# Professional Association of Self-Caterers UK

# NEWSLETTER

# 18 February 2025 Issue 250

**This week's contents:**


- Commentary
- EPC's Update
- PASC UK Political Roundup
- In-Person PASC UK Members meetings 'Hold the Dates"
- NEW PASC UK Webinar/Meeting Programme for February 2025
- England Waste Recycling Rules are Changing
- PASC UK on the Road and Important Meetings ahead
- Support Lobbying by Joining PASC UK
- Disclaimer


## COMMENTARY

Welcome to the 250th Edition of the PASC UK Newsletter since Covid lockdown was announced.

We have come a long way since then, seen an almost boom and bust scenario in our sector as post Covid the Governments in England, Wales and Scotland have introduced a wide range of tax and regulatory changes on our sector, mostly really damaging, plus a cost of living and energy crisis, especially when the cumulative impact is considered. There will be more on that next week.

A huge thanks to all the PASC UK Members, who support and pay for the work that we do on behalf of the sector, and hope that we can meet as many of you as possible at the in-person Members Meetings this year, the first tranche of these is announced below.

Our main focus this week has been on gathering evidence on the impact of introducing EPC's (Energy Performance Certificates on our businesses and preparing guidance notes on how our Members can respond to this Consultation. There are three steps to hep, laid out below:

1. Take part in the Survey
2. Attend the Webinar and understand how you can respond to the Consultation
3. Use the Guidance provided to respond

By doing all three steps we have the best chance of getting both exemptions for various property types and an extension to how long we have to comply.

Two Members of the PASC UK team attended the Labour South West Regional Conference at the weekend, which was fruitful, update on that below, we are slowly but surely making our way around the new MPs that came in the House of Commons at the Election.

We also held our first 'in-person' Members Meeting at **Pole Barn, Owlpen Manor, Uley.** Hosted by the owner and PASC UK Member, Hugo Mander.

We had a great meeting in a lovely setting, anyone thinking about a wedding venue should have look at Owlpen, lovely, very personal and private, our thanks to Hugo and the Team.

We have talked about trying to get a more positive story in the media around our sector, or at least a more balanced approach than we are just all greedy second homeowners. Here is a decent balanced article, with quotes from one of our PASC UK Agency Members. View Here

In Edinburgh, the battle goes on between our sector and a very aggressive City Council, who have already lost multiple Court Cases as a result. Now the affected owners are asking for compensation, see Here

Governments in England and Wales should take note, businesses can only be pushed so far.

Lastly on the media clips, we spotted this coverage of how, even if you are just letting your house out for a Festival, then you need to be fire compliant too. View Here

We are not trying to suggest that people should not be able to let their properties, just that they do so in the same way that we must. There is no such thing as an 'airbnb', we are all businesses if we let

commercially, and the residential property becomes a commercial property by doing so. It is a major failing of the OTA's (Online travel Agents) that they do not explain.

PASC UK responded to the Comprehensive Spending Review Consultation, asking for more support for tourism and again to look at the combined impact of all the tax and regulatory measures that are being introduced that affect our sector. You can find that Here

Some calls and queries about Waste Recycling in England that is coming into effect in March 2027. Some overzealous companies telling Members that this applies now. Technically correct, but there is an exemption until March 2027 if you have less than 10 Full-Time Employees, which we suspect covers 99% of the readers of this newsletter, detail below.

There is a pricing and occupancy meeting for all readers of the Newsletter with KeyData which is sure to be popular, looking at how to best price your property, plus a Webinar to update everyone on what we are doing about the EPC's Consultations.

We are more than conscious that there continues to a backlog of email and whilst we reduced this the previous week, we were on the road for two days last week so there is still more to respond to.

The volume of email around 182 and the Levy in Wales, and EPC's and various Valuation Office queries are at an all time high. We will get to all as soon as we can.

Our apologies and if anything, has become mega urgent in the interim, please send an email to support@pascuk.co.uk and we will try to escalate. Thanks for your patience.

