Professional Association of Self-Caterers UK

NEWSLETTER

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COMMENTARY

Thanks for bearing with us as we tried to catch up with a large backlog. We nearly cleared it whilst continuing to deal with all the various matters in hand. Anything urgent that we may have missed, let us know. Much appreciated.

EPCs remains at the top of our list, and we continue to try to explain how the new proposals will do untold harm to the sector to the relevant Government Departments.

The primary reason given for dragging us into having to have an EPC Level C is to stop Long Term Landlords, 'flipping' to short-term lets. PASC UK can find no substantive evidence of this, numbers in our sector are reducing, not increasing, so we have been 'myth-busting' repeatedly and sharing our information with other Stakeholders, there was a fuller update in last weeks Newsletter if you missed it.

This morning, we have the PASC UK Members Meeting about how you can still do Longer Term Short Term lets. This is the culmination of over a year's work with a group of Members and the legal team.

This is a real opportunity, many people are looking for longer term stays, and prefer our private spaces as opposed to hotel rooms. Insurance companies looking to place owners who have had to vacate their properties for one reason or another, or perhaps a worker transferred into an area for a project, plus many more reasons for a longer stay, a film star on location for three months at the other end of the scale.

By following the Longer-Term Short-Term Lets Legal Pack we have commissioned on this, you can, with care, make your properties available in this way. The Recording of the PASC UK Members Meeting will be posted up in the Members area later today.

We continue to work hard to pull together the Summer/Autumn series of Webinars, working title, ***'Managing your Booking Channels Better'***. The purpose is to help you maximise your bookings and booking value, in ways that suit how you want to run your business in the best way possible. We have been gathering expert speakers for you and are now looking for you to feedback anything that you would like to see covered in this series. We have some more detail below and how to send in any questions or suggestions.

Finally, if any Members are also willing to speak to media, could be press, radio or TV please let us know by sending an email to support@pascuk.co.uk and put Media in the subject line, and a little about yourself and your business. Thanks.

Best regards,

Alistair and all the team at PASC UK

POLITICAL UPDATE

Political Update: Parliament in Recess, But Our Work Continues

We're now well into Parliament's summer recess, with MPs back in their constituencies until early September. That might mean fewer headlines from Westminster, but this is actually one of the most important opportunities of the year for grassroots political engagement.

If you haven't already, now's the time to invite your local MP to visit your business. Show them around. Tell your story. Share how things like the 182-day rule, looming EPC regulations, and tax pressures are affecting you. These conversations stick and they lay the groundwork for stronger support when Parliament returns.

If you'd like help with this, just drop us a line at support@pascuk.co.uk. We have a simple guide to help you structure the visit and prepare your key points.

Roundtable with Edward Morello MP, West Dorset

We attended a Roundtable hosted by Edward Morello, the Lib Dem MO for West Dorset. He and his team had pulled together a broad range of Stakeholder, from Dorset Council on one side, to pubs brewers, hotels, holiday parks and us on the other.

The meeting content was very similar to the Roundtables that PASC UK organised with the Shadow Secretary if State for DCMS. (See previous newsletters). The pressure and impact of the multiple tax interventions on Budget Day, were front and centre, and all sectors saying just how squeezed margins are currently.

Edward Morello MP, West Dorset. Amanda Park, Tourism Team Manager Visit Dorset &PASC UK Chair

The room was united in saying that Statutory Registration as proposed, will not deter the bad actors and that (repeated) Minister promises of a level playing field will simply not be kept. EPCs for our sector were also a huge concern, Dorset's holiday let stock is mostly made up of older properties, and it was understood by all in the room the impacts that the Government proposals would have if implemented.

Edward Morello promised to follow up on what he heard and agree to place some parliamentary Questions on the above.

We have a list of information to supply to him, much of it for consideration as the Lib Dems start planning for their Autumn Conference.

Tourism Tax Debate in England Rumbles On

While the Government continues to resist calls for a Mayoral-level tourism tax, the debate hasn't gone away. The Institute for Government was the latest to weigh in, publishing an article last week that backed the idea. Read it here.

Their argument is that giving English Mayors the power to introduce a visitor levy would bring us in line with international practice and allow popular destinations to reinvest in infrastructure and services.

