the business grows it moves through the threshold and starts to pay Business Rates like any other business on a sliding scale.

A recent debate in Cornwall called for the abolition of SBRR for holiday lets. Another motion on the same day, to spend the additional Council Tax raised on 'empty homes' and via the abolition of SBRR to use the money raised on affordable housing, failed. Sometimes you can't make this up.

We will have to pull together our case on this and establish who may be allies in counter lobbying.

Reduction of VAT Threshold (UK)

This has been given some coverage in the media recently after Darren Jones, Shadow Chief Secretary to the Treasury Labour said that the VAT rate and threshold would NOT change under Labour, and they would freeze the VAT threshold, now £90,000. He was slapped down by officials close to his boss, Rachel Reeves, who said the party's promise only covered rates, not thresholds.

See articles: <https://bit.ly/VATThreshold1>

<https://yhoo.it/4e5vOxF>

<https://bit.ly/VATThreshold2>

PASC UK Comment

Until recently most coverage and calls for change in the VAT threshold have been for it to be pushed upwards. In the Spring Budget the Chancellor raised it to £90,000 from £85,000, so nowhere near covering inflation if it was ever intended to. The FSB have a major campaign running to raise to £100,000.

We need to get feedback from Members on their views on this, larger independent Members that operate over the threshold are hit by having to pass 20% of every booking to the Exchequer will doubtless welcome this, whilst smaller businesses below the threshold will be filled with dread.

Even if announced we would expect it would have to go through a substantial consultation, and we would extensively consult with Members in responding to that.

Introduction of a Tourism Levy in England

We have not seen any official statements from Labour on this, the Conservatives have repeatedly said that they will not introduce one in England. It is Labour Policy in both Scotland and Wales, so if we do see a Labour Government there is a high chance raising its unwelcome head.

PASC UK Comment

PASC UK opposes Tourism Levies, on the basis that most are in effect bed-taxes. It is widely understood that day visitors create wear and tear and over tourism and overnight visitors spend the money. However, most Governments around the world (Venice is an island exception) find it easier to track and tax overnight bookings than visits to restaurants, pubs and visitor attractions.

There are ways that Tourism Levies could be managed in such a way as to be beneficial, but this is rarely the case. One to watch out for.

Labour Banning zero hours contracts in first 100 days (UK)

One of the areas of concern is proposed changes to the way that many of the readers work with their changeover teams. The Policy states that it will ban exploitative zero hours contracts. These could well be the way that we all employ our teams.

What it says here: <https://bit.ly/ZeroHours1>

Is...

Labour will end 'one sided' flexibility and ensure all jobs provide a baseline level of security and predictability, **banning exploitative zero hours contracts and ensuring everyone has the right to have a contract that reflects the number of hours they regularly work**, based on a 12-week reference period.

PASC UK Comment

These could well be the way that many of us engage with our current teams. Our sector is unusual in that it is not uncommon that we do not 'changeover' every week, so flexible working has been a key to viability of our businesses. It may not be possible to pay staff every week in Winter for example if bookings are thin.

Whilst we need to see the detail, it does say

We'll help ensure workers can benefit from flexible working, including opportunities for flexi-time contracts and hours that better accommodate school terms where they are not currently available, by **making flexible working the default from day one for all workers, except where it is not reasonably feasible.**

That last line could prove critical.

