Professional Association of Self-Caterers UK

NEWSLETTER

13 May 2025 Issue 262

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COMMENTARY

Today, we are launching what is probably our most important sector Survey to date. The data that you provide will inform two key pieces of work that PASC UK is undertaking on behalf of the whole sector.

We will be publishing a full 'Form and Value' Sector report in the Summer and a White Paper on the Cumulative Impacts of all the Government Interventions that have so dramatically impacted our sector in the last three years. Both are eagerly anticipated by our contacts in Government in England and Wales.

Inevitably there are lots of questions, there needs to be to substantiate the data that we are looking to provide.

Please can you all take part in this Survey, the PASC UK Self-Catering Owners Survey 2025 as quickly as possible. We need to close this in two week's time to enable publication of the sector report and the Cumulative impacts Paper. You can take part here. PASC UK Self-Catering Owner Survey 2025

The data is anonymised.

To find out more on the Survey please see the short section below.

Whilst we are still maintaining our focus on EPCs, with many more meetings scheduled, we do have more time to pick up other important workstreams. For those that would like to see what PASC UK included in our EPC Response, it can be found here: PASC UK EPC 2 Response

On the support side, we will shortly be publishing some additional PASC UK Papers. These include:

An Insurance Whitepaper, to help make sure that we are getting the right policy

An updated EV Charging Paper, with case study figures on costs and usage, remember EV Grant extended for one year.

A section for your T&Cs on EV and Electric Scooter/Bike Charging

An updated Paper on Being Moved from Business Rates to Council Tax

Legal Guidance on Drip Pricing & Fake Reviews

Guidance on Responding to the Package Travel Directive (Closes 30 June)

Cumulative Impacts of Government Interventions on Self-catering in England and Wales

Last week we had two in person PASC UK Members meetings in Wales. In person Members meetings provide the best feedback that we can get from you all. The meetings in Wales were very positive as chinks of light on progress with the Welsh government start to appear. A long time coming, and the resilience of our Welsh Members is remarkable.

In these meetings we explained the importance of taking part in the PASC UK Business Survey, and what use the data would be out to. Lots of good suggestions have been incorporated as a result.

One item that came up in these meetings was how few of you have checked whether you have claimed your Capital Allowances, the majority had not. In each of the meetings there were Members who had done really well from getting Zeal to do this for them, remember if they don't find anything there's no cost. We have included again the note below on how to take advantage of Zeals offer.

The first phase of this years in Person Members Meetings is now complete, and so far we have met with over 250 Members this year. We will shortly announce more dates and more venues for Members meetings through England and Wales through the rest of 2025.

Last call for those in the South West who are interested in entering the Regional Tourism Awards.

Lastly, thank goodness for the sunshine, and hoping this has also meant more bookings for you all.

Best regards,

Alistair and all the team at PASC UK

THE LAUNCH OF THE PASC UK SELF-CATERING OWNERS SURVEY 2025

As covered above, today we have launched our most important Survey to date. It will run for two weeks only, and we are asking as many of you as possible to take part.

Being a sector survey, it does ask some pretty detailed questions, about your property, where it is, your turnover, how many employees/contractors you have, and how much they are paid. Also, property features, what kind of building it is, how much your costs have changed in the last year, letting thresholds (182 & 70) and more.

We are also asking what the financial impact on you of FHL Abolition has been on top of implementing the Fire Regulations.

From all this data we will be to establish a wide range of key data points to include in two forthcoming major publications.

1/ **A PASC UK 'Form and Value' report on the sector.** What we add to the economy, how many jobs, how much we pay staff and more. Using data to show what is a real business holiday let, and use that to back arguments to support, not penalise, them.

2/ **A Cumulative Impacts White Paper.** Over the last three years we have seen almost 30 major interventions into our sector. Few have been helpful to us. Providing data via the Survey will enable us to illustrate what the costs of these interventions have been, and how the sector is under real pressure from the cumulative impacts of all the tax and regulatory changes. Think Fire Regs, followed by FHL abolition, followed by EPCs in three short years.

Please can as many of you as possible take part, share the link across your networks and let's together get a really impactful number, providing data that can influence Government Policy in England and Wales.

Please put a little time aside. Click on the Survey link and give your considered answers. When you are asked for figures, you are experienced owner operators so real best estimates are fine.

Thank you. Here's the link: PASC UK Self-Catering Owner Survey 2025

POLITICAL UPDATE

Engaging with the Shadow Housing Team on EPCs and Council Tax

Over the last two weeks we have held constructive meetings with Kevin Hollinrake MP, Shadow Secretary of State for Housing, Communities and Local Government, and members of his team. A wide range of topics were covered, including the still-unresolved issues surrounding EPCs and the potential ramifications of the FHL tax regime's abolition.

We are pleased to report that Hollinrake is supportive and actively collating evidence to challenge the Government's approach to EPCs. One Parliamentary Question he submitted, asking for updated figures on second homes by local billing authority in England grabbed our attention. The answer, provided by Labour's Jim McMahon MP, confirms that this data is published annually based on October snapshots.

