Professional Association of Self-Caterers UK

NEWSLETTER

24 September 2024 Issue 229

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COMMENTARY

Huge thanks to everyone as the MP Petition passes 10,375. A really important surge was achieved before the Labour Party Conference commenced.

This Newsletter is being written prior to the Conference starting as there we will be at the Conference when the Newsletter is normally written and prepared for despatch.

The Impact of FHL Abolition Survey has also passed its target of 7,500, and is at 7,560, another brilliant result and once again huge thanks to all those that took the time to take part.

Both form a significant basis for our lobbying Government over the coming days and weeks

Thank you all.

We have two announcements this week, firstly, we are delighted to have made a new Board Appointment, Zak Ali from Together Travel will be attending his first Board meeting on the 3rd October. I'm sure that you will all join me in welcoming Zak to the team. Full details below.

The vacancy came about as Beth Bailey, from Premier cottages, who has served on the Board from day one, has had to step back due to health issues.

We thank Beth for all the help and support that she has given PASC UK over seven years and wish her all the very best in her continuing recovery.

We have also appointed Zeal Tax as a PASC UK partner. Zeal Tax specialise in Capital Allowances. This is an important time for all businesses to check that they have made their claims in this area which can amount to substantial sums of money.

We look forward to working closely with Zeal Tax and we have already got a Webinar booked with them at 1100 on 9 October. All can attend this webinar, see below for details.

Three points rolled into one, lots of you think that the following might be scams, we have provided detail below to show that they are not.

Please see the VOA reminder below, painful as it is, it may be worth calling the VOA to see if you are one of the 4,000 about to be reverted to Council Tax.

First common question this week? **Are the requests from OTAs and Agents for financial details legit?** Yes, most likely they are, and we have a section on that below too.

Thirdly, yes **Trip Advisor are withdrawing from our sector with almost immediate effect**. Again, see below. If anyone has any information about what happens to reviews after your account is closed, can they let support@pascuk.co.uk know please?

Remember, MPs shortly go back into Recess, from 12th September to 7th October, giving you another window of opportunity to get your MP to your property or meet with them whilst they are in the Constituency.

We missed a Member that had also won a Rose Award from Visit England are pleased to let you know that Birchcroft Hideaway, Ferndown was also a winner. This is an awards ceremony to recognise the top 100 accommodation providers that are graded by Visit England, based on quality of offer and customer service.

No less than 12 PASC UK Members were recognised at these awards.

Birchcroft Hideway, Ferndown
Trevase Granary, St Owens Cross (Self-Catering)
Horspool Retreat, Nottingham (Self-Catering)
Barn Owl View at Burlton Cottages, Shrewsbury (Self-Catering)
Mabel Cottage, Sheringham (Self-Catering)
Goshawk Barn at Rookery Barn Holidays, Ridlington (Self-Catering)
Old Barn at Coulscott House, Combe Martin (Self-Catering)
Hanks Annexe at Higher Wiscombe, Colyton (Self-Catering)
Swallows Loft at Red Doors Farm, Honiton (Self-Catering)
The Oval, Dunster (Self-Catering)
Lime Kiln at Church Farm Country Cottages, Bradford-On-Avon (Self-Catering)
Urlay Nook at Askrigg Cottage Holidays

Best regards

Alistair

CHAIR ON LEAVE

Alistair will be away from Wednesday 18 September to Friday 27 September. He will be returning for the Labour Party Conference in the middle.

Member email and phone support will be limited during this time. His email will have an out of office note. We are unable to support non-Members emails and phone calls.

Whilst away the best way to contact us is via support@pascuk.co.uk

PASC UK APPOINTS A NEW BOARD MEMBER

Dr. Zak Ali (PhD) – Board Member

Zak Ali is a seasoned commercial leader with deep expertise in revenue management and digital marketing strategies within the holiday and hospitality sectors. Leading the commercial strategies at Together Travel, Zak has been instrumental in driving remarkable growth for the company, significantly increasing revenue and expanding the business's market presence. His strategic approach has contributed to positioning Together Travel as a key provider in the domestic luxury holiday sector.