But, as we've said many times, the UK's tourism sector isn't Barcelona or Amsterdam. Our rural and coastal economies are more fragile, more seasonal, and more dependent on small, independent operators. A tourism tax risks doing more harm than good.

We'll be keeping a close watch on any future proposals, particularly as the English Devolution Bill moves through Parliament later this year.

PASC UK Supports UKHospitality's '#Taxed Out' Campaign

We're proud to be supporting UKHospitality's '#Taxed Out' campaign as part of the run-up to Budget 2025.

The campaign calls out the mounting tax burden on tourism and hospitality businesses from VAT and business rates to rising wage bills and regulatory costs. The sector is simply being squeezed from all sides, and many businesses are being pushed to the brink.

This is a message we hear from members daily. The self-catering sector is not immune, in England and Wales, a patchwork of local rules and national taxes are piling up faster than many small operators can adapt.

Keep an eye on our social media channels over the coming weeks, we'll be sharing ways you can support the campaign and help amplify our voice in the pre-Budget lobbying effort. Campaign info can be found here.

Small Business Support Package Announced

The Government has announced a new support package for small businesses, focused largely on late payments and business rates relief. The measures are part of a wider plan to improve the resilience of small firms in a difficult trading climate.

Highlights relevant to our sector include:

- A strengthened Prompt Payment Code, with stricter requirements for big businesses to pay small suppliers within 30 days.
- Improved access to Small Business Rates Relief, including clearer guidance and better-trained local authority staff to handle queries and disputes.
- A £4 million funding pot to help local councils support small businesses more effectively.

Full announcement details – 'Time to pay up'

OTA AND AGENCY REQUESTS FOR FINANCIAL DATA

We have had several calls and email regarding requests from agencies and OTA's about whether financial requests from OTA's are legitimate. They are likely to be, and we will explain why below.

If you use these platforms you will need to provide this information, as described below, but should exercise caution when doing so and make sure request is from your partner. Most will have a secure portal to provide this information.

Important Information: Why Your Agent/Online Travel Agency (OTA) Needs Your ID Information

You may have recently been asked to provide additional personal details, such as you National Insurance Number and Date of Birth, by your agent or online travel agency (OTA). We understand that this may raise concerns, and we want to reassure you that this request is not a scam.

The UK government has introduced new HMRC regulations, effective from 1st January 2024, that require agents and booking platforms to collect and report certain information to HMRC.

These regulations apply to all individuals and entities that sell products or provide services via platforms such as Airbnb, Vinted, Uber, and others.

Whether you are renting out a property, selling goods, or offering services, platforms are now required to report income details to HMRC.

These new regulations aim to improve tax transparency. This note will explain what these changes mean for you as a property owner and why you're being asked to provide your information.
HMRC have produced their own guidance for sellers, which can be found here. https://www.gov.uk/guidance/selling-goods-or-services-on-a-digital-platform

Why are these changes happening?

As part of a government effort to ensure better tax compliance, HMRC now requires that platforms like your agency or Airbnb must report income data for all property owners using their services. This is not a change in how much tax you need to pay or how you pay it. Instead, it ensures that income from short-term lets is reported more efficiently and accurately.

Starting in 2024, and taking in all properties in 2025, the collection of certain identifying information, such as your full name, date of birth, and tax details (e.g., National Insurance number), will be necessary. The information is required to meet the new reporting obligations to HMRC.

Does this apply to other platforms?

Yes, these regulations affect all individuals and entities who sell products or provide services through platforms such as Airbnb, Vinted, Uber, and other online intermediaries. Whether you are renting out a property, selling second-hand goods, or providing services, platforms must report your income information to HMRC.

It's important to note that this is not exclusive to holiday lettings or property rentals. Anyone earning income through these types of platforms will be impacted by these changes, regardless of the service or goods they are providing.

Why do I need to provide my personal information?

Under this new law, all agencies and OTAs must report details about property owners to HMRC. This includes not just your income from property rentals but also personal identification details.

HOW TO DO LONGER TERM SHORT TERM LETS (WINTER LETS) FINAL UPDATE 5 AUG

This morning, we held a PASC UK Members Meeting on how to do Longer Term Short Term Lets, now that we have much more clarity on the changes that impacted this because of the new Renters Reform Bill.

