



Professional Association of Self-Caterers UK

NEWSLETTER

9 July 2024 Issue 219

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COMMENTARY

The General Election is now passed, and we have a New Government with a very large majority.

There will be much change affecting our sector over the coming months and years and we will have to be very watchful of any policies that may directly or indirectly impact us. The New Government is making housing a real priority, and this is bound to have some impact on our sector.

We have added to the team recently to help with the work that we do, with Robin Leatherbarrow joining last month to help us with Technical Papers for Members and more recently Alex Walker to help us with Public Affairs and connecting with so many new MPs and Ministers. Please join me in welcoming them both aboard.

We have prepared a summary below of the current situation and what we are doing over the coming weeks to connect with the New Government. It is worth noting that in the vast majority of cases the

Officials in each Department will remain unchanged, and the long-standing relationships we have with these Officials remains. However, it is Ministers that determine lead policy.

We would like to repeat a note about a 'class action' against NFU Mutual for not paying out during Covid, details of this and how to contact the team leading on this below.

Our comment on this...

'PASC UK were pleased to hear that another collective action is being taken on behalf of self-catering business against another major insurer, this time NFU Mutual. PASC UK curated a similar cation group against the RSA Cottagesure policy, which had also refused cover during Covid, and this led to final victory in the Supreme Court. We understand the stress that business owners go through when insurers say no, and how hard it is without professional and expensive help it is to make any headway. We congratulate the businesses and advisors for getting this into Court. This looks to be a substantially larger policy group affecting many thousands of businesses, and we wish the group and its advisors the very best in securing a fair outcome for all the businesses concerned'.

Best regards

Alistair

BOOSTING OUR PUBLIC AFFAIRS CAPABILITY WITH A TEAM APPOINTMENT AT PASC UK

We are pleased to announce the appointment of Alex Walker as our Public Affairs Adviser. Alex has spent 14-years working in and around Westminster. He worked for two Members of Parliament, spent a year advising Ministers in the Cabinet Office immediately after the Brexit referendum and was an elected Councillor in Milton Keynes for seven years. He brings important capacity and expertise as we navigate the coming months.

2024 GENERAL ELECTION OVERVIEW

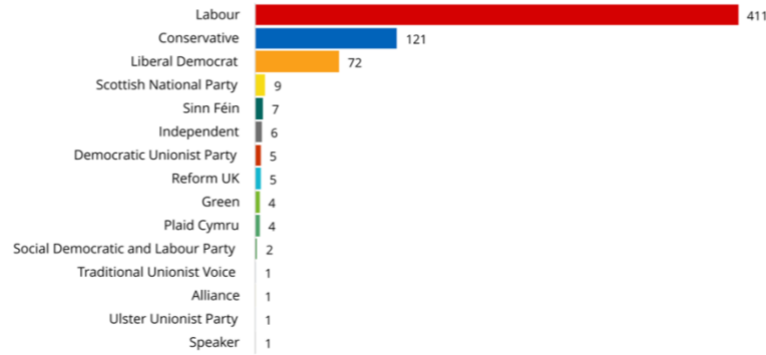
All the election polling and commentary indicated that we would see a new Government after July 4th, and so it came to be. The Labour Party have returned to Government after 14 years out of power.

Labour won 411 seats, up 209 on their total from the 2019 election. The Conservatives won 121 seats, down 244 from their 2019 total of 365 seats. The Liberal Democrats gained 61 seats for a total of 72, while the Scottish National Party won nine seats, down from 48 in 2019.

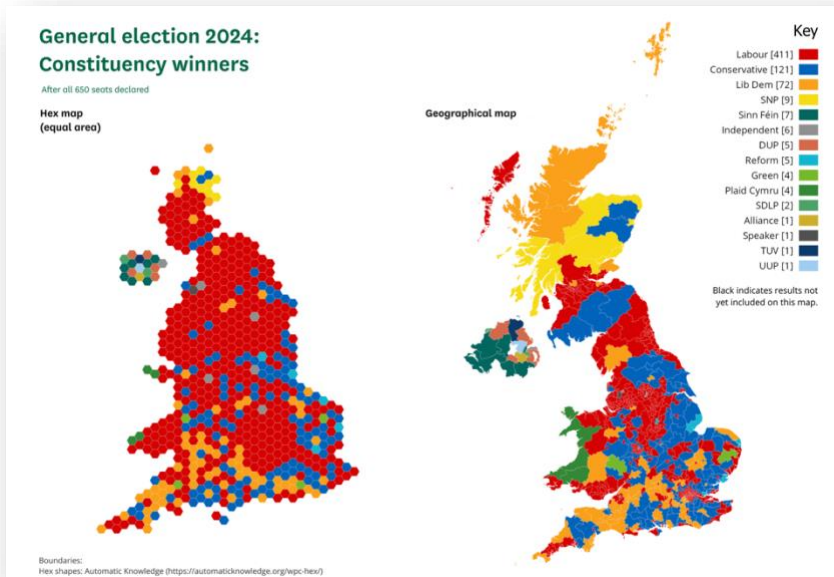
Reform UK won five seats and the Green Party of England and Wales won four. Sinn Féin won seven seats in Northern Ireland (unchanged on 2019), while the Democratic Unionist Party won five (down three on 2019).