With over two decades of experience across the UK, Europe, and Latin America, Zak has held pivotal roles in top-tier organisations, including Awaze (Cottages.com), Radisson SAS Hotels, InterContinental Hotels Group, and many other luxury private hotel providers. His track record includes optimising revenue for extensive portfolios and spearheading digital transformation initiatives that have consistently enhanced brand visibility and customer engagement.

Zak's contributions to the industry extend beyond his corporate roles. He is a recognised speaker at international conferences, having delivered keynotes on topics such as price optimisation, demand forecasting, and the evolving landscape of revenue management. His thought leadership includes authoring multiple articles and a best-selling book on revenue and digital marketing management.

Based in Northwest England, Zak is known for his ability to navigate complex market dynamics and drive continuous improvement. His forward-thinking approach and commitment to excellence will be invaluable to PASC UK as it continues to support and advocate for professional Self-Caterers across the UK.

PASC UK APPOINTS ZEAL TAX AS OUT CAPITAL ALLOWANCES PARTNER

Partnership Announcement: Zeal and PASC UK Join Forces!

We are excited to announce a new collaboration between **Zeal** and **PASC UK,** aimed at providing our members with a valuable service – helping you take advantage of any **unclaimed capital allowances** you are entitled to, before it's too late.

As part of this partnership, Zeal's expert team will work closely with PASC UK members to identify missed tax savings through unclaimed capital allowances, and ensure you get the full benefit of what's available to you before the FHL tax rules change. This could mean significant financial advantages for your self-catering business.

What are Capital Allowances?

Capital allowances are a form of tax relief that allows businesses to offset certain expenditure against taxable profits.

Many self-catering property owners believe they have claimed all their capital allowances and are totally unaware that 'embedded fixtures' in the fabric of their building (such as electrical systems, heating and ventilation, water pipework and more) also qualify for capital allowances tax relief.

This tax relief can be claimed on part of the original purchase price or construction cost of the building and can generate significant tax savings. You could also be entitled to reclaim tax paid in previous years as a cash rebate from HMRC.

It is estimated that **80% of owners have never claimed this tax relief** and are unknowingly sitting on thousands of pounds in tax savings.

The reason many owners have not claimed is because quantity surveyors and capital allowances specialists are required to determine the qualifying expenditure. It is therefore **not a service a general accountant can typically provide.**

This is where Zeal can help.

With the change in rules approaching, **now is the time to review your capital allowances and ensure you have not missed a claim**.

Want to know more? Find further info at https://gozeal.co.uk/services/industries/pasc-uk-zeal/

Why Zeal?

As trusted experts in the holiday let and self-catering industry, PASC UK have identified Zeal as the perfect partner to help our members navigate the intricacies of capital allowances tax relief.
Zeal's in-house team of Capital Allowances & Surveying experts specialise in helping self-catering property owners uncover the unclaimed savings hidden in their properties.

With their industry knowledge and expertise, we trust that they will guide you through the process of identifying and claiming what you're entitled to, providing expert advice and support tailored to your specific needs.

How it Works:

- Our members are being offered a free initial consultation with Zeal to explore their eligibility to make a capital allowances claim.
- If you do, Zeal can provide you with a free proposal outlining an estimate of your potential tax savings and the next steps.
- PASC UK members receive an exclusive discounted rate on Zeal's fee.
- As Zeal work on a paid-by-results basis with no upfront costs, there is no risk in having a conversation with their team.

What To Do Now:

It's easy to arrange a chat with Zeal for a time and date that best suits you. PASC UK members can schedule a free 15-minute consultation with a representative from Zeal here. https://calendly.com/pasc-zeal

Alternatively, you can contact their team on 01633 742244 or email pasc@gozeal.co.uk

Zeal have also made available an exclusive Capital Allowances guide for PASC UK members, which you can download here. https://gozeal.co.uk/guide-download-pasc-uk/

We are excited about the benefits this partnership will bring to our members and look forward to helping you maximise your financial potential.