Best regards,

Alistair and all the team at PASC UK

## EPC'S UPDATE

Please see 11 Feb Newsletter for all background information. You can find that here: https://www.pascuk.co.uk/newsletters/general-newsletters/

The first EPC Consultation requires feedback to the by 26 February.

The Government Link is HERE

**What are PASC UK Doing about this?**

To start with we will be taking the following steps…..

**1/ The inevitable Data Survey (already at 1600 Survey Responses)**

Please take part in this Survey to help us demonstrate the impact that introducing EPC' for our sector will have, without exemptions and extensions. We need evidence of the impact of this change. Whilst we don't expect much of a soft landing on this from the Government as they push their carbon zero agenda on us, there is always the opportunity to gains exemptions, and to get a longer lead in time.

Initial responses indicate the following…

- 55% respondents have been operating for more than 10 years
- 57% respondents say properties are over 100 years old
- 23% listed, 18% historic, 28% diversified farm, 5% glamping
- 37% restricted by planning permission to only be a holiday let
- 56% have never been a sole or permanent home
- 34% anticipate upgrading will cost £10k plus
- When asked what owners will do, 18% said upgrade, 29% continue to trade as long as they can, 10% stop letting and use property themselves, 19% sell the property, 2.5% move to long term let

Please also spread the word far and wide to anyone that you know who is in our sector, every survey response helps.

You can take part here: https://www.surveymonkey.com/r/5WKW3SH
You can repeat the survey for each of the properties that you have.

**2/ Guidance on Consultation Feedback**

With the evidence from the Survey above, we will provide you all with suggested ways you might respond to the Consultations and where to send them. This will include a word document response, that you can adjust to properly reflect the impact on your business. We will complete this is time for the free Webinar on this tomorrow, the 19th February so can run through it. We will then send out a dedicated Newsflash to all on the database and on Facebook explaining where to find the document and where to send it.

The document will be here when complete:
https://www.pascuk.co.uk/resources/consultation_responses/

**3/ Free Webinar on EPC Consultations**

This webinar, which is free to all, (more detail below) will enable PASC UK to update you as follows. This will be held on Wednesday 19th February at 1400:

- Update on data gathered
- How we propose to present it
- The Guidance on responding
- Q&A

You can sign up here: https://us06web.zoom.us/webinar/register/WN_SyZ4IdZ-Sz6HUr8rf5oeYQ

**4/ More next week….**

## PASC UK POLITICAL ROUND UP

**Labour South West Conference**

This past weekend, the PASC UK team attended the Labour South West Conference in Plymouth, which proved to be exceptionally productive for our advocacy efforts. The regional focus of the conference facilitated more meaningful interactions than those typically experienced at national conferences, allowing for in-depth discussions on statutory registration and much more.

During the conference, we engaged in fruitful meetings with several key Labour figures, including Tudor Evans, Leader of Plymouth City Council; Luke Pollard MP; Darren Jones MP, Chief Secretary to the Treasury; Steve Race MP; Fred Thomas MP; and various councillors from Wiltshire, Cornwall, and Bristol.

Steve Race MP

Darren Jones MP Chief Sec to the Treasury

Tudor Evans, Leader Plymouth Council

Our presence was further amplified by securing a dedicated page in the conference brochure, which, as the sole advertisement, garnered significant attention!

Given the many challenges facing the Labour Government, and the many groups lobbying against their policies, we decided to focus our messaging on advocating for the completion of statutory registration, a stance that resonated well. Most expressed relief in discussing a government initiative moving in the right direction.

We have more Labour engagement lined up in the next few weeks. It's critical we get our message through to their new rural and coastal MPs.

**Parliamentary Question on Statutory Registration**

Back in Parliament, yet another question was laid regarding statutory registration but this time we saw some more helpful information regarding what the government is planning to include.

Rachel Blake, Labour MP for Cities of London and Westminster, asked for specifics of the information to be collected by the proposed registration scheme. Tourism Minister Chris Bryant responded on 13 February, stating: ***"The data collected by the registration scheme will help local authorities understand the number and location of short-term lets in their areas, enabling them to address housing impacts in their communities. The scheme will ensure providers comply with their legal responsibilities, particularly regarding health and safety standards including gas, fire, and electrical***

***safety. While the specific details of information to be collected are still being determined, we are committed to designing a scheme that supports a thriving Visitor Economy."***

This indicates the government is still supporting our proposed approach.

