Professional Association of Self-Caterers UK

NEWSLETTER

4 November 2025 Issue 287

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COMMENTARY

A short one this week for you all as Alistair continues on the road, and the rest of the team hold the fort, preparing for Host Planet, SCALE, the Tourism Alliance Conference and the pre-Christmas Lobby Days in Westminster.

If you're reading this newsletter and you have a property in Wales, but don't yet receive our Wales specific newsletter on a Thursday – please email support@pascuk.co.uk with the subject line "Wales Newsletter". The threshold for Business Rates qualification in Wales stands at 182 days let, 252 Days available in Wales, compared to 70 Days let, 140 Days available in England and Scotland. In Wales, there is currently a consultation open until 20th November on 182 Days which continues to have a

catastrophic impact on our sector in Wales. More details can be found below, but if you have a business in Wales, or have friends or family operating there, please do share this with them – it's vital that people respond.

Alistair and Livvy are looking forward to meeting Members who are attending the Host Planet event at Sykes HQ and SCALE Manchester (both of which are now sold out but operating waiting lists) – thank you to those who have let us know the will be coming to see us – it's always lovely for us to put faces to names ☺

Another busy week in Westminster and the Senedd with EPCs still firmly on the agenda for the PASC UK team – full details below as we continue to work with MPs and MSs who understand and support our sector, and provide data and clarity to those less familiar with it.

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. We've had some great responses on here so if you haven't yet had a chance to complete it, grab a cup of tea and a couple of biscuits and click **HERE**.

Last call and a HUGE thank you to all of those who have kindly sent in photos and adverts both new and old for their self-catering properties. We've had some fantastic entries so one final call if you've got an old marketing leaflet, advert or brochure tucked away somewhere that you are happy to share. More details below.

Livvy and the Team at PASC UK

POLITICAL UPDATE

EPCs Debate Heats Up

The political spotlight stayed firmly on Energy Performance Certificates last week, with MPs across the Commons pressing ministers to come clean on their plans for short-term lets.

Labour MP **Samantha Niblett** asked whether holiday lets would face EPC. The Minister, **Martin McCluskey**, replied that hotels only need EPCs when they are built, sold or leased, whereas holiday lets require one if rented for more than four months a year. He confirmed the Government's consultation last December proposed requiring all short-term rentals to have a valid EPC at the point of being let, regardless of who pays the energy bills. The response, in classic Whitehall fashion, will be published "in due course."

That phrase is doing a lot of heavy lifting. For thousands of small operators wondering whether they are about to face five-figure retrofit bills, "in due course" is wearing rather thin.

Our long-time ally **Richard Foord MP** (Liberal Democrat, Honiton and Sidmouth) also kept the pressure on, asking what support would be offered to self-catering businesses trying to comply with the proposed **Minimum Energy Efficiency Standards**. The same minister replied that the Government had

engaged “widely with stakeholders” – which is true, we have been at that table – and that guidance would be issued once any legislation is finalised.

We fear Ministers want EPCs extended to short-term lets but have no grasp of what that means in practice. PASC UK will keep hammering home that this is not about dodging green policy – it is about reality. You cannot spend £15,000 insulating a stone barn that never had a cavity wall.

Tim Farron Tables Early Day Motion on Holiday Lets

Liberal Democrat MP **Tim Farron** has tabled an Early Day Motion calling for tighter controls on second homes and holiday lets in the Lake District. The motion alleges that a quarter of homes in the National Park have no permanent resident and argues that the growth of second homes and short-term rentals is “hollowing out local communities”. It calls for new planning use classes for holiday lets and second homes, alongside a major programme of social housing.

Tim has been supportive on some issues, including our campaign against EPC proposals, but this EDM shows the familiar risk of lumping professional holiday lets together with empty second homes. The intention comes from a good place, no one wants to see local communities hollowed out, but the solution is not blunt planning powers.

We will keep engaging with Tim and his team to press for a balanced approach. The focus should be on **statutory registration first**, so councils and government can distinguish between genuine, tax-paying businesses and casual or rogue operators. Regulation without data is just politics in the dark.

A Welcome Challenge on the Cumulative Impact of Policy

We were pleased to see **Jess Brown-Fuller MP** (Liberal Democrat, Chichester) raise the issue of the **cumulative pressures** facing small hospitality and tourism businesses. Her Parliamentary Question asked the Chancellor what assessment had been made of the combined impact of recent changes to business rates, VAT, and National Insurance on rural pubs, restaurants, and SMEs.

The Treasury’s response was predictably upbeat, claiming the Government had saved the “average pub” £3,300 and extended business rates relief for another year. It also trumpeted the doubling of the Employment Allowance and forecast higher employment levels.

That may be fine for Treasury spreadsheets, but the reality for small operators is very different. Rising wage costs, higher NICs, business rate uncertainty, and the threat of further regulation are squeezing margins across the visitor economy. Jess Brown-Fuller’s question shows that at least some MPs recognise this perfect storm and are challenging ministers to see the bigger picture. We will keep supporting those who do.