UPDATE ON LIB DEM CONFERENCE PLUS MEETING WITH CMS CHAIR

Lib Dem Conference

This year, because of the significant government interventions facing our sector, PASC UK is attending all three major party conferences. It started with a trip to Brighton for the Lib Dem conference last week.

PASC UK's Policy Lead Alex Walker with Angus MacDonald MP.

The record 72 Lib Dem MPs, the majority of whom serve rural and coastal constituencies, were all in attendance.

We were able to meet Tim Farron MP, Lib Dem spokesperson for Environment, Food and Rural Affairs. He is fully onboard and is adamant the government is taking the wrong approach. He has heard from dozens of local PASC UK members (thank you!), and he is raising the matter with Ministers. We are hoping to meet with him again shortly to discuss more actions such as a roundtable and parliamentary questions.

We also had our second meeting with Angus MacDonald MP for Inverness, Skye and West Ross-shire in as many weeks. He shares the same view that the government is being far too aggressive and has already written to Ministers. You can see a picture below:

We also met with Wera Hobhouse MP (Bath) and Councillors from Cornwall. We attended a number of events on rural affairs and took every opportunity to fly the flag for traditional holiday lets.

Dame Caroline Dinenage MP, Chair of the Culture, Media and Sport Committee

On Friday 20th September we were able to secure a meeting with Dame Caroline Dinenage MP (Gosport) who has just been re-elected as the Chair of the Culture Media and Sport Committee, the Committee responsible for the tourism industry.

PASC UK's Policy Lead Alex Walker with Dame Caroline Dinenage MP

Parliamentary Committees are important tools to scrutinise Government. They bring cross-party authority and have the ability to call Ministers to answer questions.

We discussed the abolition of the FHL tax allowances, the 182-rule in Wales, the failed licensing scheme in Scotland and the risk of licensing in England. She completely understood the compound pressure on holiday let owners and will be sending a parliamentary question to HMT to request an impact assessment on FHL and will be exploring how to ensure more strategic thinking from the different parts of government.

This is a positive step forward and we will be keeping in touch with Caroline over the coming weeks.

FHL ABOLITION UPDATE 24 September

(For previous weekly updates on go to: https://www.pascuk.co.uk/newsletters/general-newsletters/

You can find the final PASC UK submission to HM Treasury here:
https://www.pascuk.co.uk/resources/consultation_responses/

We continue to pursue further meetings with HM Treasury to try and gain that pause and further concessions.

We are backing this up with meetings with other Departments and have updated both DCMS and MHCLG on the impacts that the proposed abolition will have.

The iParl petition has also helped us get meetings with many new MPs, both in Westminster and at the Conferences.

Our Ask?

We continue to work jointly with the ASSC (Association of Scotland's Self-Caterers) on the threat of FHL abolition. This has many benefits for Members of both organisations, we are sharing the costs of the accountancy support, we are combining resources, and we will be presenting collective data.

Our ask remains focussed upon granting a pause, to protect businesses and owners' assets. The process is simply too fast, not giving owners time to plan properly, the legislation is not even laid down yet and will do well to be on the Statute Books by the end of the year. Yet under some circumstances where owners wish to sell and do not achieve this by April 2025, they will need to cease bookings to protect some financial impacts, creating another set of financial pain and disruption through cancelling guest bookings and broken contracts with agents. Pushing for a delay in implementation will be a key thread of our work.

We pointed out that no-one has done anything illegal, they signed up to an official FHL Tax regime, created by HMRC and are not being given enough time or transitional support to move to another tax regime without many facing considerable financial harm.

In addition to pausing the implementation of the abolition of FHL Allowances, we have asked for more transitional measures to help owners move from the FHL Tax regime to another and will be working further with Francis Clark to develop this area.

So, the policy ask is "pause, gather more data about the financial impact and agree further transitional reliefs to make it less punitive changing from the FHL Tax regime to an alternative'.

Supporting Papers

There are two papers, published by Francis Clark in conjunction with the ASSC.

The first on what FHL abolition looks like this time and explains some of the transitional changes that were achieved from the last round of lobbying.

The second covers the key FHL FAQ's covering key questions about the impact of the abolition of FHL on your businesses.