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

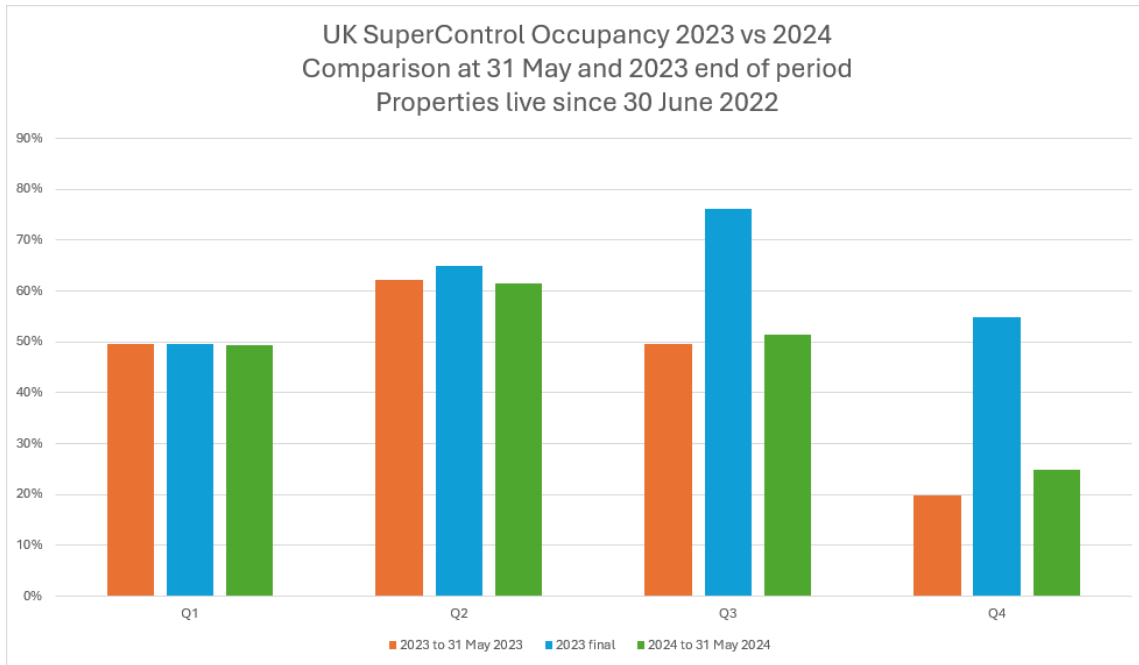
Have you, in the last 2 years, applied for change of use from a holiday let, to either long term rental, or residential use?

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.

BOOKING DATA FROM SUPERCONTROL



The team at SuperControl have kindly sent us the chart above. It shows the following:

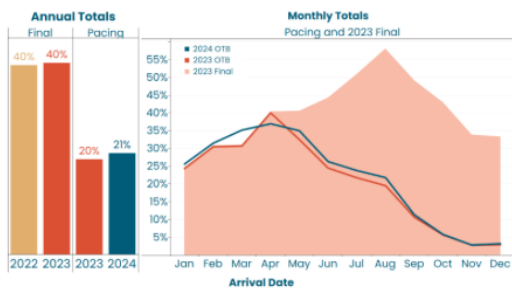
- In Orange: 2023 TO May 31
- In Blue: 2023 Final
- In Green: Bookings to date 2024

Q1 tracked behind Q1 last year and we'll need a fair chunk of bookings over the next three weeks to catch up with last years Q2 performance.

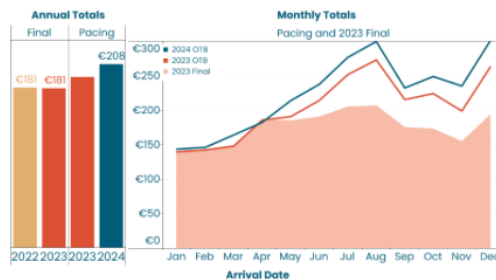
Q3, the critical quarter, with the highest numbers of peak rate lettings has a long way to go reflecting the much-shortened lead times for bookings across the whole sector. Whilst there's still time to fill these gaps, we all need to use every tool at our disposal to do so.

BOOKING DATA FROM KEY DATA

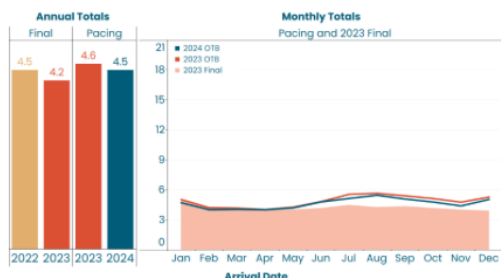
UK Paid occupancy



UK ADR



UK Length of stay



Occupancy: The UK as a whole is currently pacing flat / marginally up year on year after a negative April.

Some areas are seeing high growth (Scotland) whereas others are experiencing much softer markets (Wales).

ADR: After a flat year on year rate gain, we are seeing most months with positive ADR growth, with the exception of April. With occupancy flat, there isn't much headroom to push rates.

Length of stay: Continues to contract with some areas seeing decreases of 0.5 days. The pressure is on to sell more breaks to make up for the reduction in length of stay, to simply generate the same % occupancy.