The Solicitor who wrote the papers was present at this meeting so that PASC UK Members could ask questions directly to her.

We have also commissioned an additional paper, which will explain the process, step by step, to be able to do these longer lets. This has come from feedback that with several papers and guidance, a simple 'which bits to use where' was required. This has now been published and is available here:

The paper can be downloaded here as part of the Longer Term Lets Pack:
https://www.pascuk.co.uk/account/pasc-uk-legal-pack/

The Meeting recording will be available here: https://www.pascuk.co.uk/account/member-only-webinars/

During the Meeting, the Solicitor explained the step-by-step process needed to make sure that you protest your business if taking longer term short term lets.

MANAGING YOUR BOOKING CHANNELS TO BEST EFFECT: FEEDBACK NEEDED

As mentioned above in the commentary we have been working hard to pull together a series of Webinars to help you increase your occupancy and pricing.

This has come directly from feedback about some of the changes that OTAs are making, but should not be seen as anti-anyone or pro-anyone ☺

We have been gathering a range of expert speakers who will be able to help you steer your way to taking more control of your business, whilst using all the appropriate platforms and tools to do so.

For those that want to it will look at how best to make an OTA work for you, rather than the other way around, how partnering with a good agency may be best for you, and if you haven't gone the direct booking route, what that may entail.

We will cover options at each stage and introduce you to companies and experts who you may, or may not, choose to work with yourselves.

The process is all about what is best for your business and to give you as many options as possible to make more profit.

We are sure that you will have a range of questions or concerns that you like to see covered in this series.

If you have, please send them to support@pascuk.co.uk with the subject line "Managing Bookings Better"

PASC UK WEBINAR AND MEETINGS PROGRAME FOR AUGUST 2025

A new Programme for August and into the Autumn will be announced shortly, see further information above.

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.

NEW PASC UK SUPPORT PAPERS PROGRAMME Updated 5 August

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

Newly Published Reports

1/ Renters Reform Process Paper. This is a support paper to help you navigate through the already published papers in a step-by-step fashion, to make it as easy as possible. This will be launched in conjunction with a Members Meeting with the Solicitor that wrote the papers. This is to also support The Members Meeting on 5th August, which will be recorded and placed in the Members area of the Website.

The paper can be downloaded here as part of the Longer Term Lets Pack: https://www.pascuk.co.uk/account/pasc-uk-legal-pack/

The Meeting recording will be available here: https://www.pascuk.co.uk/account/member-only-webinars/

2/ **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/

3/ **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/

4/ **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/

5/ **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/

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

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

7/ **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 a 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

8/ **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….**

9/ **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 August.**

10/ **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 August.**

11/ Guidance on the new rules regarding display of pricing. This will help steer you through new rules from the CMA on what you can and cannot do when displaying prices. **Expected August**

PASC UK ON THE ROAD AND IMPORTANT MEETINGS AHEAD

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

- 5/6 September, Reform Conference
- 20-23 September, Liberal Democrats Conference
- 28-30 September, Labour Party Conference
- 5/6 October, Conservative Conference
- 12/13 October, Premier Cottages Conference, Stafford
- 30/31 October Vacation Rentals World Summit, Rome
-
- 11 November, Host Planet, Chester
- 12/13 November Scale Manchester
- 19 November Tourism Alliance Conference

IN PERSON PASC UK MEMBER MEETINGS 5 AUGUST 2025

We have now covered, the Cotswolds, Cornwall, Devon, North and SW Wales, the Lake District and Northumberland. There will now be a pause through the summer holidays, before we get back on the road in early Autumn.

We have had an internal review of these meetings and will be making some changes to future ones, slight rescheduling, time wise, not trying to offer lunch, just a proper break for tea, coffee and cake to enable better networking. All suggestions welcome.

Key targets for us to attend for the first time are:

- Norfolk/Suffolk
- Yorkshire
- Southeast/Brighton
- Mid Wales

Happy to get suggestions for venues, as we look to plan further events around England and Wales.

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 or suggestions for changes to Members Meetings, please contact Livvy: support@pascuk.co.uk with the subject line “PASC UK Members Meeting”.

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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