**Early Day Motion**

Elsewhere in Westminster it was encouraging to see the introduction of an Early Day Motion (EDM) by three Liberal Democrat MPs from Devon. The EDM acknowledges the vital role of tourism in supporting the South West's predominantly low-wage and seasonal workforce and condemns the recent increase in National Insurance contributions, highlighting the disproportionate impact on businesses and workers in the region's tourism and hospitality sectors. The MPs supporting this motion are Steve Darling, Ian Roome, and Helen Maguire, with Jim Shannon also adding his support. Finally, some acknowledgement from MPs of the real-life challenges facing the tourism industry!

**Wales**

In Cardiff, First Minister Mark Drakeford addressed the Senedd Finance Committee for a second time in as many months regarding the proposed Tourism Levy. Unsurprisingly, yet frustratingly, Drakeford provided a robust defence of the levy. He acknowledged concerns from businesses but maintained that the levy is a fair means to ensure visitors contribute to the maintenance of the destinations they enjoy. Drakeford also highlighted that funds raised would be reinvested directly into local communities, enhancing the visitor experience and supporting sustainable tourism practices. He also rejected the suggestion of exempting children from the tax.

His evidence came after a series of evidence sessions which included input by our very own Alistair Handyside among other friends of PASC UK. Thanks to their evidence-based arguments in January on issues such as the 182-day rule and other cumulative impacts adversely affecting holiday businesses in Wales, committee members were well briefed and rigorously questioned Drakeford on these issues.

In the meantime, the devastating impacts of the Welsh Labour Government's attack on holiday lets continue to be felt. A BBC article published on Monday (17th Feb) showed house prices in Gwynedd which implemented the infamous Article 4 restriction on second homes and short-term rentals has seen prices fall in the area by 12% year on year, trapping some in negativity equity.

The fight on the levy continues. We are working shoulder to shoulder with the Wales Tourism Alliance, UKH Hospitality Cymru and other allies.

## IN PERSON PASC UK MEETINGs 'HOLD THE DATES'

We have finally managed to find the time to start planning and getting the dates for the in-person Members meetings around England and Wales. Below you can see the first tranche of dates, and we will be filling in the detail asap.

- 23 April. South Devon
- 23 April. North Devon
- 24 April. Truro, Cornwall
- 7 May. Wales
- 8 May. Wales
- 26 June Norfolk
- 9 July. Keswick, Cumbria
- 10 July. Alnwick, Northumberland
- 18 September. Southeast England
- 30/31 October Vacation Rentals World Summit, Rome
- 19 November Tourism Alliance Conference

Happy to get suggestions for venues, these will be firmed up over the next couple of weeks and Tickets Sales opened for each.

We apply a nominal charge of £10 per person to cover venue hire, tea coffee and biscuits and attendance is for Members only. All Members from all areas are welcome.

If you have any questions in the meantime, please contact Livvy: support@pascuk.co.uk with the subject line "PASC UK Members Meeting".

## PASC UK WEBINAR AND MEETINGS PROGRAME FOR FEBRUARY 2025

We will shortly be announcing further webinars and meetings for the January & February 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 EPC'S FEEDBACK WEBINAR

(This webinar will be recorded and placed in the free area of the PASC UK Website)

**Date: 19 February 2025**
**Time: 1400**

This webinar will update you on steps we are taking to respond to and mitigate the impacts of the proposed changes to the EPC Regime and how you can help before the 26th February.

The agenda:

- Update on data gathered

- How we propose to present it
- The Guidance on responding
- Q&A

The Panel:

- Alistair Handyside Exec Chair PASC UK
- Robin Leatherbarrow. Policy Advisor, PASC UK
- TBA

Clicking on the link will take you to the Registration page, once filled in you will receive a joining link by return.
Link: https://us06web.zoom.us/webinar/register/WN_SyZ4IdZ-Sz6HUr8rf5oeYQ

The format of these webinars is as follows: We give priority to written questions submitted beforehand. There should also be time for questions via the Q&A and Chat in the webinar too. Please send questions to support@pascuk.co.uk

The webinar will be recorded and available for all to view afterwards. If the webinar is oversubscribed then we will book another one.

