Professional Association of Self-Caterers UK

NEWSLETTER

21 October 2025 Issue 285

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COMMENTARY

Thank you to all of those who have taken the time to nominate a charity for the PASC UK appointed charity – we are keeping this open for another week to ensure you've all had a chance to participate. If you know of, or have worked with a charity that is directly connected to our wonderful sector – Perhaps there's an organisation supporting tourism in rural areas, providing training and opportunities in hospitality, or helping those in need experience the best or what we all offer every day in our businesses.

If you would like to nominate a charity, please send an email to suport@pascuk.co.uk with the subject line "Charity" with a few lines about the charity and the work they do. Once we have a shortlist, we will invite Members to vote to select the charity that we'll support together over the coming year.

DCMS have asked us to put out a call to readers of this newsletter in search of volunteers to support with testing of the BETA phase of development of the software to support Statutory Registration (England only) – details of this can be found below and any further updates will be shared in the newsletter as we have them.

This week's political update covers updates on growing momentum against EPCs for short-term lets, along with tourism taxes and planning use classes. The PASC UK team continues to engage with MPs and MSs across the political spectrum to provide accurate data on the sector.

The PASC UK sustainability survey 2025 is live – in conjunction with the ASSC (Association of Scottish Self-Caterers) to provide a clear picture of current practices across the self-catering community in England and Wales. We know not everyone loves a survey, but your input will directly inform the tools, guidance, and support we develop - ensuring everything we do is relevant, practical, and tailored to your needs.

And in some positive news, we're looking for your help on a publication we're putting together on the history of Self-Catering – whether you've been operating for multiple generations, have done something incredible with an unusual property, or have made a real difference in your community, we'd love to hear from you – full details below.

A final reminder that there will be an **"Ask the Expert" session** where Matt will be on hand to give an overview of Capital Allowances and Making Tax Digital answer any questions you may have on these along with Capital Gains Tax, Inheritance Tax, Stamp Duty and VAT on tomorrow, **Wednesday 22nd October at 1100**. If you haven't had a chance to register yet, we really encourage you to, and if you are unable to make it but have a question to ask, please send this to support@pascuk.co.uk with the subject line "Zeal Webinar". This is for Members and you can register **HERE**.

Livvy and the Team at PASC UK

DCMS CALL FOR VOLUNTEERS – TESTING OF SHORT-TERM LETS REGISTRATION SERVICE – BETA PHASE

As readers of this newsletter will know, the government is introducing a new registration service for short-term lets in England, as stipulated in the Levelling Up and Regeneration Act 2023. It is not currently a requirement for owners to register their short-term lets. However, this will become mandatory in the future.

In order to help them to get the system right, DCMS (Department for Culture, Media & Sport) need your help to get it right. We're looking for **owners and managers of short-term lets in England** to test and improve the service as we develop it.

DCMS are currently recruiting the following user types:

- Single/Individual Owners of short-term lets
- Joint Owners of short-term lets

- Business Owners of short-term lets (i.e. companies, corporations, charities, etc.)
- Employees of businesses that own short-term lets
- Non-UK Based Individual Owners of short-term lets
- Non-UK Based Business Owners of short-term lets
- Large Portfolio Owners of short-term lets (50+ properties)
- Owners of short-term lets who cannot or prefer to not use digital services
- Individuals or companies who manage short-term lets on behalf of owners

What's involved:

After signing up, you may be invited to:

- **Try an early version of the new registration service on your own without a moderator** and **provide your feedback via a survey**

  OR

- **Join an online research session** (via Google Meet), where a researcher will guide you through the process and gather your feedback.

In both cases, you'll:

- Test the registration process
- Provide feedback that will directly help develop the service

Important to know

- This testing **does not** count as official registration. You'll need to formally register when the service launches to the public
- Participation is voluntary and unpaid
- The testing of the service will begin in October 2025 and roll out in phases over the coming months, with participants invited to join at different stages
- Depending on the volume of sign-ups received, we may not be able to invite everyone who expresses an interest. If we can invite you to take part in the testing, we will be in touch in the coming months.

How to register your interest

Interested? Find out more about what the testing will entail in this **information sheet** and **complete this short form** to register your interest to take part.

