Professional Association of Self-Caterers UK

NEWSLETTER

18 March 2025 Issue 254

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COMMENTARY

Short newsletter this week as we are focussed on EPCs, English Tourism Week and getting the Statutory Registration Paper White Paper finished which you will see below. This is being launched to coincide with English Tourism Week. You can find a copy here: https://www.pascuk.co.uk/reports/ and in the Members Reports area.

On the EPC Consultations, we attended a Roundtable with the Minister responsible on Monday – we were the only dedicated Self-Catering representative at the table. Both National Trust and CLA were present, both having some self-catering and The National Trust were hugely supportive making some really good points.

We had 5 key points that we managed to get across:

- the £15k cost cap is too high for our sector
- the timescales of implementation by 1st January 2028 are too short
- there should be exemptions for certain kinds of properties – 70% of which are over 100 years old
- any "pre spend" on approved measures since 2020 should be included

- our sector we should be included in the "payback exemption" – which is that we do not have to undertake any particular piece of work if it has longer than a 7 year payback if you are a commercial property.

We were able to make the point that whilst the consultation aims to deal with fuel poverty, bad landlords, and heading towards net-zero, we are not landlords and we do not have tenants. We are hospitality business owners, and we have guests, and those guests control the heating and we pay for it. We also pointed out that we are typically busier in summer (less outputs), and much emptier in winter than a full-time occupied house.

The Minister seemed open to these comments and there will be further discussion about Self-Catering in the context of this EPC consultation in the coming weeks. We are being invited to two more roundtables. The next one is rather worryingly focussing on "enforcement", that being making sure that if you are not compliant as a long or short term let, that you cannot trade. And the last one, will be around the anticipated costs and effectiveness of any particular measure. We will of course keep you fully up to date with that.

Last week we did manage to get away for an afternoon and evening and attend a Cornish Self-Catering Agency Conference in Newquay. It was really good to take part in a Conference focussed on working together, how to maximise the guest experience, looking at sustainability and looking at the positives in the industry. Once again, KeyData were there providing high quality, up to date booking data which as it also looks forward instead of just backwards, really helps businesses get their pricing right.

Congratulations to Andy at Beach Retreats and Sally at KeyData for pulling this together and we look forward to seeing and attending more similar gatherings around England and Wales.

To try and shorten the newsletter, we have removed the previous information on the EPC Consultations information and turned this into its own standalone document. This can be found here on the website: https://www.pascuk.co.uk/reports/ and in the Members Reports area as well.

The EPC Webinars can be viewed by all here: https://www.pascuk.co.uk/webinars/

We are still looking for as many of you as possible to take part in the EPC Impact Survey, we are now almost at 3,100, however we should easily be able to get to 3,500. The more data the more impact, so please if you have not taken part do so now, if you have more than one property you can enter for each if required. Take part here: https://www.surveymonkey.com/r/5WKW3SH

We have also called another Zeal Tax webinar on Capital Allowances and what you can do to mitigate impacts of FHL Abolition, this is on the 20th March at 1100. Details are on that below. To find out if

Zeal Tax can help you find out if you have any, just click on this link: https://gozeal.co.uk/services/industries/pasc-uk-zeal/

Best regards,

Alistair and all the team at PASC UK

STATUTORY REGISTRATION WHITE PAPER

This week is English Tourism Week, with many opportunities for the PASC UK team to meet with Ministers, MPs and Officials in London. To coincide with this Tourism focussed week, PASC UK has published its first ever White Paper which explains what Statutory Registration in England could look like, what progress has been made, the benefits and the timescales. This can be found on the website here: https://www.pascuk.co.uk/reports/ for anyone to access, and it is also in the Members Reports area as well. We would welcome comments and suggestions, as always to support@pascuk.co.uk with the subject line: *Statutory Registration White Paper*

UPCOMING TEAM HOLIDAYS

We're giving all readers of our newsletter advanced notice that Alistair, your Chair and Livvy who looks after support@pascuk.co.uk will be on annual leave from 3rd April to 15th April 2025. Members will receive an additional email alongside their newsletter on 1st April with contact details for the PASC UK Team during this period for any Support, Membership or any other questions. The PASC UK Members phone number will be manned throughout this period.