## 2/ PASC UK & KEY DATA PRICING AND OCCUPANCY WEBINAR

(This webinar will be recorded and placed in the free area of the PASC UK Website)

**Date: 20 February 2025**
**Time: 1100**

This webinar will provide operators getting the tricky balance right of pricing and occupancy right and to answer questions that you may have.

The Panel:

- Sally Henry, VP EMEA, KeyData
- Alistair Handyside Exec Chair PASC UK

Clicking on the link will take you to the Registration page, once filled in you will receive a joining link by return.
Link: https://us06web.zoom.us/webinar/register/WN_d1W9N0PuSsqOD5tfQHHQAQ

The format of these webinars is as follows: We give priority to written questions submitted beforehand. There should also be time for questions via the Q&A and Chat in the webinar too. Please send questions to support@pascuk.co.uk

The webinar will be recorded and available for all to view afterwards. If the webinar is oversubscribed then we will book another one.

## ENGLAND WASTE RECYCLING RULES ARE CHANGING

A fair number of calls on the new Recycling Rules coming into effect in England. This doesn't apply to 99% of our Members now, due to the Micro-firm extension that extends to 31 March 2027.

See here: https://www.gov.uk/guidance/simpler-recycling-workplace-recycling-in-england#micro-firm-exemption-until-31-march-2027

> **Micro-firm exemption until 31 March 2027**
> Micro-firms need to comply by 31 March 2027.
>
> Micro-firms are workplaces with less than 10 full-time employees in total. This relates to the total number of full time or full-time equivalent employees in a business, rather than in a certain business location. For example, if a business has 3 locations with 5 employees in each location, they have a total of 15 employees. For counting part-time employees, add a fraction based on their pro-rated hours.
>
> Volunteers are not included in determining the Full Time Equivalent (FTE) employee count for a business or non-domestic premise. This includes organisations that have volunteers across multiple premises.

We will need to keep an eye on it in case they change it. As we get closer to the dedline, we will run webinars on this.

## PASC UK ON THE ROAD AND IMPORTANT MEETINGS AHEAD 18 February

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

- 18 March, Tourism Alliance House of Commons Reception, Westminster
- 27 March Visit Wales Tourism Summit, Venue Cymru, Llandudno
- 27 March Visit Wales Tourism Awards, Venue Cymru, Llandudno
- 1 April Short Term Rental Associations Lunch, London
- 1 April Shortyz Awards, London
- 2 April STAA Show, London
- 23 April Devon Members Meetings, one North, one South
- 24 April Cornwall Members Meeting, Truro.
- 7 May Wales Members Meeting
- 8 May Wales Members Meeting
- 14 May Senedd Reception sponsored by PASC UK Cymru
- 21 May Tourism Alliance AGM
- 11/12 June PASC UK Agency Conference, Cotswolds
- 26 June Norfolk
- 9 July. Keswick, Cumbria
- 10 July. Alnwick, Northumberland
- 18 September. Southeast England

## 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:

- Single cottage £90 plus VAT from 1 January 2025
- 2 – 4 Units £150 plus VAT from 1 January 2025
- 5 – 10 Units £235 plus VAT from 1 January 2025
- 11 + Units £335 plus VAT from 1 January 2025

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

PASC
www.pascuk.co.uk
Professional Association of Self-Caterers UK

**DISCLAIMER**

*The content of this newsletter does not constitute legal advice. PASC UK are not legally qualified and make no representation or warranty of any kind regarding the completeness, accuracy, adequacy, availability, validity, reliability and suitability of the information contained herein. Any reliance you place on such material is therefore strictly at your own risk and PASC UK will not be liable for any losses/damages you suffer as a result of your reliance.*

If you wish to unsubscribe, please respond saying 'unsubscribe' in the subject line. Thanks