Professional Association of Self-Caterers UK

NEWSLETTER

24 June 2025 Issue 268

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COMMENTARY

Today our priority ask is that you respond to the Package Travel Regulations Consultation. This closes on Monday 30th June. We have made this as simple as possible for you to do so, and as with all these Consultations, numbers count.

Getting these regulations modified would enable all operators to link up with local businesses to offer all kinds of deals, from offering a family ticket to a visitor attraction, to a meal in the local pub. Please see the section below on how to take part, it really won't take you very long, and if successful could help us all grow our businesses.

There hasn't been any discernible progress on Statutory Registration last week, so just a short update below, as we have been updating colleagues, Officials and MPs of the decision to not require the upload of documents.

This Wednesday and Thursday we have organised and will be hosting a Tour of the South West for the Shadow Secretary of state for DCMS, Stuart Andrew MP. We know him well and he is a strong advocate of the visitor economy. We have arranged 7 Roundtable meetings and a dinner at Higher Wiscombe whilst he is with us, meeting 40 representatives from the South West visitor economy.

Stuart will go back better informed, from real time case studies of the impacts of Government tax and regulatory interventions and will be perfectly positioned to ask well informed questions in Parliament. A full report on that next week.

We have repeated the section on how you can still do longer term short term lets or Winter lets as this has gone down really well with members Meeting/Webinar coming soon, see below.

Our priorities continue to be EPCs, Statutory Registration (Licensing in Wales), the 182-day threshold and the Tourism Levy in Wales as you would expect. We have some further meetings with Government Departments in both England and Wales coming up on all of these impacts.

Don't forget the upcoming in person Members Meetings, on 9 July we will be Keswick, at The Inn on the Square, CA12 5JF from 1100 to 1345. On the 10 July the PASC UK Members meeting in Alnwick will be held at The White Swan Hotel, NE66 1TD. You can book these meeting via links provided below in the Members Meetings Section.

Questions are still coming in from Members about the Airbnb linked experiences and we are still working on this and deciding whether it merits a Webinar/Meeting.

We have once again updated the timeline on forthcoming support Papers that we have underway with some being released this week and next week. Several of these will also have supporting Webinars/Meetings. Further suggestions as to other support areas welcome, please send suggestions to support@pascuk.co.uk with the subject line: **Paper Suggestions.**

Best regards,

Alistair and all the team at PASC UK

PLEASE RESPOND TO THE PACKAGE TRAVEL CONSULTATION
DEADLINE MONDAY 30 JUNE

With the deadline looming we have made it as easy as possible for you to respond to the Package Travel Consultation. It really should only take a few minutes.

We have provided you all with a word document that you can make as many changes to as you like, or just update the few short sections in red, that describe your business and what kind of packages you may be considering.

Notes on where to send it are also included in the Guidance notes that can be found here: https://www.pascuk.co.uk/resources/consultation_responses/

We have also uploaded the lengthier and much more detailed DRAFT PASC UK response for those of you that wish to read that. The Draft Response can be found here: https://www.pascuk.co.uk/resources/consultation_responses/

This is a great opportunity to get some pretty basic changes to regulations that would enable us to compete with packages to enable us to be more competitive and make more interesting offers to our guests. For example, we may want to offer two Golf Course fees for a couple staying, or a family ticket to a local attraction, all can be possible of the rules change.

If they do, we will be running Webinars on how to organise such packages plus legal advice on the process and paperwork for Members.

Many thanks for your support on this.

UPDATE ON STATUTORY REGISTRATION IN ENGLAND 24 JUNE

Please see last week's Newsletter for a fuller background. Essentially it has been decided that the Statutory Registration Scheme in England will not have the requirement to upload the basic safety documents, Fire Risk Assessment, Gas Certificate and Electrical Certificate, instead opting for a 'light touch' 'self-certification' model.

We are disappointed by this and are continuing to work with colleagues, Officials and other departments to try and ensure that a level playing field for safety compliance remains at the heart and centre of this scheme, rather than as it now appears to primarily be a data collection tool.

Nothings done until it is done and we will continue working with colleagues across the visitor economy to try and make the scheme the best it can be.

Please feel free to send in questions on this to support@pascuk.co.uk with **Stat Reg** in the Subject line.

More information as soon as we have it.

POLITICAL UPDATE

Scottish Roundtables – Learn from Scotland, Don't Repeat It

The Team in Edinburgh and Westminster, working with our Partner the ASSC (Association of Scotland's Self-Caterers

Last week, the PASC UK team headed to Holyrood and Westminster alongside our colleagues at ASSC for a series of crucial meetings with policymakers. The message we delivered was simple: let's not repeat Scotland's mistakes.