2024 general election: number of seats won by party

After all 650 seats declared



The historic wins for the Labour Party and the Liberal Democrats have changed the political map. Once 'safe' blue seats in the rural communities of the South East and South West have turned red and yellow. And many former Conservative seats on the coast are now held by a mixture of Labour, Lib Dem and Reform MPs.



Relevant Ministers

The new Prime Minister has not wasted any time in appointing his Cabinet. In our work, we will be focused on engagement with:

- [Rt Hon Angela Rayner MP](#) as Secretary of State for Levelling Up, Housing and Communities. She will also be Deputy Prime Minister
- [Matthew Pennycook MP](#) as Minister of State for Housing
- [Rt Hon Rachel Reeves MP](#) as Chancellor of the Exchequer
- [Lisa Nandy MP](#) as Secretary of State for Culture, Media and Sport

- [Darren Jones MP](#) as Chief Secretary to the Treasury
- [Rt Hon Pat McFadden MP](#) as Chancellor of the Duchy of Lancaster
- [Rt Hon Yvette Cooper MP](#) as Secretary of State for the Home Department
- [Steve Reed OBE MP](#) as Secretary of State for Environment, Food and Rural Affairs
- [Ian Murray MP](#) as Secretary of State for Scotland
- [Jo Stevens MP](#) as Secretary of State for Wales

Junior Ministers have started to be appointed, but the process will not be completed for a few more days.

Many of the issues we have faced in recent years, from the proposed abolition of FHL tax regime to changes to the planning system, have all cut across many different departments and ministerial portfolios. We expect that to continue and therefore, it is important for PASC UK to build relationships across the key teams.

UPCOMING MILESTONES FOR THE NEW GOVERNMENT

On Friday Rishi Sunak visited Buckingham Palace to offer his resignation to King Charles III. Shortly after Sir Keir Starmer was formally invited to form the next government. He went from the Palace straight to Downing Street and addressed the nation for the first time as PM. You can view that speech [here](#). The language he used was high-level and reaffirmed his ambition for “national renewal” and “a return of politics to public service.” There were no specific policy announcements within the speech.

New MPs

MPs are due to be sworn in five days after the election has taken place, on Tuesday 9 July. This will be done in order of seniority, and the Commons will elect its new speaker. It usually takes a couple of days to complete.

Former MPs have just five days to leave their office in Westminster.

King’s Speech

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.

WHAT TO EXPECT FROM THE GOVERNMENT FOR THE HOLIDAY LET SECTOR?

There was no explicit mention of holiday lets in Labour's Manifesto, in fact there was nothing at all on tourism.

However, Labour's housing policies were one of their more detailed election commitments. As part of that Labour promised to "immediately update the National Policy Planning Framework." This is expected to be focused on boosting house building, but the short-term rental market is likely to be considered as part of this process.

Combined Authorities (Regional Mayors) are to get more powers on economic development, planning and house building. These Mayors will become more important stakeholders for our sector.

Changes to employment laws will be something to expect, these include:

- "Banning exploitative zero hours contracts;
- Ending fire and rehire;
- And introducing basic rights from day one to parental leave, sick pay, and protection from unfair dismissal."

We have seen some new Labour MPs reference short-term lets in the first days of their tenure. Rachel Blake the new MP for Cities of London and Westminster [said in an interview with City AM](#) that she would be campaigning for new planning rules to curb short-term rental properties. We anticipate similar language from other Labour backbenchers when Parliament returns.

We will keep you updated as details emerge regarding Labour's policy priorities for our sector.

CONNECTING WITH THE NEW GOVERNMENT

We have used the election period to prepare for the new Labour Government and increase our public affairs capabilities.

We have a plan of action in place to ensure members' voices are heard from the very first days of the new Government. This includes:

- Writing to new MPs of all political parties, all will be receiving a handwritten envelope, with a letter introducing PASC UK, asking for a focus on getting Statutory Registration done, and providing an infographic on key stats from our sector;
- Writing to the new Ministers in the departments that matter most to our work;
- Engaging with officials to offer insights and support on any new policies that are being developed;

- Proactively campaigning for the implementation of the Statutory Registration scheme;
- Attending Labour, Conservative and Lib Dem party conferences;
- And we will be on high alert to react to any negative proposals that emerge.

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 Toolkit to make doing this as easy as possible.

Here's a great example, one of our Members had the battle bus with both Kier Starmer and Rachel Reeves on board visit their Holiday complex/Farm business and Mon at Heath Farm Cottages was able to get across the importance of the Statutory Registration Scheme.



If you are interested in being a host, please do reach out and we will help with arrangements. Drop an email to support@pascuk.co.uk putting MP Visit in Subject line and your Business name.

