Professional Association of Self-Caterers UK

NEWSLETTER

6 May 2025 Issue 261

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COMMENTARY

Huge thanks to all that have taken part in the EPC Impact Survey and have responded to the EPC 2 Consultation. It looks like we will be getting a really good number of responses, which in Westminster is critical.

We would also like to thank all the Trade Associations that have supported us, in pressing for short-term lets to be excluded, and at the very least, given more time and less cost to comply. We would particularly like to thank the Tourism Alliance, UK Hospitality, the CLA, ASAP, B&B Association, Historic Houses, The Countryside Alliance, The Wales Tourism Alliance, South West Tourism Alliance, UK Inbound and many regional tourism bodies. Much appreciated.

We would also like to thank the Energy Counsel for their support too.

You can read the PASC UK response to the EPC 2 Consultation here: PASC UK EPC 2 Response

The language is softening, no hard changes yet, but in a recent meeting they were at pains to say that including short term lets is not decided, and will await outcome of the consultation. Until we see that as fact, we will continue to lobby on this.

We have several meetings in the diary with Officials and the next Roundtable with the Minister is due to be called shortly. We will keep you fully updated.

We have now concluded the Devon and Cornwall in-person Members' Meetings. These went really well, with lots and lost of questions. Lots to consider as we plan a 2025 Members Survey, so all the comments made were really timely. We are heading to Wales today for two meetings there.

We are trying to cover as much of England and Wales with these in person meetings this year and have two in Wales this week. For details and dates of other meetings please see the section below.

Please find live booking links below:

Then the next in-person Members meetings are in Wales:

North Wales:	**7 May 10am**	https://buytickets.at/pascuk/1667256
South Wales:	**8 May 10am**	https://buytickets.at/pascuk/1667287

Lastly, your Chair has been re-elected to the Tourism Alliance Council, to stand on your behalf for another three years. Once again, thanks to colleagues on the Council for your support. Being at the council really helps our work on your behalf and helps gain a wider understanding of the wider challenges facing the visitor economy. As you will have seen at the top of the newsletter, many of the partnership relationships we have are forged have come about by being part of organsiations such as the Tourism Alliance.

Best regards,

Alistair and all the team at PASC UK

POLITICAL UPDATE

A Visit to Parliament to Meet Rachael Maskell MP

Last week, PASC UK was invited to Parliament by Rachael Maskell MP (Labour, York Central) to discuss her Private Member's Bill, which proposes sweeping changes to the regulation of short-term lets. The Bill includes proposals for licensing, planning restrictions, control zones and changes to Small Business Rates Relief.

Alistair and Alex outside Westminster. Carl Thomson, AirBnB, Rachael Maskell, MP York and Alistair

Maskell has long been a vocal critic of the holiday let sector, citing what she sees as an erosion of housing stock in York due to properties being turned into "Airbnbs". While we fundamentally disagree with many of her positions, we welcomed the opportunity for a constructive hour-long meeting.

We were frank in sharing our concerns over the cumulative regulatory burden facing the sector—particularly around EPC challenges, the FHL tax abolition, and the failed Scottish licensing scheme. To her credit, Maskell listened carefully and acknowledged the validity of our concerns. She has committed to maintaining dialogue as the Bill progresses.

Make no mistake—this is not legislation we can support. However, we are committed to working with her and other MPs to ensure that, if something does pass, it is at least based on sound evidence and avoids the mistakes seen in Scotland.

Caroline Dinenage MP: Treasury Response on FHL Abolition

Dame Caroline Dinenage MP, Chair of the Culture, Media and Sport Select Committee, continues to be one of the sector's strongest allies. In her recent correspondence with HM Treasury—shared with us last week—she made the case that abolishing the Furnished Holiday Lettings tax regime will not, as the government suggests, create a "level playing field" between short- and long-term rentals.

She rightly points out that holiday let businesses are subject to VAT, a cost not borne by traditional landlords, and that the FHL rules helped recognise the operational realities of running a self-catering business. In essence, abolishing FHL doesn't equalise tax—it simply penalises small tourism businesses while doing little to address the housing crisis.