For questions, contact the service team at: short-term-lets-research@dcms.gov.uk

POLITICAL UPDATE

Pressure Mounts on Government Over EPCs

Momentum continues to build against the Government's plans to extend Energy Performance Certificate (EPC) regulations to short-term lets. A flurry of Parliamentary Questions has been tabled by MPs from across the political spectrum, reflecting growing concern about the impact these proposals could have on small accommodation providers and rural tourism.

In recent days, the Government has finally responded to several of these questions. The replies have been neutral in tone and give little away, but they do confirm one important point, a formal response to the consultation will be published "in due course."

Dr Alasdair Pinkerton MP (Surrey Heath) asked the Department for Energy Security and Net Zero what assessment had been made of the potential impact on small operators.

The Minister, Martin McCluskey MP, said the consultation had sought views on whether short-term lets should be included to "ensure a consistent standard across all private rented properties." He noted that the Department had engaged widely with stakeholders, including self-catering businesses.

Dr Pinkerton also raised the issue with the Department for Housing, Communities and Local Government. Responding for the Government, Samantha Dixon MP claimed the impact on small and medium-sized enterprises in the self-catering sector would be "low" and comparable to other areas of the country. She described the cost of an EPC as around £70 and valid for 10 years. This overlooks the real cost of compliance, which is not the certificate itself but the impossible retrofitting many rural, coastal, and historic properties would require to achieve EPC C.

PASC UK will continue to ensure ministers hear from those who actually understand the sector, and we remain ready to engage the moment the response is published.

Planning Use Class – No Further Forward

A Parliamentary Question from Sir James Cleverly MP pressed the Government on when it would respond to the consultation on creating a new planning use class for short-term lets and associated permitted development rights. Housing Minister Matthew Pennycook MP confirmed that the Government continues to consider the issue and is exploring "what additional powers we might give local authorities" to manage concentrations of short-term lets and second homes.

This echoes previous statements suggesting that ministers are weighing up options to give councils greater control at a local level.

Local Government Association Pushes for Tourism Tax

The Local Government Association (LGA) has called for the forthcoming English Devolution and Community Empowerment Bill to include a power for local authorities to introduce a local tourism levy. The LGA argues that this would allow councils to raise revenue from overnight stays to support "sustainability and development of the local visitor economy."

The proposed Bill will set the framework for England's next phase of devolution, expanding mayoral and combined authority powers. The LGA is pressing for a wider set of local competencies covering climate change, culture, tourism, and the creative industries.

PASC UK remains strongly opposed to a tourism levy in England. We continue to highlight that such a measure would risk damaging visitor numbers, especially in rural and coastal areas, at a time when many small operators are already under serious financial pressure. If it is to happen, it must be kept in the cities.

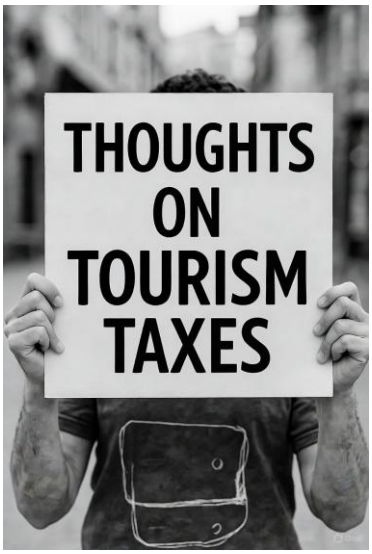
Developments in Europe, New Rules on Short-Term Rentals

While the UK has left the European Union, policy developments in Brussels still shape thinking in Whitehall. The European Commission this week proposed new measures on short-term rentals as part of a wider plan to tackle housing affordability across the EU.

The proposed rules would require all short-term rental platforms operating in member states to share detailed data with local authorities. The Commission argues that this would help cities manage housing pressures and prevent properties from being permanently removed from the long-term housing market.

European hospitality and property groups have warned that the proposals risk creating excessive red tape and could push legitimate operators out of business. It is another reminder that regulatory intervention in the sector is growing internationally.

TOURISM LEVY UPDATE



The Local Government Association published their submission to the English Devolution and Community Empowerment Bill, Committee Stage, calling for a "statutory power within the Bill for local areas to impose a levy on overnight stays in accommodation within their area, to be known as a

'local tourism levy"; and a mayoral competency on culture, tourism and creative industries to be included in the bill.
https://www.local.gov.uk/lga-submission-english-devolution-and-community-empowerment-bill#executive-summary-

PASC UK Comment:

"With Scotland having introduced a Levy and Wales trying to rush theirs through before the Senedd elections next summer, Tourism Levy's are in the new pretty much all the time. In Scotland, the poor guidance and speed of introduction is causing problems even for the largest operators: https://www.heraldscotland.com/news/25534705.booking-com-airbnb-not-set-apply-edinburgh-tourist-tax/

In Wales the proposal and legislation are deeply flawed, with it becoming increasingly likely that it will raise less than it costs to run."