You can find both here: https://www.pascuk.co.uk/reports/

VALUATION OFFICE URGENT: THOUSANDS BEING REVERETED TO COUNCIL TAX Repeat

We have been contacted by the Valuation Office to advise owners of the following, over 4,000 of you are about to be reverted to Council Tax. Getting back onto Business Rates can be problematic....

This is their note to us, please share widely as usual through social media channels. We are in contact with the VOA on this.

> *****Last chance to give your property details to the VOA*****
>
> The Valuation Office Agency (VOA) has been writing to owners and operators of self-catering properties to check they meet the criteria for business rates. This followed the introduction of new rules on 1 April 2023.
>
> Most owners and operators have already provided this information. The VOA is now issuing final warnings to around 4,000 properties in England and Wales. If you've received a letter and not responded with evidence that your property meets the criteria, this is your last chance. Otherwise, your property will be moved into Council Tax, and you may receive a backdated bill from your local council.
>
> If you receive a letter asking for this information please return the enclosed form as soon as possible, and no later than 27 September. You can also complete it digitally and return it by email to the address on the form.
>
> If you have any questions you can contact the VOA by visiting https://www.gov.uk/contact-voa or by calling 03000 501501 (England) or 03000 505505 (Wales).

TRIP ADVISOR, WHAT'S HAPPENING?... REPEAT

Last week Trip Advisor announced that they were no longer going to be taking bookings beyond 31 October 2024, affecting bookings from www.holidaylettings.co.uk and www.flipkey.com

All customers appear to have been contacted and refunded. The latter being a small positive. Contacting operators who were originally booked appears to have been more troublesome.

We would strongly recommend that if you have any bookings that may be affected, you should contact Trip Advisor at once.

We wish all affected all the very best in recovering these bookings.

We do not know at this time the real reasons why Trip Advisor have taken such arbitrary action at such short notice, and whether affected businesses will still be able to retain their hard-earned reviews. We are trying to get clarity on the latter.

Anyone has any further information on this that should be shared in the newsletter, please email support@pascuk.co.uk

OTA AND AGENCY REQUESTS FOR FINANCIAL DATA REPEAT

We have had numerous call and email regarding requests from agencies and OTA's about whether financial requests from OTA's are legitimate. If you use these platforms you will need to provide this

information, as described below, but should exercise caution when doing so and make sure request is from your partner. Most will have a secure portal to provide this information.

Important Information: Why Your Agent/Online Travel Agency (OTA) Needs Your ID Information

You may have recently been asked to provide additional personal details, such as you National Insurance Number and Date of Birth, by your agent or online travel agency (OTA). We understand that this may raise concerns, and we want to reassure you that this request is not a scam.

The UK government has introduced new HMRC regulations, effective from 1st January 2024, that require agents and booking platforms to collect and report certain information to HMRC.

These regulations apply to all individuals and entities that sell products or provide services via platforms such as Airbnb, Vinted, Uber, and others.

Whether you are renting out a property, selling goods, or offering services, platforms are now required to report income details to HMRC.

These new regulations aim to improve tax transparency. This note will explain what these changes mean for you as a property owner and why you're being asked to provide your information.

HMRC have produced their own guidance for sellers, which can be found here.

Why are these changes happening?

As part of a government effort to ensure better tax compliance, HMRC now requires that platforms like your agency or Airbnb must report income data for all property owners using their services.

This is not a change in how much tax you need to pay or how you pay it. Instead, it ensures that income from short-term lets is reported more efficiently and accurately.

Starting this year, the collection of certain identifying information, such as your full name, date of birth, and tax details (e.g., National Insurance number), will be necessary. The information is required to meet the new reporting obligations to HMRC.

Does this apply to other platforms?

Yes, these regulations affect all individuals and entities who sell products or provide services through platforms such as Airbnb, Vinted, Uber, and other online intermediaries. Whether you are renting out a property, selling second-hand goods, or providing services, platforms must report your income information to HMRC.

It's important to note that this is not exclusive to holiday lettings or property rentals. Anyone earning income through these types of platforms will be impacted by these changes, regardless of the service or goods they are providing.