Wales Visitor Accommodation Bill Over Budget

And finally, new documents reveal that the cost of implementing the **Visitor Accommodation (Register and Levy) Bill** has ballooned from the original estimate of **£4.3 to £5.5 million** to **£6.3 million**.

The reason? They forgot to include communications costs. You could not make it up. The same government that insists a new tax and registration regime will be "simple and fair" cannot even manage its own costings.

This latest figure reinforces what we have been saying all along. The policy is expensive, bureaucratic, and out of touch with the real challenges facing Welsh tourism. We will soon be giving evidence in the Senedd and will be sharing that message directly.

DOES A WELCOME IMPROVE YOUR INSURANCE PREMIUMS?

Insurance continues to be a hot topic among our Members, and a regular question sent through to support@pascuk.co.uk – longtime PASC UK friend David Morris regularly shares tips and help for our Readers and Members to ensure not only are they getting the best price, but also the best cover to protect their business.

Does a welcome help to keep down your insurance premiums? The answer is 'we do not know' but what we do know that if there is a public liability claim at your property your defence may be improved if you can demonstrate

1. The guests were welcomed and shown around the property as soon as they have arrived

2. The Welcome Booklet/Digital Handbook – the instructions to your property - is easily visible and points out the hazards.

3. Your promotional material makes clear that the property is not suitable, for example, for persons with mobility issues because the paths around the outside of the property are uneven.

Public liability insurance protects you in the event of a claim being brought against you from a third party, be they a guest, a contractor, a delivery person or anybody else.

If you are negligent your policy will pay the claim. Negligence is something you should have done but did not, or did not do something you should have (we are not lawyers – this is not a legal definition!).

Included within your public liability insurances is legal defence costs. Your self-catering insurance will also include these liability insurances and claims work in the same way as for public liability:

Employers' liability
Product liability

David J Morris ACII
Chartered Insurance Broker
J L Morris (Insurance Brokers) Limited

info@jlmorris.co.uk
01202 642840

WALES 182 DAYS CONSULTATION

We have made the PASC UK Cymru draft response available so that you can see what we are planning on saying.

There is hardly one MS – of any party – who still thinks the threshold should remain as is. There is an election looming in Wales, so it's vital that we respond en-masse to say how bad 182 is for business in Wales. The door IS slightly ajar, so let's give it an almighty push.

You can find our full response **HERE.**

Key points include:

- **182 is the problem – it is too high**
- It disadvantages Welsh residents, genuine Welsh businesses and damages the entire Wales visitor economy. It is making genuine local businesses unviable
- It ignores rural realities, property types, seasonality, and market trends and booking patterns.
- Many operators can only meet it through heavy discounting and/or unsustainable overwork. Stress levels have soared
- Visitor nights have fallen dramatically, knock-on effect harms pubs, shops, and attractions and Local communities.
- "60% meet 182" is built on a distorted trading environment, which is false and unsustainable. It is only 1 piece of data which fails to recognise the full picture.
- Lowering the threshold would restore balance, sustainability, and growth.
- Welsh residents are suffering – often Welsh speaking, multi-generational families

Useful Links:

The consultation: https://www.gov.wales/consultation-proposed-refinements-classification-self-catering-properties-local-tax-purposes-html

PASC UK Cymru guidelines for completion of the consultation are here: https://www.pascuk.co.uk/resources/consultation_responses/

PASC UK Cymru's Draft Consultation
submission: https://www.pascuk.co.uk/resources/consultation_responses/

UPCOMING PUBLICATION ON HISTORY OF SELF-CATERING IN THE UK – LAST CALL

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.

PASC UK AT SCALE, MANCHESTER – PODCAST – TRUST MATTERS: WHY ACCREDITATION IS SHAPING THE FUTURE OF UK SHORT-TERM RENTALS

Your Chair, Alistair Handyside was interviewed alongside Simon Numphud from Visitor Ready & AA Media, by Damian Sheridan to understand how accreditation and association membership are helping professional operators build credibility, compliance and guest confidence in the UK short-term rental sector.

The episode highlights:

- The growing importance of accreditation and guest trust signals
- How Visitor Ready is raising industry standards across the UK
- The role of associations like PASC UK in driving safe and legal practices
- Why proactive compliance protects operators from future regulation
- How accreditation strengthens guest confidence and booking conversion

You can listen through the following platforms by clicking on any of these links below:

Youtube
SCALE Community
Spotify

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.**

(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 – GETTING YOUR MP TO ASK A QUESTION

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. Below is another question that some PASC UK Members have managed to get placed – if you have had a good response to your iParl letter, or an email or in person exchange with your MP, please do email them asking if they will place a question in support of the sector.

Westminster

Written Questions

Oct 23 , 2025 • Commons Written Questions
Richard Foord MP

To ask the Secretary of State for Energy Security and Net Zero, what steps he is taking to support self-catering businesses in making changes to properties to comply with Minimum Energy Efficiency Standards.

View original → save this item → Not relevant?

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.

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.

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 January.**

PASC UK WEBINAR PROGRAME FOR NOVEMBER 2025

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 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**

2/ 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:

- 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
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