We would really like to hear more from Members as to their views on Tourism Levy's. Please send any comments tosupport@pascuk.co.uk and put 'Tourism Levy' in the subject line.

UPCOMING PUBLICATION ON HISTORY OF SELF-CATERING IN THE UK

PASC UK is collaborating on a publication about the history and importance of self-catering in the UK, and why so many millions of guests stay with us every year. Downloadable copies will be available to all from the website.

We need the very best pictures that you can offer, both old (in this context very old is very good to illustrate how long the sector has been operating) and new, including your recently refurbished properties of all types, plus more recent additions to our sector, glamping, treehouses etc.

Photos selected will be credited, and publication is expected before Christmas.

Please spend a few minutes looking for those historical images of your property if you have them, and also for really good images that will help show the incredible quality and diversity of offerings in our sector. Please send with any comments to support@pascuk.co.uk. As this will also be in print, the best resolution possible will help, this may of course be harder with older images. Deadline is the 7th November.

SUSTAINABILITY SURVEY TO SUPPORT FUTURE PASC UK SUPPORT FOR OUR SECTOR

PASC UK is committed to supporting meaningful measures to support our sector being as sustainable as possible. This is both economically sensible for operators, but also really positive for our wider image. To do this effectively, we need to understand where you are on your sustainability journey.

PASC UK have launched a survey that will provide a clear picture of current practices across the self-catering community in England and Wales. Your input will directly inform the tools, guidance, and support we develop - ensuring everything we do is relevant, practical, and tailored to your needs.

We are working in parallel with the ASSC (Association of Scotland's Self-Caterers) who have been running the same survey this year and we will be collaborating with them on the follow up to the survey, which will include webinars and support papers.

We'll repeat this survey each year to track progress, highlight success stories, and drive real, measurable change together.

Please take a few minutes to complete the survey and help build a greener future for the self-catering sector.

This survey will close on 28 November 2025 and the link can be found here:
https://www.surveymonkey.com/r/52LPXNM

(This survey is a mirror of that developed by our partners at the Association of Scotland's Self-Caterers (ASSC), using the same questions so that we can gain a joint picture of sustainability in the UK).

LET'S STOP EPCS FOR OUR SECTOR - YOUR LETTERS TO MPs & MSs ARE HELPING PUTTING PRESSURE ON GOVERNMENT REGARDING EPCs – OWNERS & BUSINESSES MAKING THEIR VOICES HEARD & STILL TIME TO TAKE PART

Since Parliament returned from the summer recess, we've launched a major push on EPCs, and the response has been phenomenal. More than **6,000 emails** have been sent to MPs through our iParl campaign, thank you to everyone who's taken part. Your efforts are making a difference, we've already seen a wave of new parliamentary questions tabled, including from Plaid Cymru, Liberal Democrat, and Conservative MPs, all pressing the government on the potential impact of EPCs on small and rural accommodation providers.

The ratcheting up of pressure on trying to try and either stop or mitigate to a more sensible and sustainable EPC regime for self-catering in England and Wales is working.

Over last week and the coming weeks, Ministers will be constantly asked about the impact of EPCs on our sector, from supporting MPs. Your pressure really helps. We will monitor really closely how and if the answers change over time. The one above is the first formal answer. It talks about engagement with Stakeholders, and that a further impact assessment will be published in due course. We will of course continue to push back on this measure as it is proposed.

Oct 15 , 2025 • Commons Written Answers

Llinos Medi MP

Question: To ask the Secretary of State for Energy Security and Net Zero, whether his Department plans to make an assessment of the potential impact of the changes to minimum energy efficiency standards on self-catering accommodation in Wales.

Answered by: Martin McCluskey MP

Answering body: Department for Energy Security and Net Zero

Answer: Government recently consulted on increasing minimum energy efficiency standards in the domestic private rented sector. The consultation closed on 2nd May and was accompanied by a consultation-stage options assessment. We have engaged widely with stakeholders during the consultation process and a government response with a further impact assessment will be published in due course.

