Professional Association of Self-Caterers UK

NEWSLETTER

1 April 2025 Issue 256

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COMMENTARY

Last week had more of a Welsh Focus, with Visit Wales hosting the first Tourism Summit in several years, which was followed by the Visit Wales Tourism Awards.

The Summit was a positive event, not least because we achieved a long-term objective of securing a meeting with Rebecca Evans, MS and Tourism Minister, and a key architect of the 182 Threshold. The day had some good presentations and a lively debate about the Tourism Levy in Wales. See Political report below.

PASC UK Cymru sponsored the Self-Catering category, and it was a good evening giving the PASC UK team Members present a good opportunity to meet the Visit Wales officials and to catch up with colleagues that we work with across the wider visitor economy.

We have started booking venues for the Members Meetings around England and Wales. The Cornwall Venue for the 24th April is now boked and there is a link below to book attendance. Next week's Newsletter will include links to book The North and South Devon Meetings.

This week, we head back up to London for Conferences today and tomorrow and will offer feedback on those next week.

We are seeing good numbers of downloads of 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.

We cannot emphasize enough how important it is 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.

Waste Rules repeated again this week, as many are getting calls saying they are already in place, they're not unless you have 10 or more employees, and a reminder that the EV charger grants have been extended for a year.

There will be as short as possible Newsletter for the next two weeks whilst your Chair is away, and then shortly after that we will be experimenting with a new Newsletter format.

Best regards,

Alistair and all the team at PASC UK

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 today 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!

All Members will receive a second email today as well as the Newsletter explaining how to contact Members of the team.

POLITICAL UPDATE

Abolition of the Furnished Holiday Lettings (FHL) Tax Regime, Minister's Final Response

Last Friday (28th), we received a formal response from the Exchequer Secretary to the Treasury, James Murray, following our final push to delay the abolition of FHL by a year. While we attempted to submit an amendment through the Conservative Shadow Treasury team, it was not to be however, the government did at least agree to publish additional guidance (albeit very late!).

That guidance is now available online, and we are carefully reviewing the details to identify any potential changes. As soon as we have fully assessed the implications, we will share our findings with

you. HMRC have now published the guidance, incredibly on the 28th March, coming into effect this week.

Here it is:

PIM4160 - Repeal of Furnished Holiday Lettings rules:
https://www.gov.uk/hmrc-internal-manuals/property-income-manual/pim4160

CG73505 - Furnished holiday lettings: consequences of abolition:
https://www.gov.uk/hmrc-internal-manuals/capital-gains-manual/cg73505

CA20025 - Plant and Machinery Allowances (PMA): introduction: furnished holiday lettings business:
https://www.gov.uk/hmrc-internal-manuals/capital-allowances-manual/ca20025

In the meantime, we strongly advise all operators to check their tax situation, as the changes will come into effect at the end of this week. You can find additional support through our free guide here.

Progress in Wales

Last week the PASC UK Team attended the Visit Wales Tourism Summit, and the Visit Wales Tourism Awards, where we sponsored the self-catering category.

Rebecca Evans MS, who holds the Tourism Portfolio currently in Wales, was present, and we managed to secure agreement to meet with her formally in Cardiff. This will be our first ever meeting with her as she has previously suggested that there is little to discuss. 182 and the Levy will be key subjects but will certainly not forgetting the threat of EPC's.

Alistair, PASC UK Chair, Rebecca Evans, MS and Minister for Tourism and Nicky, PASC UK Cymru Lead

There is further Voting in the Senedd this week on the Levy and we have provided all MSs with all the information they need to make the right call on this.

Tourism Week in Wales features a Tourism Reception in the Senedd on the 14th May, and PASC UK Cymru is sponsoring this event, and will be encouraging as many Members from Wales to attend as possible. Rebecca Evans will be speaking at the Reception along with Sam Rowlands MS and Chair of the Cross-Party Group on Tourism and Hospitality. More details in upcoming PASC UK Cymru Newsletters.

Welsh Conservatives Call for Welsh Government to 'Axe the Tax' and apply pressure on 182

Tomorrow (1st April), Members of the Senedd will debate the general principles of the Visitor Accommodation (Register and Levy) (Wales) Bill. One of the key aspects of this bill is the infamous introduction of a 'visitor levy' – a charge of at least £1.25 per person per night on overnight stays in Wales. This fee is not inclusive of VAT and councils have the authority to impose additional premiums as they see fit.

The Welsh Conservatives are opposing the measure, calling it a "toxic tourism tax" that will damage the economy and lead to job losses. Shadow Cabinet Secretary for Finance, Sam Rowlands MS, has been vocal in his criticism, highlighting the significant risk this levy poses to the tourism sector. He has reaffirmed that the Welsh Conservatives will vote against the tax and continue advocating for policies that support businesses rather than penalising them.