Newsletters will continue to be sent out and the rest of the PASC UK Team will be taking the reins!

ICO (INFORMATION COMISSIONERS OFFICE) PRICE INCREASE

One of our eagle-eyed Members has spotted that the ICO (Information Commissioners Office) have increased the annual registration fee from £40 to £52 per year (there is no VAT on this payment) for Tier 1, which most readers of this newsletter will fall within. A £5 reduction in the cost can be achieved by setting up a Direct Debit – this is the first time there has been an increase in the fee since 2018. If you collect or store any Client data for contracts, rental agreements, payment and communications, as well as if you have CCTV at your property, you should be registered with the ICO.

For Paid PASC UK Members, the legal pack in the Members area provides you with a CCTV policy and a supporting explanatory note on how to ensure that you are compliant:
https://www.pascuk.co.uk/account/pasc-uk-legal-pack/

PASC UK POLITICAL ROUND UP

Meeting with the Minister for Energy Consumers

PASC UK was invited to a virtual roundtable meeting with Dr Miatta Fahnbulleh MP, Minister for Energy Consumers, following our correspondence on the proposed changes to Energy Performance Certificates (EPCs) in the short-term let sector. Representing PASC UK, Alistair Handyside attended and put forward our key arguments as to why introducing EPC requirements for holiday lets at this time would be inappropriate.

A significant concern is the proposed £15,000 cap per property on EPC improvements, which, while a limit, remains a substantial financial burden for many small businesses in the holiday let sector. The affordability criteria currently under consideration do not account for the fundamental differences between short-term holiday lets and long-term rentals.

PASC UK fully supports the UK Government's commitment to achieving net zero, tackling fuel poverty, and reducing energy bills. However, we are deeply concerned that the proposed changes place an undue burden on small business owners in the holiday letting sector. Unlike traditional rental properties where tenants bear energy costs, holiday let owners are responsible for their properties' energy expenses, ensuring they are already incentivised to maximise efficiency. A generic EPC assessment does not account for this reality.

During the meeting, PASC UK pressed for a separate discussion to explore how best to work with the short-term let sector on energy efficiency in a fair and practical manner. The Minister was in listening mode and kept her cards close, but we will keep pushing.

Tourism Debate in Wales Questions

Tourism in Wales was a key topic of discussion during last week's Wales Questions in Parliament. Several MPs raised issues affecting the industry, particularly regarding the infamous tourism levy.

Secretary of State for Wales, Jo Stevens, reaffirmed the UK Government's commitment to supporting the Welsh tourism sector through initiatives such as Visit Wales. She highlighted recent investment, including £15 million for Venue Cymru in Llandudno and the Newport Transporter Bridge.

Joe Robertson MP raised concerns about the UK tourism and hospitality sector being among the most heavily taxed in Europe. He urged the Secretary of State to press the Chancellor for a reduction in tax burdens to support local economies that rely on tourism.

Henry Tufnell MP (Mid and South Pembrokeshire) defended Labour's tourism levy in Wales and highlighted that many global tourist destinations, including Greece, Amsterdam, Barcelona, and California, have implemented visitor levies.

Shadow Conservative Minister Mims Davies MP hit back and raised concerns about the impact of the proposed tourism tax on Welsh businesses, citing the closure of Oakwood Theme Park as a stark example. She argued that increased costs, coupled with the economic challenges from COVID-19, were making it impossible for businesses to survive.

English Tourism Week

English Tourism Week is now underway, offering a fantastic opportunity to celebrate and promote the vital role of tourism in the UK economy. Led by VisitEngland, this initiative showcases the diversity of the sector and the contribution it makes to local and national prosperity.

PASC UK is actively engaging in events in Westminster, including attending the Tourism Alliance Insights Conference and the Parliamentary Reception. These gatherings provide crucial platforms for industry leaders to discuss current challenges and opportunities with policymakers.