Why do I need to provide my personal information?

Under this new law, all agencies and OTAs must report details about property owners to HMRC. This includes not just your income from property rentals but also personal identification details.

WHAT NEXT AND WHAT CAN YOU DO TO HELP STOP ABOLITION? 24 September

1/ Get an Accountant

We recommend that if you are affected by the threat of FHL Abolition you take competent accountancy advice. There simply is no one size fits all. Moving from FHL Allowances is not straightforward and can be punitive financially. Both points we are making repeatedly to HM Treasury.

2/ Claim Capital Allowances

Secondly, accountants are recommending that owners look at their Capital Allowances. PASC UK has appointed Zeal Tax, a specialist company to assist with this, that offers Member rates, more on that above.

3/ Make sure you have done iParl Petition 2

If you haven't just click here: https://pascuk.eaction.online/FHLAug24

For those that have not taken part before, it has multiple effects.

- Collectively it shows HM Treasury and the wider Government that there are wider economic impacts affecting many thousands of businesses, and importantly voters.

- We get the data of how many of you have written to a particular MP. We then write to that MP saying '223 of your constituents have written to you about FHL Allowances, let's have a meeting so we can explain why so many are concerned and what impact this policy really will have'. **This has been critical in securing meetings with MPs both before and during the Party Conference Season.**

- We have a huge number of new MPs, particularly in key rural and coastal constituencies, many of these don't know what an FHL is let alone FHL Allowances, and to get them mumbling in the House of Commons, as happened in the spring, we need constituents to be writing to them in good numbers.

- It will create good numbers of letters from MPs to Treasury from 'concerned MPs' about the impact of this policy on their constituents.

The Petition has now reached 10,375, huge thanks to all those that have helped got it this far.

Once you click on the link, you are asked for your postcode and to put in your name and address. You can only contact the MP where you are registered to vote. The letter is there ready for you to just hit send, but you can modify the letter to your MP in any way that you like, and ewe do recommend personal impact information for greater understanding from your MP.

Please take part in the petition here: https://pascuk.eaction.online/FHLAug24

4/ MP visit to businesses

We are trying to link up with as many new MPs as possible, both to help arrange MP visits to sector businesses and to arrange to meet them at the Party Conferences in the Autumn.

You can support this by having your own MP visits and meetings. You have read in the commentary the benefits that these visits can have.

The **PASC UK MP Visit Toolkit** has now been released to make doing this as easy as possible. It is available on the website here: https://www.pascuk.co.uk/reports/

There are three parts.

- A short Guide on how to arrange a Meeting with your MP/MS.
- An infographic sheet for England
- An infographic sheet for Wales

MPs will be back in their Constituencies from 12 Sept to 7 October

Inviting your MP to visit your accommodation is a great opportunity for them to be introduced to your business and for you to raise the many challenges facing the sector, including the proposed FHL abolition.

Whilst Parliament's Summer Recess came to an end on 2nd September, MPs are only back for two weeks before they head off again on Conference Recess from 12th September to 7th October, so there are plenty of opportunities to get your local MP to visit.

Beyond the 7th October you can still invite your MP to visit, but it's likely their constituency day will be on a Friday, and we know that's change over day!

Any time we can get with MPs is important in our efforts to defend the sector.

There is a Webinar on the website, which helps explain how you can arrange an MP visit or how you can get to meet with your MP, to make a vase of how damaging this policy will be.

We will have PASC UK presence at the three main Party Conferences.

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

WESTMINSTER HALL DEBATE REPORT REPEAT 24 September

We monitored the Westminster Hall debate on the regulation of short term lets led by Labour MP Rachel Blake. Below is a summary of the contributions from members below. You can see if your MP spoke.

- Rachel Blake MP, Cities of London and Westminster – opened the debate, calling strongly for the further regulation of short term lets. Vocally in support of the registration scheme, but critical of previous proposals to impose a new planning use-class and associated permitted development rights for short term lets. Called for the future regulation of short term lets through planning measures.