You can access the most recent dataset here.

We will continue to brief Hollinrake's team in the months ahead and aim to build broad political consensus around practical, proportionate policy for the sector.

Reform Councils: Potential Opportunity on Second Homes Tax

The first signs of tax policy reform from councils now under Reform UK control are emerging. An article in the Daily Telegraph last week outlined how Reform-led councils are exploring plans to scrap or reduce second homes taxes. Councils such as Greater Lincolnshire and Hull & East Yorkshire, now under Reform UK control, may reverse recent policies aimed at penalising second homeowners.

This development could have implications for the self-catering sector, especially in areas where second homes and short-term lets are frequently conflated in policymaking. While tax reliefs for genuine businesses are always welcome, the distinction between holiday lets and passive second homes must be maintained.

We are actively exploring how to engage with these new Reform-led councils and directly with elected mayors to ensure our sector's voice is heard as they establish policy platforms. The recent surge in Reform's electoral success means their councillors now wield significant influence—so it's critical that we open dialogue early.

PASC UK Heads to Welsh Conservative Party Conference

This weekend, PASC UK will be attending the Welsh Conservative Party Conference. We are scheduled to meet with Shadow Secretary of State Mims Davies MP, former MP Virginia Crosbie, as well as several MSs and councillors.

The focus will be firmly on Wales-specific issues, particularly the controversial 182-day rule and the proposed tourism levy. We are hopeful that the conference will feature strong speeches reaffirming the party's support for small tourism businesses in Wales.

We will report back next week with full details and any key announcements.

Central London Report Underscores the Case for Statutory Registration—But Simpler Solutions Exist

A new report from *Central London Forward*, a partnership of inner-city boroughs, revealed that over half of the 117,000 short-term lets listed across London in 2024 were booked for more than 90 nights—technically in breach of the existing 90-night limit.

The report calls for stronger regulation of the sector, specifically urging ministers to force short-term let platforms to share individualised, unit-level data with both local authorities and central government. It also calls for the long-anticipated introduction of a mandatory national registration scheme.

Westminster City Council leader Adam Hug spoke strongly about the impact of high concentrations of short-term lets on communities, arguing that they can hollow out neighbourhoods. In response, a Government spokesperson reiterated the existing commitment to a national registration scheme.

Our position at PASC UK remains clear: statutory registration, combined with HMRC data on nights booked is all that is needed to ensure compliance with the 90-night cap. There is no need to reinvent the wheel or burden operators with costly and duplicative schemes. DCMS simply needs to coordinate effectively with HMRC and enable local authorities to access this data. That would deliver a practical and enforceable solution.

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 or pasc@gozeal.co.uk and someone will be able to help you!

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

TOURISM AWARDS IN SOUTH WEST ENGLAND FINAL CALL DEADLINE 18 MAY

There are just under one week left to enter the 2025 Tourism Awards

Whether you run a coastal cottage, a countryside retreat, a glamping site this is your chance to get recognition for all your hard work.

Self-catering businesses can enter a range of categories, from Self Catering Accommodation to Dog Friendly, Regenerative Tourism, Access and Inclusivity, Unsung Hero and more.

Details about all the categories and online entry can be found on the website for the scheme in your area.

They are free, everyone gets free feedback, and you can enter as many as you are eligible for. Entries close midnight 18 May.

You can enter here: https://www.southwesttourismawards.org.uk/enter-now

IN PERSON PASC UK MEETINGS 'HOLD THE DATES' 13 May 2025

We are finally underway with these having covered Gloucestershire, Devon Cornwall and Wales so far in 2025. We are now planning and getting the dates for the in-person Members meetings around the rest of 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.

We are also planning on bringing forward a meeting in Yorkshire, hopefully we will be able to call that next week, plus sorting out Norfolk.

- ~~26 June Norfolk~~ – we will shortly provide a rescheduled date for Norfolk
- 9 July. Keswick, Cumbria
- 10 July. Alnwick, Northumberland
- 18 September. Southeast England

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 MAY/JUNE 2025

A new Programme will be announced next week. Apologies, this was supposed to have been done during last week, but being on the road in Wales meant that this did not happen. We know what the Webinars will be, just pinning down dates of available guest speakers.

We will shortly be announcing further webinars and meetings for the May & June 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:

- 13 May. Cottageline Meeting, Cotswolds
- 14 May Senedd Reception sponsored by PASC UK Cymru
- 15 May, Devon County Show Business Breakfast
- 16/17 May Welsh Conservative Party Conference
- 20 May. Roundtable with Scottish MSP's Edinburgh
- 21 May Tourism Alliance AGM
- 4 June. Visit England Awards, Brighton
- 11/12 June PASC UK Agency Conference, Cotswolds
- 19 June. Wales Levy Meeting, Bangor

- 25/26 Shadow DCMS Minister Tour SW England
- 9 July. Keswick, Cumbria
- 10 July. Alnwick, Northumberland
- 18 September. Southeast England
- 30/31 October Vacation Rentals World Summit, Rome
- 12/13 November Scale Manchester
- 19 November Tourism Alliance Conference

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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