Professional Association of Self-Caterers UK

NEWSLETTER

26 November 2024 Issue 238

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COMMENTARY

We continue to push to try and get some changes to the FHL Abolition part of the Finance Bill. The Second Reading is tomorrow, 27 November. We are primarily now focussed on a pause, or a delay in the implementation date. They gave Long-lets four years to adjust to a new tax regime, and we are getting just a few months. We had meetings with several MPs yesterday and as soon as the composition of the Members of the Finance Committee is known who will scrutinise the Bill, we will try to meet with them too.

We have made some changes this week to the newsletters, as all the Fire and FHL notes usually contained, now placed on the website. You can find out more below and find all the information on Fire and FHL sections of the website. This is another stage in the modification of the Newsletter.

Last week's Fire Webinar is up on the Website and we were able at the last minute to get Matthew Armer, Head of Fire Safety at the Home Office to join us. We have another Fire Webinar, partly to cover your questions about the new draft guidance that covers two storey open plan, but also to answer other fire related questions. This week we have both Paul Bray, the PASC UK retained Fire Expert and Alexander French from the Home Office. Details below.

In Wales, we have now seen the formal announcement of the introduction of a Visitor Levey in Wales, expected by 2027. By any other name this is a bed-tax, only charged by accommodation providers. Our Members will be expected to levy a charge of £1.25 per person per night. According to Welsh Government figures the Levy will raise £33m per annum, not a huge amount and does not take into account the costs for each Council to manage it, or the hassle for owners to collect it. One positive, the Welsh Government has set the amounts to be charged, unlike the crazy free for all in Scotland where Councils can charge much more if they wish to do so. More detail next week in this Newsletter and in the Wales Newsletter this Thursday.

The November 2024 campaign for an Economic Impact Assessment and Review of the 182-day threshold is beginning to bring results. We are getting more meetings and positive correspondence from MSs from all parties in Wales. We have even had a response from Mark Drakeford, one of the key architects of this policy, who has previously refused any kind of meeting on the subject agreeing to a meeting on 182. He has offered a meeting post the Welsh Budget detail being published early in the New Year. Anyone with a property in Wales, who hasn't yet, keep up the pressure by taking part in the Review 182 actions below.

We are announcing today a new more Member offer to help you either save some money or make a little more. The first in the series was a PASC UK Buying Club webinar, with some great new deals, this is now in the Members area of the Website.

The second is a really generous offer from the team at Simply Owners for PASC UK Paid Members to have a free listing on their popular site for one year. Details of that are below, plus we are holding a webinar for Members to explain how this works, how easy the onboarding is, and everything else you need to know about Simply Owners.

Best regards

Alistair

FREE LISTING OFFER FROM SIMPLY OWNERS

PASC UK and Simply Owners have teamed up to offer paid PASC UK Members a free listing for one year! Simply Owners is a holiday property listing site for cottages, villas, and all other types of holiday accommodation.

Their mission is to encourage direct contact between holidaymakers and holiday-home owners with no added fees or restrictions. They're the UK's largest direct bookings site, with over 10 million views on Google each month and over 250K visitors to their site each month.

PLEASE NOTE, THE OFFER IS ONLY OPEN TO PAID PASC UK MEMBERS, IS FOR ONE LISTING FOR ONE YEAR, VALUE £298.80, AND APPLICATIONS MUST BE MADE BY MONDAY 23RD DECEMBER 2024.

How it works:

- Simply Owners charge an annual listing fee per property, with discounts for multiple listings.
- They provide unrivalled support, not just to get your listing up and running, but answering any questions or queries you have in the future.
- They provide free payment protection for holidaymakers using Simply Owners, to provide security and trust.
- They don't charge any fees or commission to owners.
- They don't offer tiered or premium subscriptions.
- They don't charge holidaymakers booking fees or service charges.
- They don't hold any holidaymaker's money. Owners control their own cash flow and bookings are direct with owners.

