Professional Association of Self-Caterers UK

NEWSLETTER

25 March 2025 Issue 255

This week's contents:

- Commentary
- EPC Consultation 2 Update 25 March
- England Waste Recycling Rules are Changing
- Grants for EV Charging Extended to March 2026
- New Release – Statutory Registration White Paper (Update)
- Upcoming Team Holidays
- PASC UK Political Roundup
- SuperControl Pricing Guide
- Product recall Morco Gas Water Heaters
- In-Person PASC UK Members meetings 'Hold the Dates" – update to Norfolk date
- NEW PASC UK Webinar/Meeting Programme for March 2025
- Free FHL Tax and Capital Allowances Resource Hub from Zeal Tax
- PASC UK on the Road and Important Meetings ahead
- Support Lobbying by Joining PASC UK
- Disclaimer

COMMENTARY

Last week was English Tourism Week and the team were in London at the Tourism Alliance Conference, which was followed by the Tourism Alliance House of Commons Reception, where MPs come and meet representatives from the Tourism sector. We had lots of opportunities to meet many MPs from all parties and to catch up with colleagues from other associations, as we all try to navigate working with the still new(ish) Government. See Political report below.

This week PASC UK Cymru is attending the Visit Wales Tourism Summit, which is followed by the Visit Wales Tourism Awards. PASC UK Cymru is sponsoring the self-catering category, in what promises to a good evening. We wish all the entrants well.

We have also prepared the Guidance Paper on how to respond to the second EPC Consultation. This is the Consultation that proposes that self/catering/short-term lets/holiday lets are included in having to have EPCs. It also proposes that those EPCs will have to be at C and that if not there will be a £15,000

per property cap that has to be spent trying. Currently no known exemptions. It covers England and Wales.

It is critically important that as many of you as possible respond to this Consultation and state your views. Consultation responses carry more weight in England that they do in Wales. More detail on that below.

We have had a number of calls and emails about the waste rules changing from 31st March 2025, next week. The new rules only apply if you have more than ten employees, the exemption details can be found below.

Some good news this week, the grants to install EV chargers have been extended to March 2026. In the light of this announcement, we will be updating our EV charging case study shortly, see below.

We are still looking for as many of you as possible to take part in the EPC Impact Survey, we are now almost at 3,250, 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. **EPC Impact Survey**

Last week we had another Zeal Tax webinar on Capital Allowances and what you can do to mitigate impacts of FHL Abolition, the recording can be found here: https://www.pascuk.co.uk/webinars/
To find out if Zeal Tax can help you find out if you have any Capital Allowance's, or take advantage of , just click on this link: https://gozeal.co.uk/services/industries/pasc-uk-zeal/

Best regards,

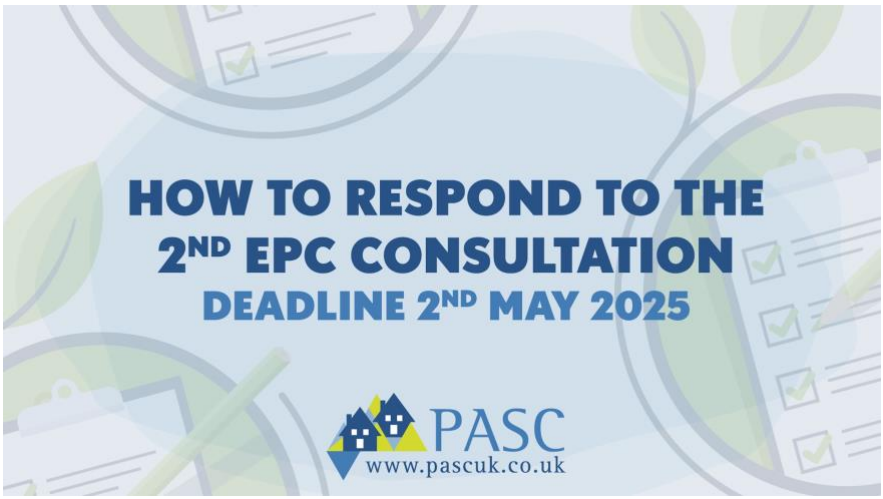
Alistair and all the team at PASC UK

EPC CONSULTATION UPDATE 25 MARCH

PLEASE TAKE PART IN THE EPC BUSINESS IMPACT SURVEY IF YOU HAVE NOT ALREADY DONE SO. IF YOU HAVE MULTIPLE PROPERTIES THAT WILL BE AFFECTED DIFFERENTLY, THEN FILL IN ONE FOR EACH.

Take part here: **EPC Impact Survey**

How to respond to the EPC Consultation 2 Deadline for responding 2 May



We have prepared Guidance Notes to aid owners responding to the consultation and this will be placed on the website later today, you will be able to find it here: **EPC 2 Response Guidance**

This paper will help you steer through responding to the questions, and where to send your responses to. You will be pleased to read that there are substantially fewer questions in this EPC Consultation than the last.

