Professional Association of Self-Caterers UK

NEWSLETTER

16 July 2024 Issue 220

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COMMENTARY

Please note that the Members Webinar planned this week for Thursday at 1100 has had to be cancelled, now 1100 on 25 July, details below.

The big event this week will be tomorrows Kings Speech, which will lay out the new Governments priorities for this Parliament.

More than 30 Bills are expected, covering housebuilding (including overhauling the planning system and a return to mandatory housebuilding targets), voters rights, devolution to Mayors and Councils, a Workers Right Bill and much more.

As you can imagine the team here will be examining every detail to see what possible impacts all this new legislation may have on our sector. A first update will follow next week.

Today we have an important event in Wales, It's Wales Tourism Week and one of the key events is the Tourism Reception at the Senedd this evening. The team from PASC UK will be there, as we continue to try and get a review of the 182-day threshold in Wales, and more exemptions to Council Tax Premiums.

This threshold is simply too high, and is one size fits all, we regularly survey our Welsh Members and there is a Survey running that will close shortly. Key findings….

- **Only 27% think they will hit 182 days let this year.**

(This means paying Council Tax, and any Council Premiums, which can be as high as 300%. If in England you did read that correctly, if you miss 182, and let say 181 nights, it's an empty second home and the premiums are also due, and can be as much as 400%)

- **84% are discounting to try to hit 182 days.**

(With a soft market, poor weather and a cost-of-living crisis for many, the vast majority are trying to discount their way to 182 to avoid the devastating impact of having to pay Council Tax and Premiums)

These points will be clearly made at the Reception, full report on that in Thursdays Wales Newsletter.

There are some big changes coming at PASC UK this summer as we drive the value of Membership… amongst them

- The way the Newsletter is delivered
- Major Website Update
- A raft of New Members Papers
- And much more

More details on that next week.

Best regards

Alistair

CONNECTING WITH THE NEW GOVERNMENT PART 2

The picture above shows a sample of the individual letters that we have written to MPs. We have focussed on new MPs, and particularly those elected to sit in Constituencies that have holiday lets.

The letter simply introduces PASC UK, asks that they focus on getting Statutory Registration done, so that they have the accurate data, and we have that level playing field, BEFORE looking at making further interventions on the sector.

We have also provided an infographic explaining the sector and have offered meetings with any that wish to know more.

We used the velum paper and handwritten envelopes, each letter hand signed, with special issue stamps to ensure that these would be amongst the first correspondence received by over 250 of the new MPs.

Their email addresses go live imminently, and they will begin to be inundated so we were keen to get an early communication in and provide the priority for the sector and give them some key facts about the sector.

We are seeking meetings with relevant Ministers as they are appointed, these will be across DCMS, MHCLG (Ministry for Housing, Communities and Local Government, was previously DLUHC) and Treasury. We are closely watching where the housing and planning briefs end up as there is some speculation about this.

How You Can Help

We would like to encourage PASC UK Members to host their local MP during the summer months. This would be an opportunity for our elected representatives to see and hear for themselves the value of the holiday let sector in their constituency and across the country.

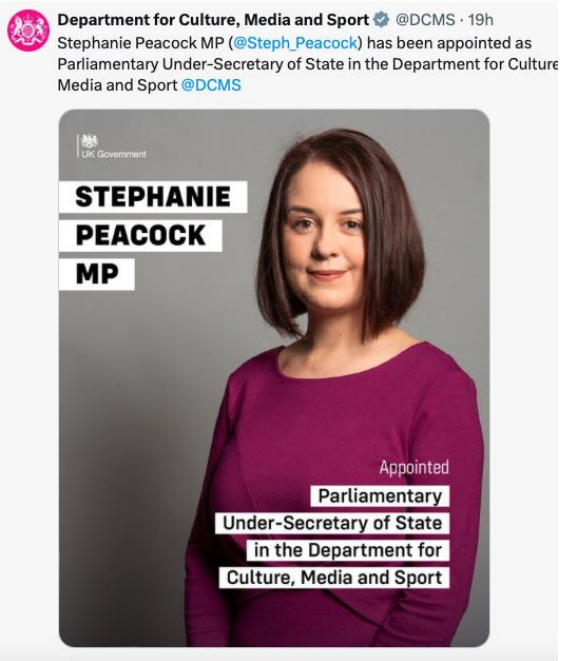
In advance of the Summer Recess, we will be producing a **PASC UK MP Visit Toolkit** to make doing this as easy as possible. This almost complete and will be ready for next week on the website.