Scotland's well-meaning but deeply flawed licensing regime for short-term lets has turned into something of a policy car crash. Economic damage? Tick. Legal chaos? Tick. Entire rural communities losing visitors and jobs? Tick. Edinburgh's once world-famous festivals? Now struggling with rocketing hotel prices, falling availability, and a noticeable drop in guest nights. Even the courts have weighed in, declaring parts of the scheme unlawful.

The risk, of course, is that policymakers in England and Wales look at regulation through the same lens, without fully appreciating the mess that unfolded north of the border. At PASC UK, we made clear that Statutory Registration remains the correct first step, giving government real data to work with, ensuring compliance from legitimate operators, and shining a light on any genuine bad practice.

The sector is already under significant pressure: FHL tax regime scrapped, rising National Insurance, increasing minimum wage, EPC proposals, council tax premiums… the list gets longer by the day. Piling on even more regulation before fully understanding the current landscape would be reckless.

A big thank you to Alistair Carmichael MP, Harriet Cross MP, Angus Macdonald MP, Andrew George MP, Caroline Voedan MP, and Jayne Kirkham MP for engaging so constructively. We'll keep the conversations going.

Private Member's Bill – Delayed (But Not Dead)

Rachael Maskell's Private Member's Bill (PMB) on short-term lets was scheduled for debate last Friday. However, as is often the way in Westminster, it was bumped down the order by the Assisted Dying Bill, which occupied the entire sitting day. The PMB has now been rescheduled for 11th July, the final sitting Friday of the year.

In reality, the chances of this Bill becoming law remain slim unless the government decides to adopt it formally, and all our intelligence suggests that is highly unlikely. There's no appetite within government for licensing or planning controls like those proposed. In fact, no Cornwall MPs have signed the Bill - a telling sign in one of the area's most often cited in these debates.

That said, we're leaving nothing to chance. Ahead of the original debate, we did the following, and will repeat the exercise before 11th July:

- Sent a detailed PMB briefing to all MPs two weeks prior;
- Issued a reminder earlier last week;
- Briefed MPs attending the Scotland roundtable;
- Circulated updated briefings to the Conservative and Lib Dem opposition teams; and
- Sent a media briefing with quotes from Alistair.

While the Bill represents a worst-case scenario of licensing, planning controls and the removal of business rates relief, we remain calm but vigilant. For now, this remains primarily a vehicle for some Labour rebels and Lib Dems to keep the issue alive rather than a genuine legislative threat.

Government Stays Quiet on Planning Use Class

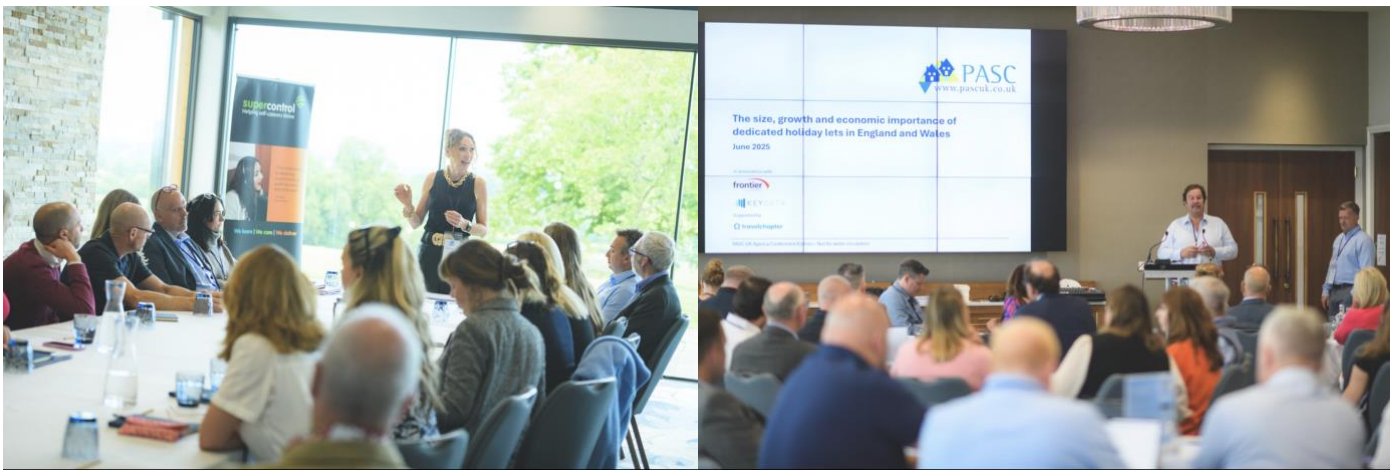
A written Parliamentary question from Anneliese Dodds MP (Lab, Oxford East) last week pressed the Housing Minister on introducing a new planning use class (C5) for short-term lets in England. The response from Matthew Pennycook MP (Lab, Greenwich and Woolwich) was notable and reinforces our existing intelligence.