We will be encouraging as many of our colleagues in other associations to take part in responding to this consultation.

We are expecting the next dates for further Roundtables with the Minister and will report back on those as they occur.

Our key points are as follows:

- Our main objective is that self-catering should still be exempted

If that cannot be achieved then ….

- 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, there is a wide list that should not be included
- 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.

Please do take part in responding, and if as you consider the impacts on this intervention upon your business, let us know if you have any suggestions or comments.

Please send them to support@pascuk.co.uk and put EPC 2 in the Subject line. Thanks.

ENGLAND WASTE RECYCLING RULES ARE CHANGING

A fair number of calls on the new Recycling Rules coming into effect in England, with waste service suppliers claiming that it applies to all. It does not. This doesn't apply to 99% of our Members, 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 deadline, we will run webinars on this.

EV CHARGING SUPPORT EXTENDED TO MARCH 2026

The UK Government's Office for Zero Emission Vehicles (OZEV) has announced that all grants related to EV charge points will be extended to March 2026.

This ensures that funding remains available for workplaces (including hospitality venues), residences, and state-funded education institutions, reinforcing the UK's commitment to accelerating EV adoption and expanding the nation's charging network.

The full list of grants and their specific details can be accessed here: **OZEV Grants.**

Data from YouGov suggests the UK's EV charging network still needs significant expansion - by some estimates, around six times the current number of chargers. Crucially, destination and hospitality venues are idea locations for this growth to happen in, since they often serve more remote or rural areas where charging infrastructure is sparse. This extension of OZEV's grant program will play a crucial role in making that expansion a reality, ensuring that businesses and property owners can support the transition to zero-emission transport without undue financial burden.

Comment from PASC UK

We welcome the extension of these grants, which enabled hundreds of Members to install EV charging at their properties. We have worked closely with Voltshare, and they offer PASC UK Members an additional £50 off the equipment.

There are rules around the grants, the equipment must be installed by a recognised installer, and you pay up front for the equipment. The installer reports back on the installation, they get the grant from the Government to return to you. The latter does take longer than we might like, but that is the process.

All this will be covered in an updated EV Charging Case study, that we are working on now, to show real costs of equipment, install and charging. The Voltshare system we have had in place at Higher Wiscombe has returned an excellent Return on Investment.

Remember electricity charging for EVs is allowed to be marked up, so if you are buying at 25/kWh you can charge what you like within reason. Supermarkets and garages charge around 70-85p/kWh.

More details on the Voltshare offer in the Members area.

They can be contacted here: https://www.voltshare.co.uk

We will be featuring them in an upcoming Webinar.

STATUTORY REGISTRATION WHITE PAPER (UPDATE)

We successfully launched this paper in English Tourism Week, and we have a growing base of support across all parties to try and move this forwards as soon as possible.

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!

PASC UK POLITICAL ROUND UP

Statutory Registration White Paper is Live

To mark English Tourism Week, we released a new white paper titled *Statutory Registration: Delivering a Fairer Short-Term Lettings Sector.* This comprehensive document addresses the ongoing challenges faced by the self-catering industry and advocates for a statutory registration scheme as a fair and effective solution.

With increasing government interventions, such as the abolition of the Furnished Holiday Lettings tax regime and higher Employer National Insurance contributions (to name just two of the 20+ interventions!), the self-catering sector is under mounting pressure. The white paper argues that a statutory registration scheme would be a cost-neutral measure that enhances compliance, ensures safety, and levels the playing field across the industry. This approach is particularly critical for rural and coastal communities, where self-catering businesses play a vital role in sustaining local economies.

A well-structured registration system would provide accurate data to inform future policymaking, ensuring that traditional holiday lets, and the wider visitor economy are protected. The paper also highlights the crucial distinction between statutory registration and licensing, noting the latter's failure in Scotland as an overly bureaucratic and ineffective measure! The white paper has been shared with MPs and industry peers.

You can download a copy here.

Tourism Alliance Insights Conference and Parliamentary Reception

PASC UK extends its gratitude to everyone who contributed to making English Tourism Week a resounding success. The Tourism Alliance's Conference and Parliamentary Reception was a fantastic opportunity to engage with key figures from across the industry and government.

We were pleased to meet with MPs who are committed to championing the growth and long-term success of the tourism sector. Special thanks go to Chris Webb, Chris Bloore, Tony Vaughan (pictured with the PASC UK team below), Stuart Andrew, and Caroline Dinenage, among others, for their continued support.

English Tourism Week is always an important opportunity to champion the industry, but also to speak truth to power – you can't aim for growing tourism, whilst simultaneously raising taxes and regulation.