If you would like to get involved as a Member, and invite an MP to come and visit your business, please drop an email to support@pascuk.co.uk with MP visit in the Subject line, and your Business name and Constituency in the text. Thanks

NO TOURISM MINISTER YET, OTHER DCMS APPOINTMENTS

So far, no formal announcement as to who will get the Tourism Minister brief. This is expected to be announced this week.

In addition to Lisa Nandy MP as Secretary of State for Culture, Media and Sport we also have Stephanie Peacock MP and Sir Chris Bryant joining the team at DCMS.



Lisa Nandy is the MP for Wigan in Greater Manchester and has served in a variety of roles, most recently as Shadow Minister for International Development.

Two junior ministers have now also been appointed. Sir Chris Bryant MP (Rhondda and Ogmore) is a long-serving Member of Parliament having first been elected in 2001. He has also served in several positions both in government and opposition, most recently shadowing DCMS with the creative industries and digital briefs. He will serve as Minister of State in both DCMS and DSIT.

Lastly, Stephanie Peacock MP (Barnsley South) was first elected to Parliament in 2017 and had also been shadowing part of the DCMS brief, covering media, sport and gambling. She has been appointed as Parliamentary Under-Secretary of State at DCMS.

We look forward to working with the new Ministerial team at DCMS and will be seeking a meeting with the Tourism Minister as soon as the appointment is made. We wish them all well in their new roles.

NEXT STEPS FOR THE NEW GOVERNMENT

King's Speech Wednesday 17 July

No major parliamentary or legislative business can take place before the first King's Speech. The King's Speech and State Opening of Parliament are due to be held on Wednesday 17 July.

The speech is written by the Government and will be our first indication of what Labour's priorities will be for its first year in power.

Summer Recess

Before the election was called, summer recess was due to start on 23 July. It is now expected to be delayed by a week or two.

Summer recess is usually a time when MPs get some downtime and go on holiday. However, this year it is expected that MPs, particularly newly elected members, will remain active in their constituencies throughout the summer holidays.

A Labour Budget

Whilst the King's Speech will give some indication as to the Government's priorities, details about the economy, taxation and spending will be unveiled at the Budget.

The new Government could move to deliver an Emergency Budget, but Labour has previously said that they would not deliver one without forecasts from the Office for Budget Responsibility (OBR). It takes 10 weeks for the OBR to assess the economic impact of policy announcements and produce a report. It is therefore most likely that a Budget will be delivered in mid-late September, possibly October.

PASC UK WEBINAR AND MEETINGS PROGRAME FOR JULY 2024 UPDATED 15 July

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

- Election and Govt Policy 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 Members Webinar

PLEASE NOTE DATE CHANGE.

Members Only
(This will be recorded and placed in the Members area of the website)

1100 ON 25 JULY 2024

Please join us for a Members Webinar where we will cover the following:

There are some significant changes coming ….

- New Government
- New Staff at PASC UK
- New Newsletters

- Updated Website
- And more changes at PASC UK…

Please register using this link:
https://us06web.zoom.us/webinar/register/WN_QMIvZOZlSNSD8DDr4Ri_Ng

Once verified as a Members you get a link by email to use to join the Webinar.

PASC UK ON THE ROAD AND IMPORTANT MEETINGS AHEAD UPDATE 15 JULY

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

- 16th July, Wales Tourism Week, Senedd Reception
- 4/5 October, Property Investor Show, Excel London
- 6/7 November: Scale UK, The Oval London.

IN PERSON PASC UK MEMBERS MEETINGS UPDATE 15 JULY

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

- The next meeting will be in Norfolk, this will now be after the summer.
- Followed by the Brighton area

FIRE GUIDANCE WHERE TO FIND IT ALL? UPDATE 15 JULY

We have been told by the Home Office that no updates will be issued until we are clear of Purdah and the Election process is complete. Not likely until the end of July earliest, if then.

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_Accomodation_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, GIFireE, 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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