- Anna Sabine MP, Frome and East Somerset – mentioned the impact on rural and coastal economies citing constituents contacting her in the last week.

- Rachael Maskell MP, York Central – very negative, wants full licencing. Said that she had her own draft Bill that would bring in licencing, permit local authorities to remove licences if anti-social behaviour happened in homes.

- Richard Foord MP, Honiton and Sidmouth – strongly spoke about dangers of applying some of the problems in urban settings to rural areas. Referenced PASC UK directly and called traditional holiday lets "excellent".

- Lizzie Collinge MP, Morecambe and Lunesdale – said that short term let's play an important role in supporting local businesses but rapid growth is causing unintended and harmful consequences, properties taken out of long-term use. Said that she supports a licencing system that is fair.

- Polly Billington MP, East Thanet – wants short term lets to be regulated further, called some 'party flats'. Package of measures should be introduced alongside local authorities and not imposed without partnership from above.

- Helena Dollimore MP, Hastings and Rye – must get balance right between contribution to tourism with need for housing.

- Joe Powell MP, Kensington and Bayswater – in favour of further regulation including licencing scheme. Says 90-day rule is unenforceable because of multiple platforms and under resourced local authorities.

- Jayne Kirkham MP, Truro and Falmouth – spoke about a 'toolkit' which could be part of the devolution package to be announced. In favour of registration scheme, new planning use class, council tax/business rate 'loophole' closed, increase council tax on empty second homes further.

- Markus Campbell-Savours MP, Penrith and Solway – said that a toolkit is throwing everything at it and says that some tourism economy depends on short term lets. He asks how we can remove the harm without harming the tourism economy. In favour of licencing scheme.

- Andrew George MP, St Ives – noted that everyone has been "heavily lobbied" by those concerned with FHL, but raised concerns about evictions taking place in the sector to create more short term lets. Called for a distinction between properties with planning permission for short-term letting and those which are used for permanent occupancy. In support of registration scheme and new planning use-class. In a later intervention, George called for the Minister to make representations to the Treasury to prevent short term lets from "abusing" the non-domestic rates system.

- Joshua Reynolds MP, Maidenhead – said the uncontrolled growth of holiday lets in rural areas is undermining local services. Called for a new planning use class and more powers for local authorities to regulate short term lets, including increasing council tax and introducing overseas stamp duty surcharge. Also called for a six-month moratorium on residential properties becoming short term lets if the tenant was evicted on a no-fault basis.

- David Simmonds MP, Ruislip, Northwood and Pinner – urged the government to consider the use classes relevant to properties and to ensure local authorities have powers in the planning system to oversee enforcement.

- Responding on behalf of the Government, Parliamentary Under-Secretary of State for Building Safety and Homeless Rushanara Ali said the points raised in the debate have highlighted the wider issues of housing availability and affordability. The Minister said she acknowledged that short term lets have caused concerns for local people, including the hollowing-out of local communities. Ali said the response needs to be proportionate to avoid unintended consequences, and that the government needed to take stock of the existing policies and proposals before deciding on how to move forward, which will be aided by data provided by the introduction of the registration scheme. Responding to an intervention from Rachael Maskell MP, the Minister said that officials will be looking into Maskell's Bill on a licensing scheme for short term lets. Ali said that FHL incentivises landlords to switch to short term lets, which will "remove the tax advantages" over residential properties.

- Rachel Blake MP, Cities of London and Westminster – closing the debate, Blake thanked the members for their contributions, noting some of the damage that short term lets are doing to the communities. Blake welcomed the impending introduction of the registration scheme and called for more thought to be directed towards a licensing scheme. Blake said she foresees an opportunity in the English Devolution Bill and the reworking of the National Planning Policy Framework for licensing to be introduced for short term lets.

Just to note, Rachael Maskell MP has been selected from the ballot to lodge a Private Members' Bill, which she has said will be used to introduce a Bill on the licensing of short term lets. The Private Members' Bills will be presented to the Commons for a first reading on Wednesday 16 October, where we should receive more clarity.

Maskell previously introduced a similar Short-term and Holiday-let Accommodation (Licensing) Bill in 2022, however it never proceeded beyond a first reading.