He confirmed that while the previous government consulted on the idea, responses were mixed and highlighted both benefits and significant challenges. The new government is still actively considering "what additional powers" may be needed for local authorities to deal with areas experiencing high concentrations of short-term let's, and which types of properties such powers might target.

Translation: The idea hasn't gone away entirely. Statutory Registration remains on track (good), but wider planning powers remain on the table for further discussion. Another reminder that we must stay fully engaged to ensure regulation stays proportionate and based on real evidence.

PASC UK AGENCY CONFERENCE

On the 11 and 12 June the entire PASC UK Team travelled to Tewkesbury to host our second in person PASC UK Agency Conference.



Eighty delegates gathered to hear about all the advocacy work we are doing, technical support papers for Agency Members such as specialist VAT advice, and much more, bringing them fully up to date and getting their questions, suggestions and feedback.

In the afternoon, we moved on to cover how we can collectively work together, to try and push back against the negative narrative that surrounds so much of our sector.

The responses from our Agency Members were simply awesome and the offers of support and help will considerably increase the reach of the work that needs to be done to protect and develop our sector. Watch out for several new initiatives as we progress through the year.

We are hugely grateful to the PASC Agency Members, their financial contribution makes so much more resource and work possible, and over the coming months, much more possible too. So, a huge thanks to them all.

HOW YOU CAN DO LONGER TERM SHORT TERM LETS (WINTER LETS) REPEAT AND UPDATE

The work we have done on trying to find legitimate ways to do 'longer term' short term lets or 'winter lets' as they are commonly called has gone down well, with may expressing an interest. We will be booking a Meeting/Webinar for PASC UK Members to focus on this and ask questions of the Solicitor that wrote the papers. We should have a date for that which will be published in next week's Newsletter.

PASC UK has been working with a group of Members and our legal team to try and find legal ways to continue carrying out what are commonly called Winter lets. They can of course take place at any time and are effectively really 'longer-term short-term lets'.

Spoiler alert: If you do have any guest stay for longer than 28 days it does not count towards your letting requirement to be on Business Rates when you fill in your VOA Form 6048. This could be particularly challenging in Wales where you need to let for 182 days and be available for 252.

The Group has met regularly over the last twelve months as we have watched the Renters Reform Bill navigate its way through Parliament. Whilst not in final form, the shape of the legislation is at a point where we can provide an initial set of guidance on how to go about legally doing these lets.

There are two ways that you can do this …..

1/ For Business clients.

This is relatively straightforward as this is a business-to-business contract. This could apply to someone who is being 're-housed' by an insurance company, or are workers seeking temporary accommodation, whilst working on a local project, or even a film star on location. Because each of these can be booked by a 'company' this can be done by applying the right contract.

Guidance on how to do this, and a base contract are now available to Members in the Legal Pack in the Members area.

https://www.pascuk.co.uk/account/pasc-uk-legal-pack/

2/ For Individuals.

This is more complex, as you would need to provide a 'licence to occupy'. We have pulled together all the necessary guidance and papers to be able to do this.

There are associated papers to enable this and if you are interested in doing this, strongly suggest you support the Meeting/Webinar request below.

Guidance on how to do this, and a base contract are now available to Members in the Legal Pack in the Members area.

https://www.pascuk.co.uk/account/pasc-uk-legal-pack/

We will be holding a PASC UK Members meeting to run through these papers with some of the group that pulled it together, plus the solicitors that wrote it, so that we can address any questions that you may have.