To take advantage of this offer, please visit the Members area of the website to get you offer code and find out more: **https://www.pascuk.co.uk/member-offers/**

We are also holding a Members Webinar with Simply Owners where you can find out more details and ask any questions that you may have detail in Webinar section.

FIRE RISK ASSESSMENTS ANNUAL CHECK REPEAT

Lots of questions about this over the last ten days. You should revisit your Fire Risk Assessment (FRA) annually. If your original FRA was compliant as of October 2023 and you have made no changes to the property since the original FRA was completed, you can redate and sign the FRA.

When any changes are made to the property, or there are any changes to the Guidance published by the Home Office, then a full review of the FRA should be undertaken.

EMPLOYMENT RIGHTS BILL PAPER

We have published a paper on the website that gives you al that we know so far of the impact of this Bill on how we engage with the teams that we work with to prepare and maintain our properties.

This will be an ongoing piece of work as more detail emerges and updated papers will be placed on the website and notified through the Newsletter.

Depending upon how intrusive the outcomes of the Bill are on the way we work with our teams, PASC UK will provide Guidance for our Members to navigate through this, providing template contracts etc.

We will make more information available as we have it.

Non Members can find it here: https://www.pascuk.co.uk/reports/

Members can find it here: https://www.pascuk.co.uk/member-reports/

FIRE AND FHL INFORMATION MOVED TO THE WEBSITE

All the previous Fire and FHL information, links to papers etc has been moved to the website. This can be found at the front of the website, and Members can find it in the logged in Members area.

The three papers are:

- **WHERE TO FIND PASC UK FIRE PAPERS**

- **NOTES ON HOME OFFICE DRAFT FIRE GUIDANCE**
- **WHERE TO FIND THE FHL ABOLITION PAPERS**

This will help reduce the Newsletter size and increase the content on the website as we transition to a new Newsletter delivery.

For Members: The paper can be found here: https://www.pascuk.co.uk/member-reports/

Non-members can access the FHL paper here: https://www.pascuk.co.uk//reports/

Non-Members can access the Fire Papers here: https://www.pascuk.co.uk/fire_checks_and_safety/

NEW REVIEW 182 DAY THRESHOLD CAMPAIGN UNDERWAY IN WALES

Last week we launched a new campaign to try and persuade the Welsh Government to carry out an Economic Impact Assessment (EIA) and a formal review of the 182-day threshold. We are working in conjunction with other associations and colleagues from across the Welsh Visitor Economy.

Those of you that are familiar with us know what comes next, a call for your help. To start with we have a an iParl letter for you to sign for those residing in Wales and a business impact survey to complete. Sharing these on social media is key to the success of the campaign. Then there is a free Webinar for you to attend tomorrow where you can find out exactly what is involved in the campiagn, who is involved, make suggestions and ask any questions you like. The Webinar is free and any business related to self-catering can attend. Details below.

So can we ask you to please take part in the next four steps?

The iParl Letters to your MS and MP

So far 2250 letters to Senedd MS's have been sent in, our dream target would be to get to as close 4000 as possible. Huge thanks to all that have taken part.

We have made this simple to do. Just click on the link and you will be asked for postcode. You can modify the provided text in any way that you choose. Your postcode will need to be a Welsh one – you can only write to an MP/MS where you a registered to Vote. Once you press send, you will automatically be transferred to a second letter to send to your MP. We can track how many each MS/MP gets and use this to follow up to try and secure meetings with them.

To get started, click here: https://pascuk.eaction.online/Review182Q4

The November 2024 182-day business impact survey

390 Survey responses so far. This is a little slower than we would like and is throwing up some odd data, in that a larger proportion that we might have expected say might meet 182 days by end of March 2024, although the numbers discounting has increased again as has those planning on selling. Please take part if you have not yet done so.

We would very much appreciate it if you could also take part in the Business Impact Survey. This provides us with compelling data to aid our lobbying to get 182 reduced. This is where data such as 'only 26% expect to hit 182 this year', and '84% are discounting to meet the threshold' come from.