UPDATE FOR NEW AND RENEWING MEMBERS

New Members

For all new Members, upon joining for the first time, you will be sent the following items by post:

- Pink Book
- Window Sticker
- Membership Certificate



Renewing Members

When renewing your Membership, as the pink book is not updated on an annual basis we don't resend it to you. You are able to download your certificate and order window stickers free of charge from here: <https://www.pascuk.co.uk/account/member-downloads/>

Auto-Renewals:

Many of our Members have opted into “auto-renewals” so that their Membership is automatically renewed annually, using the card they have securely placed on file. We are only able to “auto-renew” your Membership, with your prior permission – if you have opted in to auto-renew then you have already provided this to us.

2 weeks prior to your annual renewal date, you will be sent an email notifying you that payment will shortly be due, with the associated invoice attached. On the renewal date, the card that you have placed on file will be charged with the corresponding amount.

Signing up to auto-renew ensures continuity in your access to Members only content, the buying club and phone and email support from Alistair and the Team.

If you would like to check or change your auto-renew status, for example so that you can pay by BACS on invoice as opposed to auto renewing by credit card, this can be arranged. To do this please email admin@pascuk.co.uk Thanks.

ACTION GROUP AGAINST NFU MUTUAL DENIAL OF COVER DURING COVID REPEAT

Long time readers of the PASC UK newsletter will be familiar with the Cottagesure Action Group of 2020/21.

We are now reaching out to our Members on behalf of Penningtons Manches Cooper LLP who have issued and served formal court proceedings against NFU Mutual on behalf of, at present 37 policyholders who's policies contained a specific endorsement which led to their claim for Business Interruption Insurance cover pay out to be declined.

If you held an NFU Mutual Policy during the Coronavirus Pandemic, Penningtons Manches Cooper LLP will conduct a free review of the insurance policy documents you advise you whether you have a suitable potential claim.

The Policies affected were referred to by NFU Mutual as “Commercial Select”, “Farm Select” and “Estates Select”.

Any NFUM policyholders who would like their policies reviewed for free can submit an enquiry online at www.penningtonslaw.com/bi-claims-form or alternatively can contact us by email, either at: biclaims@penningtonslaw.com or colin.hayes@penningtonslaw.com

There is press coverage here: <https://bit.ly/NFUcoverage1>

And here: <https://bit.ly/NFUcoveragetwo>

PASC UK WEBINAR AND MEETINGS PROGRAMME FOR JULY 2024 UPDATED 9 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 & AA Visit England New Grading Schemes and Visitor Ready Scheme

ANY SELF-CATERING/SHORT TERM LET BUSINESS CAN ATTEND

NOW 1100 ON 10 JULY 2024

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

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.

2/ PASC UK Members Webinar

Members Only

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

1100 ON 17 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_QMlvZOZISNSD8DDr4Ri_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 9 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.

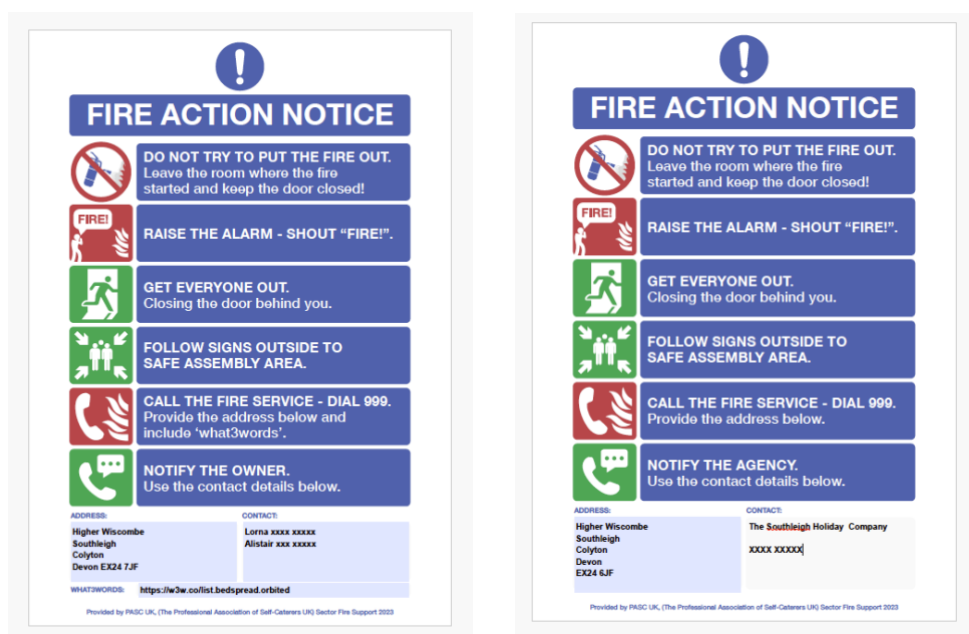
IN PERSON PASC UK MEMBERS MEETINGS UPDATE 9 JULY

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 9 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_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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