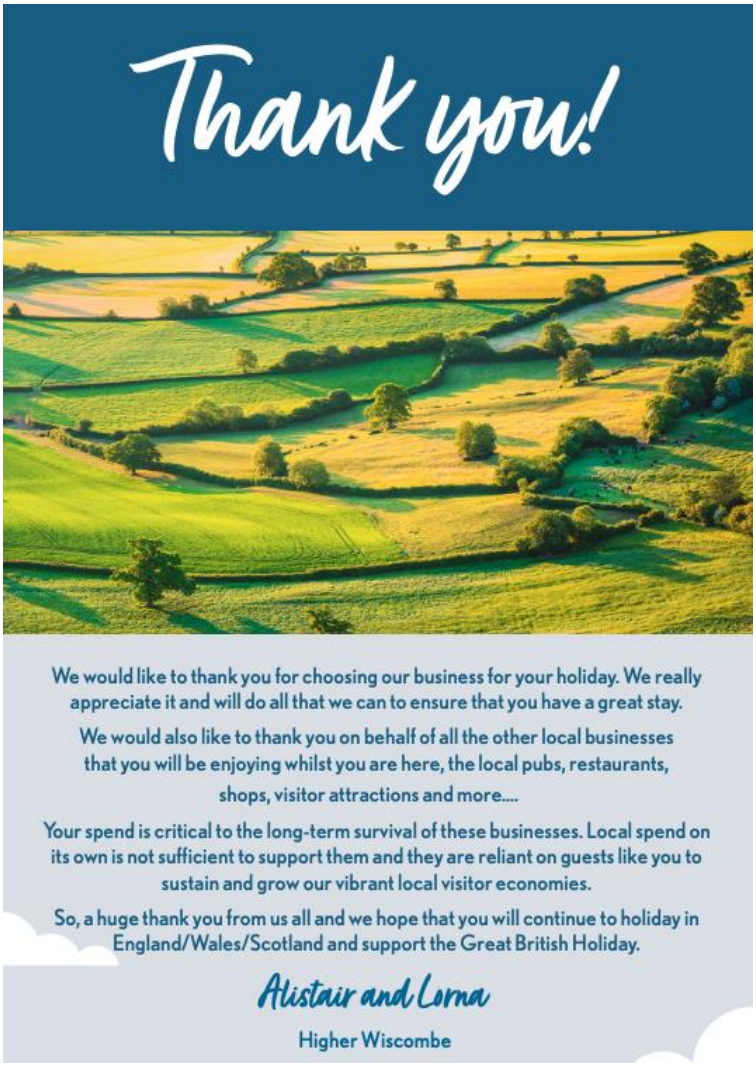
As with any Contract/Licences, the versions that we are providing have all the key legal clauses but will require some tailoring to fit each individual business model. We have therefore negotiated a discounted rate with our Solicitors, to help you 'finish' off the contracts/licences, so that they are entirely applicable to your business. Details are in the Guidance Notes

LAUNCH OF THE GREAT BRITISH HOLIDAY POSTER SITE UPDATE

Thanks for the feedback on the 'Thank You Poster' campaign, we will be enhancing and extending this as your suggestions continue to come in. The consensus has been really positive, with many saying how it gives them an easy way to help with pushing back against the negative narrative around our sector.

So far, we have had **680** poster downloads. We also heard at our PASC UK Agency Conference last

week that we already have Agency Members putting one of these posters in each of the properties that they manage, so already 1000 are on display.



If you have a picture of one of the posters in situ, then please send it in, as we are going to have a Gallery Page on the website: Please send to support@pascuk.co.uk with Posters in the subject line.

We welcome suggestions about how to improve this initiative, thanks to those that have already made suggestions, so please send those in with Posters in the Subject line to support@pascuk.co.uk

This is a first stage, and it is very much in test. We look forward to hearing back your comments and feedback, for improvement or other initiatives that we can run on behalf of the sector.

You can choose and personalise your Posters here: https://greatbritishholiday.com/

The email Contact page will go live shortly, so in the meantime, any questions to support@pascuk.co.uk with Posters in the subject line.

IN PERSON PASC UK MEETINGS 'HOLD THE DATES' 24 June 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. This is now not likely before the Autumn.

- 9 July. Keswick, Cumbria.
  The PASC UK Members meeting in Keswick will be held at The Inn on the Square, CA12 5JF. The meeting will be held in the "Hidey Hole" – please note this is accessed via stairs, and there is no lift available.

  Following feedback from Members, we will be hosting a buffet lunch, followed by the meeting. There is a cost of £10 per Member to attend and can be booked here: https://buytickets.at/pascuk/1750400

  If you are attending and have any dietary requirements, please email support@pascuk.co.uk

- 10 July. Alnwick, Northumberland.
  The PASC UK Members meeting in Alnwick which will be held at The White Swan Hotel, NE66 1TD. The meeting will be held in the room that uses the First-Class Dining Room panelling from the Titanic's sister ship, Olympic, for the history buffs amongst our Northumberland Members.