To get started click here: https://www.surveymonkey.com/r/H38JRQ3

Please share the social media posts

We will be putting the links above on PASC UK social media, please share across your hospitality groups across Wales. This really helps boost support and numbers.

The Free 182 Campaign Webinar

Sign up for this free webinar to hear about the campaign, and who is involved, and challenge what we are doing and ask any questions that you may have. We will have short updates from key players in Welsh Tourism at this webinar, details will follow in the Wales Newsletter. Once you register, you will receive a link to join the meeting by return. We look forward to seeing as many of you as possible on that webinar.

182 Day Campaign Webinar
(Free to all in self-catering in Wales, will be recorded and placed on the website)

Wednesday 27th November at 1400
Click here to register: https://us06web.zoom.us/webinar/register/WN_1RjlHwFXTEmio08TGxASBg

We look forward to seeing as many of you as possible at the webinar

BUSINESS RATES PAPER FOR MEMBERS UPDATED REPEAT

The recent budget made a few changes that we need to update in our business rates guidance.

Changes are as follows:

- Comparison of business rates and income tax regime occupancy comparison notes that the income tax regime will be removed from April 2025
- Now makes explicit that there is no averaging of occupancy for multiple letting units if you are in England (has was always been the case, but wasn't always clear)
- Business rates relief extended from April 2025, but at 40% not 75%

The paper can be found here: https://www.pascuk.co.uk/member-reports/

PASC UK WEBINAR AND MEETINGS PROGRAME FOR NOVEMBER 26 November

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

- New Govt Policy updates
- 182 Campaign updates
- Buying Club Update, lots of great new offers
- Selling add-on services at your business
- Fire Update (Open plan Guidance)
- 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 WEBINAR ON THE NEW FIRE GUIDANCE

(This Webinar is free to all and will be recorded and placed on the website)

Wednesday 27 November 2024 at 1100

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

- Welcome
- Guest Speaker: Paul Bray GIFireE. MIFSM. PASC UK retained Fire Expert
- Guest Speaker: Alexander French, Home Office
- Reminder of current Fire Regs
- Explanation of the new Fire Guidance
- Q&A

Please register using this link:
https://us06web.zoom.us/webinar/register/WN_T4cxJy1NQFmfLw43DiaWKg

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

2/ The Free 182 Campaign Webinar

(Free to all in self-catering in Wales, will be recorded and placed on the website)

Wednesday 27th November at 1400

Sign up for this free webinar to hear about the campaign, and who is involved, and challenge what we are doing and ask any questions that you may have. We will have short updates from key players in Welsh Tourism at this webinar, details will follow in the Wales Newsletter. Once you register, you will receive a link to join the meeting by return. We look forward to seeing as many of you as possible on that webinar.

- We will cover the campaign activities and objectives
- Guest presenters from the wider sector, including Dave Chapman, Wales for UK Hospitality Cymru lead, more speakers TBA
- Time for questions, suggestions and challenges

Click here to register: https://us06web.zoom.us/webinar/register/WN_1RjlHwFXTEmio08TGxASBg

We look forward to seeing as many of you as possible at the webinar

3/ The Free Simply Owners offer for PASC UK Members

(Will be recorded and placed in the Members area of the website)

Thursday 5th Dec – 1100-1200

Sign up for this free webinar for PASC UK Members to hear about how you can take advantage of the free listing offer from Simply Owners. More detail about the offer can be found at the top of this Newsletter.

- Introduction from PASC UK
- Introduction from Becky Ward at Simply Owners
- How easy the onboarding process is
- How to take part
- Questions.

Click here to register: https://us06web.zoom.us/webinar/register/WN_d5h4QNWvQXKZpQF2l2bhSg

We look forward to seeing as many of you as possible at the webinar

PASC UK ON THE ROAD AND IMPORTANT MEETINGS AHEAD 26 November

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

- 26 November, Tourism Alliance Conference
- 28 November, CLA Rural Tourism Conference
- 3 December, Tourism Alliance Board

IN PERSON PASC UK MEMBERS MEETINGS 26 November

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.
- Followed by the Brighton area.

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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