PASC UK WEBINAR AND MEETINGS PROGRAME FOR SEPTEMBER 24 September

We will shortly be announcing further webinars and meetings for the August/September 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…..

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 CAPITAL ALLOWANCES WEBINAR WITH ZEAL TAX

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

Wednesday 9 October 2024 at 1100

Please join us for a Webinar where we will cover the following…..

- Welcome
- Short Update on status of FHL Abolition
- Introduction to PASC UK's Capital Allowance Partner Zeal Tax
- What does the PASC UK – Zeal Tax partnership bring?
- What can you claim?
- How to go about claiming through Zeal Tax?
- Q&A

Please register using this link: https://us06web.zoom.us/webinar/register/WN_XeeHtX-bQc2hyr36nzLzWA

We will send you a link after you have subscribed. If oversubscribed, we will promptly call another.

PASC UK ON THE ROAD AND IMPORTANT MEETINGS AHEAD 24 September

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

- 14/17 September Liberal democrats Conference, Brighton
- 17 September. Tourism Alliance Board Meeting
- 23/24 September Labour Party Conference, Liverpool
- 29 September to 2 October Conservative Party Conference, Birmingham
- 4/5 October, Property Investor Show, Excel London
- 15 October, Housing Conference, Plymouth
- 16 October PASC UK Agency Meeting, Wotton-under-Edge
- 22 October. CLA Regional Meeting, Gloucester
- 6/7 November: Scale UK, The Oval London
- 11 or 13 November, Department of Business and Trade, London

LONDON EVENTS FROM HOLIDAY COTTAGE HANDBOOK IS NEXT WEEK

These events are run by James Varley and the team www.holidaycottagehandbook.com PASC UK will be at the Property Investor Show and are juggling to get the Air Success Event.

Property Investor Show – 4-5 October at ExCeL London

STR Zone – run by Holiday Cottage Handbook – will be part of the Property Investor Show at ExCeL London on 4-5 October. There will be exhibitors and content dedicated to the short-term rentals

industry, including panel sessions and seminars. The event is free to attend – click here to register for your e-ticket.

Holiday Cottage Handbook, HCH Financial Services, Your AirHost, and Zeal will be exhibiting at the event. Additionally, a host of experts will be joining panel sessions, including PASC Chair, Alistair Handyside.

There will be panel sessions and seminars dedicated to the FHL tax regime, plus property management tips and best practices from a range of expert speakers, including Stefan Hoffelner (Your AirHost), Matt Jeffery (Zeal), Jane Mack (The Arran Team), Amanda Stecker (Holiday Letology), and Katie Bessant (The Holiday Hive).

Your Air Success 8 November, Central London

Holiday Cottage Handbook and Your AirHost are teaming up to organise Your Air Success – a special educational event for hosts and property managers on Friday 8 November in central London.

Places for the event are limited and available on a first-come, first-served basis. Click here to register.

The event will include exhibitors and content dedicated to the short-term rentals industry, including hosting best practices, how to scale your business, plus tax guidance in relation to the proposed FHL changes.

IN PERSON PASC UK MEMBERS MEETINGS 24 September

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 post the Party Conferences.
- Followed by the Brighton area

FIRE GUIDANCE WHERE TO FIND IT ALL? 24 September

As of 24 September 2024, no further announcements or papers have been published by the Home Office. We continue to chase for publication of the open plan update, ad for a new version of Sleeping Accommodation v2.

We have therefore updated the accompanying guide produced by PASC UK and reissued it here: https://www.pascuk.co.uk/fire_checks_and_safety/

All fire be found here: https://www.pascuk.co.uk/fire_checks_and_safety/

There are also 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.

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. THIS PAPER HAS BEEN REISSUED AS ABOVE

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 (excl. VAT which will be applied from 1st September 2024).

- Single cottage £80 plus VAT from 1 September 2024
- 2 – 4 Units £140 plus VAT from 1 September 2024
- 5 – 10 Units £220 plus VAT from 1 September 2024
- 11 + Units £320 plus VAT from 1 September 2024

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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