If you haven't yet written to your MP, there's still time:

If your home address is in England
If your home address is in Wales

Every message adds weight to the campaign.

EPC IPARL RESPONSES FROM LABOUR MPs & MSs – DEBUNKING SOME POINTS IN THEIR RESPONSE

Our iParl campaign to send emails to MPs and MSs, warning of the enormous impact to the self-catering sector if the proposed EPC C level is applied to our industry, is having great success in bringing this to their attention. However, many MPs still do not really appreciate that our situation is very different to the long-term private rental sector. Thank you to those who have shared the responses that they have received from their MPs and MSs.

The last week has seen a flurry of Labour responses, which typically include the following extract:

"As part of this consultation, Ministers are considering whether properties let on a short-term basis should also be brought into the Energy Performance Certificate (EPC) rules. This would help ensure a consistent approach across similar property types and prevent situations where homes are switched to short-term lets in order to avoid higher environmental standards. The overall aim is to strike a fair balance, supporting landlords while also protecting tenants, especially in rural areas like ours and popular holiday destinations where housing pressures can be greatest. Please be assured that no final decision has yet been taken. I believe that any changes must be fair to landlords and tenants alike, and it is right that Ministers are accounting for the views of those affected by changes to EPC rules, including the owners of self-catering businesses. I also know that the Government plans to include a range of exemptions to the regulations, including cases where the costs of improvements would be too high, or where there are other practical barriers. Ministers are considering further exemptions to the new rules, and they will share more details in their response to the consultation which will be published in due course. In the meantime, I welcome the Government's £13.2 billion Warm Homes Plan to support heat decarbonisation. Self-catering operators can qualify for a range of support to improve the energy efficiency of their properties. The Boiler Upgrade Scheme offers £7,500 off the cost of a heat pump, and the Warm Homes: Local Grant provides funds for measures like insulation and solar panels for eligible low-income households. More widely, at this year's Labour Party Conference, I met with PASC UK to discuss the self-catering sector and how we can make this sustainable for our visitor economy, given wider pressures in the market."

While we appreciate the reply, there are several points that we suggest are made if any members receive similar responses:

1. **"Consistent approach across similar property types".** Properties in the holiday let sector are typically very different from the private rental sector (PRS). 60% are over 100 years old, 24% are listed, 26% are part of a diversified farm, 52% have never been a main home, 74% are Band D or below, 44% are Band E or below, 96% are in rural or coastal areas, 36% have planning restriction that prevents full-time occupancy.
2. **"Prevent switching from long-term to short-term".** There is simply no credible evidence for this happening to any great extent, with multiple surveys suggesting at most 1-4% movement. The business models are completely distinct (unlike long-term rental, holiday lets have changeovers every few days and irregular income streams), it would require considerable investment to furnish a long-term unfurnished rental to a suitable standard, and a viable holiday let would need to be in an appropriate location (most PRS properties are in urban locations). Hugely damaging the entire holiday let sector to prevent a handful of long-term landlords changing to short-term rental would be an extremely misguided outcome.
3. **"Any changes must be fair to landlords and tenants alike".** While this applies to the PRS, where fuel poverty is an issue, short-term tenants do not pay energy costs (the owner pays these). What we are asking is simply for our sector to continue to be treated separately, as it is at present.
4. **"… plans to include a range of exemptions to the regulations, including cases where the costs of improvements would be too high"**. The proposed exemption is a cap at £15,000 if EPC C cannot be reached. This is not realistic for most holiday let businesses where it would typically represents the entire profit for several years.
5. **"The Boiler Upgrade Scheme offers £7,500 off the cost of a heat pump".** This is correct and is the only grant scheme applicable to holiday lets (though it would be necessary to find the remaining funds for installation, which would on average be over £6,000). However, heat pumps are not appropriate for many properties, and the way a heat pump works (low level heat that is on for longer) is not suitable for properties that are occupied intermittently. For example, it would not be possible just to turn the heating up on Friday to prepare for a weekend stay.
6. **"Warm Homes: Local Grant provides funds for measures like insulation and solar panels for eligible low-income households".** This scheme is only available for low-income households, not for properties used as holiday let businesses.

The good news is that "no final decision has yet been taken", which makes it extremely important to continue engaging with MPs and MSs over this matter.

PASC UK SUPPORT PAPERS PROGRAMME

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

Newly Published Reports

1/ CMA Consultation Response.