With Labour, Plaid Cymru, and the Liberal Democrats all expected to support the measure, it is likely to pass. However, the long-term impact on Wales's tourism economy remains a major concern. We will continue monitoring this closely and work with industry partners to get the best deal for the sector we can.

Rachel Blake MP Calls for Westminster to be the First to Pilot Statutory Registration

During a recent parliamentary session last week, Rachel Blake, Labour MP for Cities of London and Westminster, renewed her calls for the government's forthcoming statutory registration scheme to be piloted in her constituency.

In response, the Leader of the House of Commons Lucy Powell MP acknowledged her general concerns and reiterated that the government is moving forward with the short-term let registration scheme while simultaneously abolishing the Furnished Holiday Lettings tax regime. She also highlighted the new ability for councils to impose a council tax premium of up to 100% on second homes from April. Powell confirmed that ministers have heard Blake's request for Westminster to be included in the pilot programme.

This intervention underscores the growing momentum behind statutory registration and the recognition that a structured system is needed to balance the interests of local communities and legitimate holiday-let operators.

Liberal Democrats Push for Greater Tourism Support

North Devon MP Ian Roome (Liberal Democrat) recently pressed the Secretary of State for Culture, Media and Sport on what measures are being taken to support the tourism industry and small businesses affected by seasonal fluctuations.

In response, Tourism Minister Chris Bryant detailed the government's efforts, including the establishment of the Visitor Economy Advisory Council (VEAC). This joint industry-government board is set to co-develop a National Visitor Economy Growth Strategy, which is expected to launch in the autumn. The strategy will focus on strengthening the tourism sector, particularly in rural and coastal areas.

Additionally, the government has overhauled destination management by creating Local Visitor Economy Partnerships (LVEPs) in collaboration with VisitEngland. These partnerships aim to provide strategic leadership, ensure effective governance, and support small businesses within key tourism destinations.

While these measures are welcome, we will continue to scrutinise how effectively they address the challenges faced by self-catering businesses and whether they translate into meaningful, on-the-ground support.

EPC CONSULTATION UPDATE 1 APRIL

We have had further communications with the Department for Net Zero and have been asked to attend two further Webinars in addition to the Ministers Roundtables. These are happening this and next week and will be covered by the PASC UK team.

We will report back on this meetings post the Chairs return from leave.

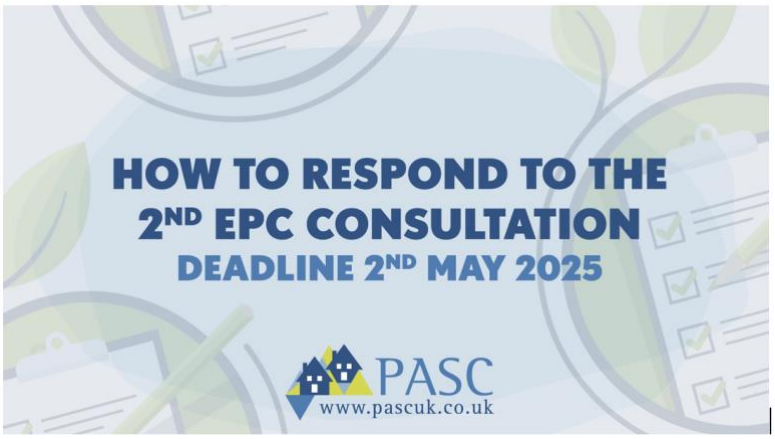
We have continued to gather more evidence and have been contacting and lobbying MPs and MSs extensively. We have asked our agency Members to also ask their owners to take part too, providing them with unbranded guidance notes on responding.

The two things that you must do if you can, is to take part in the Survey, two minutes, and respond to the Consultation, using the Guidance that we detail below, this takes around 5 minutes to 30 minutes, depending on how much you want to change it to properly reflect the challenges that it will bring to your business.

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 REPEAT

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 REPEAT

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.

PASC UK POLITICAL ROUND UP

IN PERSON PASC UK MEETINGS 'HOLD THE DATES' 1 April 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 – Booking link will be provided in next week's newsletter
- 23 April. North Devon – Being rescheduled – update in next week's newsletter. Please hold 29th/30th April
- 24 April. Truro, Cornwall – The Alverton Hotel – Booking Link: https://buytickets.at/pascuk/1650208
- 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.

PASC UK ON THE ROAD AND IMPORTANT MEETINGS AHEAD

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

- 1 April Short Term Rental Associations Lunch, London
- 1 April Shortyz Awards, London
- 2 April STAA Show, London
- 23 April South Devon Members Meetings
- 24 April Cornwall Members Meeting, Truro - https://buytickets.at/pascuk/1650208
- 29/30 April North Devon Members Meeting
- 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

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

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