The key message is that the market is flat and stay lengths are contracting. Some areas are experiencing negative occupancy which is putting pressure on rates, at a time when owners are demanding more revenue. It's time to use every tool you have and understanding your own data, your competition and making forward looking decisions using data is a must.

The Key Data webinar, details below, will help operators interpret this data and offer tips and tools on how best to navigate the market.

PHISHING SCAMS

We have seen from some Members, targeted Phishing attempts. This is when someone sends you what looks like a legitimate email, but will usually contain an attachment, or a link that looks genuine, and once clicked, will ask for log in details, personal information, credit card details etc, therefore collecting this personal information. These can be from anything from someone impersonating Microsoft, to what we've seen most recently, which is someone impersonating a guest and can take the form of an email, text, WhatsApp or Phone Call.

What to look out for:

- Are you expecting the email?
- Check the sender's email address – often the name will look familiar, but the email address will look suspicious. E.g. Microsoft 365-ghsotbjkosMicrosoft@outlook.com
- If you think it might be fraudulent, don't use the link within the email – go to your Web Browser and log in to the site directly
- Don't click on links from within emails that you aren't expecting
- With the more sophisticated Guest style emails – do you recognise the guest's name? Search their name in your inbox to see if you've had any previous communication with them, or check your records on Super Control etc

What to do if you have clicked the link:

- Change the password for the website you thought you were accessing and any associated suppliers – use unique, and complicated passwords for your accounts
- If you've given out financial information, inform your bank/credit card provider as appropriate
- Ensure you have two-factor authentication switched on for key accounts – SuperControl, Email Accounts, your Website, Social Media Accounts

PASC UK WEBINAR AND MEETINGS PROGRAMME FOR MAY 2024 **UPDATED 4 June**

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

- Election and Manifesto updates
- 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 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.

2/ 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_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:

- 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 4 June

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 sixth Members meeting will be held tomorrow 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

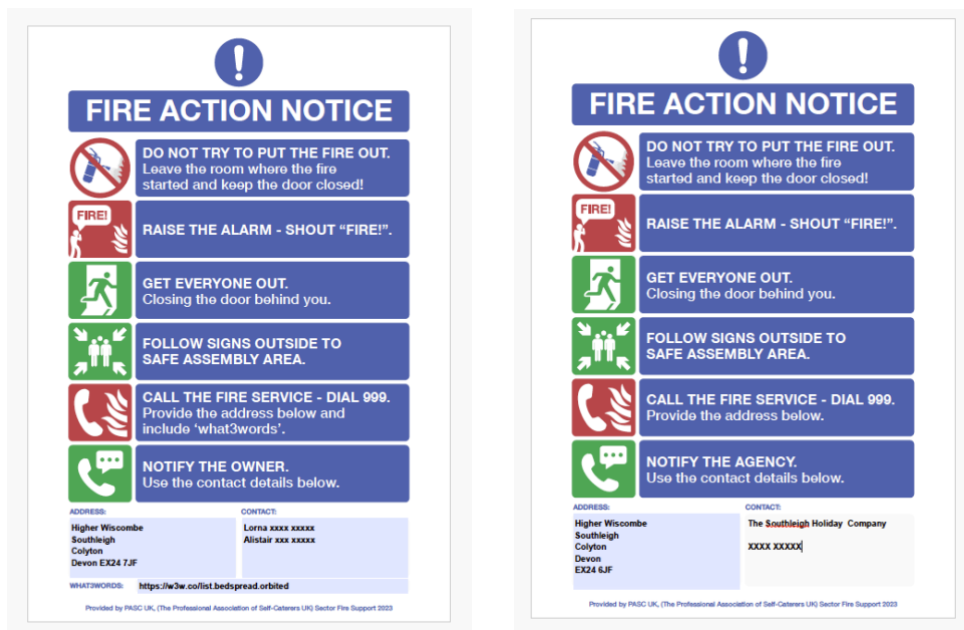
haven't had the opportunity to meet Nicky, this will give you the chance to. Tea, Coffee and Biscuits will be provided, and the session will run from 1030 to 1230. There will be a charge of £10 per Membership (you are able to bring more than one attendee at no extra charge) to cover the cost of the venue 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>

FIRE GUIDANCE WHERE TO FIND IT ALL? NO CHANGES WEEK OF 4 JUNE.



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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