Wales Plenary Debate: Impact on the Tourism Industry

Concerns about the impact of the Welsh Government's tourism policies were raised during a plenary debate in the Senedd last week. Conservative MS Joel James highlighted the cumulative issue posed by the introduction of a tourist tax and the 182-day minimum letting requirement for self-catering properties.

A recent survey by PASC UK found that 95% of self-catering property owners are experiencing heightened financial stress, and only 26% of operators in Wales expect to meet the 182-day threshold this year. The mental health impact on operators is alarming, with many reporting severe anxiety, stress, and financial uncertainty.

In response, Labour Minister Sarah Murphy acknowledged the growing awareness of mental health issues in the sector but did not commit to any policy changes.

Coastal Communities Debate: Holiday Lets and Second Homes

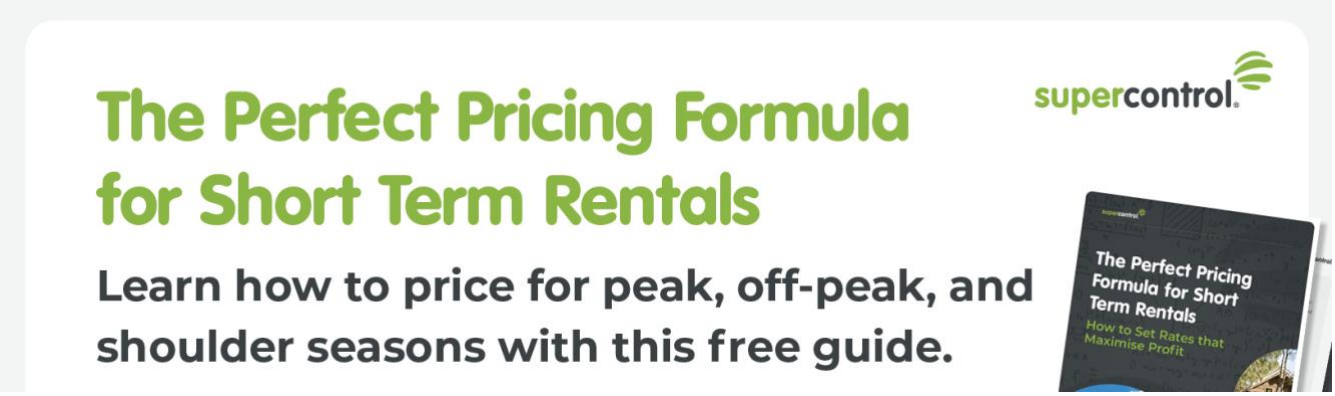
A Westminster Hall debate on coastal communities, led by Steff Aquarone MP for North Norfolk, brought renewed attention to the challenges posed by second homes and holiday lets in coastal regions. Aquarone highlighted the high number of empty or infrequently used properties in North Norfolk, which he argued is eroding the social fabric of local communities.

Other MPs including Polling Billington and Jayne Kirkham argued that further action was needed by the government: such as implementing a licensing scheme for short-term holiday lets. This would be a

disaster as seen in Scotland, so we have quickly jumped into lobbying mode and shared the Statutory Registration White Paper with those MPs who took part in the debate.

The Parliamentary Under-Secretary of State for Housing, Communities and Local Government, Alex Norris, reaffirmed the government's commitment to a short-term let registration scheme, the abolition of the Furnished Holiday Lettings tax regime and the introduction of council tax premiums on second homes. Stat Reg = positive, FHL and Council Tax changes = negative. More work to be done!

SUPERCONTROL PRICING GUIDE



Is your pricing strategy working for you?

Many self-catering property owners struggle with pricing.

Charge too much and bookings slow down. Charge too little and you're leaving money on the table.

Getting it right means more bookings at the best possible rates, without relying on trial and error. That's why we're sharing this free pricing guide from SuperControl, designed to help you set rates that work for your business.

Inside, you'll find:

- How to adjust pricing for peak, off-peak, and shoulder seasons
- The biggest pricing mistakes property owners make (and how to avoid them)
- How to use real data to price confidently and stay competitive

Download the free guide today

As a reminder, PASC UK members get 10% off their SuperControl licence fee. A valuable saving for those looking for a property management system and channel manager.

PRODUCT RECALL MORCO GAS WATER HEATERS

A couple of owners have been in touch through Sawdays to say that there has been a product recall for certain Morco gas water heaters supplied between 2018 and 2023.If you have bought a gas water heater since 2018, worth a quick check.

It was issued last year but only seems to be gaining traction now since the last update in January.

https://morcoproducts.co.uk/

https://www.gov.uk/product-safety-alerts-reports-recalls/product-safety-report-morco-gas-water-heaters-primo-mp-slash-eup-2310-0010

IN PERSON PASC UK MEETINGS 'HOLD THE DATES' 25 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 APRIL MAY 2025

A new Programme will be announced as soon as we are back from leave.

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.

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:

- 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
- 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

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