Although the Government has now legislated for the abolition of FHL, it is crucial that these arguments are firmly on the record. The broader debate about tax fairness and the role of small business in the UK's tourism economy is far from over.

Ben Lake MP Raises VOA Delays

Ben Lake MP (Plaid Cymru, Ceredigion) recently submitted a Parliamentary Question on our behalf asking the Treasury to account for delays in switching short-term rental properties between business rates and council tax—particularly in Wales, where policy changes have significantly increased complexity.

In response, Treasury Minister James Murray MP acknowledged the delays and outlined a number of steps being taken. These include the integration of the Valuation Office Agency (VOA) into HMRC by April 2026 to improve oversight and accountability, investment in new IT systems, and workforce upskilling.

Currently, the VOA reports it is clearing most self-catering cases in England and Wales within four months, with priority given to older cases and those where hardship has been identified. We'll continue to monitor this closely, and if you are facing delays please reach out and we will try and help in any way we can.

Local Elections, A Political Earthquake?

Last week's local elections delivered one of the most dramatic shifts in UK politics in recent memory. Reform UK surged to 677 seats, gaining control of 10 councils, including Greater Lincolnshire and Hull & East Yorkshire. In contrast, Labour and the Conservatives both lost ground—Labour shedding 186 seats and the Conservatives suffering a massive net loss of 676.

While Reform UK has yet to define a detailed position on short-term lets, its pro-small business, anti-regulation stance could bode well for our sector. That said, its support for localism may embolden some councils to introduce new restrictions, particularly in high-pressure housing markets.

Labour's setbacks may prompt a review of housing and planning policy, potentially softening some of the more aggressive proposals aimed at curbing holiday lets. Either way, this new political landscape means more unpredictability—but also more opportunity to shape the narrative.

With elections looming next year, particularly in Wales, the self-catering sector must stay vocal and visible. We will continue engaging across party lines to ensure policymakers understand the value we bring to the UK's visitor economy.

HOST PLANET PODCAST RECORDING

Last week Alistair was interviewed by James Varley from Host Planet (formerly Holiday Cottage Handbook).

Lots covered in the interview, not least impact of EPC's on our sector, and where are we on the much need Statutory Registration and much more...
Thanks to James and the Team at **Host Planet** for their support as always.

You can listen to the Podcast using any of the following links:

Host Planet
website: https://www.hostplanet.club/host-planet-podcast/episode/2559ead6/more-pain-for-holiday-let-hosts-tax-changes-registration-and-now-mandatory-epcs
YouTube: https://youtu.be/bIc3DTyZI20
Spotify: https://open.spotify.com/episode/4D2cVPGlCoumGM3Zek1Szi
Apple
Podcasts: https://podcasts.apple.com/gb/podcast/more-pain-for-holiday-let-hosts-tax-changes-registration/id1706573555?i=1000704767433

IN PERSON PASC UK MEETINGS 'HOLD THE DATES' 6 May 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.

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.

- 7 May. North Wales: 1000 hrs – Portmeirion, Gwynedd: https://buytickets.at/pascuk/1667256
- 8 May. North Wales: 1000 hrs – St Clears, Carmarthenshire: https://buytickets.at/pascuk/1667287
- ~~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 2025

A new Programme will be announced next week.

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:

- 30 April North Devon Members Meeting, Tawstock Court https://buytickets.at/pascuk/1653385
- 7 May Wales Members Meeting – Portmeirion, Gwynedd: https://buytickets.at/pascuk/1667256
- 8 May Wales Members Meeting. St Clears, Carmarthenshire: https://buytickets.at/pascuk/1667287
- 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
- 9 July. Keswick, Cumbria
- 10 July. Alnwick, Northumberland
- 18 September. Southeast England
- 30/31 October Vacation Rentals World Summit, Rome
- Scale Manchester 12/13 November

- 19 November Tourism Alliance Conference
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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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