  Following feedback from Members, we will be hosting a buffet lunch, followed by the meeting. There is a cost of £10 per Member to attend and can be booked here: https://buytickets.at/pascuk/1725908

  If you are attending and have any dietary requirements, please email support@pascuk.co.uk

- 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 JUNE/JULY 2025

One Webinar and one meeting announced this week, more to come shortly.

We will shortly be announcing further webinars & meetings during June including the following:

- New Govt Policy updates, including EPC's
- 182 Campaign updates
- Selling add-on services at your business
- 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 Webinar with SuperControl and Key Data

(Open to all, will be recorded and placed in the free area of the Website)

1100 on 2 July 2025

This Webinar will highlight the key benefits of the SuperControl Booking System and how Key Data can help you with the data you need to make sure that you are pricing your business for the optimum average daily rates and occupancy.

> **Key Data.** The Key Data team will show you how the Dashboard works, and how you can use it to compare your forward pricing and availability with other similar businesses locally.
>
> **SuperControl.** The SuperControl team will run through key features of this leading booking software and will also be updating current users of new features.
>
> **Panel Questions.** We will round up be taking questions on both products after displaying the integration between the two. SuperControl users get Key Data free through their SuperControl dashboard.

To register for the Webinar, click here and we will send you a link**:**
https://us06web.zoom.us/webinar/register/WN_AkbycRfeQJeHUpZ9VbXZFg

NEW PASC UK SUPPORT PAPERS PROGRAMME UPDATED 17 JUNE

The first of these reports are ready for Download. Further updates on the remaining work in progress will follow.

Newly Published Reports

1/ **The PASC UK Self-Catering Owner Survey 2025**, is now complete and available on the Website. See info above on this.

This paper can be download from here for Non-Members: https://www.pascuk.co.uk/reports/
Or from here for Members: https://www.pascuk.co.uk/member-reports/

2/ **An updated EV Charging Paper**, with case study figures on costs and usage, remember EV Grant extended for one year. Please see the webinar on the 3rd of June at 1100, where you can find out more about Voltshare.

This paper updates the previous version, bringing in updated costs and the new terms for applying for a Grant.

This paper can be download from here for Non-Members: https://www.pascuk.co.uk/reports/
Or from here for Members: https://www.pascuk.co.uk/member-reports/

3/ **T&Cs on EV Charging**. This provides you with the add-on to include when using the PASC UK Terms and Conditions. There is also a logo to use to stop Granny charging.

For Members: https://www.pascuk.co.uk/member-reports/

4/ **Being Moved from Business Rates to Council Tax.** This is an updated paper on what to do if you are moved from Business Rates to Council Tax

For Members: https://www.pascuk.co.uk/member-reports/

5/ **Renters Reform Bill Impacts**. How longer-term short-term lets (Winter Lets) may still be possible. See detail on this above.

For Members: https://www.pascuk.co.uk/member-reports/

6/ **Guidance on Responding to the Package Travel Directive (Closes 30 June**). As per usual we have provided you with Guidance on responding to the Consultation, plus s draft copy of the PASC UK Consultation response.

These can both be found here: https://www.pascuk.co.uk/resources/consultation_responses/

Work in Progress Reports and Papers and expected lead times

6/ **PASC UK Form and Value report 2025.** This is due in June and requires more data from the Survey covered elsewhere in this Newsletter**.** It will be the most comprehensive reports that we have ever published for the sector and will help us lobby in Westminster and the Senedd and will give you valuable information to help run your business. Final checking underway **Any day now….**

7/ **Impacts of Government Interventions on Self-catering in England and Wales**. This report is primarily a Government facing document, to illustrate the combined cost impact of all the 20+ interventions over the last three years. This Report also needs data from the survey, as the costs of Fire Regs and FHL abolition are key to this work. **Expected in early July.**

8/ **An Insurance Whitepaper.** We have commenced work on an insurance Paper to help make sure that you are getting the right policy, asking the right questions of insurers and much more. **Expected in early July.**

PASC UK ON THE ROAD AND IMPORTANT MEETINGS AHEAD

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

- 25/26 June. Shadow DCMS Minister Tour SW England
- 9 July. Keswick, Cumbria – Members Meeting
- 10 July. Alnwick, Northumberland – Members Meeting
- 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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