This is the most recent (September 2025) response to the CMA's new Guidance on Transparent Pricing.

You can find the paper here: https://www.pascuk.co.uk/resources/consultation_responses/

2/ PASC UK Cymru response to Pembrokeshire Council Tax Premium

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

3/ PASC UK Form and Value Report 2025. This is now published and can be found here:

PASC UK Members can download the Report here: https://www.pascuk.co.uk/member-reports/

Non-Members can download the Report here: https://www.pascuk.co.uk/national-data-reports/

This is the most comprehensive report that we have ever published for the sector and will help us lobby in Westminster and the Senedd and will give also you valuable information to help run your business. More detail above.

We would like to extend our thanks to Travel Chapter, Key Data and Frontier Research, without whose help this report would not have been possible.

4/ CMA Guidance Notes on Drip Pricing, Fake Reviews and more. This is now published and PASC UK

This paper will guide you through how to have transparent pricing, including how to display dynamic pricing, deposits and extras as well as the new rules on reviews.

Members can find it here: https://www.pascuk.co.uk/member-reports/

5/ Renters Reform Process Paper and Guidance on Longer Term Short Term Lets.

We now have a full pack and supporting Members Meetings on how owners can still do what used to be called Winter Lets. There are two options, Company Lets and Licences to Occupy. We have added a Process paper to help you navigate through the process. Two further short papers are due to be added. One a flow chart to take you step by step, and second some FAQs. Due post Chair holiday.

These were launched in conjunction with a PASC UK Members Meeting with the Solicitor that wrote the papers.

The papers 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/

6/ The PASC UK Self-Catering Owner Survey 2025

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/

7/ 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/

8/ 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/

9/ 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/

10/ 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

11/ 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 November.**

12/ 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 December.**

PASC UK WEBINAR PROGRAME FOR OCTOBER/NOVEMBER 2025

A new Programme the Autumn will be announced shortly.

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 & Zeal Tax – Ask the Expert session with Matt Jeffrey - NEW

(Members Only, will be recorded and placed in the Members area of the Website)

1100 on 22 October 2025

To register for the Meeting, click here and we will send you a link, if over-subscribed, we will hold another**: https://us06web.zoom.us/meeting/register/q17rePR0Qe6AJ2QRoCkdDA**

2/ PASC UK WALES MEMBERS MEETING

(Members Only, will be recorded and placed in the Members area of the Website)

1000 on 18 November 2025

This Meeting will update Members in Wales about the work we have done during the summer and what progress has been made. There will be plenty of time for questions

- Summer update
- Progress on EPC's, 182, Licensing and the Levy
- Q and A session.

To register for the Meeting, click here and we will send you a link, if over-subscribed, we will hold another: **https://us06web.zoom.us/meeting/register/0oekfV5LSDGVa4oVIfPpag**

3/ PASC UK ENGLAND MEMBERS MEETING

(Members Only, will be recorded and placed in the Members area of the Website)

1100 on 18 November 2025

This Meeting will update Members in Wales about the work we have done during the summer and what progress has been made. There will be plenty of time for questions

- Summer update
- Progress on EPCs, Stat Registration and more
- Q and A session.

To register for the Meeting, click here and we will send you a link, if over-subscribed, we will hold another: **https://us06web.zoom.us/meeting/register/skd7YCyXQpaVc6T94ZxX2A**

PASC UK ON THE ROAD AND IMPORTANT MEETINGS AHEAD

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

- 21 October, Visit Britain Annual Review, London
- 26 October, BIHA (Bath Independent Hospitality Association) Bath
- 30/31 October Vacation Rentals World Summit, Rome
- 11 November, Host Planet, Chester
- 12/13 November Scale Manchester
- 18 November, Cottageline Conference
- 19 November Tourism Alliance Conference

IN PERSON PASC UK MEMBER MEETINGS

This year we have covered the following, the Cotswolds, Cornwall, Devon, North and SW Wales, the Lake District and Northumberland. Given diary commitments alongside the Political Party Conferences, we will be providing dates for your diaries for the new year in due course.

Next year will see these meetings updated to offer more value and content to Members. If members have suggestions for either the content of the meetings or suitable venues in their area, please let support@pascuk.co.uk know.

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

Alistair Handyside MBE
Executive Chair
The Professional Association of Self-Caterers UK
www.pascuk.co.uk

support@pascuk.co.uk

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Professional Association of Self-Caterers UK

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