As part of our ongoing work, we are also in the final stages of publishing our new report on Statutory Registration. This report will provide detailed insights into the implications of a national registration scheme for short-term lets and will serve as an important resource.

We strongly encourage our members to use English Tourism Week as an opportunity to engage with their local MPs. Personal stories and real-life experiences are powerful tools in influencing policy discussions. If you have concerns about issues such as the EPC changes, FHL, or otherwise, now is the time to reach out to your representatives and ensure your voice is heard.

IN PERSON PASC UK MEETINGS 'HOLD THE DATES' 18 March 2025

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.

We will shortly be providing a revised date for the Norfolk Members meeting as the original date clashes with the Royal Norfolk Show.

- 23 April. South Devon
- 23 April. North Devon
- 24 April. Truro, Cornwall
- 7 May. Wales
- 8 May. Wales
- ~~26 June Norfolk~~ – we will shortly provide a rescheduled date for 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 MARCH 2025

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

- New Govt Policy updates, including EPC's
- 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 & ZEAL TAX CAPITAL ALLOWANCES, FHL & WHAT TO DO NEXT WEBINAR

(This webinar is available for anyone in the self-catering sector to view and will be recorded and placed in the free area of the PASC UK Website)

Date: 20 March 2025
Time: 1100

This webinar will update you on how you can still make Capital Allowances Claims and what steps you can take to mitigate the impacts of the abolition of FHL Allowances.

To register for this Webinar just click on the link below and you will get a link to join the webinar by return.
https://us06web.zoom.us/j/88446695429?pwd=YEGEZg7Jl2OnwgCSht9jSIqGMgvnlG.1

Limited spaces remaining. Register now to secure your space to attend.

On the agenda:

- Update from PASC UK.
- Update from Zeal Tax.
- Summary of upcoming tax changes when the FHL Tax Regime is abolished in April.

- What you can do to mitigate the impact of these changes from April 2025 (including examples of how restructuring your business could save you thousands).
- Capital Allowances - how you could be missing out, transitional rules and the deadline to make a tax relief claim.
- Questions - please submit to support@pascuk.co.uk

FREE FHL TAX AND CAPITAL ALLOWANCES RESOURCE HUB FROM ZEAL TAX

Have you signed up to Zeal's free resource hub yet? You can access and download a whole host of useful tax resources on the hub (for free!) to help you prepare for upcoming changes.

In Zeal's latest resource: **Tax-Deductible Expenses for Holiday Lets (Post April 2025)**, you can read common expenses incurred by operators in the sector, and how they will be treated for tax purposes from April 2025.
Need help with your expenses incurred pre-April 2025?
They have a guide for that too!

Have a question about Capital Allowances?
Check out Zeal's FAQ answer sheet! Written in an easy-to-understand format, this guide includes answers to several questions that owners have asked their team over the past few months, such as . . .

- What is the deadline to claim capital allowances?
- What happens after April 2025?
- Are the rules different for Limited Companies?
- Are the rules different if I replace an Embedded Fixture after I purchase the property?
- Is there a benefit to replacing a bathroom, kitchen or other Embedded Fixtures before April 2025?
- Is it too late to claim capital allowances if I didn't claim when I purchased, built or refurbished my property?
- Will I lose any remaining capital allowances or losses when the rules change in April?
- Does claiming capital allowances affect CGT when I sell?

… and loads more!

Have a question not on the help sheet?

Email it to support@pascuk.co.uk and we'll answer it on the webinar!

Download these resources and more on Zeal's Free Resource Hub for PASC Members: https://gozeal.co.uk/pasc-members-sign-up/

If this meeting is oversubscribed, then we will book another one.

PASC UK ON THE ROAD AND IMPORTANT MEETINGS AHEAD

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

looking for more direct bookings.

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
- 2 – 4 Units £150 plus VAT

- 5 – 10 Units £235 plus VAT
- 11 + Units £335 plus VAT

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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